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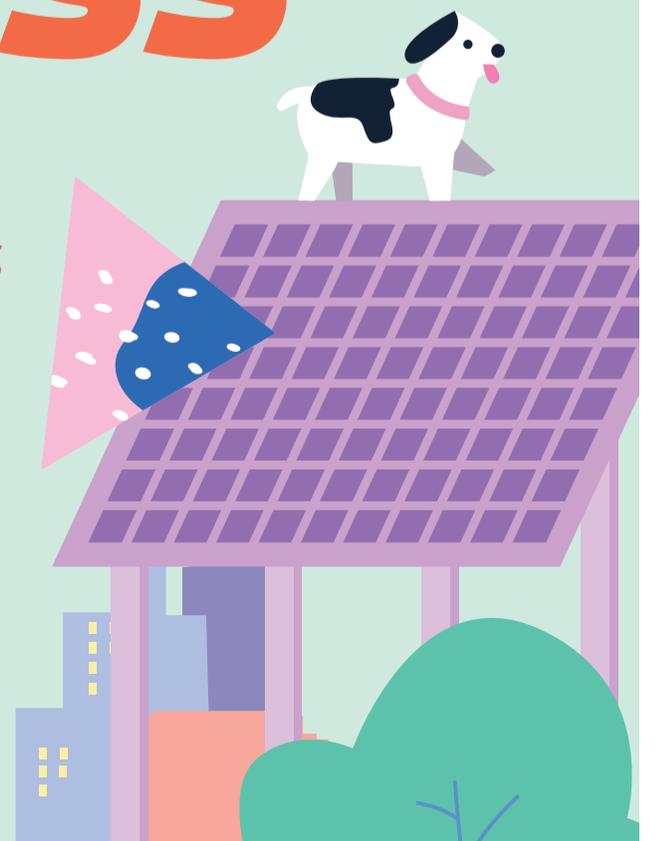
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Smart, sustainable, wellness

These are the buzzwords for Malaysia's building industry going forward. Our Special Report this week zooms in on the **EdgeProp Malaysia Study Tour on Excellent Building Sustainability, Management and Wellness** to Japan earlier this month, and what the participants gained from it to drive the industry.



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Setia City Mall Phase 2 targets June 2020 opening

Set to be Shah Alam's largest mall, Setia City Mall is currently undergoing an expansion which will add some 450,000 sq ft of retail space, bringing it to a total of over 1.2 million sq ft.

A joint venture between S P Setia Bhd and Lendlease Malaysia, the RM500 million expansion (phase 2) will add another 150 retail outlets spread over three floors in the mall's new wing.

Lulu's Hypermarket and Departmental Store will be the main anchor tenant for the new wing, occupying 150,000 sq ft.

"Together with Setia City Mall management, we will continue to enhance the mall experience and create the best place for the community," said Lendlease Malaysia head of retail Mitch Wilson during a media

MALL EXPANSION & TENANT ANNOUNCEMENT

17 OCTOBER 2019



briefing in Setia City Mall yesterday.

According to Wilson, the mall's current occupancy rate is at 95%, with the expansion phase over 70% leased.

Construction of phase 2 started two years ago and is expected to be completed by 1Q2020, with a target to open by June 2020.

"The key to the expansion is the demand created by the growing

[Setia Alam] township," said Wilson, highlighting that the township's population has grown to some 200,000 residents.

Setia City Mall serves as the catalyst for the 4,000-acre Setia Alam township," said S P Setia executive vice-president Datuk Tan Hon Lim.

"We have a good tenant mix plus it's a green building. That can set us apart from [other malls]," he added.

Agile Embassy Garden to transform KL's Embassy Row

Agile Property Development Sdn Bhd will be unveiling its third project in Malaysia, Agile Embassy Garden in Jalan Ampang, Kuala Lumpur soon.

The luxury high-rise serviced apartment project is located on a 3.06-acre freehold site previously occupied by the British Embassy at the Embassy Row in Jalan Ampang.

It comprises three towers of 64 storeys each and will have a gross development value of RM1.8 bil-



lion, Agile Property Development CEO Chai Keng Wai told EdgeProp.my.

There will be a total of 1,296 units with five layout choices and built-ups ranging from 554 sq ft to 1,005 sq ft.

Agile Embassy Garden is targeted for completion in 4Q2024.

MIPFM urges KPKT to study impact of flat rate maintenance fee

The Malaysian Institute of Property and Facility Managers (MIPFM) foresees problems arising from the implementation of a recent court ruling for a flat rate maintenance fee for mixed-use properties.

"It may cause chaotic situations

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Go to www.EdgeProp.my to download for freeIf you have any real estate-related events, email us at editor@edgeprop.my. Events listed here will also appear on www.EdgeProp.my.**It's all about English Experience****Date:** Oct 19 (Sat)**Time:** 10am to 5pm**Venue:** 8th & Stellar Sales Gallery, A-0-9 Pusat Perdagangan Kuchai, No. 2, Jalan 1/127, off Jalan Kuchai Lama, Kuala Lumpur
Contact: (03) 7984 7878

Chin Hin Property Group is hosting a London-themed fun day featuring a Budget 2020 and Property Outlook talk, special appearances and performances by Malaysia's Mr Bean and magician Cody Tan. Light refreshments will be served.

Launch of Iringan Bayu new phase**Date:** Oct 19 & 20 (Sat & Sun)**Time:** 10am to 5pm**Venue:** Iringan Bayu ShowVillage. Persiaran Iringan, Jalan Bayu 3, Taman Iringan Bayu, Seremban, Negeri Sembilan
Contact: (06) 630 4656

OSK Property will be officially launching a new phase in Iringan Bayu township located in Seremban. The new phase comprises single-storey terraced houses with land area size of 20ft by 70ft.

Grand launch of Malkoha and Heron**Date:** Oct 19 (Sat)**Time:** 11am to 7pm**Venue:** Setia Alamsari Sales Galleria, No. 1, Persiaran Alam Sari 3, Alam Sari, Kajang, Selangor
Contact: (03) 8736 2255

S P Setia Bhd is introducing its latest freehold double-storey homes in Setia Alamsari called



Malkoha and Heron. Both types come with four bedrooms and four bathrooms. Guests at the launch event get to enjoy special rebates as well as plenty of food and activities prepared for the whole family.

Aroi Thai Fest**Date:** Oct 18 to 27 (Fri to Sun)**Time:** 10am to 12am**Venue:** Sunsuria Forum 1, Seksyen U13, Jalan Setia Dagang AL U13/AL, Setia Alam, Selangor
Contact: (03) 6145 7777

Sunsuria Bhd is bringing an authentic Thai culinary experience to Sunsuria Forum with more than 50 food stalls selling pork-free and halal Thai street food. Various activities have been lined up during the weekends including live bands, photo booths, hip-hop dance performances and many more.

Opening of PV 9 Sales Gallery**Date:** Oct 19 & 20 (Sat & Sun)**Time:** 10am to 5pm**Venue:** (Please waze to PV 9 Sales Gallery)**Contact:** (03) 4023 3666

Platinum Victory invites all to join in the grand opening of PV9 Residence sales gallery. Besides a lion dance performance on Oct 19, visitors get to visit the new show units and enjoy light refreshments.

Makan & Santai**Date:** Oct 19 (Sat)**Time:** 11am to 3pm**Venue:** Tiara Sendayan Sales Gallery, Bandar Sri Sendayan, Seremban, Negeri Sembilan
Contact: 1800 88 2688

Let's enjoy the popular nasi kandar from Restoran Pelita this weekend at Tiara Sendayan Sales Gallery, courtesy of Matrix Concepts Holdings Bhd. Guests are also welcome to visit the latest show unit in the township.



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An artist's impression of The Gems Residence.

Nurturing a healthy lifestyle

What makes an ideal home for multi-generational living? This is the question IOI Properties Group Bhd executive director Lee Yoke Har has on her mind when drawing up plans for its The Gems Residence development.

“We want to build a home where we can influence and support a change of behaviour towards healthier lifestyles for the young and old alike. This is where the elderly can age in place without having to move,” Lee tells EdgeProp.my.

News on the development of The Gems Residence was first reported back in 2017 when IOI Properties inked a joint venture development agreement with Japanese property developer Mitsubishi Estate Residence.

It took some time to finalise the design concept for the development, which ultimately offers spacious homes for multi-generational living in a tranquil resort environment with city conveniences at its doorstep.

Located within IOI Resort City in Putrajaya, the 9.6-acre freehold development comprises 676 condominium units spread over eight residential blocks. Unit built-ups range between 970 sq ft to 1,700 sq ft.

Its Japanese counterpart — Mitsubishi Estate Residence played an important part in the planning of the development, which carries an estimated GDV of RM500 million.

“As Japan is an ageing society, the country has a well-organised social system to take care of their citizens and our JV partner has shared their experience with us in the planning of The Gems Residence’s concept,” says Lee.

“The elderly need more than just shelter, food and money. Their mental wellness is also critical in maintaining good health. The idea behind The Gems Residence is that we want to address this issue and hope to build a vibrant community that encourages a healthy and sustainable lifestyle,” she adds.

To achieve this objective, a 2,000-sq ft com-

THE GEMS

IOI SIGNATURE

munity and care centre will be allocated as a dedicated space for the elderly to enjoy leisure and social activities such as board games, mah-jong, congkak or a chat over a cuppa. To complement the brick and mortar, the developer is also looking at policies and programmes that build social connections and nurture healthy behaviours. These include regular shuttles to the grocer, as well as health and wellness talks and tips.

The care centre will also be the The Gems Residents’ health and wellness hub. There will be a daily nurse station to provide emergency support, periodic physiotherapy sessions and general health tips.

