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12

FEATURE

Preparing

for life

in space



0





Building Weiness

Is your home or office making you sick? A talk organised by EdgeProp.my drew an afternoon crowd of property insiders who were eager to learn how they can incorporate wellness in their developments. See our reports on Pages 4 to 11.







EdgeProp.my

The Edge Property Sdn Bhd Level 3. Menara KLK. No. 1 Jalan PJU 7/6, Mutiara Damansara, 47810 Petaling Jaya, Selangor, Malaysia

EdgeProp.my

Managing Director/Editor-in-chief Au Foong Yee

EDITORIAL Executive Editor Sharon Kam Assistant Editor Tan Aileng **Deputy Chief Copy Editor** James Chong **Senior Writer** Rachel Chew Writers

Natalie Khoo, Shawn Ng, Chin Wai Lun, Chelsey Poh Art Director Sharon Khoh Senior Designer Jun Kit Designer Rajita Sivan

For New Launches/Events/ Press Releases/News Tips editor@edgeprop.my Tel: (03) 7721 8211 Fax: (03) 7721 8280

ADVERTISING & MARKETING Associate Account Director Advertising & Marketing Heidee Ahmad (019) 388 1880 **Senior Account Manager** lan Leong (012) 359 1668 Cecilia Too (012) 319 7666 Account Manager Joane Tan (012) 377 2885 Joanne Mok (018) 272 0939

Marketing Support & Ad Traffic Madeline Tan (03) 7721 8218 email: marketing@edgeprop.my

BUSINESS DEVELOPMENT Manager Nimalen Parimalam Account Manager Stannly Tan Executive Nurfarah Diyana Mohd Firhad

PRODUCT DEVELOPMENT & CUSTOMER ADVISOR Senior Manager Elizabeth Lay Associate Omar Nawawi, Ayesha Hannah Amer Ezani

For enquiries and listings il: support@edgeprop.my Tel: (03) 7733 9000

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The Edge Malaysia

Publisher and Group CEO Ho Kay Tat

EDITORIAL Editor-in-chief Azam Aris CORPORATE **Chief Operating Officer** Lim Shiew Yuin ADVERTISING & MARKETING **Chief Commercial Officer** Sharon Teh (012) 313 9056 **General Manager** Fong Lai Kuan (012) 386 2831 Senior Sales Managers Gregory Thu (012) 376 0614 Lim Sook Chin (012) 205 5986 Head of Marketing

Support & Ad Traffic Lorraine Chan (03) 7721 8001

Govt does not intend to impose inheritance tax The government has no intention

of imposing new taxes in the upcoming 2020 Budget especially in regards to the inheritance tax, says Finance Minister Lim Guan Eng.

He said there are a lot of rumours alleging that the Pakatan Harapan government intends to introduce an inheritance tax.

"It is unlikely. If there is, it is just a follow-up of what we have announced in 2019 Budget," he told reporters during Malaysia SME Business Summit on Tuesday.

Aspen Group buys 29-acre Penang land

Aspen (Group) Holdings Ltd (Aspen Group) is acquiring seven parcels of freehold land measuring 29.05 acres (11.76ha) in Paya Terubong, Penang for RM165 million.

In a statement on Monday, Aspen Group said its subsidiary Aspen Park Hills Sdn Bhd has signed a conditional sale and purchase agreement with Geo Valley Sdn Bhd for the land purchase.

Meanwhile, Geo Valley will invest in a 25% equity stake in Aspen Park Hills, in which Aspen Vision Homes Sdn Bhd holds the remaining 75%. Aspen Vision is a joint-venture (JV) company between Aspen Group (60%) and Oxley Holdings (M) Sdn Bhd, a subsidiary of Singapore-listed Oxley Holdings Ltd.

Parts of the land are currently approved by the local council for a mixed development and for constructing part of the Jalan Bukit Kukus paired road linking Thean Teik Highway from Air Itam to Jalan Paya Terubong.

trending

Battersea Power Station achieves £120m sales within 12 months

Despite the challenging market and amidst negative news about **Brexit, the Battersea Power Station** development in London continues to attract domestic and foreign buyers as its residential projects have achieved about £120 million (RM634 million) in sales over the past 12 months.

According to Battersea Power Station Development Co Ltd chief financial officer Benn Zemek, people see potential in the iconic project and it is expected to attract 40 million in annual footfalls when the project is completed and open to the public in 2021.

"The opening of Apple's office in Battersea will bring in 5,000 employees. Can you imagine the potential opportunities that it will bring in future?" said Zemek during a media briefing on the development's progress in London on Monday

The encouraging sales were from its new phases — phase two

TA Global to launch two Kuala Lumpur projects with RM2.9b GDV

TA Global Bhd will be launching two projects in Kuala Lumpur in the second half of this year, namely its Dutamas project or ALIX Residences in North Kiara and TA 3 & 4 in KLCC, with a combined gross development value (GDV) of RM2.9 billion.

Its CEO Tiah Joo Kim said ALIX Residences, with an estimated GDV



and phase 3A — which have close to 800 units in total; as well as three penthouse units from phase one which were launched in 2013.

Its phase one development — Circus West Village, is now home to

1,000 residents. Over 20 retailers have also started operations there, attracting over two million visitors annually.

The 43-acre mixed develop-

of RM507 million, will be launched on July 12 while the RM2.4 billion GDV TA 3 & 4 will be launched in the fourth quarter of this year.

Despite the challenging property market, Tiah is "fairly confident" about TA Global's products. He added that the company is actively looking for potential landbank in Malaysia and overseas.

Presently, TA Global has 708.88 acres of landbank in Malaysia, with the majority, 597.79 acres, being strategically located in the Klang Valley.

tial, offices, retail, parks and community spaces has a combined gross development value of £9 billion. The Battersea Power Station

ment which comprises residen-

development is owned by a consortium of Malaysian investors comprising S P Setia Bhd, Sime Darby Bhd and the Employees **Provident Fund (EPF).**



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If you have any real estate-related events, email us at editor@edgeprop.my. Events listed here will also appear on www.EdgeProp.my.

