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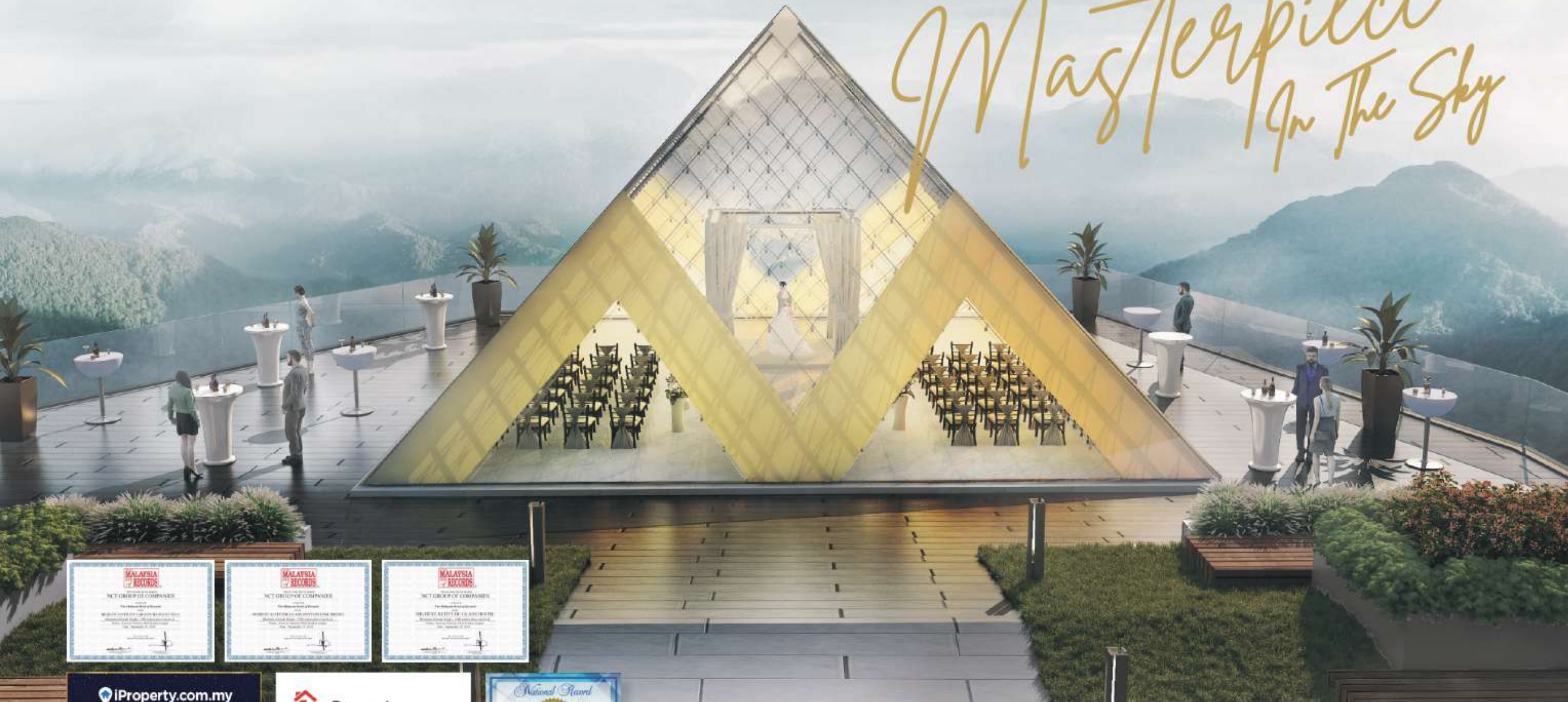
ISSUE
02



NCT ALLIANCE

BRINGING JOY TO LIFE

Invest In An Award-winning
Masterpiece In The Sky



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DUAL COVER EDITION



ISSUE
02

Resilience, recovery and reformation. These are the themes surrounding us as we approach the last quarter of 2021. The world is slowly healing from the devastating pandemic, and the approaching new year feels like a beacon of hope, shining brightly at the end of the pandemic, so that the people can return to prosper in the new norms.

Despite the present challenges, 2021 was a significant year for NCT. Through a successful acquisition of Grand Ion Majestic and Grand Ion Delemen, and a name change to NCT Alliance Berhad (formerly known as Grand-Flo Berhad), we officially established the public listed side of the Group.

Now working side by side, NCT Group of Companies and NCT Alliance Berhad is ready to soar even higher. We are excited to share with you updates on our ongoing projects and news on newly launched development. We also gave the NCT headquarters a major facelift, and we look forward to share the immersive and technologically advanced experience it has to offer.



We are humbled to continue to be recognized by StarProperty, iProperty, Property Guru and The Malaysia Book of Records for our developments. As we work toward fulfilling our vision of Creating World-Class Masterpieces, these recognitions are a testament to our team's hard work in delivering only the best.

These exciting stories and a look into what 2022 may have to offer await you in the following pages. Thank you for your continuous support and until next time, have a prosperous year ahead!

Dato' Sri Yap Ngan Choy
Executive Chairman / Group
Managing Director

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HAPPY CHINESE NEW
YEAR!

The Year Of The TIGER

What 2022 has
in store for
you, based on
your Chinese
Zodiac Sign!



Tiger Journey In 2022

All eyes will be on you because you sit with the Grand Duke in 2022. You will find that challenges will have more meaning this year and overcoming them will naturally be more rewarding. But be warned, take care of your health as it is the ultimate wealth.

Rabbit Journey In 2022

2022 is a year when who you know becomes more important than what you know. It is not just people who work for you, it is also about the people who work with you. If you play your cards right, you will gain exponential returns from their help. Love is in the horizon as your single days may be behind you.



Dragon Journey In 2022

2022 is a year of spiritual growth for you. Challenge, expand and explore the vastness of your own mind and values. You are in a stable but upward trend in terms of wealth. However, in order to make a breakthrough, you need to look inwards. Remember to be kind and rest well.



Snake

Journey In 2022

If your year was a movie, it would be an action thriller. There will be a lot of drama but at the end of the day, this is the kind of year that you can tell stories about to your grandkids. You will face a fair amount of challenges which work in tandem with your achievements this year. The key to your achievements lay in your innovativeness in solving those challenges.



Horse Journey In 2022

It is a breakthrough year for horses! We hope you like being in the spotlight. Today, the currency of attention weighs a lot more than before. If you learn how to do this right, such as monetizing your new found fame, the world is yours to conquer. Get used to speaking on camera or even on stage. It will be a year to remember.

Goat Journey In 2022

You will thrive in 2022. Both your career and relationships look set to flourish. Your hard work in the past will pay off this year. Have a plan for that promotion or increased income. This is the kind of year where your legacy truly begins. Lastly, do not forget to have fun along the way, your other half will thank you for it.



Monkey

Journey In 2022

2022 is the year you will awaken your new superpower. Your success is interdependent on the number of candles you can light up along the way. So don't just solve your own problems, help others too. Remember, this is the year that you are crashing with the Grand Duke. That means there will be changes. How you see these changes will be extremely important in determining if it will be a favourable or unfavourable year for you.



Pig

Journey In 2022

2022 is a year to make many happy memories with loved ones, friends and even colleagues. As a result, you will also gain new wisdom and learn from helpful people. Pick up some new investment management if you haven't already. The stage is set and is yours for the taking.



Rooster

Journey In 2022

2022 looks set to be a year of growth. Your story this year will be like David and Goliath, a true underdog, emerging victorious in the most unexpected way. But do not stop and get carried away celebrating. Brace for changes within the year. Stacking wins will be paramount.



Rat

Journey In 2022

This year, your view of the world will be very different. Instead you will find new centers and establish new values that will define who you are. Remember to cherish those around you as they will be your support pillars when you make these important transitions.



Dog

Journey In 2022

It is a great year to begin that new project that you have been planning all along. 2022 will be a great time for resetting and new beginnings. Remember to keep a focus and clear mind.



Ox

Journey In 2022

Your likeability factor will skyrocket this year and that will eventually lead you to multiple opportunities for success this year. Be sure to be healthy and get proper rest. You need to stay energized in order to capitalize in the year of the water tiger.



YOUR 2022 Horoscope PREDICTIONS ARE HERE

WELCOME TO THE YEAR OF LIGHTNING SPEED CHANGE!



**ARIES
OVERALL:**
★★★★☆

OPPORTUNITIES ARE EVERYWHERE, IMPROVEMENT IS OBVIOUS

With the help of noble people, you can improve your ideological pattern and have the opportunity to go further in all aspects of life. Because you are prone to doubt yourself when you encounter setbacks, it is not recommended to set too high goals and expectations, as it will consume too much energy, and you can't make things move forward smoothly.

Career : ★★★★★

Grasp the resources, utilize them well, speak and act cautiously, and don't let your hot temper spoil the good things. In August, there is a chance to transfer positions or change jobs.

Love : ★★★★★

Singles should make efforts to dress up and meet people with the same interests. August or September is the critical period to grasp. Aries with partners need to be careful in getting along and don't joke too much. You should consider what your partner cares about, so they will care more about you.

Lucky Colours : Black, Dark Blue

IT'S A MIXED JOY AND WORRIES. JUST TRY YOUR BEST!

As per Taurus Horoscope 2022, Taureans lack motivation due to the entanglement of past experience and worries, and need others to push them to get the things done. However, if you feel lost, you should focus on the familiar things first, slowly accumulate your confidence step by step, and then deal with the other things. But it's going to take a lot of willpower and determination, so buckle up and get ready for a rather harsh intro to the year.

Career : ★★★★★

The best advice is stability. Adjust your mentality, don't be so anxious to get your things done, if not it will turn into chaos. When confusion and anxiety continue to strike, you can seek the help from the noble people to overcome them smoothly. Try to put your efforts in your expertise or familiar things, you will get a favourable result. Besides, you need to think twice before making a decision to move to a challenging career or change direction.

Love : ★★★★★

For singles, advised to take the initiative in the first half of the year, don't stay at home and go out more; In the second half of the year, it is suggested to retreat in order to advance and refuse yet welcome it. If you have a partner, you can spend more time creating romantic tricks, which are conducive to strengthening the relationship. Talking about money hurts your feelings.

Lucky Colours : Pink, Yellow



**TAURUS
OVERALL:**
★★★★☆



**GEMINI
OVERALL:**
★★★★☆

BROADEN YOUR HORIZONS AND BREAK THROUGH LIMITATIONS

Because the aura is suppressed, it is not surprising that Gemini can only perform 50% of their abilities. But don't easy to give up. Take it as the opportunity to train yourself and enhance your ability. It is recommended to expand your connections, get in touch with different people and things, broaden your horizon, hence you will see there are more opportunities for success waiting for you.

Career : ★★★★★

There is a new opportunity that can benefit your career and work, but it also brings underestimated competitive pressure. After September, your positive attitude will bring you the influence of good luck. However, the year is susceptible to external interference. Thus, you better not listen to outside affairs and focus on doing your own part. This is the best way to turn around the situation and achieve good results in the second half of the year.

Love : ★★★★★

Singles have a prediction of luck in love. It is suggested that you can find your partner from the circle of friends around you, and always be more confident. People who have a partner may face instability - sometimes good, sometimes bad. It is better to let the distance be a good way of getting along with each other's feelings. Also, it is recommended to arrange more romantic dates.