IOI Properties is now in talks with a wellness and care service provider to provide a wellness concierge service to offer a variety of health-related activities and services at The Gems Residence.

In addition, the operator will also provide housekeeping, launderette and/or catering services to a special segment of residents who are not physically able to upkeep their living spaces or cook for themselves.

HEALTH AND WELLNESS LIFESTYLE

In line with the health and wellness concept of the development, it has been designed to encourage its residents to step out from their homes to exercise or just to have some fresh air.

Within The Gems Residence will be a three-acre environmental deck in addition to a full-



Lee (left) with Tie. The first phase of Gems Residence will be unveiled in November this year, and will offer four blocks comprising 334 units for sale.

ly-equipped clubhouse which will entice residents to enjoy the outdoors. Its facilities include an Olympic-size lap pool, a leisure pool of similar size, children exploratory lab, reading lab, children arts pavilion, lush green spaces for light exercise, reflexology, yoga and tai chi, a tennis court, and a fully-equipped gymnasium.

“The young ones could indulge in a variety of resort facilities and entertainment on the facilities podium or clubhouse, while the grandparents can take respite in tranquil spaces with lush greenery or do some light exercises,” explains IOI Properties chief sales and marketing officer Jason Tie.

Other than the facilities within the development, the developer has built walkways linking

The Gems Residence to various amenities, for instance IOI City Mall and Palm Garden Golf Club, which are less than 1km away.

“In this resort-style development, the surroundings are filled with lush greenery. With the walkway, we hope to encourage residents to come out and walk instead of driving as it is good for their health,” Tie adds.

“We are offering a luxury wellness sanctuary with homes that make you feel better daily,” he enthuses.

LUXURY HIGH-RISE LIVING AT A REASONABLE PRICE

The first phase of The Gems Residence will be unveiled in November this year, and will offer four blocks comprising 334 units for sale from RM660,000 or an average selling price of RM580 psf.

Tie expects the project to garner good interest as it caters to buyers who are looking for luxurious homes with wellness and care services at reasonable prices. Furthermore, there will only be four units per floor with an exclusive private lift lobby for each unit.

Another selling point of the project is the breathtaking views it offers as the development is located close to Putrajaya wetlands, the first man-made wetlands in Malaysia and the largest constructed freshwater wetlands in the tropics. Although The Gems Residence is a high-rise development, Tie emphasises the layout design allows every unit to have an unobstructed view of Putrajaya while optimising natural light and air ventilation.



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GEMS

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ioiproperties.com.my/Gems

SPECIAL REPORT on Smart, Sustainable and Wellness living

Zuraida (centre) and Panasonic Corp Heating and Cooling Solutions Business Division managing director Toshiyuki Takagi (on her left), Au (her right) and delegates of the study tour at the Panasonic Center Tokyo.



PHOTOS BY LOW YEN YEING | EdgeProp.my

Housing minister and developers find inspiration in the Far East

BY SHAWN NG

It was an eye-opening experience for delegates of the EdgeProp Malaysia Study Tour on Excellent Building Sustainability, Management and Wellness 2019 to Japan recently.

The delegation, which comprised Housing and Local Government (KPKT) Minister Zuraida Kamaruddin, drivers of Malaysia's top property development companies and members on the judging panel of EdgeProp Malaysia's Best Managed Property Awards, gained valuable insights into some of Japan's latest technologies for sustainable township development as well as smart and wellness home systems and solutions.

Held from Oct 3 to 5, the study tour was organised by EdgeProp Malaysia and supported by Panasonic.

The tour kicked off with a meeting between Zuraida and Japan's Land, Infrastructure, Transport and Tourism (MLIT) Parliamentary Vice-Minister Masamune Wada, followed by a briefing by the officers of MLIT on the trends in the Japanese housing market, and the country's Building Standard Law.

The delegates then visited the Fujisawa Sustainable Smart Town (SST), a living model of a smart and sustainable township that is being developed by a cluster of companies led by Panasonic.

On the second day, the delegates experienced some of the futuristic technologies that were being showcased at the Panasonic Center Tokyo as well as the sustainable solutions in indoor air quality (IAQ) and commercial building system at the Panasonic Tokyo Shiodome Building.

Some of the delegates proceeded to Osaka where Zuraida also met with the Mayor of Izumisano City, Hiroyasu

Chiyomatsu. S P Setia senior executive vice-president Datuk Koe Peng Kang gave a briefing on the developer's upcoming integrated development in Osaka dubbed Setia Izumisano City Centre (SICC).

The trip was a good opportunity for the tour participants, who are key industry stakeholders, to learn from Japan's cutting-edge technologies and the latest sustainable and smart township development that can be applied to the Malaysian market, Zuraida said in her speech at the Panasonic Center Tokyo.



Technology plays an important role and we should catch up on this on a fast-track basis. Japan has the experience and solutions to many issues, so why don't we learn from them so that we can do it faster?"

— Zuraida

"Technology plays an important role and we should catch up on this on a fast-track basis. Japan has the experience and solutions to many issues, so why don't we learn from them so that we can do it faster, instead of taking a long time to do it on our own?" she added.

The minister was noticeably impressed by the Fujisawa SST and urged Malaysian developers to take the development of SST in Malaysia a step further by learning about the smart town.

"This is something that is very doable in Malaysia, even at a lower cost. So I hope developers can start thinking about this," she said.

Panasonic Malaysia manag-

Right: One for the album: It's wifie time for the who's who in the Malaysian property industry

Below: Chiyomatsu (front, centre) receiving Zuraida at the Izumisano City Hall building.



Taking it in at Fujisawa SST

SPECIAL REPORT on Smart, Sustainable and Wellness living



Above: A visit to the management office of Fujisawa SST to find out more about its management technology.



From left: Matrix Concepts Holdings Bhd managing director Ho Kong Soon, Perbadanan PRIMA Malaysia chairman and MKH Bhd managing director Tan Sri Eddy Chen, Zuraida, Real Estate and Housing Developers' Association president Datuk Soam Heng Choon, Mah Sing Group Bhd CEO Datuk Ho Hon Sang, LBS Bina Group Bhd executive director Datuk Cynthia Lim, Sunsuria Bhd executive chairman Tan Sri Ter Leong Yap and Association of Property and Facility Managers Singapore president Dr Lim Lan Yuan attending a briefing on indoor air quality at Panasonic Center Tokyo.

ing director Cheng Chee Chung concurred, adding that the study trip offers the participating developers a strategic vision to create differentiation in their respective property developments with the advanced technologies and cutting-edge solutions that they have seen during the trip.

“Panasonic is well known globally for its electrical appliances such as air conditioners, TV, washing machines, refrigerators and rice cookers. Many do not know that Panasonic actually has so much more to offer than just electrical appliances.

“From the SST to Panasonic’s unique technology NanoeX and urban energy management capabilities, Panasonic can offer IAQ as well as sustainable, wellness and security solutions

“Collaborating with EdgeProp.my for the study tour to Japan together with the Minister and the top management of leading developers in Malaysia, it gives us the opportunity to introduce and showcase Panasonic’s unique technologies and solutions capabilities,” he elaborated.

A timely and necessary learning experience

Meanwhile, Panasonic Corp QAFL business promotion officer managing director Ichiro Suganuma noted that the study tour had also aimed to raise awareness about the importance of IAQ among the delegates.

“Not only because of the haze which made our lives difficult in Kuala Lumpur last month but because so many kinds of air pollutants exist in our daily lives. And data shows that 29% of lung cancers are caused by air pollution.

“It shows how important air is to us and it must always be kept fresh and clean. While the environment of the whole country could not be cleaned in a day, every one of us has to be concerned for our health in the office, at home and even outside

of a building. Air quality could not be seen easily but it’s a basic necessity for us. One must never forget this,” Suganuma said.

The study trip was also timely as Malaysia is now seeing rapidly growing demand for buildings that are not only purposefully designed and built for sustainability, but also developed for excellent property management, offered EdgeProp Malaysia managing director and editor-in-chief Au Foong Yee, who was also on the tour.

“On a macro level, Malaysia is pushing for smart cities. Prime Minister Tun Dr Mahathir Mohamad has said recently that turning Malaysian cities into smart ones would be a highlight of the 12th Malaysia Plan.

“And this, precisely, is the reason why we are here,” she emphasised.

Besides offering insights into the latest smart, sustainable and wellness technologies; affordable housing mechanisms; and property management solutions, the trip fostered discussions and networking among the participants, noted Au.

“Apart from exchanging ideas, we also see strategic networking session possibilities among the study tour delegates. It is certainly no mean feat to have in the same room for two days and two nights, [the] drivers of Malaysia’s leading developers!” she said.

Zuraida (right) receiving a memento from Au.



Zuraida (centre) being briefed on the concept of Fujisawa SST by Suganuma (left) and Cheng.



Chen (left) and Zuraida (centre) experiencing some of the futuristic technologies in an autonomous cabin at Panasonic Center Tokyo.



From left: OSK Holdings Bhd deputy group managing director Ong Ju Xing, IOI Properties Group Bhd executive director Lee Yoke Har and Sunway Bhd property division managing director Sarena Cheah having an animated discussion at Fujisawa SST.



From left: SkyWorld Development Sdn Bhd founder and group managing director Datuk Ng Thien Phing, Soam, Building Managers Association of Malaysia president and Bandar Utama City Centre Sdn Bhd director Tan Sri Teo Chiang Kok, Lim and Au checking out some of the latest smart home systems at the Panasonic Living Showroom in Panasonic Tokyo Shiodome Building.



Front row, seventh from left: S P Setia Bhd deputy president and chief operating officer Datuk Wong Tuck Wai, Chiyomatsu, Zuraida, S P Setia president and CEO Datuk Khor Chap Jen and Koe taking a group photo after the meeting at Izumisano City Hall in Osaka.

