

# coral bay

SUTERA HARBOUR BOULEVARD

珊瑚湾

25 April 2025





# CORAL BAY @ SUTERA



# CORAL BAY @ SUTERA PROJECT MILESTONES

**17/6/22**

**CRCG (M) Sdn  
Bhd taken site  
possession**

**Structural  
topping out  
ceremony**

**01/6/23**

**20/12/24**

**Architect  
issued  
Certificate of  
Practical  
Completion  
(CPC)**

**DBKK issued  
Occupation  
Certificate (OC)**

**10/2/25**


**21/2/25**

**First Vacant  
Possession  
with handover  
of unit to  
Owner (VP)**





CERTIFIED TRUE COPY  
  
 YONG LU YEE  
 Advocate Rank No. 989  
 High Court of Sabah and Sarawak  
 Sabah  
 Bil No. : 005



No. Siri : OC/005/02.2025  
 Ruj : U/509(E)

## DEWAN BANDARAYA KOTA KINABALU

# Sijil Menduduki

## Occupation Certificate

Dengan ini adalah disahkan bahawa  
*This is to certify that*

Bangunan 460 Units Of Condominium For Coral Bay @ Sutera  
*The building (s)*

Di atas Lot 5, TL. 017544900  
*On*

Di Sutera Harbour Resort, Off Coastal Highway, Sembulan, Kota Kinabalu.  
*At*

Yang diluluskan di bawah Pelan No. DP/007/01.24/U/509(E), BP/236/07.24/U/509(E) & BLD/SP.02/09.2017/(JK)/U/509(E)  
*Approved under Plan No.*

Yang dimiliki oleh Investasia Sdn. Bhd.  
*As owned by*

Dan direkabentuk oleh Arkitek Billings Leong & Tan Sdn Bhd  
*And designed by*

Telah diperiksa dan atas pengesahan pakar runding bahawa bangunan dan kerja-kerja infrastruktur tersebut telah siap mengikut rekabentuk dan pengawasan mereka sepertimana pelan yang diluluskan/diendoskan.  
*Has been visually inspected and upon confirmation of the Consultants that the building(s) and infrastructure works have been completed in accordance with their design and supervision as per approved/endorsed plan.*

Berikutan dengan itu kuasa untuk menduduki bangunan tersebut adalah diberi.  
*Accordingly authority to occupy the said building is hereby given.*

  
 (DATO' SRI DR. HJ. SABIN SAMITAH, JP)  
 MAYOR BANDARAYA KOTA KINABALU  
 Tarikh  
*Date* **10 FEB 2025**

**Arkitek  
Billings Leong  
& Tan Sdn Bhd**  
[www.abtl.com.my](http://www.abtl.com.my)

**Tan Hwee Elin**  
Lam Chai Sing  
Jeremy John Lo Wai Ken  
Vincent Lo Yan Kai

**Barry ADRIAN ASDR**  
Barry ADRIAN  
Barry D. (Barry) ADRIAN  
Barry D. (Barry) ADRIAN, AIA, FPA

**Arkitek Bilings Leong & Tan Sdn. Bhd.**  
188331002937 (95120-V)  
Lot 2-57-3, Signature Office, KK Times Square  
Off Coastal Highway, 88100, Kota Kinabalu  
Sabah, Malaysia  
Tel: (886-8867011; Hanting Line)  
Fax: (886-8867051/886-886706)  
Email: [mail@abtl.com.my](mailto:mail@abtl.com.my)  
SST No: 519-1808-1103/9000

### CERTIFICATE OF PRACTICAL COMPLETION

<b>PROJECT</b>	Completion of Uncompleted Works for Proposed 460 Units Condominium Inclusive Of 4 Units of Town Villa on Lot 5, T.L. 017544900 At Suterā Harbour Resort, Off Coastal Highway, Sembulan, Kota Kinabalu, Sabah, Malaysia. (Strata Titles to be Applied For) <b>- Main Contract Works</b>	<b>DATE :</b> 20 <sup>th</sup> December 2024
<b>EMPLOYER</b>	Investasia Sdn. Bhd.	<b>JOB NO.:</b> KK/609/IV)
<b>CONTRACTOR</b>	CRCG (M) Sdn. Bhd.	