Lucky Colours : Blue, Purple

GOOD LUCK COMES WITH GREAT RESPONSIBILITY

This year, Cancer will have mature ideas and rich abilities, which lead you to accomplish more tasks, and hence you can feel proud and satisfied. As long as you are willing to take action, coupled with this year's good fortune blessing, you can seize the opportunity and go to a higher level. But also remember not to put too much pressure on yourself.

Career : ★★★★★

There are certain career opportunities and important responsibilities that could pop up in the mid-year, it can be said that there are great prospects. Better use of this might be networking and aligning yourself with the most advantageous decision-makers. The result could be a chance to set up your own company or start a side business in partnership.

Love : ★★★★★

There are coming chances for singles. When you are considering your future partner, remember not to judge people by their appearance, but understand their personal character or family background are the most important. People with a partner will be in love and harmony in the first half of the year, but in the second half of year will have more conflicts. Arguments always start from poor communication, so pay more attention in communication and date more to maintain the relationship.

Lucky Colours : Black, Dark Green



**CANCER
OVERALL:**
★★★★☆



**LEO
OVERALL:**
★★★★☆

RISING SUCCESSFULLY BOTH INTERNALLY AND EXTERNALLY

The year 2022 will bring a boost of energy as per Leo 2022 annual horoscope predictions that the previous unremitting efforts and hard work will finally pay off and kick over the old problems in the past. Don't forget to build and maintain a good relationship with friends and family around you that may give you a hand in the road to success.

Career : ★★★★★

Pay attention and be careful when you're dealing with people in the workplace to avoid offending people by saying the wrong thing.

Love : ★★★★★

Good news for the singles. You may meet someone special unexpectedly and fall into a romantic relationship in a place full of water elements; those with a partner should learn to communicate more gently and act less forcefully. With this, problems or arguments between couples will be minimized because everything will be calm.

Lucky Colours : Yellow, Red

GOODBYE THE PAST, HELLO THE FUTURE

New year, new start! It is better for you if you could change to a new environment, as your growth and ability will be restricted by the current environment. Although it may be hard to adapt into a new environment, the decision made will benefit your future. The more challenges you face, the more motivation and confidence you will move forward in the midst of suffering.

Career : ★★☆☆☆

A prediction that will face more challenges than opportunities. To feel exaltation upon fulfillment, you must get rid of your past.

Love : ★★☆☆☆

Single Virgos can pay attention to people who have known each other for a long time in July, August, and November, and there is an opportunity to wipe out the flames of love. However, those who have a partner need to pay attention to the verbal disputes caused by contradictions and recommend keeping a distance between each other to avoid things from happening even worse.

Lucky Colours : Turquoise Green, Coral



**VIRGO
OVERALL :**
★★★☆☆

FIGHT TO GAIN EXPERIENCE

This year will be a fruitful year, where you can achieve more goals but also face some restrictions. If you want to improve, you need to work harder to fight for it. Learning how to balance stress and responsibility is the most important lesson in this year.

Career : ★★★★★

The first half of the year might be a bit tough and stressful as the career pace was fast, high workload, overtime but there is a chance of job promotion in April. In the second half of the year, establishing good relationships with senior colleagues and supervisors will help in your career.

Love : ★★☆☆☆

Singles can take chances to be exposed to different groups, meet different people. Take his/her family background as one of the concerns, otherwise you will have an unlucky love encounter.

Lucky Colours : Silver grey, Yellow



**CAPRICORN
OVERALL :**
★★★★★



**LIBRA
OVERALL :**
★★★★★

BAD THINGS FADE AWAY

This is a grateful year for Libras that have clearer mindset and goals in all aspects of life and start realizing not to waste time on choices. If you face challenges, it is better to find a way to avoid its edge instead of fighting hard.

Career : ★★☆☆☆

No more procrastination, take the chance to transform your thoughts into reality. In the workplace, you need to be alert to avoid mistakes.

Love : ★★☆☆☆

Singles have a prediction of luck in love, but the reality issue will become a stumbling block to the start of a relationship. Those who have partners are suitable for meeting each other's parents or discussing marriage in the first half of the year. However, in the second half of the year, both of you need to pay attention to conflicts that may be caused by negative emotions.

Lucky Colours : Orange red, Pink-greenish



**AQUARIUS
OVERALL :**
★★★★★

STAY LOW KEY AND LIVE IN QUIET

A fluctuating year with a strong desire for fame and future development. The stronger the desire, the more obstacles. It is recommended that if you want to avoid it, you should learn to keep a low profile and accumulate your strength silently.

Career : ★★☆☆☆

The second half of the year is suitable and better to make any important decisions or accomplish big tasks. You will face ups and downs in your career path, but overall still under control.

Love : ★☆☆☆☆

Although there is luck in love, the chance of being together is not high. It is better to prepare yourself first and then meet the most suitable love. If you have a partner, spend time communicating and interacting with each other.

Lucky Colours : Pink-orangish, creamy white

THE MORE YOU WORK, THE MORE LUCKY YOU ARE

Scorpio will have a bunch of good luck this year, and opportunities to accomplish great things or wishes for many years. Although there is so much good luck for you, you also have to put effort in it and try your best to achieve it.

Career : ★★★★★

Have the chance to get in touch with the potential fields and core projects. Take this chance to show your strength. If you can spend time and effort in building up your connection, it would help in your future career as well.

Love : ★★★★★

A prediction of luck in love and meeting someone unexpectedly. People with partners are psychologically more reliant on each other, but the required standard needs to be based on the actual situation. Having the same hobby and interest can enhance the relationship.

Lucky Colours : Beige, Pink-yellowish



**SCORPION
OVERALL :**
★★★★★

NEW YEAR, NEW BEGINNING

There will be new changes in many aspects of Pisces in 2022. This is the year that opens a new page. Don't resist the changes, and do what you want to do bravely! You may face many challenges in unfamiliar situations or strange environments, but then you will realize that it is all worthwhile.

Career : ★★★★★

In the face of many new changes, it's better to be less hesitant and more decisive. The first half of the year is suitable for performance, and the second half needs to be diligent in maintaining the relationship with colleagues.

Love : ★★★★★

Singles have good luck in love in the first half of the year. Participating in more outdoor activities and expanding your social circle can increase chances of meeting someone. Those with partners will face and solve problems together, which will have a deeper understanding and increase the relationship between each other. For long-distance relationships are expected to have a good result this year.

Lucky Colours : Cyan, Silver grey



**PISCES
OVERALL :**
★★★★★

THROW AWAY BAD HABITS, GREAT THINGS ARE COMING

The year 2022 will bring a boost of energy as per Leo 2022 annual horoscope predictions that the previous unremitting efforts and hard work will finally pay off and kick over the old problems in the past. Don't forget to build and maintain a good relationship with friends and family around you that may give you a hand in the road to success.

Career : ★★★★★

Good things are coming. This year, Sagittarius' years of effort has finally borne fruit now and feels the gratification of "good people have good returns". Take the opportunity to reform the disadvantages and get rid of bad habits.

Love : ★★★★★

Singles have good luck in love, and those with a crush can consider confessing in July and August. But if you play with mentality, you will be more likely to meet scum. Those who have partners will face ups and downs. Stable habit of getting along can make each other's feelings go hand in hand.

Lucky Colours : White, Light brown



**SAGITTARIUS
OVERALL :**
★★★★★

2020 to 2026 is an important new era for the transformation of human collective consciousness and the global environment. Hence, we have to learn how to embrace the impermanent changes in life and adapt to it.



NCT ALLIANCE

The Rise of the WHITE KNIGHT

The changes of the times have transformed traditional business models in various fields, including the property development industry.

The traditional property development concept is to buy land, build houses, and sell houses, with sales as the core. Simply put, real estate development is a short-cycle, high-turnover manufacturing field. But for Dato' Sri Yap Ngan Choy, the Executive Chairman and Group Managing Director of NCT, who has successfully overcome three of the world's financial crises period and turned it into opportunities instead.

NCT started with his comprehensive visionary and became an all-around real estate developer.

Looking back over the past 10 years, property development in various regions has been advancing triumphantly. With the active promotion of the government, banks and real estate developers, not only did the citizens realize their dream of buying a house, but real estate has become one of the investments that are able to bring considerable returns to the investors. In order to achieve the group's ten-year goal and stand out in the property development industry, Dato' Sri Yap Ngan Choy and his team have insight into everything, analysing and observing the changes in the mind-set of current home buyers.

This unprecedented reformation has not only brought about the rebirth of Malaysia's largest abandoned real estate project, it has also resulted in esteemed real estate development project which has bagged multiple awards and a Malaysia Book of Records award. With this pace of keeping with the times and unyielding spirit, NCT still maintains a combatant mentality at this challenging tim. At the same time, it is also launching high-quality real estate projects in different states and it also cooperated with the government to organize social welfare activities to give back to society.

Dato' Sri Yap avoids comparing himself with others, instead he seeks to surpass himself. With his personal wisdom and foresight, he led NCT to establish its own unique characteristics in the market, further cementing the company's reputation as a respected White Knight.

NCT is also actively establishing its own position in the new era, creating long-term and stable development potential and establishing a sound long-term mechanism, in order to become the leading comprehensive and real estate developer in Malaysia.

Post-Pandemic Era :

In 2020 and 2021, we have experienced an unprecedented global blockade. Up to now, people around the world have chosen to co-exist with the virus without other means, and everyone has gradually returned to life before the pandemic, giving the global economy a series of signs of recovery. Will a new wave of pandemic occur again? No one can answer this question accurately. However, after more than a year and a half of various stages of blockade, we are definitely better able to face the impact of the epidemic.

The government has recently opened up all economic sectors, allowing the overall market to warm up slightly. As for the real estate sector, with the strong cooperation of the government, banks, real estate developers and other upstream and downstream sectors, the local real estate developers still hold a positive and optimistic attitude towards development in the post-pandemic era. As a consumer, considering the uncertainty that still exists in the development of the pandemic, should home buyers respond immediately, or continue to wait and see the changes?

TAKE ADVANTAGE OF THE MOMENTUM

During the pandemic, there were too many people who wanted to buy a home but held a wait-and-see attitude, which indirectly restricted the current housing price. When the pandemic eases and the economy recovers, the number of home buyers will definitely increase significantly. If the economy permits, home buyers can avoid the situation of buying up and not buying down at this time. In addition, under the impact of the pandemic and the market, many real estate developers tried their best to release the largest preferential policies, and these preferential policies were unlikely to appear in the real estate market before the epidemic. At this time, home ownership is also the best opportunity to miss.

Every crisis is the best turning point. Looking back on history, we often find that every financial crisis causes a pause in the property market, but after a short pause, rapid growth will usher in, and this will benefit people who buy property in time in every crisis.

UNDERSTAND BUYING NEEDS

Everyone has different reasons for buying a home. If you plan to live on your own, driven by the low interest rates launched by the local banks, the homeownership plan launched by the government, and the attractive packages

launched by real estate developers, I believe you have no more reason to delay your house buying plan. If you plan to invest in real estate, you must first strictly review your financial situation and ask yourself whether you are financially capable of coping with various emergencies. Assuming that you cannot find a tenant or buyer smoothly, are you able to repay the mortgage and various expenses on time? Regardless of the pandemic situation, understanding your own economic capacity and choosing an industry with development potential and value-added space is the fundamental factor in deciding whether to buy a home.