The Future Food Festival at the 2019 Kuala Lumpur **Architecture Festival** Date: June 28 to 30 (Fri to Sun) Time: 10am

LAUNCHES + EVENTS

onwards Publika KL

Venue:

Contact:

Ms Ameera at 014-2243296 / ameera@perception.my Organised by Pertubuhan Akitek Malaysia (PAM), the festival supports and addresses the creation of a more sustainable future of food while understanding technology's role in closing the gaps in our food system in the era of the Fourth Industrial Revolution. Activities include exhibitions, talks and workshops by industrial experts; an eco-farmers' bazaar by local biodynamic farmers, agri-tech startups, and organic food vendors; local chef competitions, and entertainment by local artists and musicians. For more information on KLAF2019, visit www.klaf.my or Facebook: klaf2019.

Launch of Tangerine Suites Date: June 29 (Sat)

Time: 10am to 5pm Venue: Celebration Centre, Persiaran Sunsuria, Bandar Sunsuria, Sepang, Selangor Contact: (03) 6142 2727 and (018) 7750 777

Join Sunsuria Bhd at the official launch of Tangerine Suites at Sunsuria City in Sepang with Celebrity Chef Zam and other exciting activities.



The Tropika Raya open house

Date: June 29 & 30 (Sat & Sun) Time: llam to 5pm **Venue:** Berjaya Property Gallery Bukit Jalil, Jalan Jalil Perkasa 7, Bukit Jalil, KL Contact: (011) 3011 7088 Experience the intricacy of traditional Malay arts and crafts at The Tropika Raya open house organised by Berjaya Land Bhd. Activities include

batik painting, felt ketupat weaving and mini wau making.

Raya Celebrations at Henna Residence

Date: June 29 & 30 (Sat & Sun) Time: 12pm to 6pm Venue: Quartz WM Sales Gallery, Jalan 34/26, Wangsa Maju, KL Contact: (03) 2161 2345 Beverly Group invites you to celebrate Hari Raya with them and enjoy some fun-filled activities, all-time-favourite raya food and boba milk tea from Tealive!

Seremban 2 open house Date: June 30 (Sun)

Time: 2pm to 6pm Venue: Seremban 2 Sales Gallery, PT10786, Seremban 2, Seremban

Contact: (06) 761 3888 IJM Land Bhd welcomes all to its Hari Raya open house in Seremban 2. Radio DJs such as Danial, Dina, Haniff, Miawi and Anas will be there to join in the festivities.

Riang Ria Retro Raya

Date: June 29 & 30 (Sat & Sun) Time: 10am to 10pm Venue: Melawati Mall, Jalan

Bandar, Taman Melawati, 53100, KL Contact: (03) 7661 8688 Mitraland Group invites all to celebrate Raya as well as the launch of its Upperville project with activities such as a meetand-greet session with artiste Siti Sarah Raissuddin, a lucky draw, an Artisan Raya bazaar, kampung games and more.



Grand opening of Setia Mayuri Date: June 30 (Sun) Time: 10am to 5pm Venue: Setia Mayuri Welcome Centre, Jalan Broga, Semenyih, Selangor Contact: (03) 8723 5252 S P Setia Bhd invites all to the grand opening of Setia Mayuri. Pay a visit to its new show village and enjoy special activities such as a mini spa, hair braiding, cooking demo and Balinese dance.

EdgeProp.my EP 3

EdgeProp.my Building for 'Wellness'

THANK YOU!

Distinguished Speakers

EZUMI HARZANI

Immediate past president, Pertubuhan Akitek Malaysia (PAM)

ANTHONY LEE TEE

Accredited building inspector and trainer, Architect Centre

DR MICHAEL TAN

CEO & founder, Life Research Wellness Pte Ltd

... and the top management of property development firms, for your interest and support.

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From left: EdgeProp.my executive editor Sharon Kam, Suganuma, Tan, Lee, Ezumi, Panasonic Malaysia strategic B2B development general manager Tan Chee Hon and Au at the talk

Dear developers, you can build 'healthy' buildings



More than 80 attendees from property development firms attended the talk to learn about building for wellness

BY RACHEL CHEW

ore people are clamouring for good air outside but what about indoors? The air in your home or office could be slowly killing you without you

odourless and invisible. There are many ways one could ensure good indoor air quality and as prevention is better than cure, EdgeProp.my managing director and editor-in-chief Au Foong Yee urged property developers to take heed of what indoor air quality entails in the plan- the US Environmental Protection Agency, ning and design stage of their next projects. high temperature and humidity levels can

Speaking to the more than 80 top managements of property development firms at the EdgeProp.my Talk on Building for 'Wellness' held in Kuala Lumpur on June 26, Au noted that wellness is more than also about the quality of air we breathe in everyday.

"Mention wellness and the picture of a gym, yoga, spa and health retreats probably flash across your mind. Wellness is never as simplistic as staying fit and trim through a strict regime of exercise and diet. Wellness is more, much more than that.

"Do you know that, according to reports, we breathe in 18kg of air every single day?

We in Malaysia are lucky. We only have to suffer the occasional haze — this would be the time when sales of air conditioners, ionisers and purifiers would spike. Yes, we can continue to take air for granted, but what we don't see could, slowly but surely, harm or even kill us," Au noted.

She shared that a primary cause of poor knowing it simply because they could be indoor air quality lies in pollution sources that release gases or particles into the air inside buildings. Meanwhile, inadequate ventilation would also heighten indoor pollutant levels which, over time, could trigger harmful effects, immediately or years later.

"To make it worse, as pointed out by increase concentrations of some pollutants.

"However, the good news is there are many ways to improve and protect indoor air quality of new or even old buildings. As serious and responsible leaders of the injust about sports or health retreats, but dustry, we urge you to pay more attention on IAQ (indoor air quality), if you have not done so already," Au told the attendees.

> The talk began with a presentation entitled "Designing for 'Wellness': Fact versus Fallacies" by the immediate past president of Pertubuhan Akitek Malaysia (PAM) Ezumi Harzani who is also the chairman of Green Building Index Sdn Bhd.

> He spoke about the potential of wellness-designed buildings as a trend moving forward.