NEW URBANISM BE AT THE FOREFRONT OF



Transit-Oriented Development in Greater KL

MKH's TODs are a combination of convenience and efficiency that showcase urban centralisation in motion.

We embrace this new style of development to create vibrant, liveable and sustainable communities. Our efforts support the healthy growth of Greater KL.





FORGING AHEAD WITH SUSTAINABLE TOD LIVING

Compact, coordinated and connected, MKH's TODs are emblematic of the global shift towards integrated urban spaces.

The Right Mix Matters MKH's Core Values to support good growth in city regions



LIVEABLE

Innovative home solutions play a fundamental role today in shaping future cities. Besides reinventing spaces and enhancing life, MKH is constantly coming up with innovative property solutions and incorporating next-generation smart services to simplify day-to-day activities in a community.



INNOVATIVE

Smart homes have been predominantly highlighted as one of the key constituents of intelligent living environments. Our smart features embrace significant potential in our effort to achieve comfort, security, energy-saving capability and enhanced quality of life.



DIVERSE

Creating opportunities and promoting diversity in terms of activities within the development and its surroundings. Including open spaces such as parks, F & B outlets, retail, and entertainment that allow residents to interact, and maintain physical and mental health.



CONNECTED

MKH's TOD involves the development of land that encourages walking, such as covered walkways, linked bridges, and streets with trees. Providing a user-friendly development that features mixed-use spaces; housing, office, retail and other amenities are all within easy reach of transit stations—readily meeting daily needs.



VALUE

As the company forges ahead in creating such enriching living spaces for a better quality of life, it is ever mindful of the urbanite's need for greater mobility and accessibility.

With our impressive portfolio of developments, we offer homebuyers more housing choices in different locations. An MKH home is easy to own and makes great investment opportunities.

Home building is nation-building—and MKH's commitment towards healthy and sustainable community development has brought it to the forefront of TOD (transit-oriented development) in Greater KL.

Vibrant and liveable communities are essential for the country's economic growth, and MKH acknowledges this with its brand of TODs. It is focused on building networks of well-designed urban centres that are clustered around transit hubs, to provide housing options for all segments of society.

Compact, coordinated and connected, MKH's TODs are emblematic of the global shift towards integrated urban spaces. These homes that make great investment opportunities, are also defined by their affordability—another factor that helps make homeownership among Malaysians easier.

And as the company forges ahead in creating such enriching living spaces for a better quality of life, it is ever mindful of the urbanite's need for greater mobility and accessibility. With its impressive portfolio of developments, MKH offers homebuyers more housing choices in different locations.

TODs For Connectivity, Convenience And Convergence



MKH's TODs—numbering 10 in all—cover a total of 34 stations located along rail lines that stretch from Sungai Buloh to Kajang. The TOD projects taking shape that will help cement the company's position as one of the country's most innovative developers include Kajang 2, a mega development covering retail, residential units, and commercial activities.

MKH's jewel in the crown that is transforming the Kajang skyline, Kajang 2 reflects its commitment to sustainable development. It is set to deliver the winning combination of connectivity, convenience and convergence to meet the ever changing needs of society, thanks to its proximity to the Kajang 2 KTM station.

It can be said that MKH has come full circle with its Kajang 2 development, the company having first stamped its mark as a reputable developer with its pioneering projects in Kajang. It has been more than three decades of growth for the company that has gone on to build in other areas of Greater KL like Damansara, Bangsar, Mont Kiara, Shah Alam, Cheras, and Petaling Jaya.

Other MKH developments rightly sought-after because of their locations near a transport hub are TR Residence 1 & 2 at Jalan Tun Razak, MKH Boulevard 1 & 2, Saville Kajang, Saville Cheras, Mahkota Cheras, MKH City, MKH World, Sunway-MKH Lot 1, and Nexus @ Kajang, along with Nexus @ Taman Pertama.

Affordability And Investment Appreciation



For homebuyers, there is no time like the present to take advantage of the attractive prices offered by these MKH TODs. Apart from affordability, there's also value for money as these homes will no doubt enjoy investment appreciation—an increase in value over time.

TODs in Malaysia are set to foster growth for future integrated property developments, ultimately affecting the way Malaysians commute—and changing the way they live, work and play.

Concerted efforts to re-focus on and organise the mass rapid transportation system of Greater KL have helped shore up a growing sense of confidence that local developers have what it takes to create vibrant, liveable and well-connected communities.

MKH is clearly on the right track by focusing on TOD projects that are clustered around rail infrastructure. Compact and walkable, these developments improve our quality of life by reducing our automobile dependence and ultimately making for a great mixed-use community with reduced carbon footprint.

Disclaimer:

The developer reserves the right to determine the concepts and features of each project categorised as TOD Project. All TOD Projects launched by MKH Group of Companies may have similar purpose or function; they may also be different in terms of concepts and features. This advertisement of TOD Projects shall be applicable only to projects to be launched in the year of 2021 and onwards subject always to the sole and absolute discretion of the developer's right to determine the concepts and features of each TOD Project and the terms and conditions of the sale and purchase agreement for the parcel/property.

SPECIAL REPORT on Smart, Sustainable and Wellness living

The total housing stock in Japan has exceeded the total number of households in 1968, moving away from the housing shortage that began post-WWII.

BY SHAWN NG

After World War II, there was a shortage of homes in Japan as many had been destroyed by aerial bombings.

“We had to build more homes for the people, especially those who needed affordable homes,” Japan’s Parliamentary Vice-Minister for Land, Infrastructure, Transport and Tourism (MLIT) Masamune Wada said in a recent meet-up with Malaysia Housing and Local Government (KPKT) Minister Zuraida Kamaruddin.

According to MLIT, there was a shortage of about 4.2 million homes in 1945. However, with the public housing initiatives by the government, the situation began to improve as housing supply increased gradually.

Wada’s meeting with Zuraida was facilitated in conjunction with the EdgeProp Malaysia Study Tour on Excellent Building Sustainability, Management and Wellness 2019 in Japan from Oct 3 to 5.

The study tour was organised by EdgeProp Malaysia and supported by Panasonic. Among the 34 delegates were leaders of top property development companies in Malaysia and judges of EdgeProp Malaysia’s Best Managed Property Awards.

During their meeting, Zuraida and Wada exchanged notes on their respective countries’ public housing system and their efforts in providing affordable homes for their people.

In a separate briefing to Zuraida, MLIT’s deputy director of international affairs office under the general affairs division of housing bureau Takeru Kosaka said one of the Japanese government’s initiatives to raise housing supply after WWII was to build rental homes for low-income earners.

“In 1951, local governments have [started to] provide public [rental] housing with low rents for the low-income group. There were also initiatives such as providing low-interest long-term housing loans to homebuyers and building more houses in major cities where the population and housing demand are high,” he shared.

As a result, the total housing supply exceeded the total number of households in the country by 1968.

Subsequently, in 1973, the number of housing stock exceeded the total number of households in every prefecture which meant there were sufficient housing units to cater to the demand in each prefecture.

As of 2013, there were some 60.63 million units in housing stock while the total number of households stood at 52.5 million — which meant that a sufficient number of housing supply has already been secured.

Food for thought

Under Japan’s public rental housing schemes, the construction cost is borne jointly by the federal government and local authority, with the latter taking care of the land purchase cost to ensure the affordability level of these homes for low-income earners.

Managed by the local authorities, these rental homes are open to the



HIROHITO TAKADA

Lessons from Japan’s public housing



PICTURES BY LOW YEN YEING | EdgeProp.my

Zuraida and Wada exchanging notes with the help of an interpreter.



Zuraida attending a briefing by the officers of MLIT.

B40 group, which has been defined based on the average income level in each prefecture. The rent rates of these homes are set based on the tenants’ monthly incomes.

The local authority keeps track of the income levels of the tenants and once their income levels exceed the B40 level, they are no longer eligible to rent these homes and will have to give way to those eligible.

What caught Zuraida’s attention was how the low-income group in Japan is divided into two categories, namely the lowest B17 category and the B17 to B40 category.

“This gives me an idea to break the B40 grouping down to the B20 or B10 so that it would be more effective and targeted in solving the homeownership difficulties faced by the lower income group.

“For example, the rent-to-own schemes that we have in Malaysia are trying to serve the B40 group which consists of various earners at different income levels,” she says.

She adds that providing affordable homes to the rakyat is at the heart of the Pakatan Harapan government’s policies and it has been working with several parties such as financial institutions to offer low-interest housing loans to the low-income group.

Enhancing the liveability of public housing

The Housing Minister also took note that Japan’s Building Standard Law has been regulating indoor air ventilation for about 16 years.

“Maybe, that will be something we can modify to our standards in order to ensure that the B40 or the masses back home can enjoy the basic right to quality air,” she told EdgeProp.my after the briefing.

The Building Standard Law was amended in July 2003 to include provisions related to indoor air quality to

tackle the Sick House Syndrome.

The Sick House Syndrome refers to a medical condition where building occupants suffer from symptoms such as eye, ear, nose and throat irritation due to toxic chemicals such as formaldehyde, toluene and chlorpyrifos emissions from building materials and furniture.

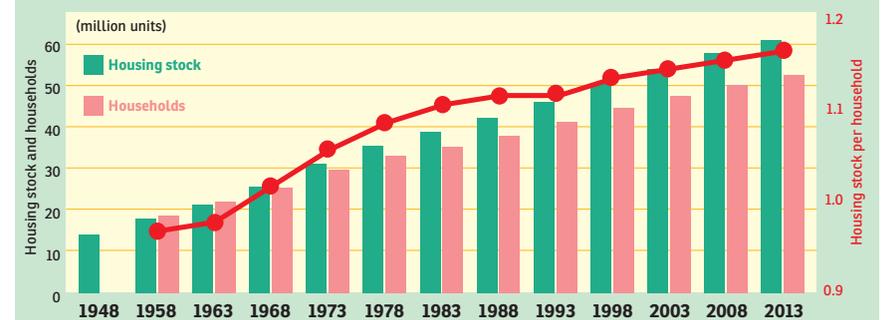
The law states that all habitable rooms must have windows and other openings for ventilation, otherwise ventilation equipment must be installed. Apart from that, the law also prohibits the use of building materials containing chlorpyrifos in buildings with habitable rooms.