In this post-epidemic era, we all cannot deny that it will take some time from survival to a full rebound, but the industry will eventually return

to a normal development track, everyone will return to a normal life, and the rising demand will also promote further increases in housing prices, and the price advantage of home ownership may disappear by then.

REAL ESTATE RECOMMENDATION: THE MOST WORTHWHILE INVESTMENT REAL ESTATE

Cross-state restrictions have come to an end here, and there has been a sharp increase in cross-state crowds. The flow of people returning home from across the state, traveling and pastimes filled all the avenues, and the tourist attractions ushered in the long-lost crowds. This not only made the long-silent tourism industry see the light again, but also revive the tourism real estate once again.

Following the success of Grand Ion Delemen, Grand Ion Majestic and the upcoming Ion Forte Green City will be the tourism real estate project that NCT is striving to develop this year. These real estate projects are located in the main tourist landmarks of our country- Genting Highlands and the historic city of Malacca. In the first two weeks of the interstate opening, we have witnessed the number of visitors to these two major locations. We believe that when the country's gates are officially opened to the world, the number of visitors to these two major landmarks will rise to another level.

Tourism is an economic field that the government attaches great importance to. Although the sudden epidemic has caused a mess in the tourism industry, once the epidemic eases, the tourism industry is still one of the fastest recovering areas. As the key projects of NCT, Grand Ion Majestic and Ion Forte Green City are the leaders of many similar real estate projects in terms of architectural design, facility planning and supporting discounts. Although there is no perfect choice in everything, in the real estate field, we can still rationally analyse the real estate projects with the highest scores. Grand Ion Majestic and Ion Forte Green City are definitely high-potential investment real estate projects and it is the ideal choice for earning passive income.



ION

NEW YEAR NEW LOOK

We celebrate the new year with a brand new look. Menara NCT, where we have call home now for decades, have just enjoyed a total makeover comprising of cutting edge technologies and an ode to art and culture.



A feature mural wall welcomes guests as they first walk in, merging elements of nature combined with an ode to our home country. We are a proudly Malaysian company that's creating world-class masterpieces, this mural art represents that ideal.



Guests can now catch a glimpse of the company's history, milestones and future plans through a larger than life presentation screen.



Go through the journey with us in our milestone tunnel, featuring eventful achievements of the company since it was founded in 1985. The milestone tunnel also serves as an entrance to another dimension; our immersive room.

The myriads of awards and accolades that the company has achieved throughout the year is displayed beautifully.





Photos cannot do justice to the wonders of our immersive room. Hand motion technology, with an interactive audience lead experience, gives a whole new meaning to a virtual experience.



We created this space with style and functionality in mind. Our big LED screen allows us to display interactive backdrop to suit any mood, conduct video presentations and display sales and marketing related content. We are able to hold virtual events or meetings seamlessly, as well as display our sales presentation and project video.



This project panel showcases our current developments. We have everything from our sales brochure, project video, to a bird's eye view of the development at the touch of a finger. We developed this to meet the need of the new normal. Where virtual experiences became a vital need in our industry, we are always ready to stay ahead of the trend.



The Chinese zodiac is based on a 12-year cycle, with an animal representing each year. To note, these jade statues resemble the twelve Bronze Animal Zodiac Heads of the Haiyan Hall. In the Old Summer Palace of Beijing, China, lies a ruined fountain near the Haiyan Hall site. This fountain was built in the year 1759, and was destroyed during the Second Opium War in 1860. One of the decorations of the fountain, the animal heads used to be attached to their bodies, but the bodies were ruined in the fire during the foreign invasion of the eight allied forces. They were then carried away and left the country.

Evoking the harmony of nature within our development, we once again play with the element of nature for our scale model room. As one of our proudest development is located in the highest peak of Genting Highlands, we played with the element of the sea of clouds. If you notice the shift in the colours of the paintings, we try to portray sunrise – representing vitality and hope, as well as sunset – representing a happy ending.

Flora and fauna are also represented well here, with mountains, flowers, plants and various species of birds decorating the walls. The spirit of the eagle represents strength and perseverance while the owl represents wisdom. The hornbill is a sacred symbol, close to the hearts of Malaysians. This mural art is a representation of our hopes and dreams.



NEW YEAR

New
Hope

We spoke to our top management on their hope for the new year, what they have learnt from the past year and what are their plans for the future.



Dato Yap Fook Choy,
Group Executive Director

NCT Alliance aims to become one of the top ten leading real estate developers in Malaysia. Has the Group set a deadline to achieve this goal?

The Group has set a 10-year time frame for us to achieve that. The goal is to make NCT Alliance as one of the top 10 developers in Malaysia in terms of market capitalisation. Following the completion of our asset acquisitions in Genting Highlands, NCT Alliance's market capitalisation has increased by 2-fold and reached RM460 million in 2021. As we continue to grow and undertake more projects, I am confident that our market capitalisation will go over RM1 billion by next year.



Yap Chun Theng
Executive Director

At the end of 2021, what are the biggest challenges you think the Group faced at the moment? What is the plan to address them in 2022?

The sad reality with the pandemic is that many developers may find it challenging to complete their projects according to their initial timeline and budget. From our standpoint, we are ready to assist the sector in ensuring that projects are completed. Our niche is in abandoned projects and this is a commitment we take seriously for the sake of the buyers. Thus, we feel like the crucial period where the property sector need to rise back from the slowdown of economic activities, may actually end up serving us.



Sae Yap Atthakavit
Non-Independent
Non-Executive Director

What would you say are your company's major achievements, especially in recent years?

We have a distinct reputation as a "White Knight". This is due to our specialization in the rehabilitation of some of the biggest abandoned projects in Malaysia in the past such as the successfully re-developed Bandar Salak Tinggi, which is the country's biggest abandoned project to date. We also successfully rehabilitated Pahang's largest abandoned project, where now our award-winning Grand Ion Delemen Hotel sits, complementing the ongoing Grand Ion Majestic which will see us establish our flagship portfolio of development in Genting Highlands.

In recent years, we have been entrusted to revive and complete the development of Phases 2, 2A, 2B & 3 of the Genting Valley project located in Batang Kali, Selangor. This revival of Phase 2A & 2B, now dubbed The Garden of Ion Belian, is now in development and is open for registration. Being entrusted to deliver a happy ending to what was once someone's broken dream, is a major achievement to us. We look forward to continue our legacy in the upcoming Phase 2 & 3 rehabilitation.



Yap Pui Yee
Head of Sales and Marketing

As the head of Sales and Marketing, what are the key elements that make each of your sales projects successful?

First of all, we need to ensure that projects cater to a targeted market segments in line with current and future trends. A deep understanding on the property could change the marketing strategies accordingly and target the right audiences and buyers. We have different types of projects to meet different needs of the market. One of our projects, Grand Ion Majestic in Genting Highlands, is also well received by international investors mainly from China, Hong Kong and Singapore who are looking for a tourism centric investment property. Meanwhile, Ion Forte Green City in Ayer Keroh Country Club, Melaka is targeted to those who appreciate the finer things in life and calm serenity as they will be able to appreciate nature in the ecologically designed development surrounded by lush greenery, coupled with amenities that provide a unique experience to unwind, relax and rejuvenate. Coupled with strong marketing skills and dedication of the team, this has enabled us to maintain the standards and perform better year to year.

NCT

LUGIAMI

First property developer in Malaysia to team up with an all-female Esports organisation

Breaking barriers and setting the tone for uncharted paths are synonymous with NCT Group of Companies (NCT Group). Known for its niche capabilities in the property sector, NCT Group marks a new milestone as it partners with Lugiami, an all-women premium gaming organisation, in line with NCT's aim to support women empowerment and equal opportunities. Through the unique collaboration, NCT Group will contribute resources for female gamers to participate in competitions and towards the development of competitive Esport players.

General Manager, Corporate Communications of NCT Group, Jojo Wong Soo Ing said, "We are honoured to pioneer this synergistic partnership with Lugiami. With NCT's background as a highly specialized property developer, we recognize the importance of investing in talent for the development of the sector. Coupled with Lugiami's passion and drive for Esports as well as the potential and digital footprint of

this segment, this partnership is another step forward in NCT's digitalization journey. We are excited to stay ahead of the digital market trend via our unique involvement in the creative industry especially through Esports."

"As we empower and offer equal opportunities to young women, we hope that the collaboration will contribute to the development of the youth in Malaysia while raising the bar in Esports for our country."

With an impressive potential market volume, the gaming industry has shifted to more than just a hobby with gaming being recognized as a lucrative career path where professional gamers draw revenue from streaming, subscriptions, salary, sponsorships and competition prize money. Through this partnership, it presents NCT Group with an opportunity to explore and tap into a new market segment of potential property investors of the future.



FREE Movie Night

Does watching movie while enjoying your dinner at the restaurant sounds good to you? Enjoy randomly-picked popular movies in many genres such as action, family, comedy, fantasy & science fiction.

*Subject to availability, please call to enquire.

EVERY Friday & Saturday

8.00PM - 9.30PM

LEVEL 7, KEMBALI KITCHEN



RM100 F & B Voucher

Save 10% and purchase RM 100 F&B voucher at RM 90 nett only.

Terms and Conditions:

- Valid for dine-in at the following F&B outlets before expiry date
- Not applicable on Lepak Corner, Tavern In The Sky, Dakka Station and other unlisted outlets
- Subject to availability of dining outlets
- Voucher is valid for ala-carte menu only and cannot be in conjunction with Privilege in the Sky, set menu, promotions and discounted items
- This is a PREPAID voucher that may be used to cover SST and/or service charges
- Any purchases in excess of the voucher value must be settled directly with the cashier, subject to applicable taxes and charges
- No change is given if the purchase value is less than the value of this voucher
- Limit to 4 vouchers per table per receipt
- Fully transferable but limited to one (1) time redemption only
- Strictly no extension of expiry date
- Cannot be converted into cash and its not replaceable if lost, stolen or damaged
- The management reserves all rights to revise the terms anytime without prior notice



GRAND
ION DELEMEN
HOTEL, GENTING HIGHLANDS
云顶高原·至尊致育明阁大酒店

A Steamy Affair

Seafood, Chicken, Vegetables, Noodles, Chicken Soup and Tom Yum Broth, Electrical Stove, Pot & Utensils

- Subject to availability.
- Prior booking is required at least 5 days before arrival.
- Full payment upon booking.
- The Management reserves all right to revise the terms and replace items with same value without prior notice.

RM55

*nett/pax (Min 2 pax)

6.00PM - 9.00PM
LEVEL 7, KEMBALI KITCHEN



K-KING Buffet Party Package

An all-in-one private event space catering for all sorts celebrations from birthday parties, gathering sessions, bachelor/hens nights to fun-environment training room

for rent. Equipped with LED TV, Home Karaoke System, Sofa, Table & Chairs, Kitchenette, Private Bathroom, WiFi, Dart, Kids Ball Pit, Boardgames, Snacks, Hot and Soft Drinks.

K-King Party Package

(3 HOURS, 1-10 PAX)

- Living Hall Decoration
- 0.5 kg Cake
- Mini Buffet (Snacks, 3 Main Course, Dessert)
- Free Flow Soft & Hot Drinks



ION BELIAN
GARDEN



NCT GROUP

The Masterplan Crafted and Inspired by Nature



PROJECT LISTING

Project Name : Ion Belian Garden
State: Selangor
City : Batang Kali
Property Type : Residential & Commercial
Land Tenure : Freehold

DEVELOPER

NCT Platinum Sdn Bhd
Menara NCT, No 2, Jalan BP 4/9,
Bandar Bukit Puchong,
47100 Puchong, Selangor.