From left: CBRE|WTW managing director Foo Gee Jen Sunsuria Bhd CEO Koong Wai Seng, Mah Sing Group Bhd director Lionel Leong greeting each other before the talk.





Suganuma explaining how the indoor filtration system works to Yong Tai Bhd vicepresident (project) Siu Woei Ann.



From left: Panasonic Malaysia strategic B2B development general manager Tan Chee Hon, S P Setia Bhd executive vice-president Datuk Tan Hon Lim, Panasonic Malaysia strategic B2B development manager Adrian Heong Peng Wei and S P Setia senior project manager Phoon Tuck Choy witnessing the qualities of the Panasonic indoor air filter.

"It is not necessary for a building to be iconic on its design, but let the wellness features make the building iconic. However, we will need time to change people's including developers' mindsets on building for wellness," said Ezumi.

The next speaker was Architect Centre's accredited building inspector and trainer Anthony Lee Tee. He shared real cases on how the air quality in a building can turn bad and affect its occupants in his presentation on "How 'Sick' can a Building be? - Kisah Benar".

"Indoor air quality has got such a low [The developers] know it's there, but it's ishment, light, fitness, comfort, and mind.) just not one of the criteria... It's not something that is integrated into the design, [on stration on indoor air quality management at the contrary, the developers] put so much Panasonic Malaysia's Home.2.com Solution effort into the aesthetics of the design and Centre. Also present at the talk was Ichiro Suappearance," said Lee.

next. The CEO and founder of Life Research Wellness Pte Ltd shared about "Interna- in collaboration with Panasonic Malaysia.

tional Trends and Practical Approaches to Wellness Living".

CLICK/TAP to

ndoor air quality from experts at EdgeProp.my

"Is your home a sick building?"

Tan said that while we are spending about 40 to 50 hours, or 90% of our time indoors every week, the awareness and understanding of how the indoor environment affects us and our health is lacking, let alone the concept of incorporating wellness elements into the design of buildings from day one.

He also provided the key elements that must be included in designing a WELL building or home. (The WELL Building Standard® is a performance-based system for measuring, certifying, and monitoring features of bar when it comes to standard require- the built environment that impact human ments, even lower than one can imagine. health and wellbeing, through air, water, nour-

The half-day event ended with a demonganuma, managing director, QAFL Business Dr Michael Tan from Singapore spoke Promotion Office, Panasonic Corporation. The talk was organised by EdgeProp.my

From left: Au, Mah Sing Group Bhd CEO Datuk Ho Hon Sang and Berjaya Land Bhd CEO Datuk Pee Kang Seng catching up.

Sunway PFM Sdn Bhd facility management manager Wong Poh Hoong (right) and Tradewinds Corp Bhd senior vice- president of property Muhd Najib Mohd Rawi (centre) listening to an explanation of Panasonic's air quality management solutions.





Participants took a tour of Panasonic Malaysia's Home.2.com Solution Centre.

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BY RACHEL CHEW

and wellness of its occupants.

hile green and sustainable buildings were all the rage at one time, the next trend could be in wellness buildings where a building is designed to promote health

"Wellness is the new sustainability. The focus has shifted from how to save energy in the building, to how the building affects people's health and wellness. This is the future trend," said immediate past president of Pertubuhan Akitek Malaysia (PAM) Ezumi Harzani in his presentation entitled "Designing for 'Wellness': Fact versus Fallacies" at Edgeprop.my Talk on Building for 'Wellness'.

The talk was organised by EdgeProp.my in collaboration with Panasonic Malaysia on June 26 in Kuala Lumpur. More than 80 participants from the top management of property development firms attended the talk.

Ezumi stressed that human health and well-being are affected by building design and its operations, at places where people live, work and play.

"A building can be designed to promote health, for example a building can be built in such a way to encourage people to walk or to 'exercise' without them knowing it.

"People are more likely to walk if the walk is entertaining, just like when ladies go to shopping malls, they can walk for hours because it is a pleasant walk with things that interest them along the way," he shared.

A WELL building should also provide enough breakout spaces to allow the change of pace in the working environment and thus help to reduce stress and raise productivity. (The WELL Building Standard[®] is a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and wellbeing, through air, water, nourishment, light, fitness, comfort, and mind.)

"Facilitate access to green spaces. It gives people a relaxing, soothing image to look at. Indoor green spaces or gardens can improve indoor air quality too," he said.

Another key aspect of a WELL building is its indoor air quality. In this regard, developers should use low-volatile organic compound (VOC) paints and coatings to reduce off-gassing of VOCs and to use unharmful chemicals to reduce contact with harsh chemicals.

"The building owner should also avoid permanent wall-to-wall carpeting. The selection of materials and fabrics in indoor furnishings - non-porous, tightly woven or membrane coated are important to prevent indoor air pollutants," he noted.

Other elements that should be incorporated in a building designed for wellness include having enough water stations in the office, selecting the right light fixtures that reduce eye strain, selec-

Causes of worrying indoor air quality

Inadequate ventilation

16% Contamination from inside building

0 Unknown sources

O Contamination from outside building

5% Microbial contamination

4% Contamination from building fabric

From green to wellness buildings



working spaces where one can sit or stand to work, designating an area for active activities and exercise, as well as placemaking for arts and culture to create peaceful spaces that induce happiness.

The facts and fallacies

Is it true that developers do not care about building for wellness?

"Indeed some developers will say they don't care. However, if carefully explained, they will see it differently. They are aware of the 'sick building syndrome' caused by emissions of materials and finishes used in buildings, poor ventilations, humidity or bad lighting."

Generally, Ezumi added, the market is aware of these issues and ready to factor in extra value to incorporate wellness in their buildings.

Is it true that new buildings won't get sick so easily?

"Many contractors and developers believe newly completed buildings will run smoothly and who purchase for investment are ready to pay will not get sick so easily. However, in reality, more, and among the reasons they cite were cliif a building is not properly designed and built, mate change and health. a building can get sick from the day it is open," said Ezumi.

For example, most people say when they step into a new building, the building smells new — that is actually a sign of a sick building as one could be smelling VOC emissions from the building materials and paint.

Does a WELL building cost a lot more than a conventional building?

