



LIGHT GREY

S U N G A I B U L O H



P A K C H U N G R O U P



The contemporary commercial project typically markets itself around themes of sustainability, of saving the planet and ecological consciousness with unsubtle associations to environmental awareness and lightly-touching-the-land.

Our vocabulary has become inundated with words designed to persuade and sell rather than objectively speak and simply describe. Too many marketing brochures, developers and designers currently tell lacquered untruths and subtle lies by that which has. We live in the age of green wash.

For some, and an increasing number, change is necessary.

LIGHT GREY

LIGHT GREY is a business development located in Sungai Buloh, midway between the residential neighbourhood of Sierramas and the new Sungai Buloh hospital. With respect to basic form and function, it is a collection of twenty-eight four-storey shop lots, three which are corner units, with a single four-storey mass of a supermarket block nestled among the shop lots.

The project began as recognition of the need for generally upmarket shop houses in the area, serving the community of the gradually burgeoning neighbourhoods of the greater Sungai Buloh district.

Organisationally, the development comprises a lower floor of car parking tucked beneath the main podium level of shop houses served by elevated streets. The shop lot layout employs the traditional five-foot-way for pedestrian access along shop fronts, and access through each lot to a rear service road, with cantilevered floors above for pedestrian shade below.

The uppermost two levels are designed adjacent to courtyards which connect the front and back of each lot, allowing the grace of cross ventilation through the depth of the shop houses at the same time the courtyards serve as light wells and gardens, providing trees, sunlight and shade for each upper floor office.

The lower two levels are designed along the lines of the typical shop houses, but with the provision of balconies for work or cigarette breaks, morning coffee and basically hanging out.

In the development of its design, basic issues of the practicality and function commonly taken for granted were questioned, evaluated and either discarded, redesigned for, or improved upon. The way signage would be best placed for visibility, natural ventilation and daylight within the deepest parts of each lot, the formality of upper floor access and entry and ease of serviceability were developed around the user.

Spaces for air-conditioning compressors and equipment were designed into the architecture, for both ease of maintenance and efficiency of function. The courtyard garden space above, delivering shade and passive cooling for the developments which maximise usable floor area with the production of anonymous tiled and white walled interiors at the expense of gracious work environments. Its textured palette of plant life, growth and decay on cement brick and off formed concrete surfaces, contrasted against mild steelwork and aluminium framed glass windows.

Twenty-eight office shop lofts, cross air flow, courtyards, garden rooms, trees, rain, sunlight and shade - LIGHT GREY - more than a colour, much less of a brand, because some of us simply want more directness in our lives.



LIGHT GREY

S U N G A I B U L O H

Where Business Meets Pleasure. **The New Business & Leisure Hub.** Where People Come Together.

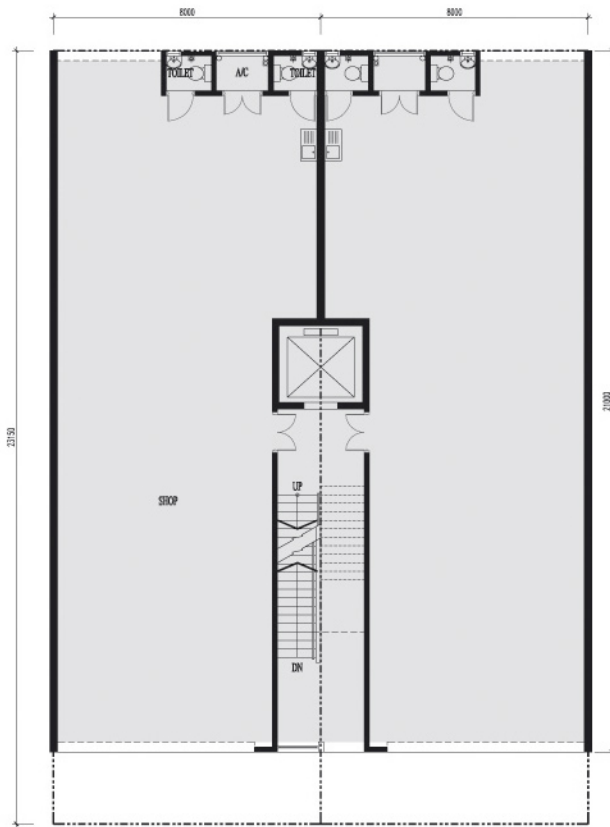
- 4-storey RETAIL SHOP OFFICES
- New Commercial & Entertainment Hub
- Special Architecture & Modern Design By Renowned Architect
- Signature Garden Offices with Internal Garden Terraces
- Limited Units - Wide Frontage (26.24 ft. to 48.67 ft.)
- BIG BUILT UP (6,770 sq. ft. to 13,900 sq. ft.) - Every Unit with Lift
- AMPLE CAR PARKS - Ground & Basement
- Suitable for Banks, Restaurants, Fitness & Health Centres, Clinics, Offices, etc
- Strategic Location
- Easy access to and from Major Highways