Ion Belian Garden is the largest township in North Selangor, sited on 105 acres of prime land. The development is conceptualised as the city's eminent residential and commercial address, bringing together the finest urban lifestyle, business and leisure within nature.

Imagine waking up to the cheerful chirps of birds and falling asleep to the cool lake breeze, contemporary living could not have been more splendid. Whether you are living it up in the sky deck or sitting back by the tranquil lake, you will always have the sophistication of a city in harmony with the simple pleasure of nature.

With life becoming more and more homebound, we decided to focus on visual and tactile journey throughout the whole development. Various concepts have been devised to accentuate each precinct of Ion Belian Garden. Peek inside our facade that elevate the senses, showcase strong design values and offer lessons in indoor-outdoor connection.

Inspired by mid-century modern styles, our timeless contemporary concept boasts cosy ambience, subtle sophistication with deliberate use of textures and clean lines. Here, we believe that your home should instil peace and makes you intrinsically happy.

Located within a 20-minute drive from Gohtong Jaya, Ion Belian Garden aims to capitalise on its edge as an affordable landed property on sizeable freehold land as an alternative to the various high-rise developments in the vicinity.

The masterplan inspired by this verdant environment promises a rejuvenating haven that is at once modern yet close to nature at its finest.

***You Are Now
Truly Home***

2021 AWARDS and RECOGNITIONS

NCT is committed to creating world-class masterpieces. We have been recognised both locally and internationally not only for our developments, but also for our leadership and quality. This is a testament of our team's hard work and we are honoured to receive these awards. These are the latest awards and recognitions that the Group has received in 2021.

iProperty iDEA Property Development Excellence Awards 2021

Best Investment High Rise Development awarded to Grand Ion Majestic

Property Guru Asia Property Awards Malaysia 2021

Highly Commended Best High End Condo / Apartment Development (Central) awarded to Grand Ion Majestic

Star Property Awards 2021 - HONOURS

The Wow Award awarded to Grand Ion Majestic

The Malaysia Book of Records for Highest Altitude Sky Jogging Track in Ion Forte Green City

Property Guru Asia Property Awards Malaysia 2021

Winner Best Leisure Condo / Apartment Development awarded to Ion Forte Green City

Star Property Awards 2021 - MERIT

The Holiday Home Award awarded to Ion Forte Green City

BCI Asia Awards 2020

Top 10 Developers in Malaysia - NCT Group of Companies



Our Non-Independent Non-Executive Director, Mr Sae-Yap Atthakavit takes the stage to receive the BCI Asia Awards 2020 for Top 10 Developers in Malaysia.



Our Group Executive Director, Dato' Joe Yap Fook Choy celebrates Grand Ion Majestic's win as the Best Investment High Rise Development by iProperty Idea Property Development Excellence Awards 2021.

NCT took home two Star Property Awards in 2021, for Ion Forte Green City and Grand Ion Majestic respectively.



Our masterpiece in the sky – Grand Ion Majestic, takes home the Highly Commended Best High End Condo / Apartment Development (Central) by Property Guru Asia Property Awards Malaysia 2021.



Our masterpiece in the green – Ion Forte Green City, wins the Best Leisure Condo / Apartment Development by Property Guru Asia Property Awards Malaysia 2021.

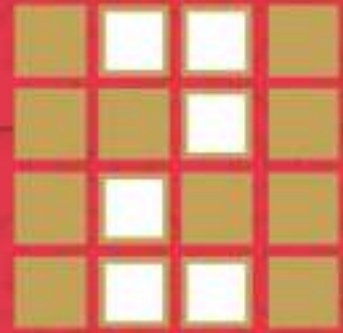


HAPPY Chinese NEW YEAR!

The tradition of angpow giving is not just about red packets or money exchanging hands. It is an exchange of auspicious well wishes mutually given to both the givers and receivers which brings family and friends together.

Here at NCT, we believe in the importance of togetherness. In conjunction with the New Year, we are happy and excited to share with you our very own specially designed fortune angpow packets!

Head over to our Facebook page to stand a chance to win yourself our limited edition angpow. May this Chinese New Year brings you happiness, wealth, longevity and good fortune!



NCT GROUP

ANGPOW GIVEAWAY

紅旗輝映高
裕軒

駿虎奔騰萬
裏春



LIKE • SHARE • TAG

NCT Group of Companies

@nctgroupmy

新年 快乐

在华人新年期间长辈们派送红包的传统不仅仅是给压岁钱的含义,也是表示把新的一年的祝福和好运带给晚辈们。在这 2022 年的春节, NCT 推出了独一无二的限量版精美红包封, 并且免费派送! 大家赶紧查询我们的官方面子书以获得更多详情, 您将机会赢取精美红包封一份!

在此祝大家五虎臨門, 福星高照, 虎年行大運!

红包,又称作 利是和 压岁钱



在新年期间,长辈给小孩子或晚辈发“红包”是中国人的传统习俗,意味着把祝愿和好运带给他们。红包里的钱只是要让孩子们开心,其主要是红纸,因为红色象征活力,愉快,好运,吉利与兴旺。除了是带来好运,红包也是【压岁钱】,据说压岁钱可以压住邪祟,保佑平安,因为“岁”与“祟”谐音。每当春节拜年时,长辈要将事先准备好的压岁钱分给晚辈,晚辈得到压岁钱就可以平平安安度过一岁。压岁钱可在晚辈拜年后当众赏给,亦可在除夕夜孩子睡着时,由家长偷偷地放在孩子的枕头底下。

民间认为分压岁钱给孩子,当恶鬼妖魔或“年”去伤害孩子时,孩子可以用这些钱贿赂它们而化凶为吉。长辈喜欢用连号的新钱做压岁钱,意味着连连好运、连连高升。从此,压岁钱「避邪去魔」的功能逐渐结束,而其新担负的「一本万利」、「财源茂盛」、「步步高升」等「励志」作用应运而生。至今,长辈发压岁钱给晚辈的习俗仍然盛行。压岁钱的数额从几十到几百不等,这些压岁钱多被孩子们用来购买图书和学习用品,新的时尚为压岁钱赋予新的内容。

这两年来,因为疫情的关系许多家庭都无法与相隔两地的亲朋好友们相聚或拜年,也无法当面派红包给予祝福。但是随着电子钱包的兴起,很多网络族通过TNG eWallet、Boost、WeChat Pay、Grab Pay、AirAsia BigPay等第三方支付工具给亲朋好友等派发红包,隔空传递新年祝福,让电子红包便成了这两年疫情期间过春节的新年俗。

虽然现在电子红包在网络上大兴,但它并不会取代传统红包。电子红包相对于传统红包来讲,缺少人情味,实体传统红包是一种情感的载体,它会让人们在节日里感受到温暖,象征了新年是意义和气氛。





回首往昔 峥嵘岁月 2022 新春新展望

自 2020 年新冠疫情在世界各地肆虐，地球上没有任何地方能被幸免，这无处不在的疫情，无孔不入，其影响力导致全球经历一场前所未有的危机。虽然在 2021 年期间，托付于人们的疫苗接种不断增加而开始稳定，但疫情在年中又开始恶化，造成感染人数不断起起落落，我国每日再义病患数以千计，失去生命的人数也高居不下。

疫情来袭防不胜防，它对经济所带来冲击影响各行各业，房地产发展领域更是非常受挫。但这场疫情所带来的附加价值，就是让世界重新洗牌，在现实考验下能通过改变和创新创出一个新的可能。NCT 高裕轩集团有限公司（前称为宏流方案）顺势在这种全球危机笼罩的考验中稳健成长，势必为大马房地产发展领域中竖立全新形象。

高裕轩集团有限公司（前称为宏流方案）在复兴烂尾楼项目方面的专业与口碑上获得更高利润率的可持续性和盈利能力。本集团为复兴烂尾楼所作出的努力，将废弃的楼盘重燃希望，迎向新转机，在业界中被誉为“白武士”，也是这领域中少见的复兴与开发领域的专家。

根据刚发布的 2021 财政年季度报告，高裕轩集团有限公司从 6 月完成收购玖霄明阁 (Grand Ion)

Delemen) 和玖霄明阁 (Grand Ion Majestic) 项目后转亏为盈，首 6 个月累积净赚 956 万令吉的好成绩，营业额达到 6471 万令吉。这两个项目将是集团未来增长的关键驱动力，预计在未来 2 至 3 年内继续创造可持续收入和现金流。

尽管疫情的冲击在所难免，NCT 高裕轩集团有限公司在房地产发展领域非常的出色。高裕轩集团有限公司未来将继续以品质坚持不忘初心，精心筑造享誉全球的高品质建筑，用心守护美好居家生活，同时也希望提升马来西亚在全球最宜居排名，推动国家经济发展。本集团凭借自身强大的资源和坚实的专业知识基础，绝对有信心非得更高，激励人们，震撼人心。

对于即将迈入的全新 2022 年，NCT 高裕轩集团有限公司将会开拓全新的混合发展项目，其中包括位于峇冬加里 (Batang Kali) 的复兴项目 Ion Berlian Lake Garden 住宅区；第二项是位于 Batang Kali 即将开发的第二阶段发展项目，还有位于北马区的 Ion Vivace 的混合发展项目。所有的发展计划将运用集团最顶尖资源与专业人力，势必为该区域开启经济活动的先驱之作。

2022 年也是农历的壬寅年（称之为虎年），本公司依然秉持着“高风亮节，裕国富民和轩昂气宇”的发展理念，将每一项建筑项目视为一个生命，履行创造享誉世界级的建筑杰作。回首往昔，峥嵘岁月，本集团从成立至今的成就非斯须之作，对所有旗下员工和合作伙伴的团结拼搏与无私奉献，社会各界的鼎力相助与支持，本集团深表敬意与衷心感谢。新一年孕育新希望，新征程谱写新辉煌。NCT 高裕轩集团有限公司全体上下致力于顾全大局、履职尽责，不辱使命，如虎一样的坚定、勇敢和有生气迎接新的一年！

祝愿各位在全新的 2022 年：虎气冲天、虎虎生威、万事如意！





这虚拟房产展示馆颠覆传统的房产销售策略,利用前沿的虚拟现实技术,把房产立体地呈现在大家面前。这展馆不仅能带大家参观户型,你们还可在这房产项目中自由“行走”,参观内部设施,甚至还可以从不同的角度体验你所心仪的楼盘,配合高质量的声效感受当地的鸟语花香和项目的豪华气派,就如身临其境。



我们还打造了特设的活动厅,眼前这个LED屏幕平时会用来展示集团的资料和房产项目,若有特别的活动需求则可转换成数码背景墙,亦可和世界各地的人在线上交流及进行视频演示,十分多用。



这个项目小组展示了我们当前的发展。为了满足新常态的需要,我们拥有从销售手册、项目视频到手指轻触开发项目的鸟瞰图等所有内容。虚拟体验成为我们行业的一项重要需求时,我们随时准备走在潮流的前沿。



这展厅主要展示了NCT集团最新项目的建筑模型。我们不只是单纯地摆放着建筑模型,更为每一个模型周围的墙面粉上了项目地点的特色。这幅壁画离不开以集团标志性的云海作为背景,这壁画甚至将会有机会被记录在马来西亚记录大全,成为我国最大与最多云海的壁画。