According to Ezumi, it will cost almost the same to achieve the same performance. However, maintenance for a WELL-designed building can be a lot easier and more cost-efficient.

"In the integrated design approach, the whole building is designed as an integrated system us-

ing furniture that allows one to be active such as ing smart processes, then certain synergies can be found. Where there is synergy, systems can be eliminated or downsized. Savings found in one part of the project can then be used to offset the other extra costs in other areas.

"The important fact about designing for wellness is it can be delivered without extra cost. Most aspects of wellness can just be a part of a 'good design response' and green design approach. Many energy and water efficient devices are almost the same price as the conventional devices if you get it from the right supplier".

"If the client doesn't want a WELL building, there is nothing we can do!"

Education and awareness among consumers on the benefits of a WELL building will be needed to raise market demand. Developers cannot do anything if the client doesn't want WELL building features, Ezumi said.

Would buyers pay extra for healthier buildings?

Yes, said Ezumi. He cited a survey carried out by The International WELL Building Institute (IWBI) that showed savvy buyers, ageing buyers and those

Quoting IWBI, he said that the time has now come to elevate human health and comfort to the forefront of building practices and reinvent buildings that are not only better for the planet, but also for the people.

Is it true that only the base building is important, fit-out doesn't matter?

It is not true that building fit-outs are less important than the base building when it comes to building for wellness, said Ezumi.

"Interior design and fit-outs are the direct elements that the occupants can see and feel. The interior and fit-outs which are designed and selected for wellness will give positive impact to the building occupants," he shared.



Extra amount

10% higher or more.

58%

homeowners will pay

for a healthy home

70% of homeowners aged

60-69 are willing to pay extra

for healthier homes, of whom

27% of them are willing to pay

63% of homeowners aged

SOURCE: THE IWBI

20-39 are willing to pay 3-9%

extra for healthier homes.

of homeowners from

all ages are willing

to pay extra for

healthier homes.

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Where homes are built to **CAREFORYOU**

developments in Malaysia. Handed over early this year, it is a testament to how Eco World Development Group Bhd (EcoWorld Malaysia) has gone the extra mile in creating what a peaceful

hearth really is. Like loving parents caring for their children's every need, The Parque Residences embraces its residents in a thoughtfully designed dwelling within Eco Sanctuary, one of EcoWorld's signature townships.

Here, the innovative developer has not only raised elements like greenery, facilities and security a notch higher, but also pioneered Malay-

Residences marks a first in home a residential development, where a 24/7 nurse and nurse service is just a call away," Divisional service and a monthly doctor consultation is General Manager of Eco Sanctuary, Ho Kwee part of the lifestyle offerings.

> Dubbed Eco Sanctuary Care Hub, the cosily-decorated centre is run by Managedcare, a subsidiary of Aged Care Group Sdn Bhd. The industry leader in integrated care services and products aims to elevate the quality of life for all ages, especially the seniors.

> "We understand the struggle in juggling the demands of work and caring for young children as well as aged parents, or any loved one who may need short-term or long-term nursing

> care. That's why we came up with the in-house

he actualisation of The Parque sia's first dedicated care and wellness service in enjoy peace of mind in knowing that a doctor check-ups or hospital visits, post-operation care, Hong explains.

> Since its opening in January, many residents have taken advantage of the professional service for common ailments and basic check-ups. Different members of the same household can take turns to use the monthly visit, and the medical records come in handy especially if they need to seek further treatment for conditions which require more attention.

> The well-equipped centre also offers a whole range of customised services to ease independence for the aged or less mobile at reasonable fees. Among them are arrangements for regular



Parkinson's care, nursing care, physiotherapy, chiropractic treatment, exercise programmes and dietician consultation. Its concierge service includes personal grocery shopping, errand running, medicine delivery, transport arrangements, home repairs, medical escort and even companionship.

EcoWorld further sealed its commitment to wellness with a recently signed agreement with Kaohsiung Medical University Hospital of Taiwan, which will pave the way for expertise sharing in medical treatment, caregiving and community awareness.

DESIGNED FOR ALL-ROUND WELL-BEING

While the Eco Sanctuary Care Hub handles direct health issues, the whole resort-like enclave is designed to care for your well-being, be it physical, emotional or social.

The 27-acre haven is made up of a vast proportion of verdant greenery and a calming lake encompassing 11 acres. The walk-friendly pads, including a forest park with full-grown transplanted trees, a 360° garden and an edible-herb garden envelope the whole place in an oxygen-rich environment.

You can also take a stroll barefoot on its gravel beach, which is said to promote a reflexology effect.

For more kinetic workouts, there are an Olympic-length swimming pool, a spacious gym room, and a 30ft linear garden for jogging and cycling; or you can make use of the courts for a game of badminton, table-tennis, basketball or futsal.

Catering to all ages, the 60,000-sq ft clubhouse built for The Parque Residences boasts 25 varieties of recreational options including a fun water

park, an interesting playground and a Jacuzzi.

One unique feature here is the strategically oriented pool deck to watch the sunset. "It's known to trigger feel-good hormones," says Ho, as she shows actual shots taken of the tranquilising panorama.

Assuring residents of further peace of mind, The Parque Residences is protected by a 10fthigh emblem perimeter fencing and a threetier security. Beyond that, EcoWorld Auxiliary Police team patrols the gated-and-guarded township development with round-the-clock security surveillance.

"We build the hardware to foster the software, so neighbours can become friends as they exercise, stroll or lounge around the enclave. We believe this community bonding is vital for emotional well-being, especially for retirees whose mobility may be limited," Ho highlights.

To create more opportunities for socialising,

EcoWorld has set up Life Space @ Sanctuary 24-hour convenience shop, three well-known Mall, where members can hang out and join activities like cooking, dancing, yoga, painting, festive celebrations, outings, tours and more. The centre is in Sanctuary Mall, a neighbourhood mall nearby The Parque Residences.

AN AMENITY-READY TOWNSHIP

The Sanctuary Mall opened its doors in Dec 2018 and is marked by an eye-catching treehouse modelled after the oldest pine tree in the world. Its 100,000 sq ft net lettable area is currently 70% occupied with a variety of F&B, services and retail outlets for home products, pharmacy, children apparel and accessories. Coming up, a grocer will be part of this neighbourhood mall.