PURSUANT TO CLAUSE NO. 15 OF THE CONDITIONS OF CONTRACT & WRITTEN NOTICE OF COMPLETION, IT IS HEREBY CERTIFIED THAT ON 20<sup>th</sup> December 2024 THE WORKS OF THE CONTRACT WERE DEEMED TO BE PRACTICALLY COMPLETED.

THE DEFECTS LIABILITY PERIOD SHALL COMMENCE AS FROM THAT DATE AND EXPIRE ON 19<sup>th</sup> December 2026

**Note:**

1. Pamscapes Consultant (Landscape Arch) - Letter Ref: Pams-CRCG/Corals Bay-CPC dated 01.12.2024

3. Engineers Alliance Pte.Ltd. (C&S) - Letter Ref: M1511/CRCG/CPC5 dated 17.12.2024

And Subject to the Condition as follow:

4. Undertaking Letter from CRCG (M) S/B - Letter Ref: CRCG/ABLT/ZT/24/091B dated 20.12.2024

**DISTRIBUTION – EMPLOYER.**  
(10)

CON.,  
(ACRGG)

Q.S.,  
LRSMD

**& FILE**

Arif  
Billings Leong & Tan Sdn. Bhd.  
198301002937 (98120-V)

# CORAL BAY – MAIN ENTRANCE – GUARDHOUSE





# **CORAL BAY – ENTRANCE TO CARPARK, DROP-OFF ZONE & FEATURE WATER WALL**



# CORAL BAY – DROP-OFF ZONE & CLUBHOUSE





# CORAL BAY – DROP-OFF ZONE LOBBY





# CORAL BAY – DROP-OFF ZONE LOBBY



# CORAL BAY – CLUBHOUSE - GYM





# CORAL BAY – CLUBHOUSE - GYM



# CORAL BAY – CLUBHOUSE - STUDIO





# CORAL BAY – CLUBHOUSE - SAUNA



# CORAL BAY – BLOCK 1





# CORAL BAY – BLOCK 1





# CORAL BAY – BLOCK 2



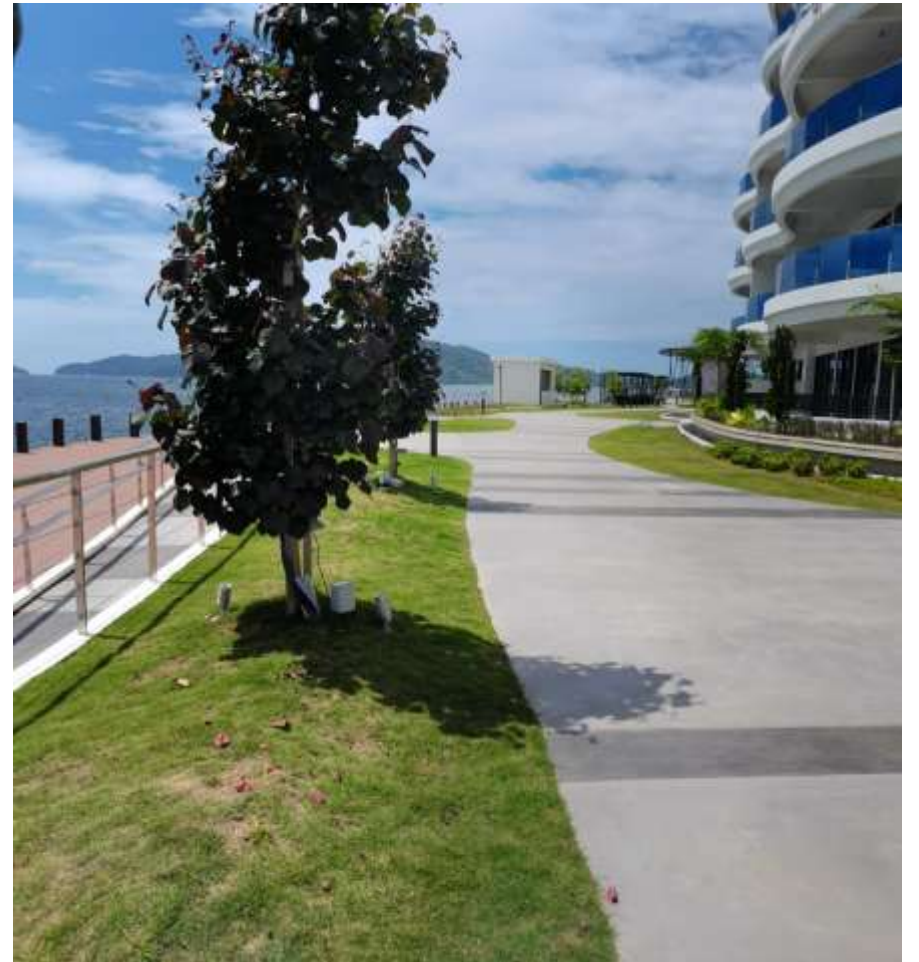