Enhancing the quality of life of those who are living in Malaysia’s public housing schemes is one of the objectives of the National Community Policy (DKN) formulated by the housing ministry.

DKN is a feature of the National Housing Policy or Dasar Perumahan Negara 2018-2025 that aims to empower the lives and improve the living environment of the B40 group.

“It is never too late for Malaysia to adopt some of the measures that other countries have been implementing for a long time. With some improvising and fine tuning, we will be able to solve the issues plaguing the local housing market,” said Zuraida.

Housing supply in Japan increased after WWII due to initiatives by the federal and local governments



SOURCE: MLIT



An aerial view of the LBS Alam Perdana township

Moving forward with the INDUSTRIALISED BUILDING SYSTEM

The Industrialised Building System (IBS) has proven to be safer, quicker, more cost-effective and yields more consistent construction quality compared with conventional means. Hence, the Malaysian government has been pushing for IBS to be utilised in building both public and private housing developments.

Heeding the government's call and its own conviction that IBS is the way forward for sustainable property development in the country, LBS Bina Group has, through its subsidiary MGB Bhd, adopted IBS using the formwork system for more than 10 years.

"Previously, our focus was mainly on IBS steel framing and aluminium formworks. In tandem with the government's call to improve quality and productivity through the adoption of IBS, the group further increased its IBS adoption via a joint venture with SANY Group in 2017 to leverage SANY's expertise in precast concrete design and manufacturing as well as usage of precast concrete machineries. This partnership strengthens our position in delivering excellence through innovation," says LBS executive director Dato' Cynthia Lim.

Following the joint venture, and with an investment of about RM20 million, a mobile IBS plant was set up onsite in May 2018 for the construction of LBS' Alam Perdana township in Selangor using precast concrete.

The mobile plant takes up 10 acres and is operated by more than 150 employees. The facility is capable of producing 2,000 residential units annually.

"It has successfully supplied our pilot project. 673 units of double-storey terraced houses at

Lim: We expect the demand for IBS to pick up once the government's proposal to make IBS mandatory by 2020 is approved.



LBS Alam Perdana Township within a relatively short period of time. The pilot project achieved a construction time reduction of 33% from 18 months to 12 months, which led to 31% reduction of manpower and 49% savings in total on-site labour cost," says Lim.

Alam Perdana is a 469.86-acre development located in Bandar Puncak Alam, Selangor. It is a fully gated-and-guarded community consisting of a variety of residential properties including double-storey terraced houses, semi-detached houses, townhouses and high-rise apartments.

THE EXPANSION PLAN

Riding on the success of the mobile plant, LBS replicated the model and further invested about RM40 million to set up its first permanent IBS precast concrete plant in Nilai, Negeri Sembilan.

With a built-up area spanning 119,017 sq ft, the launch of the permanent plant was officiated by Housing and Local Government Minister Zuraida Kamaruddin on March 16, 2019.

Combining both plants, the group will be able to produce 4,000 units of properties annually, up from its current production rate of 2,000 units.

"The short-term target is to cater for our



own projects such as LBS Alam Perdana and Kita@Cybersouth. Later, we hope to supply to other property developers and the government for its affordable housing projects," says Lim.

She also believes the demand for IBS components will increase steadily as more and more builders look to alternative methods to raise efficiency, quality and productivity amidst a subdued property market and with the government aggressively pushing for greater IBS adoption.

"We expect the demand for IBS to pick up once the government's proposal to make IBS mandatory by 2020 is approved and come into effect," she reveals.

SUSTAINABLE BUILDING METHOD

IBS has long been practised in developed countries such as Germany, France, and Denmark. It is not new to Malaysia either, but due to the high setting-up cost involved, industry players still opt for conventional construction methods.

However, with the rising cost of labour and with the government's current focus on affordable housing, it may be a good time to adopt IBS Precast Concrete as a way to reduce costs while shortening the construction period, thus benefiting the end-user.

Furthermore, the use of innovative construction techniques and IBS not only promote cost optimisation, reduce dependency on foreign labour and improve the quality of affordable

The positive impact that IBS and precast concrete can potentially have on different aspects of sustainability and green construction is explained below:

1. Economic sustainability

IBS can reduce labour on site by up to 31%. However, for this to succeed, there is a need to develop a detailed training and dissemination strategy for promoting IBS and preparing the necessary workforce. Similarly, a comprehensive strategy for the implementation of sustainability through the use of IBS in Malaysia needs to be formulated.

IBS can fully eliminate the need for plastering and significantly reduce construction waste, leading to a more efficient use of resources.

It shortens the construction cycle time by at least 33% whereby the risk of project delay is reduced. It provides better and improved quality developments.

Precast concrete structures are also more durable over a longer period to acid attacks, corrosion and impact, and also reduce surface voids and reduce the accumulation of dust, resulting in cleaner and neater construction sites. Opting for IBS construction also means less noise pollution and heat trap on construction sites. For the consumer, precast concrete walls can provide an effective sound buffer from outdoor noise or traffic.

2. Controlled production environment

IBS offers the ability to reach difficult nooks and crannies, which are often inaccessible in regular in-situ construction. With the availability of production tools, and permanent jigs and fixtures, it is easier to control the workmanship of construction.

With a highly systematic factory environment, systematic component storage and timely delivery, the factory and construction site are cleaner due to the reduction of construction material on site.

3. Reduced waste

IBS is known to minimise waste. Due to the precise planning and control in terms of material management and production management, waste is greatly minimised at the factory.

As casting is done at the factory, waste materials are also reduced at the construction site. IBS does not require the use of formworks and props on site resulting in a cleaner and neater construction site. Furthermore, materials from one module or product can also be reused in another.

4. Low maintenance

One of the goals of sustainability is to reduce radiation and toxic materials. Concrete provides an effective barrier against radiation and can be used to isolate toxic chemicals and waste materials. Concrete protects against the harmful rays of x-rays, gamma rays and neutron radiation.

Concrete is also resistant to natural environmental elements that can attack and cause deterioration to a building. Therefore, the usage of concrete will reduce maintenance required for the building and this will reduce impact on the environment in general.



LBS' first IBS precast concrete plant in Nilai was launched by Zuraida (eighth from left).

housing, but they also promote environmental sustainability.

"The issues of sustainability and green construction have been highlighted in the Construction Industry Transformation Plan (2016-2020). The Malaysian government is committed to address sustainability issues and meeting its targets and obligations in this regard," says Lim.

Beyond the cost and time benefits, she says prefabrication technology offers sustainability and is friendlier to the earth's ecosystem.

Chris Tan

Chur Associates founder and managing partner and EdgeProp Malaysia's Best Managed Property Awards judge



I think the trip is very useful as it enables the participants to gain insights on developments such as the Fujisawa Sustainable Smart Township (SST) in Japan, which was an eye-opening visit. While it remains interesting to see how the SST concept can be adopted by Malaysia, it is a good opportunity for both the government and property developers who joined the tour to learn from the township development. With Malaysia's Shared Prosperity Vision 2030 launched recently, we shall take whatever we have learned from this trip to contribute to the development of a smarter and more sustainable lifestyle back home.

Dr Lim Lan Yuan

Singapore Association of Property and Facility Managers president and EdgeProp Malaysia's Best Managed Property Awards judge



I find the innovation within the smart house system that was showcased in the Panasonic Center Tokyo and the Panasonic Living Showroom in Panasonic Tokyo Shiodome Building interesting as it shows all sorts of possibilities with the use of technology. It can provide convenience, comfort, luxury and an enriching lifestyle for every part of the house with virus sensing, environment management, voice interaction and communication, and virtual makeup just to name a few.

Tan Sri Teo Chiang Kok

Building Management Association of Malaysia (BMAM) president and Bandar Utama City Centre Sdn Bhd director (BMAM is on the judging panel of EdgeProp Malaysia's Best Managed Property Awards)



The Japan study trip was most educational and provided me with knowledge of the wide availability of Internet of Things facilities that will make living and the living environment more convenient, secure, energy-efficient and healthy, which can be readily adopted.

Adzman Shah Mohd Ariffin

Malaysian Institute of Property and Facility Managers (MIPFM) president and ExaStrata Solutions Sdn Bhd CEO (MIPFM is on the judging panel of EdgeProp Malaysia's Best Managed Property Awards)



The three-day study tour to Japan covered five interesting key areas, namely smart city concept development; eco-friendly features; community building; smart home appliances; and building systems and energy conservation solutions.

The visit to Panasonic Center in Tokyo was an eye opener with a lot of new concepts and experiences explored while the visit to Fujisawa SST in Kanagawa was also a good experience.

Within the short span of three days, the participants, which comprised key developers, NGOs, property managers and advisors, also managed to network and share ideas with each other. The presence of the Minister of Housing and Local Government also provided the opportunity for the participants to get to know the minister better.

EdgeProp Study Tour: An opportunity to gain ideas and network



Some of the delegates taking a photo at the entrance of the Fujisawa SST Welcome Garden.

BY EDGEPROP.MY

It was a study tour to remember for the 15 chieftains of prominent property development companies in Malaysia as well as members of EdgeProp Malaysia's Best Managed Property Awards judging panel which included heads of professional bodies such as the Real Estate and Housing Developers' Association, the Malaysian Institute of Property and Facility Managers and the Building Management Association of Malaysia.