Additionally, a commercial area within the vicinity is lined with eateries, clinics, yoga centre, is 30 minutes away.

pre-schools and other upcoming services and products for daily needs.

Located at the south of Kota Kemuning, Selangor, Eco Sanctuary township is linked to three major highways — KESAS, ELITE and SKVE, as well as the upcoming WCE. Notably, KLIA is just 20 minutes away.

Within 15 minutes' driving distance are three national schools with both primary and secondary, including SJK(C) Chung Hwa. A choice of five international schools are within two to 20 minutes' drive. Five hospitals are within convenient distance, with Columbia Asia Bukit Rimau just 15 minutes' drive away.

Golf enthusiasts will find Bukit Kemuning Golf & Country Resort and Kota Permai Golf & Country Club within 15 minutes' drive. Other



In total, each Artezza module boasts 17 bedrooms, 21 bathrooms and 10 parking spaces which is ideal for extended families to live close together but separately.

The pool deck is



Artezza is a relaxing haven enveloped in 11 acres of verdant greenery, encompassing a 60,000 sq ft clubhouse offering 25 resort facilities.



((It's not something you have to imagine from an artist's impression, but a thriving township that's already up and running." - Ho



For shopping, major malls like AEON Bukit Tinggi, Sunway Pyramid and IOI City Mall, Putrajaya are not far away.

Indeed, the well-connected wellness sanctuary has drawn many upgraders from the Klang Valley, especially from the surrounding areas. For immediate occupation, there are now only a limited number of condo units left in The Parque Residences. Housed in three blocks of 20 to 24 storeys, they are priced from RM602,000 for units measuring 731 sq ft to 1,388 sq ft.

LANDED-LIKE LIVING WITH **FULL-FLEDGED FACILITIES**

At the same time, EcoWorld is unveiling another first-of-its-kind home concept called Artezza by The Parque.

Blending landed-like living with the fullrecreational spots like Sunway Lagoon Resort fledged lifestyle and wellness facilities, Artezza comprises four-storey modules, each featuring two premium duplexes at the first two levels and two penthouse units at the third and fourth floors.

> The double-storey house duplex has two doorstep car parks, an individual entrance, spacious layout, a private garden bed, a backyard garden, and 4+1 bedrooms with five bathrooms. Sized within a practical layout of either 2,492 sq ft or 2,759 sq ft, they are priced from RM1.5 million.

> For the two separate penthouses atop the duplex, they are allotted three car parks each at the groundfloor, just a few steps from a private lift that leads right to their units. Featuring an expansive 78ft wide single-floor layout, the seamless and stairless 3,000+ sq ft spaciousness allows for breezy manoeuvrability and will appeal to multi-generational families. With a choice of either 4+1 or 5+1 bedrooms, the penthouses are tagged from RM1.7 million.

> While one module can house four different households, the developer has in mind multi-generational or sibling-linked families sharing in total 4 living rooms, 4 dining areas, 17 bedrooms, 21 bathrooms, and 10 parking spaces. This way, the extended family tie is comfortably maintained within each family unit's personal space.

> Asked what inspired such a unique design, Ho says the idea came from their customers who have viewed the first phase of condominiums in The Parque Residences.

> "They love our comprehensive facilities at The Parque Residences, especially the Eco Sanctuary Care Hub, but they want landed conveniences like doorstep car parks, more privacy and bigger spaces. We went back to the drawing board and instead of the originally-planned condominium blocks, we came up with four-storey duplex-penthouse combo to make their dreams now a reality.'

> This also lowers the density of The Parque Residences to merely 28 units per acre in the 27-acre development, which is possibly the lowest in a stratified resort-themed condominium residential community in the Klang Valley.

> Sited on 10 acres, the 41 modules housing 164 Artezza units will be launched in the third quarter of 2019 and is targeted for completion in 2022.

> "Come and visit our show house, or call us at (03) 8688 2255 to understand this new concept better, and take a look at Eco Sanctuary in all its vibrancy. It's not something you have to imagine from an artist's impression, but a thriving township that's already up and running," invites Ho.

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BY CHELSEY POH



gym with adequate equipment, beautiful fittings and sufficient air-conditioning, but not a single window. How healthy could it be if you are exercising in such a gym in cold sweat, literally?

This is one of the real life examples given by accredited building inspector and trainer from Architect Centre, Anthony Lee Tee, during his session at EdgeProp.my Talk on Building for 'Wellness' organised in collaboration with Panasonic Malaysia on June 26 in Kuala Lumpur.

"Many of the buildings we are living in today have a fundamental problem — no fresh air" said Lee in his talk entitled "How 'Sick' can a Building be? - Kisah Benar", where he highlighted the importance of incorporating elements that ensure good indoor air quality from the building and design stage.

The event was attended by over 80 top management personnel of property development firms.

Unpreventable indoor air pollutants

According to Lee, it is a challenge to prevent indoor air pollutants because they come from everywhere including building materials.

"What is good for building performance may not be good for humans, animals and the environment. Hence, it is so important to take care of air ventilation, to 'flush' out these pollutants," he said.

He gave the example of asbestos sheets that are still legally made and sold in Malaysia, or via online. Asbestos, which could be used as insulation in buildings, has been proven to cause several cancers and diseases.

Other building materials that release indoor air pollutants include oil-based paints, volatile organic compounds (VOCs) found in products such as adhesives and wood preservatives, perfluorinated compounds (PFCs) found in carpets and fabrics, anti-microbial on engineered wood and floor tiles, polybrominated diphenyl ethers (PBDEs) that are used as flame retardants in furniture and upholsteries, and so on.

Indoor air pollutants and bad design



rise buildings

Design for maintainability and better indoor air quality



Leaks and cracks

Apart from the "unavoidable" air pollutants from building materials, indoor air could also be polluted when there are leaks and cracks on parts of the building.

Modern buildings with flat roofs are not unusual. "[We've done] 1,200 inspections over the last 12 years, so we have enough data to tell you, that flat roof leaks.

that leaks could also cause paint flakes and dusts which could be toxic, [to enter the air circulation].