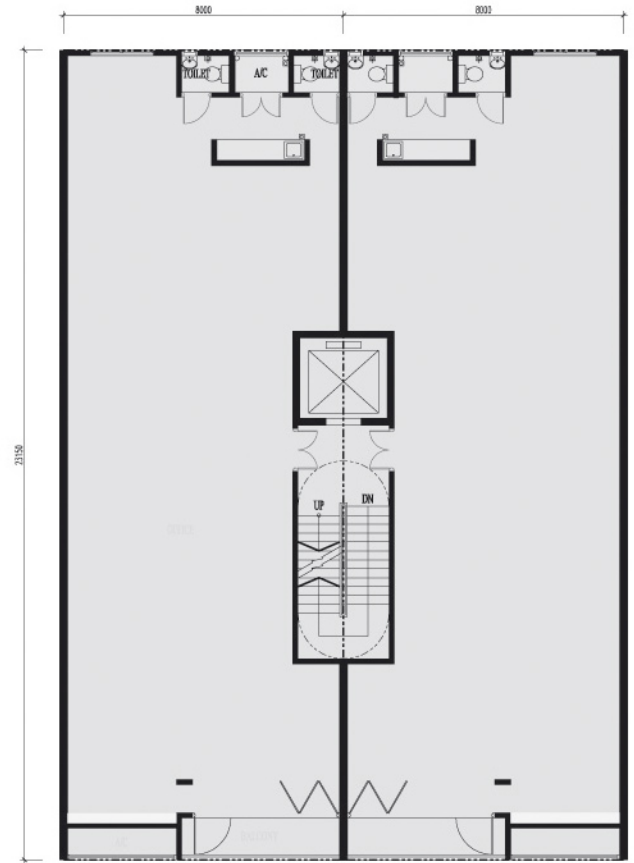
MASTER PLAN



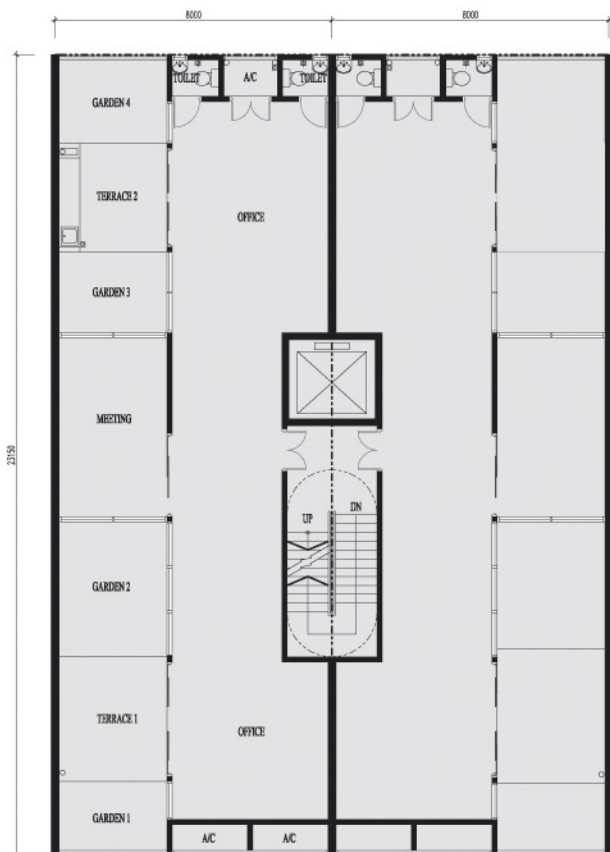
TYPE A FLOOR PLANS



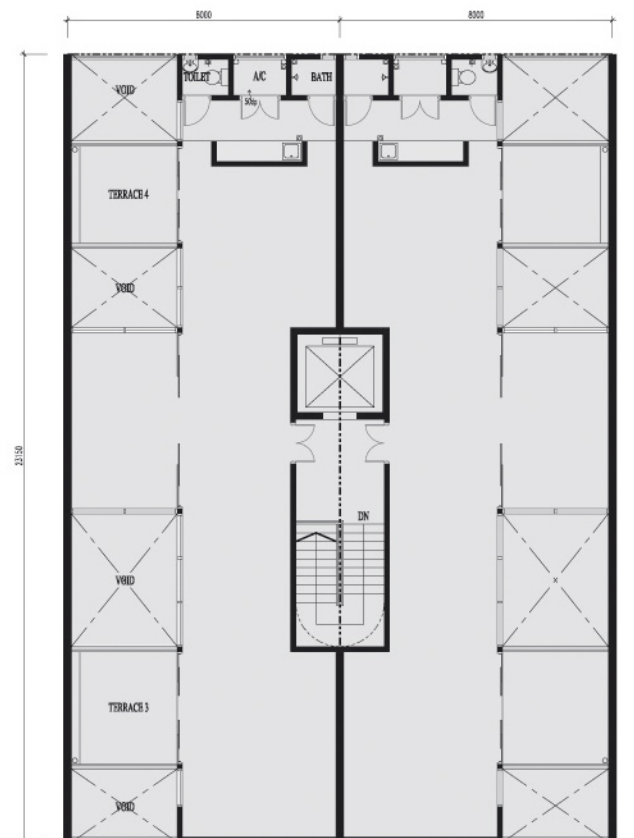
GROUND FLOOR



FIRST FLOOR

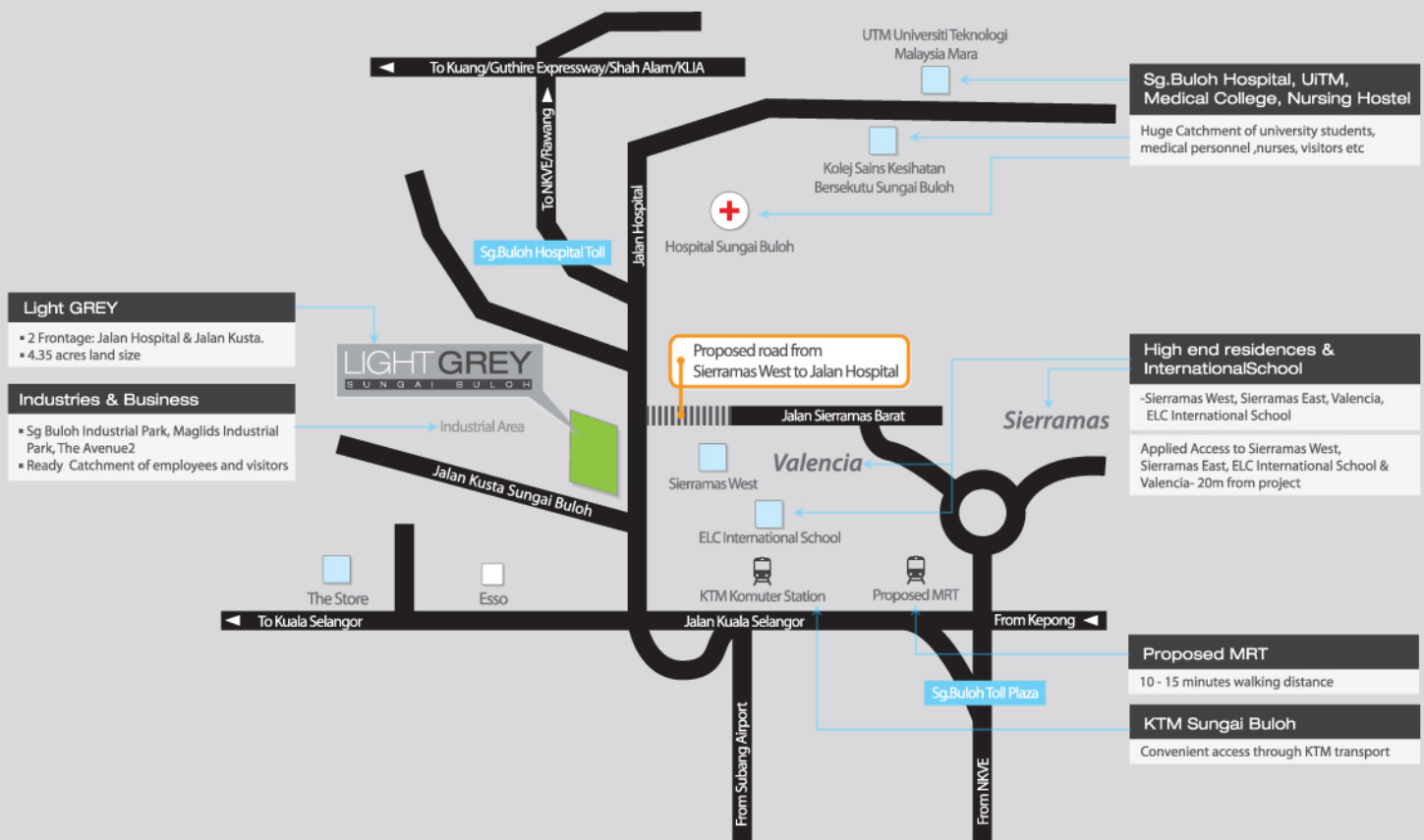


SECOND FLOOR



THIRD FLOOR

LOCATION MAP



ABOUT US

38 years in Building Industry.

Building experiences include constructing Palm Oil Mills, Water Supply Systems, Jetties, Dam, Schools, Mosques, High End Bungalows, Shops and Boutique Factories



Taman Perindustrian Pak Chun @ Bukit Kemuning (Fully Sold & handed over with CCC)

10 semi-detached and 8 detached boutique factory cum corporate office

- Individual titles issued in October 2008
- Construction work commenced in 2009
- Delivery of vacant possession in August 2010
- Certificate of Completion and Compliance (CCC) in October 2010



Taman Perindustrian Klang Jaya (Fully Sold, Construction in Progress)

6 semi-detached and 4 detached boutique factory cum showroom / corporate office

- Fully sold without launching
- Estimated completion in March 2012



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