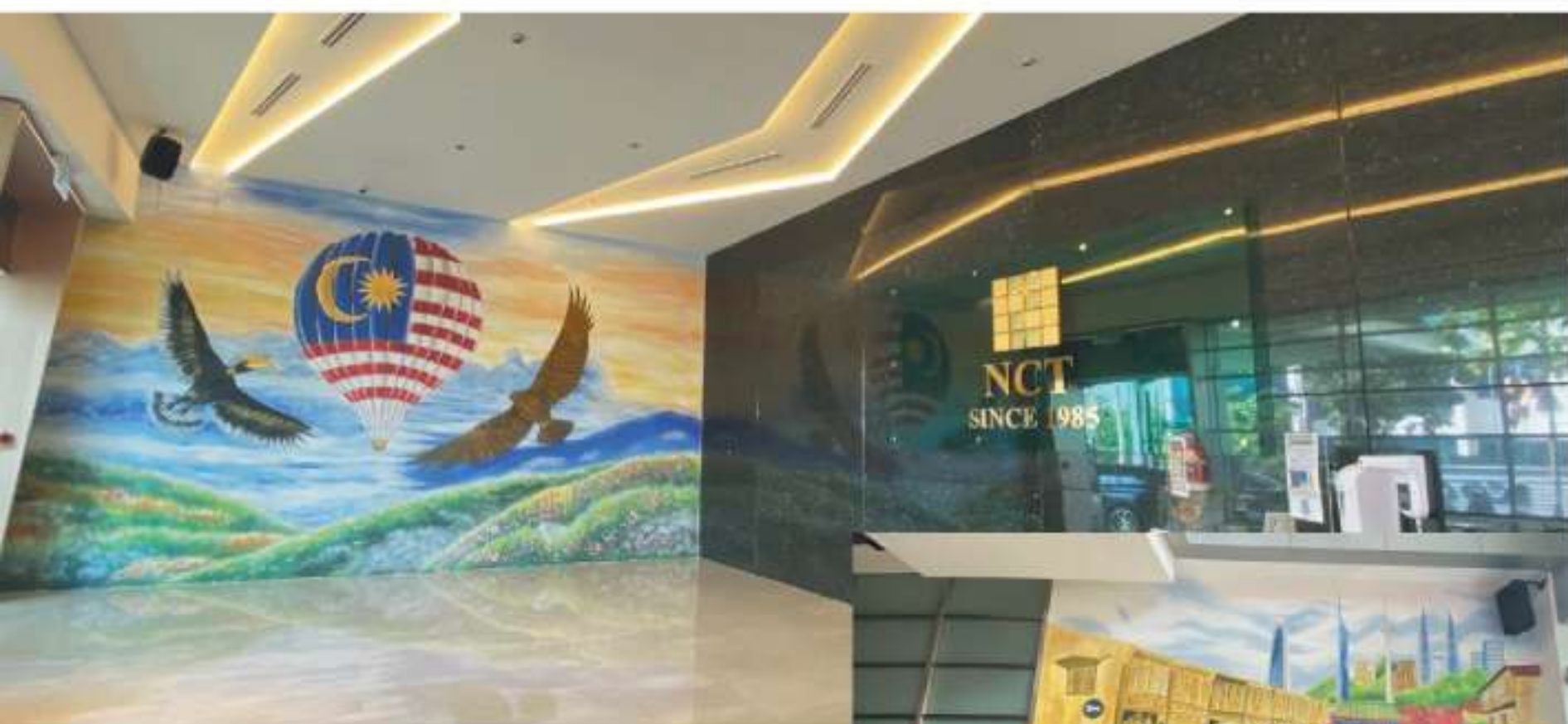
不同墙面展示了不同时间的云海,同时更融入了我国的山峦绵亘、艳丽花卉和热带雨林的风情特色,同时更融入了极具代表性的飞禽,如老鹰、猫头鹰、犀鸟、燕子与仙鹤。这些飞禽代表着力量、敏锐、果断、智慧、毅力、生机、希望、吉祥和富贵等。



这里一共有12座十二生肖兽首,每到某个生肖年的时候,该生肖的兽首便会被摆放到中间的位置一整年。在中国北京,圆明园的海晏堂附近有一座喷泉建立于1759年。当时的十二生肖铜像原为喷泉的一部分,以水报时,也因此而闻名。但在1860年第二次鸦片战争期间十二生肖铜像被毁,自此流失海外,成为中国文物流失的一个缩影。

新形象 新面貌

在过去的数十年，NCT集团经历了各种转折与成长，经从一家专门从事瓷砖工程的小型公司发展成为一家成为了房地产领域里的知名发展商。为了迎接新一年的到来，NCT大厦主楼装修重启，并同时完美结合现代科技和传统元素。与其说是房产项目展览厅，这里更像NCT集团的博物馆，把企业多年的心血和未来展望浓缩在一起，让大家由里到外更了解集团，自然地也对集团的项目更有信心。



这幅壁画融合了自然元素和对祖国的颂歌。马来西亚国旗的热气球在空中缓缓游走，代表着集团带着马来西亚的精神和优质产品缓缓走向国际。云海是展览厅内所有壁画的主要场景也代表了NCT集团旗下房产项目Grand Ion Delemen和Grand Ion Majestic的大自然景色。这幅给予天下万物无限生机和蓬勃朝气的日出云海象征着希望和光明，正是NCT集团想要带给所有人的信息。



客人们可以透过大荧幕更了解NCT集团的背景、企业文化、公司结构、荣誉榜、完成工程和未来的发展方向。



这隧道有没有给大家身处于科幻电影场景的感觉？这隧道两侧的墙面展示了NCT集团在1985年成立至今的历史建筑，包括曾经承包的大型工程、如何重新建造烂尾楼盘、如何打造国际性的高原住宅区等等，每一个都是集团引以为傲，带动集团发展的重要里程碑。

NCT集团曾经获得的奖项，这里就是这些奖座和奖状的展示区。马来西亚记录大全奖和各大房产相关奖项都印证了NCT集团的发展，同时也时刻鼓励及督促团队们继续努力，再创高峰！

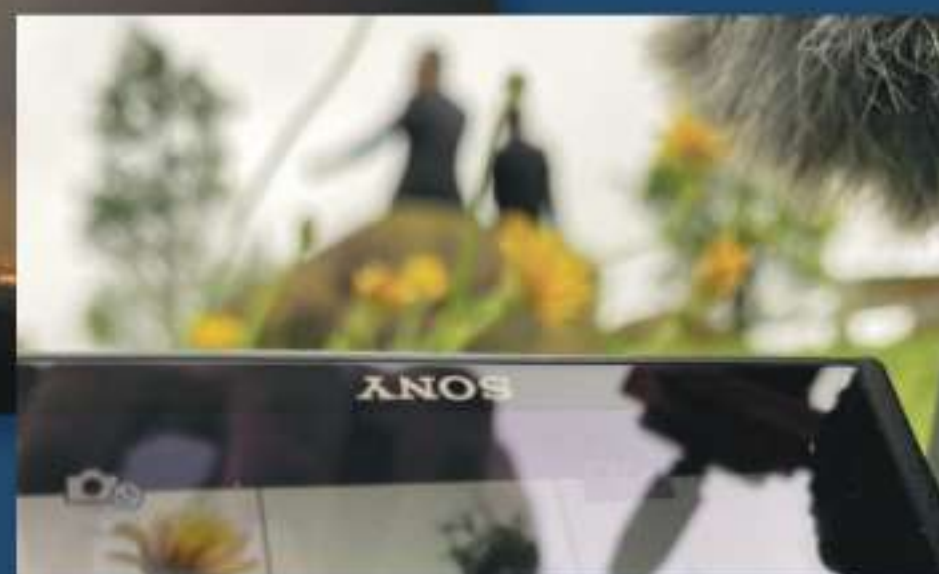


NCT 高裕轩集团有限公司
2022 年度贺岁短片:

星空下 Beneath The Stars

《星空下》由 NCT 高裕轩集团有限公司《企业传播部团队 Corporate Communications》总经理 Jojo Wong 黄诗颖提呈兼策划, 这部短片剧本由内部队员 Azure Lim TW 林道威(《星空下》故事编剧)结合 NCT 高裕轩集团的核心价值, 以朴素文法与直接的文笔, 打造出近万字小说剧情, 为企业核心价值作出最柔性的宣扬与推广。

撇开豪华大制作, 呈现的是我们坚持的诚意; 卸下隆重大卡司, 传递的是我们真挚的感动。《星空下》故事藉由两兄妹的成长历程, 叙述出每个生命个体在成长的过程中, 离开原生家庭追逐自己的梦想旅程。往往很多我们生活中总会发生许多平凡不过却又习以为常的难题, 但我们在忙碌的追逐中总会忽略掉了那些微不足道却非常意义的小插曲。两兄妹有年龄虽然从小就不像大家想象般来自一个完整的原生家庭结构, 却依然学会在遗憾和失去的人生课题中, 勇敢却坚毅地前进, 还学会珍惜不完美的每个当下还有彼此。



“往往人们一直在寻找的, 都是自己原本早已经拥有的。我们总是东张西望, 唯独漏了自己真正想要的, 而导致我们难以如愿。所谓的初心, 我们会不会在忙碌的追逐中, 混淆了?”
《星空下》故事中的哥哥, 剧名 David (Azure Lim TW 林道威饰演)

“也许你会经历, 无数个孤独寂寞的黑夜与痛苦煎熬的日子, 无数次在众人的冷眼嘲笑中拼命挣扎, 但是, 你唯有斩断荆棘开启属于自己的路, 越过了崇山方能望见广阔的天空。”
《星空下》故事中的妹妹, 剧名 Jessy (Jessy Tan 陈正晴饰演)

《星空下》短片取景位于云顶高原玖霄明阁大酒店 Grand Ion Delemen Hotel、NCT 高裕轩集团办公室总部、以及一些当地相关的场景等等, 目的是为了给大家呈现最写实的生活场景。除了能让未曾到访当地群众也能观赏到大自然震撼的美景外, 也让大家能借助这些场景观赏到故事想传达的意义。或许这样的取景不一定贵气华丽, 却能让大家感受到朴实却诚意十足的精髓。

2022年 壬寅年之 NCT 高裕轩集团有限公司荣誉呈现, 最朴实绽放的柔性坚强之作, 一部温柔绽放感动四方小品, 属水之虎年的寓言讯息: 【强大不是硬碰硬, 而是一份柔韧的坚持。】

你的坚持, 是否值得?
“让我们一起祝福, 所有的失去, 都会以另一种方式回来……”

壬寅迎春福虎喘, 一鸣腾飞鸿运照。
NCT 高裕轩集团有限公司 共勉之



后疫情时代： 房产，买或不买？

都无可否认从维持生存到全面反弹仍需要一段时间，但行业终会回归到正常的发展轨道，大家也会回到正常的生活状态，而攀升的需求量也会推动屋价进一步升高，到时置业的价格优势或许就消失了。因此，若经济许可，趁现在出手可以抄个底价，也是实现利益最大化的理想选择。