"This is why you have to stop it before it happens," he said, pointing to early stage building designs that consider prevention of leaks and cracks.

Thoughtless design hampers maintenance

Lee stressed that developers also have to consider accessibility for repairs and replacements in their building designs. For instance, [avoid] air-conditioning compressors on high-rise ledges that are out of reach for maintenance and repairs or pipes in the wall that can't be reached when a blockage happens.





When sewage pipes and air-cons are not well-maintained, indoor air will be affected. Furthermore, people are forced to break the walls to

Hence, poor building design not only causes bad air quality, but might lead to more destruc-

"Architects are very creative, they should find a way to ensure that we could still get in to service

When it comes to air quality, sadly, requirements of indoor air quality standards in Malavsia are low and hence, property developers often fail to emphasise this aspect in their building design.

"Indoor air quality has got such a low bar, even lower than one can imagine. They know it's there, but it's not one of the criteria," he said.

He urged developers to give greater consideration to building maintainability and integrate good indoor air quality aspects when they design their buildings.

According to Lee, designing for maintainability is almost absent in Malaysian buildings. Other "When there are leaks, mold grow...That's when than some buildings that are designed, built and u bring in anti-mould [solutions]. But what can managed by owners, other buildings that are built kill the mould, can also kill you," Lee said, adding for sale tend to place more effort on aesthetics and appearance, instead of maintainability.

> He said although building maintainability is part of an engineer's training, the engineers are not usually the real decision makers.

> "Malaysian [developers] have not put [maintainability] as their priority. But I think it's very important because we are seeing very fundamental problems appearing in some buildings," he noted, adding that the problems are escalating and getting worse.

> When asked, he rated local buildings a score of below five out of 10 on maintainability.

He also urged developers to select building materials based on their manufacturing process, lifespan and consequences of disposal.



Why we should **build** for our health's sake

Why is it important to incorporate wellness into our buildings?

- Most of us spend up to 90% of our time indoors.
- Indoor air pollution can be worse and more harmful than outdoor's.
- You would be feeling unwell, sick and, in some cases, get cancer due to long-term exposure to pollutants.
- Proper design and management can bring various health benefits to building inhabitants.

Air pollution is the greatest human health risk

Average life expectancy lost per person worldwide due to the following:



BY SHAWN NG

nvironmental pollution is probably the biggest threat to humanity in today's world and therefore, some governments, corporations, scientists and people on the street are trying to do their part to prevent a disaster. However, while we are busy solving the air

pollution outside our windows, we often overlook the pollution within our homes or our indoor environments where we spend most of our time, sometimes up to 90% of our time, according to Dr Michael Tan, the founder and CEO of Singapore-based epigenetic health management firm Life Research Wellness Pte Ltd.

In his presentation titled "International Trends and Practical Approaches to Wellness Living" at EdgeProp.my Talk on Building for 'Wellness', Tan disclosed some of the most harmful indoor pollutants in our homes and highlighted the importance of wellness building.

The talk was held on June 26 in Kuala Lumpur and was organised by EdgeProp.my in collaboration with Panasonic Malaysia. More than 80 top managements of property development firms attended the talk.

According to Tan, the indoor environment can even be more polluted than the outdoors, causing its inhabitants to feel unwell and fall sick.

"Indoor air pollution can be four to five times more than outdoor air pollution. Air pollutants come from many sources and they encompass every corner of mother earth, including indoor environments," he said.

Citing the American Heart Association, he said inhaling polluted air can cause heart inflammation while a study published in The Lancet showed that air pollution causes as many heart attacks as alcohol and coffee.

"What's concerning however, is the lack of awareness and understanding of how the indoor environment affects us, let alone the concept of incorporating wellness elements into the design of buildings from day one," Tan lamented. "There is a lack of education [in the market] and over the years, no one has ever bothered to look into wellness in totality.

"When you talk to the public about wellness [buildings], the things that come to mind are probably fitness, nutrition and spa, which are just a small part of wellness. Developers, on the other hand, do not have the concept of wellness in their minds when they are developing their projects."

Hence, he urged industry stakeholders to start paying attention to the concept of wellness building or real estate, which is very misunderstood at this point.

"Why do we allow the buildings to be designed like that and we live in them and fall sick?"

"We spend so many hours indoors and yet we discount the way we design the building and the M&E (mechanical and electrical). Have we ever given this a thought as a responsible developer, architect, leader of the country and each and every one of us who actually stays in buildings?" he asked the audience.

There are five core elements in a wellness building, said Tan, namely air, lighting, water, geopathic stress and electromotive force (EMF).

Each element, he said, will be harmful to human health and wellness if it is not well taken care of.

As cited above, polluted indoor air can be lethal to those who are exposed over a long period of time. But through proper air purification and ionisation, the indoor air quality can be improved to a condition that is not only unharmful but beneficial to one's physical and mental health.

Another key area is lighting, which not only affects our visual response but also plays a more sophisticated role for our health.

"According to WHO (World Health Organisation), the American Medical Association and National Institutes of Health, the increase of ALAN, which stands for artificial light at night, increases the risk of cancer by 50%," Tan revealed, adding that this is due to the harmful blue rays that are emitted from them.

Realising this, some buildings overseas have changed their lighting to circadian lighting, which mimics human's natural rhythm and helps to improve productivity, concentration and sleep, he said. In conclusion, Tan believes that it is time for all

stakeholders to make a change.

"Today, as a responsible human being, we can make a change by understanding the concept of wellness real estate and take charge of our health and wellness through development. It is time [for us] to change and make a better place for all of us in Malaysia, Singapore and across the whole region.

"And it is absolutely not costly to do that as the more we endorse and adopt the concept, the cost will start coming down."



EP 12 EdgeProp.my

FEATURE

SHEE habitat undergoing testing in Spain.

Preparing for life

BY CHIN WAI LUN



means we can no longer draw a line between Earth and space, says space architect, researcher and educator Barbara Imhof in her talk entitled "Building Beyond: Designing Spaceships, Habitats, Lunar and Martian Bases" on May 31 in APW Bangsar, Kuala Lumpur.