# CORAL BAY – BLOCK 2





# CORAL BAY – BLOCK 2





# CORAL BAY – BLOCK 3





# CORAL BAY – BLOCK 3A





# CORAL BAY – BLOCK 3 & 3A





# CORAL BAY – BLOCK 3 & BLOCK 3A LOBBY ENTRANCE





# CORAL BAY – BLOCK 5





# CORAL BAY – BLOCK 5





# CORAL BAY – BLOCK 6





# CORAL BAY – BLOCK 6 & 7





# CORAL BAY – BLOCK 8



**BLOCK 8**



**BLOCK 8**



**CCTV**



# CORAL BAY – FACILITIES – CHILDREN PLAYGROUND





# CORAL BAY – FACILITIES – CHILDREN PLAYGROUND





# **CORAL BAY – FACILITIES – KID’S PLAY ZONE**



**WATER SLIDE**



**KID’S PLAY ZONE**



# CORAL BAY – SWIMMING POOL ZONE



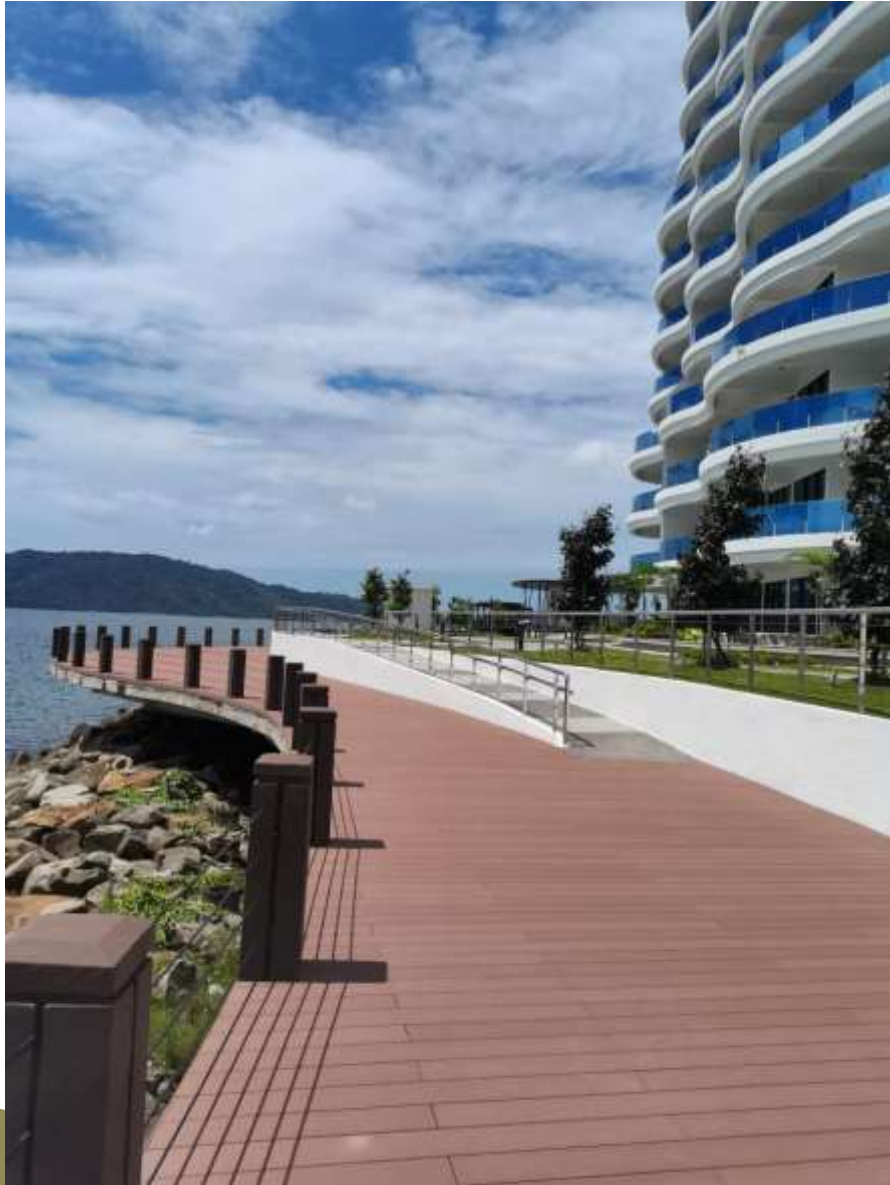


# CORAL BAY – SWIMMING POOL ZONE





# CORAL BAY – WALKING DECK, BBQ PODS & GOURMET PAVILION





# CORAL BAY – FACILITIES – CENTRAL WATER COURT





# CORAL BAY – FACILITIES – OUTDOOR FITNESS





# CORAL BAY – BASKETBALL & TENNIS COURT



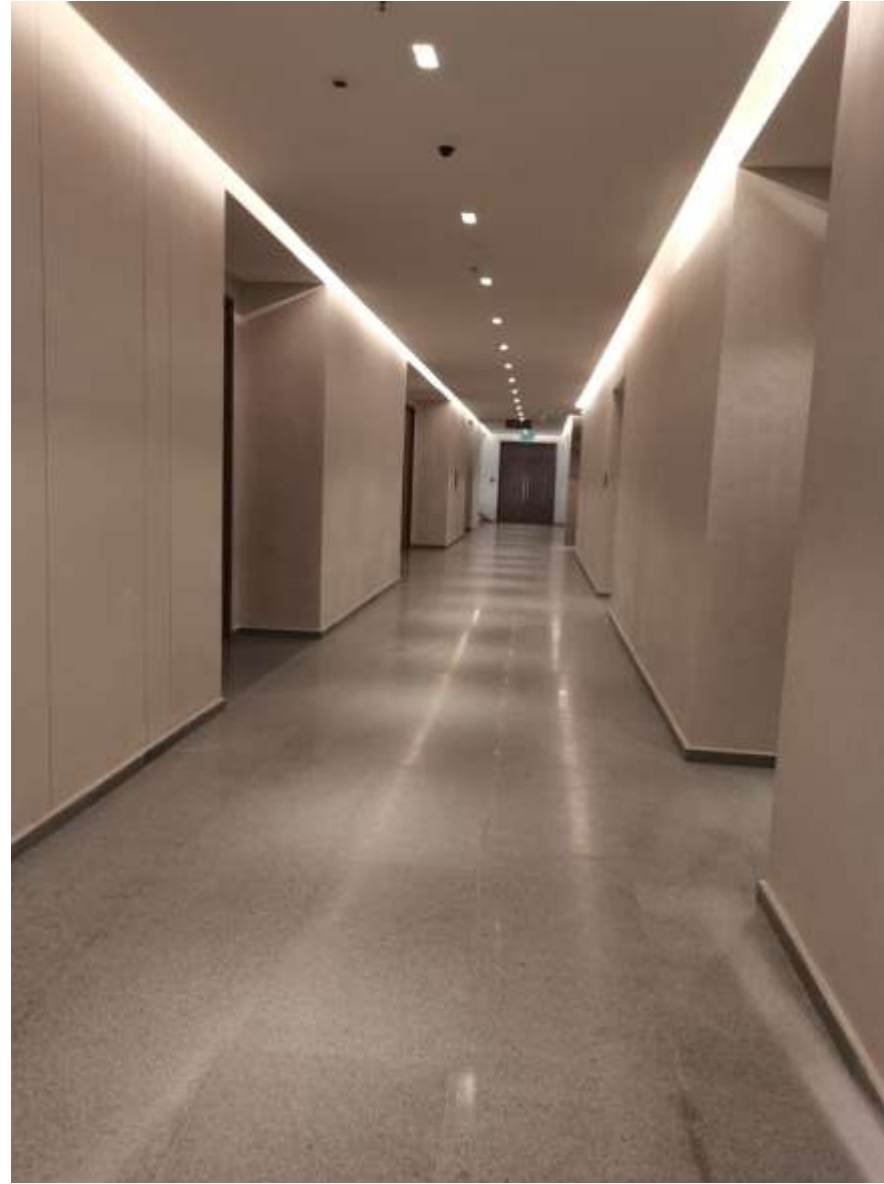


# CORAL BAY – B6 – MULTI FUNCTION HALL – B7





# CORAL BAY – PROPERTY MANAGEMENT AREA





# CORAL BAY – MULTI FUNCTION HALL





# CORAL BAY – CARPARK





# CORAL BAY – SEA VIEW

**View from Block 5**



**View from Block 8**



**View from Block 2**





# CORAL BAY – GOLF VIEW FROM BLOCK 3





# CORAL BAY – GOLF VIEW & ISLANDS VIEW FROM BLOCK 3



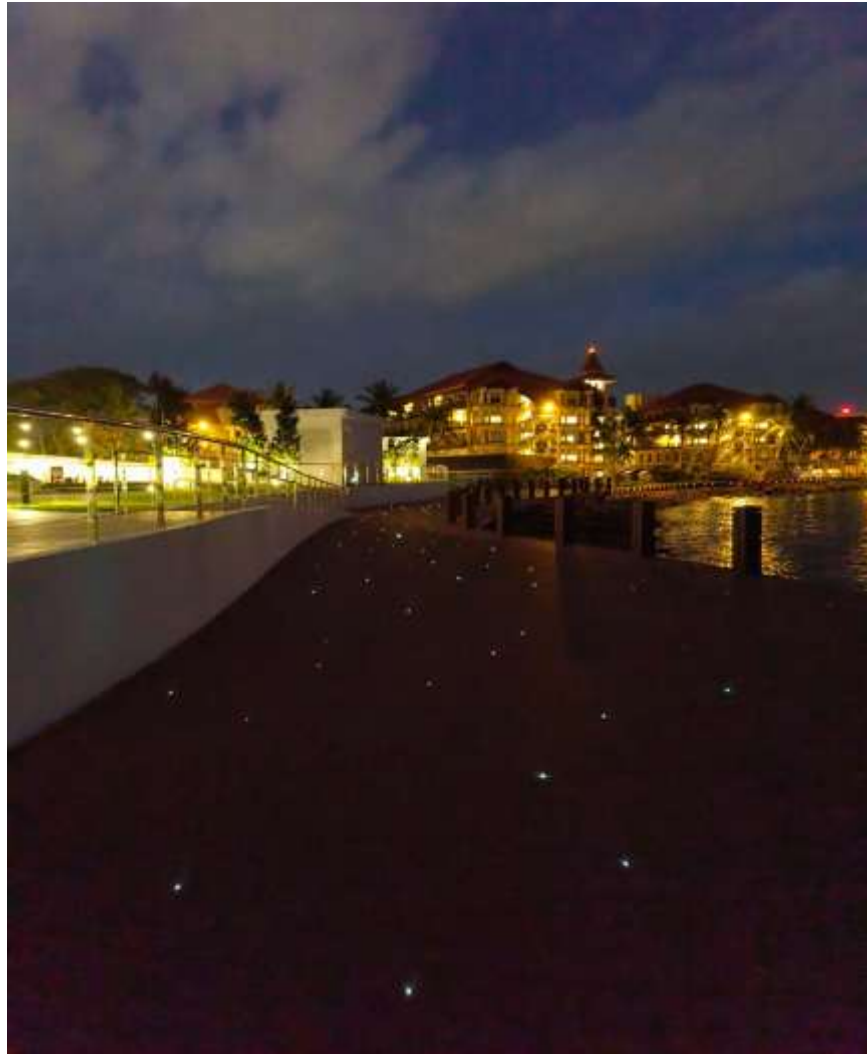


# CORAL BAY – SUNSET VIEW





# CORAL BAY – FACILITIES NIGHT VIEW







coral  
bay  
SUTERA HARBOUR BOULEVARD

*Thank You*

谢谢