势出击

疫情期间，有意置业但抱着观望态度的人太多，也间接地限制了目前的屋价。到了疫情缓和及经济回温之际，置业的人肯定会明显增多。若经济许可，这时候置业可避免买涨不买跌的情况。另外，在疫情和市场的冲击下，很多房地产发展商都尽量放出2020年，我们经历了前所未有的全球大封锁；截至目前，全球人民在没有其他办法的情况下选择与病毒共存，大家也逐渐回归疫前生活，让全球经济出现一阵阵复苏的迹象。新一波的疫情是否会再次出现？相信没有人可以准确地回答这问题。然而，经历了超过一年半的各阶段封锁，相信我们已经更有能力面对疫情所带来的影响。

政府在近期开放了所有的经济领域，让整体市场稍稍回温。至于房地产领域，在政府、国行、房地产发展商和其它上下游领域的极力配合下，本地房地产发展商对后疫情时代的发展依然抱着正面和乐观的态度。身为消费者的你，在考虑到疫情发展仍存在的不确定性之下，置业应该马上出击，还是继续静观其变？

乘最大的优惠政策，而这些优惠在疫前的房产市场是不可能出现的，这时候置业也是捡漏的最佳机会。



每一次的危机就是最佳的转机。回顾历史，我们往往会发现每一次的金融危机都是楼市的每一次暂停，但短暂停顿后就会迎来飞速的增长，而这都会让在每一次危机中及时置业的人获益匪浅。只要产品买得对，在屋价触底的时候入手必然可坐等产业升值的时刻。

了解购屋需求

每个人置业的原因都不一样。若你打算自居，在国行推出的低利率、政府推出的拥屋计划和房地产发展商推出的诱人配套的驱使之下，相信你没有再拖延的理由。若你打算投资房产，那你必须先严厉审核自己的财务状况，问问自己是否经济能力应付各种突发事件。假设你无法顺利找到租客或买家，你是否有能力准时偿还房贷和各种费用？抛开疫情层面来说，了解自己的经济能力，选择一个有发展潜力并且有增值空间的产业是决定是否置业的根本因素。

跨州限制这边厢告一段落，跨州人潮那边厢明显剧增。跨州返乡、旅游消遣的人潮塞满了各条大道，旅游景点更是迎来了久违的人潮汹涌，这不仅让沉寂已久的旅游业再次看见曙光，同时也再一次验证了旅游房产的可持续性。

继Grand Ion Delemen成功后，Grand Ion Majestic和即将推出的Ion Forte Green City将会是NCT集团于今年极力发展的旅游房产项目。这两项房产项目坐落在我国的主要旅游地标——云顶世界和古城马六甲。开放跨州的首两个星期，我们见证了这两大地点的游客量，相信在国门正式向全世界开放之时，这两大地标的游客量更会攀升到另一个层次。

旅游业是政府极为重视的经济领域。突如其来的疫情虽导致旅游业一片狼藉，但一旦疫情缓和，旅游业仍是最快复苏的领域之一。作为NCT集团的重点项目，Grand Ion Majestic和Ion Forte Green City无论在建筑设计、设施规划还是配套优惠都是众多同类房产项目的佼佼者。虽说凡事没有十全十美的选择，但在房产领域中，我们还是可以理性分析出得分最高的房产项目，而Grand Ion Majestic和Ion Forte Green City绝对是属于高潜质的投资房产项目，也是实现被动收入的理想选择。

房产推荐： 最值得入手的投资楼盘



判断房产升值潜力的4大招数

不仅是速度

衣、食、住、行乃是人类最基本的生活需求。在新冠疫情的驱使下，我们大多都被迫于居家作业，正因如此，我们开始了解到忙碌的生活和良好家居环境的相互关联。一间理想的居室除了是最安全的庇护所外，更必须优化居住者的生活质量，让居住者的生活更美好。

“建筑物本身不就是冰冷的吗？购入后再花钱装潢不就好了。”这想法并不完全正确。建筑本身需要有自己的温度、生命力、美感和安全性，周围环境和设备需要迎合居住者的生活需求，更要彰显居住者的生活品味，这一切构成了现代房地产设计的基本需求。或许有人会说：“屋子的模块不都大致上一样吗？参考其他房地产发展商的项目不就行了？”不得不承认的，房地产发展商会选择这类的捷径，但对于建筑经验丰富的NCT 高裕轩集团有限公司主席拿督斯里叶银财而言，速度只是建筑最基本的要求，他们讲求的更是每一项发展项目的独特个性，让集团可以为这些成果而感到自豪。因此，从初期的瓷砖生意，中期的建筑工程公司到目前的房地产发展集团，拿督斯里叶银财都成功交出了速度和美感双满分的成绩单，更屡屡走向颁奖舞台，大步向集团的十年目标迈进。

如何判断房产的升值潜力？

对于购屋者，尤其是中产阶层来说，购屋称得上是半辈子的投资。除了自居以外，投资价值亦是关键考虑因素，所以选择信誉良好的发展商绝对是至关重要的，其次就是该发展项目的升值潜力。那到底怎样的楼盘才称得上具有升值潜力呢？

迁徙自由

优质的发展项目不会随着时间的推移而贬值，反而会更为珍贵。一个地段好、格局佳、品质好、设施完善的房子无论是在哪个时期都会受市场吹捧。



地段

项目的地段不一定要在主要城市的繁华商业中心，这种地段的房产价格通常过于昂贵，升值空间小。这里的地段所指的是完整规划的地段，当中必须涵盖接轨交通、经济中心、活动中心、医疗中心和学府等，这些都是未来可形成气候的潜力。



项目发展商、工程承包商和物业管理公司

信誉良好的房地产发展商在发展项目上绝对不会马虎。凝聚了专业的资源和分析，配合经验丰富的工程承包商和物业管理公司，长久的升值潜力绝对不会是空谈。



社区邻里

这因素是评判一个社区价值的隐形指标。比方说同一群西装革履的人住在一起，肯定比和一群靠政府补贴的人做邻居舒服得多，更间接影响该社区的治安和卫生环境，社区升值空间自然相对较大。





买房子？ 租房子？ 这些都是你必须 考量的关键！

购屋还是租屋？
挑战终极难题
无论什么年代和地域，人们辛勤劳动的原因离不开一个字——“窝”。在疫情席卷和全球经济动荡之时，相信不少人的购屋意愿也有所动摇。在这充满挑战和前景依然模糊的时期，仍在寻找一个安乐窝的人们到底应该孤注一掷，还是继续静待佳期呢？购屋、租屋，你怎么选？

为什么大家都说购 屋要趁早？

租金或许会比房贷便宜，但还是变相替别人养房产，终究不是属于自己的。若干年后才想到要购屋，对某些人而言可能也申请不了房贷了，最后也只能一辈子租屋。当你没有工作能力的时候，你是否还有足够的金钱缴交租金？

自己的房产不必受到房东的约束，只要是符合产业管理层要求和建筑物规格，业主可以随意装潢规划，实现自己心目中的完美居室。

为了应对疫情对房产市场上的冲击，无论是政府、国家银行还是房地产发展商都积极推出各项措施和福利，让有意置业的人更容易负担，也让观望等待的人更容易做出决定。

房产大多具备升值潜能，所以不少人都会投资房产，一段时间后转售获利，亦可通过出租其余空置的空间赚取收入，所以房产与其他较高风险的投资产品相对保值、风险低。



购屋或租屋没有绝对的对与错，就视乎个人选择的生活方式。无论如何，房产始终是一项足以令人心踏实的资产，倘若少了这项资产，那就务必更加谨慎规划财务，别让这一辈子的任务变成了替别人缴房贷，自己则到最后依然没有一个妥当的栖身之所。



为什么有 的人喜欢 租屋？

1 迁徙自由
有的人崇尚自由，不愿意被受到任何形式的约束，抑或者因为工作性质，无法长时间在同一个地方生活，租房就可为他们带来这方面的便利。

不愿成为楼奴
置业是牵涉一辈子的决定，房贷足以影响你未来30年的消费模式。对许多人而言，他们更愿意消费在其他生活层面，不希望房贷左右他们的生活模式。

2

让烂尾楼起死回生的白武士

NCT高裕轩集团

这些烂尾楼，复活了！

买房子是一般市民一辈子的梦想，但如果最后落得一个烂尾楼，真的欲哭无泪。这时候盼的，是一个能将废弃的楼盘起死回生的白武士。

终于，等到这一刻自己有能力置业了，付了订金，办完所有的手续，等待的就是开发商交付房子的时刻。没想到，开发商陷入债务纠纷无法继续投资建设，整个发展项目因此被搁置，买主成了最大的受害者！对普通百姓而言，辛辛苦苦工作一辈子就是为了拥有一个属于自己的安乐窝，但却不幸买到烂尾楼，赔上自己的血汗钱，美梦变成恶梦。

其实开发商在开发每一个项目都是看准有利可图的条件，照理来说应该会好好规划才对。但是一旦遇上债务、产权纠纷、工程质量不合格等问题，楼盘因此被迫停工。可怜的买主看着自己用血汗钱买的房子，却不能入住，真的让人感到心酸与不平，这甚至会祸害下一代，造成财务伤害。

复兴烂尾楼

有碍市容的烂尾楼难道就一直成为买主永远的伤痛吗？幸运的话，买主会遇上为一栋栋废弃楼盘重新注入生命的接盘者，或称作白武士。白武士最大的贡献就是本着人弃我取的精神，将废弃的楼盘起死回生，迎向新转机。

在马来西亚，NCT高裕轩集团是房地产开发企业里广为人知的白武士。集团创办人兼执行董事拿督斯里叶银财因着他对房地产的热忱及使命，以白武士的身份将废弃楼盘回归到正常轨道。要做白武士谈何容易，除了必须经历法律障碍和与之前的买家会面，同时还必须承担复兴项目的大部分前期费用。若非因着一股热忱，恐怕也难以执行。

NCT高裕轩集团就是这一方面的领头羊，接盘管理的发展项目当中有Bandar Baru Salak Tinggi发展项目（现为Salak Perdana）、Billion Court发展项目（现为Ion Delemen）、Genting Valley Batang Kali发展项目（现为Ion Lake Garden），帮助许多人实现家园梦。

重燃希望

2012年，NCT高裕轩集团受托复兴雪兰莪州127.5公顷的Bandar Baru Salak Tinggi，这也是政府为复兴废弃楼盘所做出的努力。NCT高裕轩集团用了2年时间交付了714个单位，这就是现在的Salak Perdana。虽然曾经遭人弃置，但华丽转身后的Salak Perdana周围有10多家教育机构、临近吉隆坡国际机场，还有衔接的ELITE大道。Salak Perdana成功变成地点优越的投资项目，全靠敢于接盘的白武士！

接下来备受瞩目的是位于云顶高原的10英亩Ion Delemen项目，该项目的前身是在2002年被弃置的Billion Court发展项目。NCT高裕轩集团接盘后拆除了两座旧楼房，救回了376户受害业主，并请来了著名设计师重新规划豪华度假型开发项目Ion Delemen（玖霄明閣）。烂尾楼有了新东家，重燃买主的投资梦。

Grand Ion Majestic（玖霄明軒）酒店式公寓项目则是NCT高裕轩集团在云顶高原发展的第二阶段，总共涵盖1,668个高级公寓单位，预计2022年完工。公寓处于超过1,800米海拔的地理位置，环境清幽凉爽，变成了许多人的梦想家园。

今年1月，NCT高裕轩集团和顾问公司CRS Corporate Services Sdn Bhd（CRS）举行了支票移交仪式，退还大约1,550万令吉给Genting Valley Batang Kali发展项目266个2A和2B期受影响的买主。