The talk was part of the Kuala Lumpur Architecture Festival (KLAF) 2019 series of events organised by Pertubuhan Akitek Malaysia (PAM).

Imhof began her talk by showing the audience a night view of Kuala Lumpur from the International Space Station (ISS). According to her, the ISS is not that far away as one would expect.

"The ISS is about the size of a soccer field and is the only object or building outside of the Earth's atmosphere. It is about the same distance between here [Kuala Lumpur] and Singapore," explained Imhof.

There is no doubt that the environment in space can be rather extreme and harsh with temperatures of about 250 degrees Fahrenheit (121 degrees Celsius) outside the space station that faces the Sun and 250 degrees Fahrenheit below zero (-157 degrees Celsius) on the side facing away, she says. "Hence, the extreme environment requires a lot of high-tech infrastructure," she adds.

Growing food needs

To simulate the harsh space environment, Imhof and LIQUIFER Systems Group (Austria) - which she co-founded – and numerous partners around the world, chose Antarctica. "The [environment] is similar to that of Mars. So, proper attire is needed. Plus, it is isolated, closed off from the world," she said.

It is here the team established hence, a rocket. the Eden ISS project which simulates the production of food in tecture, the portable habitat can extreme conditions. As Imhof ex-



LOW YEN YEING | EdgeProp.my

"Before 2050, humankind shall be prepared to watch this special event of humans landing on the Martian surface." — Imhof

......

plained via a series of animation, the Eden ISS was an experimental greenhouse that grows food using an aeroponics system.

It requires no soil as the plants are housed in special trays with a series of intricate pipes functionfor the roots of the plants.

"The growing process is therefore optimised. And some 20 species of crops have been produced, added Imhof, citing tomatoes, cucumbers and chives as examples.

"In nine months, the team manged to harvest about 270kg of vegetables," says Imhof.

Space habitat

The space architect also spoke about the SHEE project (Self-deployable Habitat for Extreme Environments), which is a collaboration with multiple partners including the International Space University in France. Completed in 2015, the SHEE can be transported, fitted into a container and

Integrating robotics and archibe deployed for Mars or other ex-

treme situations or environments. It would be able to accommodate two crew members for short duration missions, offered Imhof.

The approximately 50m³ interior volume of the SHEE would be able to accommodate a working area, hygiene facilities, crew quarters and a gallery for food storage and preparation.

Moreover, "an interesting part of the infrastructure that is part of the habitat allows crew members to step into a space suit from a backpack to prevent cross-contamination", says Imhof.

She also introduced a solar sintering technology developed in a project, Regolight, which uses sunlight to melt lunar soil or regolith to form 3D-printed building elements.

Imhof also shared about an experiment that LIQUIFER had done with biological organisms, namely the mycelium — a fungi-like organism with its branch networks to grow on structures — as part of the Growing as Building project, blending nature and architecture. The project's objective is to take dynamics and growth patterns from nature and apply them to architecture with the goal of creating a new living architecture.

In another project, a bioreactor ing as a nutrition delivery system comprising microbes was used to generate oxygen. Waste water could also be recycled to generate biomass or electricity.



SHEE

Space goals

Initially, says Imhof, LIQUIFER's goals were to establish a first-ever space architecture office to work on preparing human space exploration missions to the orbit, the Moon and Mars.

"However, in the coming years, LIQUIFER hopes to follow the successful path the company has drawn to design and build flight hardware for bringing humans closer to the Moon and onto its surface," Imhof shares with EdgeProp.my.

When quizzed as to when humans can be ready to explore or inhabit Mars, this is what Imhof has to say: "Currently, most of the space-faring nations have set their eves on the Moon. It is only a threeday trip away and is seen as a step in preparing for Mars.

'With the current advancement of the important technologies such as transportation, fully event of humans landing on the closed life-support systems and Martian surface."

shelter options from solar and cosmic background radiation, humankind is closing the technology gaps for successfully landing on the Moon again, likewise for Mars too," she added.

Moreover, the ISS partners -National Aeronautics and Space Administration (Nasa); European Space Agency (ESA); Canadian Space Agency (CSA); Roscosmos State Corporation for Space Activities (Roscosmos); Japan Aerospace Exploration Agency (JAXA) are preparing the space station GATEWAY in the lunar orbit as a platform to descend to the surface of the Moon and to depart from this station further to Mars.

"The first step will be preparing the GATEWAY — Lunar Orbital Platform in the 2020s. Realistically, humans will land on the lunar surface by the end of the 2020s or early 2030s. This step will include the US, other ISS partners and Chinese taikonauts. Commercial activities of mining and tourism might follow," explained Imhof.

With that, she concluded, "If we look optimistically into a space exploration future, it will take a minimum of another 10 to 15 years before the first human will set foot on Mars.

"Before 2050, humankind shall be prepared to watch this special







PROPERTY MANAGEMENT - Ask the experts



Our building has a nice rooftop garden but every

time it rains, pools of water will

gather in certain places. What

rectify the problem?

rapped rainwater on

the roof top garden

can be attributed

to inadequate

rainwater outlets or

insufficient gradient

and/or maintenance

issues. The building

manager should check for

any obstruction in the rainwater

outlets or within the downpipes.

ANTHONY LEE

Architect Centre trainer and consultant;

EdgeProp.my Symposium on Excellent Property Management 2019 speaker

EdgeProp Malaysia's Best Managed

Property Awards 2019 judge and

can the building manager do to

What is a latent defect? Can claims be made against the developer after the defects liability period (DLP)?

In the context of a residential strata development, 'latent' (as opposed to 'patent') defects can manifest any time after the end of DLP. Common types of latent defects that appear soon after the DLP are water leakage, cracks, paint failure, debonding of tiles, etc. In the longer term, the types of latent defects may

> be concrete spalling, ground settlement and leaks from embedded and/or boxed-up utility pipes, etc. Another category of latency is 'recurring' defects, in which the repairs were carried out by the developer's contractor during the DLP but



they did not fix the root cause of the problem. Typical examples of recurring defects after the DLP are water seepages originally reported and repaired during the DLP in bathrooms, swimming pools and open garden areas.