Also participating in the EdgeProp Malaysia Study Tour on Excellent Building Sustainability, Management and Wellness 2019 to Japan was Housing and Local Government (KPKT) Minister Zuraida Kamaruddin.

Held from Oct 3 to 5, the study tour organised by EdgeProp Malaysia and supported by Panasonic featured some of Japan's latest technologies for sustainable township development as well as smart and wellness home systems and solutions.

The delegates found the visit to the Fujisawa Smart and Sustainable Township to be the highlight of the tour while gaining from the discussions and networking among members of the delegation.

Datuk Soam Heng Choon

Real Estate and Housing Developers' Association (Rehda) president (Rehda is on the judging panel of EdgeProp Malaysia's Best Managed Property Awards)



The study tour was good exposure for us, allowing us to learn more about sustainable developments, especially from the aspects of community planning and integration of various aspects of community sharing in a housing development. The trip to Fujisawa SST was enlightening as it showed how good community sharing can enable various aspects of sustainability to be embodied in communal living spaces within a development.

Low Hon Keong

Henry Butcher Malaysia (Mont Kiara) Sdn Bhd executive director (numerous properties managed by Henry Butcher have won EdgeProp Malaysia's Best Managed Property Awards)



It was a very useful and informative trip especially about how advanced Japan is in terms of housing estate management. It's definitely something for us as property managers to learn and improve our efficiency in managing our stratified developments. It was also good to hear and understand the views held about property management from Malaysia's top developers who participated in the tour so that we, as a property manager, can always improve our management services to meet their expectations as well as the needs of strata property owners.

Datuk Chang Khim Wah

Eco World Development Group Bhd president and CEO



Visiting the Fujisawa SST was the highlight of the study trip for me. It has a town centre with a maintenance office which measures the quality of air, energy usage and even the security level in the project. It also has many communal spaces like a library, life space and various F&B selections to choose from. Apart from that, there were also joint community spaces and well thought-out details such as shared lockers.

The homes are not only efficient and well-designed but are also designed with the well-being of senior citizens in mind. What impressed me was that the technology used in the township complements the community and their lifestyle.

Lee Yoke Har

IOI Properties Group Bhd executive director



It was such a rare opportunity for fellow developers to get together and we had a marvellous time sharing ideas and best practices! I was particularly impressed with Panasonic's SST concept which we witnessed in Fujisawa where they turned their former factory site into a self-sustaining town with an excellent energy-management system supported by rooftop and perimeter photovoltaic panels, a secured environment with surveillance networks and a vibrant fully-engaged community across all ages.

Datuk Ho Hon Sang

Mah Sing Group Bhd CEO



The EdgeProp Malaysia Study Tour on Excellent Building Sustainability, Management and Wellness 2019 was an eye-opening experience for me to see that the essence of a smart city is not just about the usage of advanced technology but the way these state-of-the-art infrastructure could complement people's lifestyle.

I am impressed with the Fujisawa SST concept which incorporated the human touch and technology elements, where the usage of technology are based on the needs of the residents, and this has formed a sustainable model that supports the town's evolution till the next century.

Besides, the showcase at the Panasonic Center Tokyo also provided an idea of future solutions, such as indoor air quality monitoring, virus sensing and non-contact health monitoring, that Malaysian developers could adopt in our future developments, which could make us one of the pioneers in the region.

Ho Kong Soon

Matrix Concepts Holdings Bhd managing director



It was refreshing to observe the adoption level of sustainability features at the Fujisawa SST, which can be emulated in Malaysia as the sustainability movement is clearly gaining traction locally, with some of these features already being deployed in our developments.

As a developing nation, the emphasis in Malaysia continues to be affordability and economic viability, whereas the Japanese are willing to pay a premium with communities embracing a truly sustainable and wellness lifestyle.

The challenge in bridging this gap is to have a cultural shift through education to gain market acceptance, introduction of a sustainability regulatory framework and creating an ecosystem to support such technologies in line with our growing income base.

Ong Ju Xing

OSK Group deputy group managing director



The quality of the delegation was outstanding. The networking was inspirational. The content was educational. Overall, it was just a very well-planned and meaningful trade mission.

One of the key takeaways from the study trip was the Japanese focus on healthy living from house design and built environments to the interior finishing and fittings.

Overall, it was a great trip including the camaraderie of the delegation of 15 developers. Though most of us were acquainted with each other prior to the trip, it brought us into a fellowship with better understanding of one another.

Beh Chun Chong

Paramount Property Development Sdn Bhd CEO



I'm impressed with the Fujisawa SST where Panasonic incorporated solar energy generation and energy-savings features into smart community living, taking into account multi-generational living, security, mobility, education and wellness.

It's a great showcase of brick-and-mortar weaved seamlessly with Industry Revolution 4.0, asset management and community engagement. Truly world-class hardware with world-class mindset.

It was enlightening to see Japanese companies collaborate within and across industries, leveraging each other's strengths and resources to co-nurture a truly sustainable development.

It is my hope that we can start a similar-type of collaboration to co-nurture products that could benefit the industry and enrich the community.

FROM PREVIOUS PAGE

Sarena CheahSunway Bhd property division
managing director

Today, sustainable living is the norm whereby it needs a holistic and inclusive approach. It includes planning and designing the hardware that is the township and product while spreading awareness and educating the society to preserve and conserve the environment.

The Fujisawa SST demonstrates the integrated essence of Panasonic's wide spectrum of solutions in housing, township, community, business-to-business and eco-type solutions.

As a Master Community Developer, I am looking forward to integrating these elements in Sunway's future developments to build sustainable communities across the nation through our unique Build-Own-Operate business model.

Besides, I hope to cultivate my best takeaway from Japan — the disciplined culture of taking care of their properties and environment into every Sunwayian's day-to-day lifestyle.

Datuk Ng Thien PhingSkyWorld Development Group
managing director

Thank you EdgeProp.my for organising this fruitful trip. I have gained new perspectives from the visits, especially from Fujisawa SST — the town that promotes sustainable community living through eight smart services such as energy, security, health care and asset management.

Fujisawa SST evolves through actual lifestyle innovative systems so the community can live comfortably and I am impressed with this holistic concept.

I believe well-managed buildings will eventually promote sustainability and the wellness of the community and this is

vital especially for building a vertical community.

In a digital age, the usage of smart solutions could improve the quality of life and this will be implemented across SkyWorld projects in line with our mission — to enhance the living experience for city communities and promote a liveable future.

Datuk Koe Peng KangS P Setia Bhd senior executive
vice-president

The visit provides an insight into a sustainable township concept in Tokyo, not only on the technology aspect but also on the sustainability angle of a harmonious community, especially for the aging population. We can incorporate some of the ideas for continuous improvement of Setia's LiveLearnWorkPlay concept for the benefit of our Setia communities.

In addition to that, we are happy to establish a strategic relationship with the Panasonic team for our Osaka project where we can explore and apply the latest technologies such as hydrogen fuel cells, efficient cooling/heating systems, and imagery projection at our mixed development at Setia Izumisano City Centre, Osaka.

Tan Sri Eddy ChenPerbadanan PRIMA Malaysia
chairman and MKH Bhd
managing director

I would like to thank EdgeProp Malaysia for organising an insightful trip and also thank Panasonic for being such a generous host. The trip was certainly an eye-opener for many of us. The Japanese builders' emphasis on total quality living from birth to old age is something we can certainly emulate. This includes the carbon-friendly integration of green features and artificial intelligence within the housing ecosystem.



Zuraida (third from left) dines with delegates of the study tour and representatives from Panasonic in Japan.

Datuk Cynthia LimLBS Bina Group executive
director

My heartfelt congratulations to EdgeProp Malaysia for successfully organising this special study trip to Japan covering excellent building, sustainability, management and wellness. This truly underscores EdgeProp's commitment in promoting sustainable developments in Malaysia.

Apart from the many examples of green developments that we witnessed firsthand, this trip served as a networking opportunity among Malaysian developers to share ideas and best practices as a means to promote our own version of sustainable development.

The biggest takeaway for me is that the importance of sustainable development must first be ingrained in the minds of all stakeholders. It is fundamentally a cultural change that requires raising our level of civic-mindedness and being conscious of our shared values and destiny. No single party can succeed alone. It requires the combined efforts of the government, developers, media and the community in order to succeed.

Anwar Syahrin Abdul AjibUEM Sunrise Bhd managing
director and CEO

It was an eye-opening experience. Japanese inventions have influenced and changed the way people all over the world live today. The country has established a legacy of innovation and creation, being known for their inventions, culture of excellence and precision methods. Apart from their technical capabilities, I was also impressed with their culture and aspects of their daily lives, especially in giving importance to politeness and hospitality as well as being respectful to others. These are some of the key takeaways from the trip.

Bringing the experiences back home, I do feel that we need to further evaluate how to localise the 'applications' as some may not be universal to all.

There are initiatives that can be emulated for our upcoming projects and I look forward to exploring them. As a responsible developer, we are always thinking of new ways to deliver a more sustainable and enjoyable living experience for our customers.

How could a development add value for its residents and the community it is located in? For property developer Mah Sing Group Bhd, the answer lies in adopting sustainability practices that cover social, environmental and economic factors.

Mah Sing Group founder and group managing director Tan Sri Leong Hoy Kum says a good development should enhance its occupants' health and comfort, minimise the strain on local utilities and infrastructure as well as improve the quality of life not only of its own residents but also of the neighbourhood.

Environmentally, the company aims to enhance and protect biodiversity and ecosystems, reduce water usage, as well as conserve and restore natural resources around its developments.



Ho: M Arisa's concept and features are designed based on a thorough thinking process.



