

Case Study



Project

Residential North, Puteri Harbour

Location

Iskandar, MALAYSIA

Sector

Residential

Client

Limitless LLC

Architecture

Calthorpe Associates

Project Value

US\$168 million

Services Provided

Cost Management

Residential North, Puteri Harbour

Residential North, Puteri Harbour consists of a 44 hectare site that forms part of the distinctive integrated waterfront and marina development of Puteri Harbour – the focal highlight of the Nusajaya project within the Iskandar development region of Johor Bahru, Malaysia. Puteri Harbour will be a unique luxurious lifestyle community, offering the experience of exceptional waterfront living, dining and entertainment. Residential North, Puteri Harbour, is a high end residential development featuring a mix of distinctive canal front homes with individual berthing and high end condominiums. The residential target market includes medium to high net worth local and overseas investors.

Key Challenges: A very short time span is allowed for preparation of tender documents. Great change was expected after the tenders were sent out and/or during preparation of tender documents.

Outcomes: Due to the global financial crisis, the development was greatly affected. Two work packages have been tendered out, namely the silt curtain/hoarding work and earthwork packages. Only the silt curtain/hoarding work package has been awarded, while the earthwork package is under review. The entire project is currently on hold until further instruction from the client.