Genting Valley Batang Kali发展项目位于Hulu Selangor，当初的住宅开发项目包括五个阶段（第1、2、3、2A和2B期）的665间独立式洋房，分布在205.1英亩的土地上。该项目于2000年开始，但由于现金流问题，建筑工程于2004年停工，此后就被弃置了。

买主苦等了这么多年，终于盼到NCT高裕轩集团担起了白武士的角色，重启建筑工程，该项目更名为Ion Lake Garden。Ion Lake Garden具有五个发展区域，包括双层排屋、半独立式户型和办公商店，预计在未来四年内完成。

这些烂尾楼在NCT高裕轩集团的整顿下宛如经历了凤凰涅槃的过程，重获新生；曾经焦头烂额的买主也得以解除危机。当买主们终于拿到了心心念念的新房钥匙，那种欣喜，相信笔墨也难以形容！

NCT ALLIANCE

LEO
狮子座2022年
整体星座运势
★★★★★

主题:内外兼修,节节高升
今年狮子们都有机会处理掉以往困扰的老问题,多亏与自己不懈的努力和自我提升智慧,让今年变成开拓进取的一年。在冲锋陷阵的道路上,别忘了和身边的亲友建立良好关系,这会让你的成效与收获更加显著。

事业工作运:★★★★☆
需要在职场上注意口舌是非,说话做事都要小心谨慎,避免大嘴巴走漏消息之余还得罪别人。

爱情运:★★★★☆
单身者爱情运特别好,适宜在充满水元素的地方邂逅一段浪漫情愫;有伴侣者需要学会多点温和沟通,少些强势应对,减少彼此的误会和冲突,也能大事化小小事化了。

幸运色:黄色、红色

SAGITTARIUS
射手座2022年
整体星座运势
★★★★☆

主题:兴利除弊,增强好运
射手过往累积的善果瓜熟蒂落,在诸多方面特别容易感受到「好人有好报」的欣慰,生活中开始频频出现好事,可谓整体运势好转。或是是时候趁此机会改革弊端,摆脱坏习惯!

事业工作运:★★★★☆
整体上属于状态平稳,有机会被交付重要的事业工作运任务,最强事业工作运在1月和6月。

爱情运:★★★★☆
单身者爱情运不错,有心上人的能考虑在7、8月告白,但若抱持游戏心态则容易遇上渣男。有伴侣的着起伏起伏,稳定的相处习惯能让彼此感情并进。

幸运色:白色、浅啡色

主题:舍旧迎新,苦中作乐
处女座的朋友们,若有机会转换新环境对自己比较有利,因为你会被旧环境局限你的发展。虽然一切重新建立或许有些辛苦,但这举动会让你的收获更多。面对挑战当儿的你有助于唤醒内在动力,让你在苦中也有信心前进。

事业工作运:★★☆☆☆
今年的事业工作运挑战大于机遇,若能甩掉过往包袱,年底才有机会扬眉吐气。

爱情运:★★☆☆☆
单身的处女座朋友能看上的对象很少,可注意7、8、11月身边相识已久的人,有机会擦出火花。有伴侣者需要注意因矛盾而造成的口舌纠纷,建议保持距离避免造成情感创伤。年底有机会好好修复关系。

幸运色:青绿色、珊瑚

VIRGO
处女座2022年
整体星座运势
★★☆☆☆

主题:且战且行,累积经验
这一年是有成果、但也明显感受到限制的一年。想要精益求精,需要更努力。压力和责任都很重大,务必学会在各方面维持平衡,避免留下遗憾。

事业工作运:★★★★☆
上半年事业工作运节奏快、任务多、还需要加班,4月有晋升的机会。下半年多跟资深同事和主管建立良好关系就能得到助力,事半功倍。

爱情运:★★☆☆☆
单身者该多接触不同人群展现个人特质。交往前该担心对方的家室背景,否则容易遇上烂桃花,特别是在4月和7月。

幸运色:银灰色、黄色

CAPRICORN
摩羯座2022年
整体星座运势
★★★★☆

LIBRA
天秤座2022年
整体星座运势
★★★★☆

主题:好运相随,衰事渐远
今年的天秤们在生活各方面会找到清晰、明确的目标,行事有章法,也开始学会不在选择上浪费时间,所以算得上是天秤们值得庆幸的一年。若感到运势低谷时,与其奋力反抗,不如避其锋芒,反而能化险为夷。

事业工作运:★★★★☆
告别拖延症,抓好机会将想法转换为现实,事业工作运需要打起精神避免出错。

爱情运:★★★★☆
单身者有不少桃花,但现实问题总是考验恋爱运的发酵。有伴侣者上半年适合见家长或谈婚论嫁,下半年则需要注意因为负面情绪引发的矛盾。

幸运色:橙红色、粉绿色

AQUARIUS
水瓶座2022年
整体星座运势
★★☆☆☆

主题:走走停停,不如安定
水瓶今年对名利或未来发展有强烈的渴望,并身体力行尽力争取,可说是浮动不安的一年。事实上,对水瓶来说,当渴望越强烈,阻碍就越多,建议若想避开厄运就该学会低调,宁可默默累积实力。

事业工作运:★★★★☆
若有任何重要任务建议安排在下半年会更加顺遂。事业工作运运起起伏伏,好坏交错发生,但整体上还算是在掌控之中。

爱情运:★★☆☆☆
虽然不缺桃花,但发展机率不高,与其寻寻觅觅浪费精力,不如先把自己准备好再迎接最适合自己的情缘。有伴侣者尽可能增加交流和互动时间,避免渐行渐远。

幸运色:粉橙色、米白色

主题:多行努力,累积幸运
多得今年的好运眷顾,天蝎们有机会完成意义非凡的大事,或是实现多年来的愿望。虽然运势对你有帮助,但自己也要竭尽全力做好自己,这样才能更牢固、更有把握地将胜利成果掌握在自己手中。

事业工作运:★★★★☆
有机会接触有潜力和前景的领域、涉及核心专案相关的任务让自己发挥实力,有望表现良好。若能在身边的人际关系上花点心思,更是事半功倍。

爱情运:★★★★☆
单身者出现桃花频繁主动靠近的迹象,邂逅机会大大提升。有伴侣者在心理上更依赖对方,但要求的标准需要以现实情况做指标。培养共同兴趣的话题或活动才能升温感情。

幸运色:米色、粉黄色

SCORPION
天蝎座2022年
整体星座运势
★★★★☆

主题:开启新页,奋发有为
双鱼在2022年的很多方面都会出现新的变化,这是开启新页的一年,千万别抗拒改变,勇敢做自己想做的事吧!或许在不熟悉的境遇中挑战重重,但后来你会领悟到这一切都是值得的。

事业工作运:★★★★☆
面对着诸多新改变,不如少一分犹豫,多一分果断吧。上半年适合表现,下半年则需要再维系同事关系上用心。

爱情运:★★★★☆
单身者上半年桃花运不错,该多参与户外活动扩大社交圈子。有伴侣的双鱼们在今年因为齐心面对共同问题,因此更加深了了解与牵绊,爱情运长跑的也有望今年定下来。

幸运色:青蓝色、银灰色

PISCES
双鱼座2022年
整体星座运势
★★★★★

2022之12星座整体运势

用宏观的角度评论, 2020年到2026年是人类集体意识、地球环境转型的重要新时代。

因此, 我们都必须学习如何去拥抱生命中无常的变化, 与环境共舞。

回顾2020年, 由于疫情的影响冲击了世界运营的常轨, 从那些细微的生活小细节, 直到国家大事, 甚至是生死议题都是如此靠近每个人所需要面对的现实考验, 这也正是时代转型所需要经历的过程。

土星与天王星刑克, 人的思想与行为间, 反覆存在矛盾冲突, 加上2022年1月上旬的金星和水星共逆, 共同揭开2022年的新年序幕。

2022年的星象缩影就是:

「在传统权威与创新自由间的摇摆抉择与挣扎求存, 真实的对错已然模糊不清」。

想想一下, 当双脚刚踩上运势冲浪板时, 眼前一波超级大

浪来袭, 靠着仅有的御浪技术, 加上天给的运气, 你是否也战战兢兢, 自己究竟会被直接击沉, 还是能借着浪尖跳一波呢?

然后, 才刚过了这个浪, 那紧接而来的下一波又一波的呢? 这样的情景无可否认是个超级紧张的玩命关头。

整体而言, 2022年是个让隐藏的潜能都被迫开发的年份, 除了和自己赛跑, 还要提防后来居上的选手, 但因为你的坚持不放弃, 才有机会受迫飙出你意想不到的人生纪录, 但若运用不当, 也可能抗压力崩溃而一败涂地, 因此, 【适应力】与【学习力】主宰了命运的关键!

小编和高宇轩集团有限公司与你一同并进, 让我们的坚持终究美好。

我们一起来参考2022年星象对应12个星座个别所需要注意的课题和温馨提醒,

正所谓: 知彼知己, 百战百胜。共勉之。
(请参考自己的太阳星座+上升星座)

ARIES 牡羊座2022年 整体星座运势 ★★★★☆

主题: 机会遍布, 进步明显

有贵人相助, 提升你的思想格局, 在生活各方面都有机会更进一步。由于你容易遇到挫折就怀疑自己, 因此不建议设立过高的目标, 除了会消耗太多精力, 也无法让事情顺利前进。

事业工作运: ★★★★★

把握资源, 善于运用, 谨言慎行, 别让火爆脾气坏你好事。8月份有机会调动职位或跳槽。

爱情运: ★★★★★

单身者要花心思打扮自己提升与兴趣相同的对象相遇。8或9月是需要把握的关键期。有伴侣的牡羊需要在相处上谨慎小心, 别开过火的玩笑。你要顾虑到对方所在乎的事, 对方才会更在乎你。

幸运色: 黑色、深蓝色

主题: 喜忧参半, 尽力就好

由于被过往经验和烦忧心事牵绊, 让明明可以往上攀升的动力不足, 关键时候需要别人给自己推一把。若生活中遇到迷惘之事, 该选择先从熟悉的事情开始做起, 一步步累计回自己的信心再处理其它的。

事业工作运: ★★★★★

求稳得稳, 求急得乱, 当迷茫和焦虑不断来袭都能依靠自己和贵人的力量顺利克服。做越熟悉的事越有良好表现。太有挑战性的事业工作运或转换跑道都需要三思而后行。

爱情运: ★★☆☆☆

单身者上半年建议主动出击, 别呆在家多出去走走; 下半年建议以退为进, 欲拒还迎。有伴侣的多花心思用心制造浪漫小把戏, 有利巩固感情, 谈金钱则伤感情。

幸运色: 粉红色、黄色

GEMINI 双子座2022年 整体星座运势 ★★★★☆

主题: 拓宽眼界, 突破限制

由于气场受到压制, 双子明明有十成功力却只能发挥出五成, 但也千万别轻易放弃, 反而更要尽力表现, 一旦被能让贵人看见, 自然能提升成功机率。建议多接触不同的人事物, 开拓眼界, 为自己创造机会。

事业工作运: ★☆☆☆☆

身边有新能量的出现有益你在事业工作运上的启发, 但带来的竞争压力也不容小观。9月之后会因为你正确的态度和积极让你扩大好运的影响力。今年容易受到外界干扰, 唯有耳不闻窗外事, 专注做好本分, 才能扭转自身局势, 在下半年获得良好成果。