Leong: A good development should enhance its occupants' health and comfort and minimise the strain on local utilities and infrastructure.

"Furthermore, with mindful design and sustainable practices in place, a development is able to add value to its neighbourhood economically, by reducing operating costs, helping to improve productivity of its occupants, as well as creating asset value and profits for its buyers," Leong adds.

This has shaped the design principle of the developer's newest project — M Arisa located in Sentul, Kuala Lumpur.

M Arisa is a freehold serviced apartment at Jalan Sentul Pasar, a rapidly developing area close to KL city centre. The project which has a gross development value of RM656 million, is Mah Sing's second affordable residential development in Sentul after M Centura.

M Arisa is expected to be launched in 4Q2019, with Hong Kong celebrity Eric Tsang as its ambassador. The project is situated within a mature neighbourhood and is located 5km from the city centre and 8km away from Mont'Kiara.

The two 55-storey towers on a 3.31-acre site will feature built-up sizes ranging from 550 sq ft to 1,008 sq ft, with a choice of five layouts that feature one to four bedrooms. The units are indicatively priced from RM299,000.

ENJOY A SERENE OASIS

At M Arisa, all the social, environmental and economic obligations are carefully fulfilled to facilitate comfortable and sustainable living, offers Mah Sing CEO Datuk Ho Hon Sang.

"The project's concept and features are de-



MahSing

Reinvent Spaces. Enhance Life.

Left: An artist's impression of M Arisa located on Jalan Sentul Pasar

Below: A close-up of the entrance statement, featuring tiers of lush greenery



All about VALUE

signed based on a thorough design thinking process, which were formulated after analysing the current market situation. This is to ensure that our product meets the needs of the targeted homebuyers, and at the same time is beneficial to the surrounding community," Ho says.

M Arisa's lifestyle elements aim to allow residents to enjoy some serenity amidst the hustle and bustle of city life. Its urban forest design concept comes with 1.5 acres of green environment and open spaces such as a multi-level sky garden (the first in Sentul) on levels 1 to 10 and urban farming on the ground floor. The main facilities located on level 10 feature a 50m swimming pool and a children's pool. Other facilities include a co-working space, games room, and KTV lounge. A sky gym is located at level 11.

There are also various facilities at the sky gardens on level 36 and 49 such as the hammock garden, viewing deck, cargo netting, BBQ

deck and so on, that cater to people of all ages.

M Arisa has a hassle-free parking system. The park-and-live concept enables residents staying at levels 1 to 9 to park their cars and walk straight to their homes without taking the lift. The express car park ramp also enables direct access from the ground floor to level 9.

For peace of mind, there is multi-tiered security.

GREEN LIVING

To promote green living, a rainwater harvesting system will be in place to recycle rain water for gardening purposes, while electrical charging stations will also be installed for hybrid or electric cars. There will also be a centralised garbage disposal system. By providing direct shuttle services to the nearest light rail

Hong Kong superstar Eric Tsang is the brand ambassador and a satisfied Mah Sing property owner.



transit (LRT) and mass rapid transit (MRT) stations, M Arisa facilitates car-less living which indirectly encourages its residents to cut their carbon footprints by reducing their contribution to air pollution and energy consumption.

The project is close to several stations such as Sentul Timur LRT Station which is 2.4km away, and three KTM stations — Sentul, Kampung Batu and Batu Kentonmen which are around 2.5km to 3.5km away. Several bus stations are also located within walking distance.

For those who need to drive, the project offers good accessibility via various highways and trunk roads such as the Duke Highway and Middle Ring Road 2 (MRR2).

Various lifestyle amenities and conveniences are easy to reach. Nearby schools include SMK Batu Muda (950m), SK Sentul (2km), SMK La Salle Sentul (3.9km) and Chong Hwa Independent School (5.1km). Neighbourhood malls include Maxim Citylights (450m), Sunway Putra Mall (5.5km), Giant Hypermarket (5.8km), Tesco Extra (7km) and Publika (7.6km), while healthcare facilities include Sentul Medical Centre (3.9km), KPJ Tawakkal Hospital (4.9km) and Hospital Kuala Lumpur (5.4km).

A VALUE BUY

As a freehold development surrounded by leasehold projects, M Arisa is a value buy for first-time homebuyers, upgraders as well as young families.

Projects within the affordable segment in the city centre are highly sought after due to their prime location. As such, the housing demand in Sentul remains strong as new residential projects there promise quality lifestyle living.

"Our first project within the vicinity, M Centura, saw overwhelming response, recording over 90% take-up rate to-date. This is testament that the demand for Mah Sing's affordably priced products of good quality remains high.

"Thus, we are confident that M Arisa will be well received by the market, driven by its attractive pricing points, coupled with our strong track record and brand presence," Ho enthuses.



An artist's impression of the pool playground set within lush forest surrounds

Sustainable and smart property developments are no longer just conceptual buzzwords. What used to be perceived as vague and abstract ideas are now seen by some consumers as a necessity in their homes as practical functions for everyday living.

For example, unpredictable weather patterns and climate change have made homebuyers more acutely aware of the need for residences and townships to be sustainable with green, smart and even health and wellness elements. These include green lungs and recreational parks for the long-term wellbeing of their families. The advent of Internet of Things (IoT) has also increased demand for smart homes that improve the quality of living.

UEM Sunrise Bhd is among the few Malaysian developers which have pioneered sustainable developments in the country.

According to the company's managing director and CEO Anwar Syahrin Abdul Ajib, today's developers need to incorporate sustainability into their projects to gain consumers' trust.

He acknowledges that sustainability is now part and parcel of the property development landscape, not just in Malaysia but worldwide. It is something that UEM Sunrise embraces wholeheartedly.

"Building sustainably is no longer just an option, but a must. Taking steps to continually embed smart, sustainable and wellness living concepts into our decision making, planning and investment processes will create sustainable value for all of our stakeholders," says Anwar.

UEM Sunrise's belief in the long-term prospects of sustainable development is reflected by the company's strong value proposition in its properties that offer attractive, smart, sustainable or wellness elements to attract the new generation of buyers who are primarily from the young and working class demographics.

Almost all of UEM Sunrise's projects have smart, sustainable and/or wellness elements, including projects such as Residensi 22, Residensi Astrea and Residensi Sefina in Mont'Kiara, Kuala Lumpur; Serene Heights in Bangi, Selangor; Aspira LakeHomes and Aspira Gardens at Gerbang Nusajaya as well as Estuari Gardens in Iskandar Puteri, Johor which have been well received by homebuyers.

Another good example of UEM Sunrise's commitment to sustainability is its Verdi Eco-dominiums in Cyberjaya, a Green Building Index (GBI)-certified condominium which was completed in December 2016. What makes this two-tower project stand out is that more than 60% of the nine-acre project comprises landscaped areas and facility spaces such as a maze garden, herb garden, cascading water features and an elevated walkway offering residents of the 800 condominium units a tranquil and green living environment within a secure compound. Other features include LED lights and automation such as a portable sprinkler system.

INTEGRAL TO BUSINESS PHILOSOPHY

Anwar strongly feels that the synergies from sustainable developments have emerged as a truly integral aspect of UEM Sunrise's total business philosophy.

"At UEM Sunrise, we believe that how we do business is as important as what we do. To this end, we work actively to balance our corporate and business strategies with industrial, ecological and technical realities, to create an optimal environment for sustainable growth.

"The smart, sustainable and wellness living concept fits in perfectly with UEM Sunrise's overall business approach and philosophy. It directly influences us to build great homes and projects for our customers. In turn, this motivates us to deliver solid results operationally and financially for our shareholders," says Anwar.

He explains that the concept is not a one-



The Green Building Index (GBI) certified Residensi 22 in Mont'Kiara.

EMBRACING smart and sustainable homes



Anwar: The smart, sustainable and wellness living concept fits in perfectly with UEM Sunrise's overall business approach and philosophy.



At Serenity Aralia in Estuari Gardens, full perimeter fencing with CCTV, security guards, a visitor management system and a world-class wireless alarm system keep the residents safe.

way street, because the benefits of sustainable living cut both ways for property developers as well as homebuyers.

"The benefits are equal for us and the homebuyers. Smart, sustainable and wellness concepts enable us for instance, to manage our energy use and recycle waste more effectively, use recycled water for irrigation and landscaping purposes; and ensure the security of both our residents and our assets."

Despite the remarkable progress of sustainable developments in the past decades, implementing the next wave of new ideas pose major challenges for developers.

Anwar explains that many of the challenges are cost-related. These include practising passive design for all projects, adopting near zero cost implementation for green building practices and products, as well as optimising building cost materials and equipment with available sustainable features.

For instance, at its green-certified Verdi development, UEM Sunrise had to allocate substantial funds for fertilising and maintaining the project. Hence, there must be strong commitment from the property managers and owners to ensure such a project's good long-term maintenance and sustainable value.

METICULOUS ATTENTION TO DETAIL

Nevertheless, despite these challenges, UEM Sunrise remains bullish about the future of sustainable developments. With meticulous attention to detail on three key components for success in smart, sustainable and wellness-based residential projects, Anwar is confident that the developer will continue to lead the way with innovative and appealing products.

He says a smart, sustainable or wellness-based residential project should be sharply focused on these key elements: health and well-

being; clean energy; as well as water and waste management.

The property, he adds, should also be a smart and safe residence with a holistic approach to security and conveniences, as well as provide a welcoming atmosphere for visitors.

"It should be an innovative, synchronised intersection between an unmet need and an idea to solve the problem. It should also be a great experience to bring it to market effectively. Finally, it should build a community — a cohesive, safe, confident, prosperous and happy place providing a high quality of life for everyone staying there," offers Anwar.