The joint management body/management corporation (JMB/MC) must be cognisant of laws related to limitations, and seek legal advice.

Building owners can make claims against the developer after the DLP with proper supporting evidence and documentation. They may exercise warranty claims if such warranties are in their possession.

Owners of stratified properties are often faced with difficulties in identifying defects at common property areas within the DLP period soon after the JMB is formed. The JMB will also need to correctly identify technical-based defects for lifts, pumps, mechanical & electrical (M&E) installations and fire protection systems. Access into these M&E rooms is restricted and dangerous.

M&E systems are 'big-ticket' items which are costly to repair, and the JMB is advised to document and report common area defects within the DLP.

If you have any questions regarding property management, please email editor@edgeprop.my. Questions will be answered at the discretion of the editor and the respective experts.

Disclaimer: The answers are only proposed solutions by the expert based on the limited information given in the questions.

Scan for hassle-free maintenance

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NEWS

Cities can be 'antidote' to extremism, says London mayor

BY ADELA SULIMAN

LONDON: Cities can provide an "antidote" to populism and extremism if they build bridges between their diverse communities, London's mayor said on Tuesday, as he met the leaders of other major European cities in the British capital.

From funding parenting classes to providing space for sports clubs, cities across Europe could foster integration and stem the social fractures that often lead to extremism, said Sadiq Khan, the first Muslim mayor of a European capital.

ativist movements across Europe, indeed also in America. What's clear is that cities can be the antidote to this sort of extremism," Khan told the Thomson Reuters Foundation.

"If we're not careful, people can live in silos: rich, poor, old, young, black, white es between communities," he said on the sidelines of the European Union Capital City Mayors Summit in London.

living in cities by 2050, according to United Nations estimates.

Khan was elected London mayor in 2016 on a manifesto pledge to tackle extremism, but has faced criticism on security following a spate of knife crimes.



Khan: If we're not careful, people can live in silos: rich, poor, old, young, black, white - so we need to make sure we have bridges between communities.

In 2016 he appointed a deputy mayor for social integration to help forge better rela-"We've seen a rise of nationalist, populist, tionships across diverse neighbourhoods, a first for London.

> more genuinely affordable public housing and improve transport links to ensure jobs and city life are accessible for all, Khan said.

> Amsterdam's first female mayor, Femke ties such as better education and access to jobs could help tackle extremism.

Halsema is overseeing the creation of Two-thirds of people in the world will be a network of women in neighbourhoods across Amsterdam to offer "pragmatic" help to discover and root out extremism locally.

> "I think women as the educators of youngsters are often the ears and eyes ... they can be a big help against the rise of extremism," she said.



To help communities mix, cities must offer School children of diverse ethnicities in London. In 2016, Khan appointed a deputy mayor for social integration to help forge better relationships across diverse neighbourhoods, a first for the city.

- so we need to make sure we have bridg- Halsema, said providing social opportuni- 2016 attacks by the Islamic State killed 32 people, said it was a challenge to get diverse communities to integrate in growing cities.

"One of the roles of a mayor is building bridges in communities ... we know that it's not very easy," said Philippe Close. "It's a challenge, it's not a fight we can win in one mist movements. or two years — it's for generations."

a big Moroccan Muslim population, gained

However, the mayor of Brussels, where there mounted suicide attacks on Paris in November 2015 that killed 130 people.

Associates of that group attacked Brussels itself four months later, killing 32 people.

Khan said European cities had been "blighted" recently by extremist attacks from both the far right and so-called Isla-

"It's really important we haven't got a sit-Molenbeek, a poor Brussels borough with uation where only the rich live in the centre of cities and the poor live on outskirts notoriety after an Islamic State cell based housing policy matters," he said. — *Reuters*

INSTA-SPOTS



Kwai Chai Hong is open to the public for free from 9am to 6pm daily



Mischievous children playing in the laneway inspired its name





The Hong Qiao (Red Bridge) greets visitors at the entrance of Kwai Chai Hong.

BY RACHEL CHEW

YFN YFING

wai Chai Hong literally means Little Demon Lane. While there is no official record on how the street got its name, it is said among the locals in the area that it was because the dark, narrow laneway in a discreet part of Kuala Lumpur's Chinatown or Petaling Street used to be a favourite playground for children in the neighbourhood.

During those days, old Chinese settlers referred to mischievous children as "Kwai Chai" (little demons), hence the name, Kwai Chai Hong.

Nestled between Lorong Panggung and Jalan Petaling, Kwai Chai Hong today is no longer the dark unkempt alley it used to be. It is today one of the most Instagramable locations in downtown Kuala Lumpur following its transformation under Project Kwai Chai Hong which was completed in April, 2019.

Executed by space management company Bai Chuan Management Sdn Bhd with a grant from Think City, the renewal project involved the restoration of 10 shophouses in Kwai Chai Hong and six interactive nostalgic mural art on the buildings' walls and facades, each depicting a colourful scene of what life used to be among the Chinese community here in the 1960s.

The colourful murals were painted by five local artists: Khek Shin Nam, Chan Kok Sing, Chok Fook Yong, Chew Weng Yeow and Wong Leck Min, with Chan noting in a recent article that their different painting styles and brushstrokes reflect the diversity of the Chinese community itself.

The launch of the revived Kwai Chai Hong was officiated by Bukit Bintang MP Fong Kui Lun at end-April. The place is perfect for a day out with family or friends.

Kwai Chai Hong is open from 9am to 6pm daily.

EdgeProp.my EP 15

INSTA-SPOTS



Pretty ladies add more cheer to the scene

Heritage on the walls of KWOI ChOI HONO



The largest mural at Kwai Chai Hong depicts the life of old Chinese settlers in the 1960s.



The interactive mural art makes Kwai Chai Hong a very popular location for Instagrammers.



Visitors to the lane also get to hang out with a Chinese calligrapher.



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FundMyHome.com TELEPHONE: +603 7732 8820 **WHATSAPP:** +6018 388 4165

WHATSAPP: +6018 388 4165 EMAIL: support@fundmyhome.com



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