爱情运: ★★★★★

单身者有密集的桃花情缘, 建议可以从身边朋友圈寻觅, 对自己要有自信。有伴侣者感情时好时坏, 不妨让距离为彼此感情维系良好相处模式。建议多安排浪漫约会。

幸运色: 蓝色、紫色

主题: 天降大任, 好运相随

今年巨蟹会有成熟的想法和丰沛的能力, 足以承载命运的考验和礼物, 借此能感受到顺心如意。只要你愿意付诸行动, 配上今年好运加持, 大致上都能把握好机会并更上一层楼。但切记别给自己预设太多的压力。

事业工作运: ★★★★★

随着专业能力提升, 越能把握重要职责, 在职场上稳站一席之地, 可谓前景大好。还有机会自立门户, 或合伙开创副业。

爱情运: ★★★★★

单身者机会不断, 但切记别轻易以貌取人, 还是了解对方的品性或家庭背景再斟酌。有伴侣的上半年恩爱和谐, 但下半年需要注意因为沟通不良而互看不顺眼, 两人能通过约会修复和维护感情关系。

幸运色: 黑色、墨绿色

TAURUS 金牛座2022年 整体星座运势 ★★★★☆

CANCER 巨蟹座2022年 整体星座运势 ★★★★☆



肖羊的今年是平稳的一年，没有什么大问题。再加上有【天喜】、【扳鞍】这些吉星相助，前者是开心星，后者代表地位有所提升。桃花运不错，整体上排在第2，通常人缘运好，也会惠及财运。不过，肠胃方面需要特别注意，饮食要多加照顾，寒性生冷的食物少吃为妙。



今年肖猴冲太岁，一冲就会产生变化，包括住屋变化、感情变化，已婚者甚至有机会怀孕，还要特别小心会大破财。整体上桃花运排在第11，财运排在第12，这样看来就真的是运势一般而已。建议肖猴的可以捐血、洗牙等方法来化解冲太岁，希望可以减弱凶星的坏影响。



今年肖猪与虎年的太岁相合，【合】代表人缘好，是非比较少，而人缘好通常都会惠及到自身的财运，肖猪的今年桃花运排在第4，财运排在第5。今年是肖猪的感情稳定年，加上太岁相合，代表同居机会很大，建议在桃花月内努力一些，对感情是有帮助的。



相比去年，今年肖鼠的运气稍弱一些，因为今年肖鼠的一颗吉星都没有，所以外来助力可说是零。肖鼠的今年也不是桃花生肖，运势和桃花一般，加上又唔系桃花生肖，而运气同桃花都系一般。整体上肖鼠的桃花运排在第9，财运也是排在第9。今年是肖鼠的【驿马】年，相信以目前的情况而言也不能到处旅行游玩，可能情绪上或多或少都会受到影响。建议肖鼠的多多调整自己的心情。



肖鸡的今年既不是太岁相合，也没有太岁相冲，又不是桃花生肖，大致上没什么特别事情，所以虎年算是平稳、比较普通的一年。肖鸡的桃花运排在第7，财运则排在第8。虽然排位略后，但幸运的是没有凶星，却有【龙德】和【紫微】两颗吉星照顾，这些吉星都象征贵人星，因此容易得到贵人扶助，运气其实也不差！



狗与虎是暗合、遥合，所以肖狗的今年容易有远方的贵人扶助。今年桃花运排第6，财运则排在第7。需要特别注意的是，肖狗今年没有吉星，凶星就有一颗【华盖】，因此需要多加留意。【华盖】是孤独星，若你感到闷时，可以约三数知己外出来聊天，以解寂寞。



今年肖牛的运气真的不错！整体上桃花排在第1，财运排在第3。由于今年是肖牛的【红鸾】桃花年，所以特别容易认识到新的异性朋友，还有机会发展。与此同时，由于肖牛的运气好，人缘又好，这对肖牛的感情和事业都会有地位提升的机会，所以请各位肖牛的务必把握好今年的机会！

2022

壬寅年之12生肖 整体运势



2022 犯太岁年：肖虎、肖猴、肖蛇、肖猪
2022 桃花年：肖牛、肖羊、肖兔
壬寅虎年年初：2022年2月1日(星期二)
壬寅虎年立春：2022年2月4日(年初四)



恭喜你!今年你的桃花人缘运势很不错,整体上桃花运排在第3,财运更好,整体上排在第1!但务必担心今年有咸池桃花,犹如露水桃花,如果你是单身的就百里无一害,但若有伴侣或是已婚者就要小心为上了。



由于吉星全无,所以今年的运势一般。今年的凶星有【天哭】,容易因为一些小事而哭泣。出生于秋冬天的机会转好较慢,而春夏天出生的就要等到2024年才有望好转了!



肖蛇的今年都要特别留意,因为肖蛇的今年太岁相迎,代表是非较多,当是非多的时候,人缘运自然会比较差。不过,无需操心,只要做好自己的本分,勤劳一些,相信都能平稳度过这个虎年。



由于今年是肖马的太岁相合年,【合】代表稳定,变化少,也代表人缘运比去年好,所以今年的运势不错!在12生肖中,肖马的桃花运排在第5,财运排在第6,还有【财帛】吉星。不过,肖马的要特别注意,今年凶星比较多,其中有【五鬼】这颗小人星,所以今年要加多提防有心小人搞的小动作。

说明是虎年,顾名思义来到了壬寅年就是属于肖虎的【本命年】,亦是犯太岁。

犯太岁就是不好的吗?凡是都不是一面倒的。事实上,犯太岁最明显的就是变化多。不管是:住屋、感情、事业等方面都有变化。此外,今年情绪难免会比较容易悲观和负面,但最重要的是学习自我调适,抓紧那些能为自己化解的时机,这样才能减低犯太岁带来的变化效应!

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双封面版



ISSUE
02

前言



《韧性, 复兴, 改革》—— 是我们临近 2021 年最后一个季度时围绕我们的课题。全球经济在经历了临近两年的疫情摧残后终于有了复苏的迹象。在迎接 2022 年的到来感觉就像希望的灯塔, 等待疫情结束后熠熠生辉, 也让人们可以回归到正常的生活轨道。

相信过去的 2021 年对大家来说都不容易, 也是 NCT 集团非常难忘的一年。继云顶高原的“玖霄明阁”(Grand Ion Delemen)的成功后, “玖霄明轩”(Grand Ion Majestic)将会是 NCT 集团于 2021 年极力发展的旅游房产项目。NCT 集团迄今为止最自豪的里程碑之一就是成功收购了宏流方案(Grand Flo Berhad), 并改名为高裕轩集团有限公司(NCT Alliance Berhad), 正式成为了集团的上市公司。

在经历种种的挑战和努力之下, 如今 NCT 集团与高裕轩集团携手前进, 一起带着 2021 年的美好, 展望更好的未来。我们很荣幸与大家分享我们集团正在发展的项目, 以及集团的最新消息。身为房地产领域里的知名企业品牌, 我们在公司总部的大堂进行了焕然一新的大改造, 运用了最新的虚拟沉浸式体验来呈现出集团在过去超过 35 年的历史和未来的发展。

我们很荣幸能够获得 StarProperty, iProperty, Property Guru 和 Malaysia Book of Records 对我们集团发展项目的认可。当我们在努力实现“缔造殿堂级杰作”的愿景时, 这些认可给予了我们团队更大的动力及肯定。

我们感到非常庆幸与您分享我们在 2021 年的精彩回顾总结, 同时也展望 2022 年, 希望“NCT 集团团结一致, 砥砺前行”, 实现集团的可持续发展。

愿大家在新的一年里万事如意, 平安幸福!

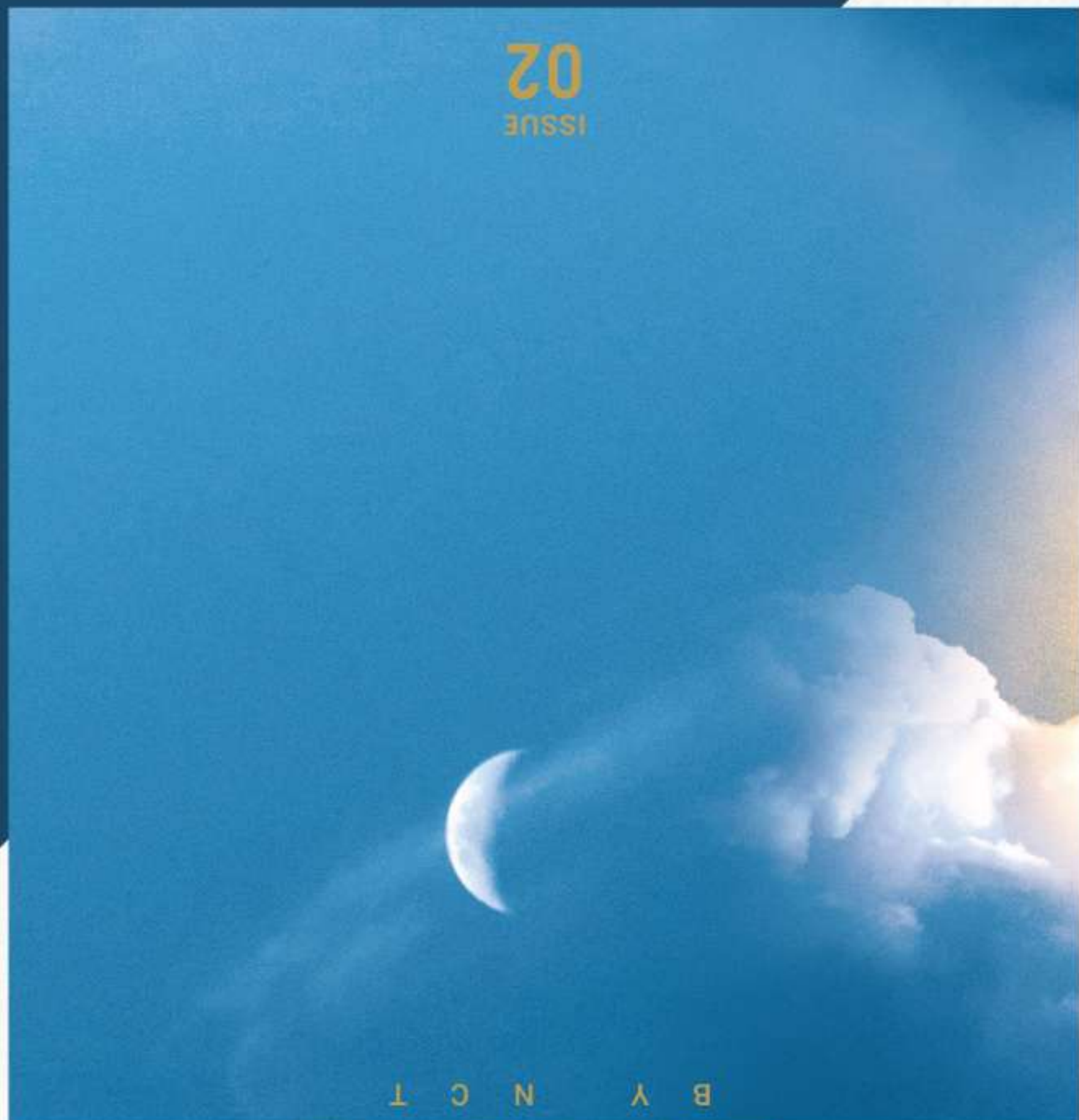
拿督斯里叶锦财
执行主席 / 集团董事总经理

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