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Why we need air quality regulations

BY SHAWN NG

The latest haze that hit Malaysian shores over August and September this year was probably the time when the most people took an interest in the air they breathe.

At the peak of the haze when the air pollution index went to unhealthy levels, most took refuge indoors where they could switch on the air-conditioning or air purifiers, thinking that they were safe from the smoke.

Did you know that without proper ventilation and equipment, a room or building's indoor air quality (IAQ) could be even more polluted than the air outdoors, to the detriment of the building occupants' health?

What's even scarier is that many of us are spending a great deal of our time indoors and inhaling unhealthy indoor air for long periods without knowing it. In fact, studies have shown that we tend to spend about 90% of our time indoors, such as at home, workplace or school.

What are indoor air pollutants and where do they come from? Activities such as housekeeping, cooking and building/renovating are among the sources, said Panasonic Ecology Systems Co Ltd IAQ business unit managing director Shigehiro Uchiyama.

"Housework, for example, will create dust and allergens that may cause allergic reactions in humans, especially children whose lungs are still developing," he told delegates of the EdgeProp Malaysia Study Tour on Excellent Building Sustainability, Management and Wellness 2019 in Japan organised by EdgeProp.my and supported by Panasonic recently.

Among the study tour delegates were Malaysia Housing and Local Government Minister Zuraida Kamaruddin, captains of leading Malaysian property development companies and judges of EdgeProp Malaysia's Best Managed Property Awards.

Apart from that, Uchiyama added that if you are moving into a newly built or recently renovated house, you will likely be exposed to toxic chemicals such as formaldehyde and harmful volatile organic compounds (VOCs) that are emitted from building materials or furniture.

These indoor air pollutants can cause the Sick House/ Building Syndrome and victims could suffer from symptoms that range from sore throat, skin and eye irritation and allergies to more serious health problems such as pulmonary ailments and cancer.

If one could recall, there were news reports of a man surnamed Wang

Indoor air quality dangers inside your home



PHOTOS BY LOW YEN YEING | EdgeProp.my



Uchiyama believes that it is a good time for Malaysia to study the introduction of IAQ regulations.



Takagi thinks Malaysians tend to focus more on the quality of food and water rather than air quality.

ing materials that contain toxic chemicals while setting standards for indoor ventilation to ensure good IAQ.

Japan amended its Building Standard Law to include provisions related to the ventilation of indoor environments in buildings and the amended law came into effect in July 2003, said Uchiyama.

"Sick House Syndrome was a big social issue in Japan from the 1990s to early 21st century. This was because increasingly more chemicals were brought indoors from construction materials such as paints, woods, floorings and walls in newly-built or renovated buildings.

"This caused a deterioration of IAQ and made people suffer, so the Japanese government amended the Building Standard Law to tackle this issue," explained Uchiyama.

The law, among others, prohibits the use of building materials containing chlorpyrifos — a toxic chemical — in buildings with habitable rooms; regulates the use of formaldehyde-emitting interior finishing materials; and makes it mandatory for buildings with habitable rooms to install mechanical ventilation equipment or to have windows and other openings for ventilation.

Time to pay more attention to our air

Currently, Malaysia does not have compulsory requirements on IAQ for our buildings. There is only the Industry Code of Practice on Indoor Air Quality released by the Department of Occupational Safety and Health that serves as a guideline for IAQ in place. However, there is rising awareness especially among property developers

and property managers as they take into consideration IAQ in their developments.

According to Panasonic Corp heating and cooling solutions business division managing director Toshiyuki Takagi, Malaysians tend to focus more on the quality of their food and water rather than air quality when in fact, one consumes more air than food and water in a day.

Each person takes in 18kg of air every day, way higher than food (1.3kg) and water (1.2kg), noted Takagi, who is also the chairman of the Japan Refrigeration and Air Conditioning Industry Association.

He added that in Japan, even private cars, taxis and convenience stores are equipped with IAQ devices.

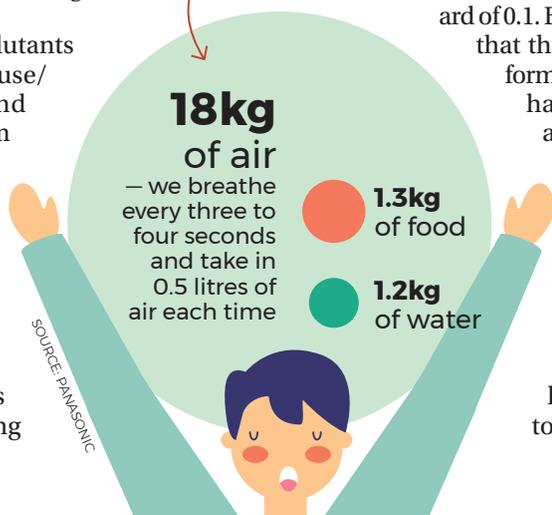
"For example, many automotive companies are using our nanoe technology in their models, including Toyota, Mitsubishi, Mazda, Jaguar, Suzuki and Subaru," he said.

Panasonic's nanoe technology is an air purification system that creates a fresher and cleaner indoor environment as it deodorises the air, inhibits the growth of bacteria, viruses and other pollutants while "moisturising" the environment.

Uchiyama believes that it is a good time for Malaysia to study the introduction of IAQ regulations and for more property developers to supply homes that meet IAQ standards in view of the rising demand among consumers to live in more comfortable and healthier environments.

IAQ is one of the attributes of winners in the EdgeProp Malaysia's Best Managed Property Awards — the first of its kind in Malaysia and in the region.

We consume more air than food and water every day



who had died of leukemia in July 2018, three months after moving into a new apartment in Hangzhou, China.

His wife claimed that he was declared healthy by doctors during a check-up in January, but began to fall sick after moving into the new flat in April where the formaldehyde levels were 32% more than the national standard of 0.1. Broadcaster BBC reported that this could be because the formaldehyde in finished flats have not been given the appropriate time to disperse before they were rented or sold due to the high demand for new housing.

IAQ regulations in Japan

Many governments have enacted regulations to control the use of build-

SOURCE: PANASONIC

SOURCE: PANASONIC



An artist's impression of the lake park in Ara Sendayan with the Cadena III homes in the distance

An expanse of greenery, water and sky has the power to soothe the soul and curtail dejection and stress. That is why Matrix Concepts does not merely build shelters from the wind, rain and heat, but nurtures a nature-cherishing community that emphasises the welfare of its residents.

Over at the hilltop of Ara Sendayan, the developer has designed houses that overlook lush landscaped surroundings. The 194-acre elevated enclave is located in Matrix Concepts' flagship township of Bandar Sri Sendayan in Seremban, Negeri Sembilan.

"Any development should preserve and protect the environment to ensure a safe habitat for future generations. It also creates a conducive place that encourages businesses and the community to thrive and grow," Matrix Concepts Chief Marketing Officer Lim Kok Yee tells EdgeProp.my.

Going green does not end with just the landscaping though. To be self-sustaining is one of the developer's aims for its developments, hence Ara Sendayan has been planned with sustainability in mind. Homes are fitted with green features that offer both value and practicality.

Citing the rainwater harvesting system at the semidee homes in Ara Sendayan, Lim says: "It is necessary to adopt measures to conserve water resources in all possible ways. Water is our most precious natural resource."

Instead of installing high-tech equipment that will drive maintenance cost higher, the company has adopted passive energy-efficient designs for most houses in Ara Sendayan, such as high ceilings and ample exterior windows to ensure a generous inflow of natural air and light.

A RARE FIND

Cadena III is the latest collection of contemporary residences at Ara Sendayan boasting a breathtaking panorama with its hilltop vantage. The guarded neighbourhood features tree-lined pathways, pockets of greenery and scenic lake-side views, while remaining within easy reach of conveniences, amenities and other daily essentials.

A tranquil lake park lies just a few minutes' walk from the homes. The precinct also offers an abundance of facilities including a treehouse, a badminton court, workout pots and a fun ground for kids.

"Owing to its superior location and views, most developers would construct more exclusive and higher-end properties such as bungalows. Yet in Ara Sendayan, most of the units are link-houses priced around RM600,000," Lim says.

He points out that such affordable prices for houses on a prime parcel like this are hard to come by in Seremban.

With a GDV of RM59.4 million, Cadena III comprises 59 double-storey terraced houses and



Lim: Due to the scarcity of high-ground developments in Seremban, it is rare to find houses on a parcel like this at such affordable prices.

10 double-storey semidees. Prices start from RM658,888 for the former and RM1,288,888 for the latter. Completion of the freehold precinct is estimated to be in 2021.

The terraced houses come in five layouts with built-ups from 2,398 sq ft to 2,778 sq ft, in two lot sizes of 20ft by 75ft and 22ft by 75ft. All units have four bedrooms and four bathrooms.

Meanwhile, the semidee units come with a lot size of 45ft by 85ft and a built-up of 3,528 sq ft with four bedrooms and five bathrooms.

Since its launch in mid-May 2019, the project has garnered encouraging response, with 60% of the units sold to date.

POISED FOR GROWTH

Located close to Seremban town, Ara Sendayan is conveniently accessible via the North-South Expressway (PLUS), Seremban-Port Dickson Highway, and the KLIA Linkage. The proposed Paroi-Senawang-KLIA Expressway would also

GOING GREEN outside and inside



ARA SENDAYAN
A SENSE ABOVE

enhance the enclave's connectivity.

Nearby amenities include malls such as Mydin Hypermarket, AEON Shopping Centre, Tesco Extra, NSK Trade City Seremban and Palm Mall; medical centres such as Columbia Asia Hospital and KPJ Seremban Specialist Hospital; as well as schools such as SMK (Felda) Sri Sendayan, SJK (T) Bandar Sri Sendayan and SJK (C) Tung Hua S2 Heights.

The population in Bandar Sri Sendayan currently stands at 30,000 people, and the number is expected to increase to 120,000 upon completion of the 6,180-acre township.

Housing demand in the township is promising due to its strategic location within the Greater

Klang Valley conurbation which extends the Klang Valley to the Southern parts of Seremban.

The 379,087-acre Malaysia Vision Valley 2.0 (MVV 2.0) mega project that covers Nilai, Seremban and Port Dickson in Negeri Sembilan will further boost the profile of Bandar Sri Sendayan with more investments in infrastructure, thus providing better connectivity.

Matrix Concepts also has plans to build a central business district spanning 46ha in Bandar Sri Sendayan.

"We believe that these potential catalysts will drive more homebuyers to Ara Sendayan and Bandar Sri Sendayan. Anchored by such excellent factors, the housing demand in the township remains resilient, not only attracting buyers from Negeri Sembilan, but also from the Klang Valley," Lim offers.

With its development progressing smoothly, much of Ara Sendayan's infrastructure is already in place as it reaches its final phase of development.

Following the success of earlier launches, buyers can also look forward to its upcoming offering of double-storey semidees in the Ervina precinct, which is expected to be launched in November 2019.



An artist's impression of the Cadena III double-storey semidee units

SPECIAL REPORT on Smart, Sustainable and Wellness living

BY SHAWN NG

Before one enters the Fujisawa Sustainable Smart Town (SST), one could already see that this is no ordinary township. What other township has 400m of solar panels laid along its front road?

The township located in the Kanagawa prefecture of Japan greets visitors with its Welcome Garden, a linear park that leads to the core facility of the town: the Fujisawa SST Committee Center which integrates with the Central Park.

Along the way, more of the smart and sustainable features of the town becomes apparent, such as the LED street lights that are equipped with motion sensors, CCTVs and more solar panels.

The humble street lights themselves speak of how Fujisawa SST strives to create an eco-friendly and sustainable home and lifestyle for its residents.

With CCTVs attached to them, the street lights provide virtual surveillance at the entrance to the town, at public buildings, shady areas in the park and crossings on main streets to ensure the security of the town and its community.

At night, the street lights illuminate in a smart way, glowing at full brightness when they sense people walking under them and at 70% brightness or “standby” mode the rest of the time.

Via a wireless network, streetlights a few steps ahead of the pedestrian are “alerted” and light up to full brightness.

But these are just a few of Fujisawa SST’s features experienced by delegates of EdgeProp Malaysia Study Tour on Excellent Building Sustainability, Management and Wellness 2019 in Japan who visited the town on Oct 3.

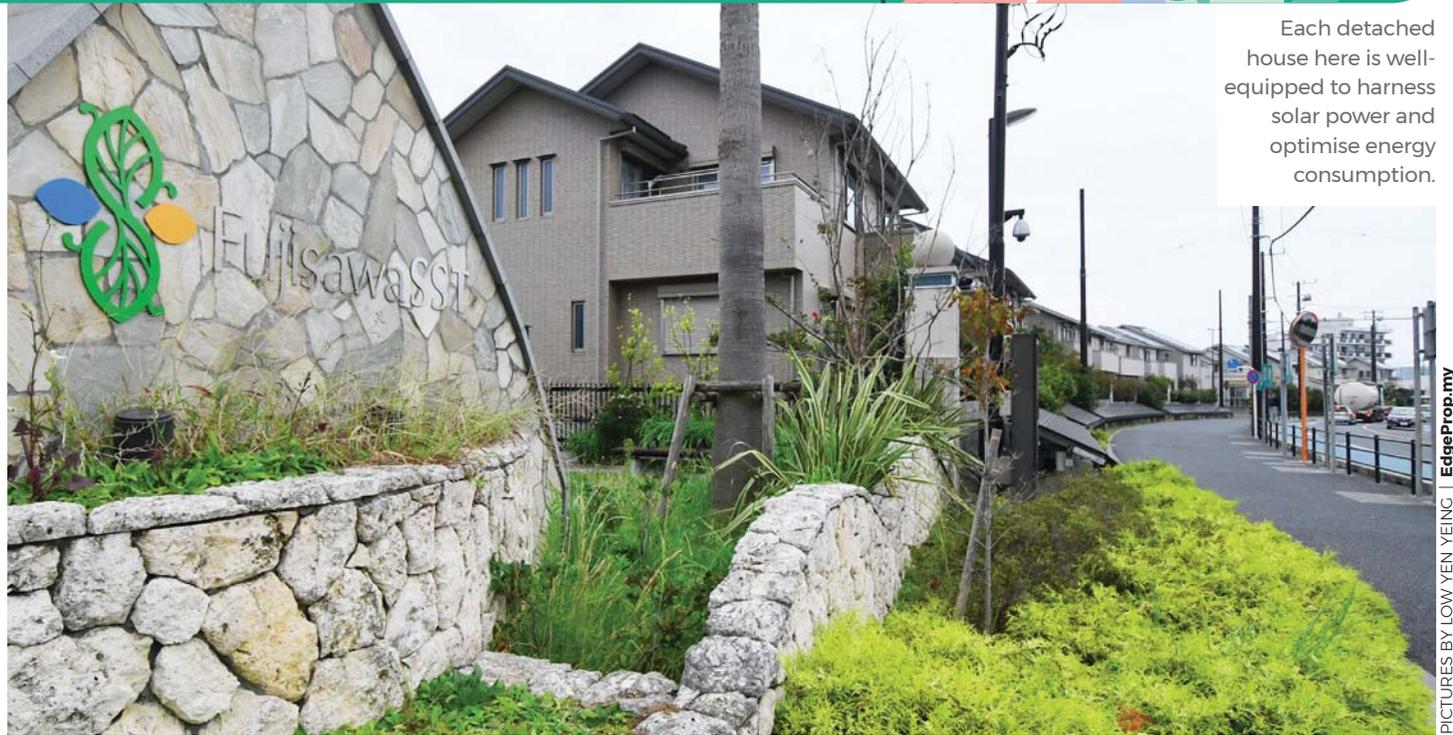
The three-day study tour was organised by EdgeProp.my and supported by Panasonic. Delegates included Housing and Local Government Minister Zuraida Kamaruddin, chiefs of established Malaysian property development companies and judges of EdgeProp Malaysia’s Best Managed Property Awards.

The Fujisawa SST site visit also offered an insight into how the public and private sectors can collaborate to create a unique development that offers value to discerning buyers.

Sitting on the former Panasonic factory site, the 19ha (46.95-acre) township development is developed by the Panasonic-led consortium Fujisawa SST Council, which comprises 18 public and private organisations including Tokyo Gas, Nippon Telegraph and Telephone East Corp, Panasonic Homes Corp, Koyama Medical and Welfare Group, Yamato Transport and Mitsui & Co.

To date, it has completed some 600 units of detached houses, which have been fully taken up despite being sold at 10% to 15% higher than other houses in the vicinity, according to Panasonic Corp’s CRE Business Development Group business solution division manager Cozy Morishita.

“The average land size and built-up of these houses is about 140 sq m (1,507 sq ft) while the



Each detached house here is well-equipped to harness solar power and optimise energy consumption.

PICTURES BY LOW YEN YEING | EdgeProp.my

Creating values worth paying for

selling price was some US\$500,000 (RM2.09 million) per unit,” he told the tour participants in a presentation.

The detached house owners are subject to a monthly service charge of about US\$100 (RM419), he added.

“This is considered a special case as the detached houses in Japan normally do not charge maintenance fees. But so far, everyone in the Fujisawa SST is paying it,” he said.

Value-added sustainable designs and features

According to Morishita, the sustainable design and features in Fujisawa SST have attracted buyers and proven their value over time.

“Some people asked why they should pay the management fees. But eventually, all the houses were sold and all residents today are paying their management fees after they have seen the value in Fujisawa SST,” he revealed.

Fujisawa SST offers five key services or elements — Energy, Security, Wellness, Mobility and Community — to enrich the residents’ lives while aiming to become a sustainable town for the next 100 years, said Fujisawa SST Management Company business development division’s Miho Suzuki.

Take the Energy aspect as an example, each

detached house comes with solar panels, solar power storage batteries and Panasonic’s Smart Home Energy Management System (HEMS), which generates clean energy from the sun while optimising the energy consumption of each household, she said.

“Besides the houses, Fujisawa SST has also installed a 400m-long community solar power generation system to power the common areas, while in the event of a disaster, it will become an emergency power source for Fujisawa SST and neighbouring areas,” she said.

Meanwhile, all of the houses are situated within the virtual gated compound, which combines human patrols and the LED street lights with sensors and CCTVs. Besides better energy control, this allows the town to enjoy a higher level of safety without physical gates and barriers.

Mobility has also been taken care of with a total mobility service. Residents can rent an electric vehicle or electric bicycle and even get a car delivered to a pick-up point near their homes.

This not only reduces the carbon footprint of the town but also provides flexibility and convenience to the residents, especially those who are carless, noted Suzuki.

As for Wellness, the town strives to create an abode where residents of all age groups can live together comfortably facilitated by the Wellness Square — a complex that offers eldercare, childcare, healthcare events and a community space that fosters interactions and connections among members of the community.

There is also the Shonan T-Site commercial and cultural complex and the Fujisawa SST Square, where facilities such as cafes, a book store and meeting rooms are ready to serve the residents.

Communication and collaboration

However, what is more important to the success of Fujisawa SST is perhaps the Community element, where residents, the developer and management company communicate and collaborate to keep the town running and evolving.

One of the channels for Fujisawa SST Council and Fujisawa SST Management Company is a portal that enables residents to provide feedback or complaints, besides booking facilities.

Subsequently, the developer and the management company will work out solutions to solve the challenges faced with input from the residents.

“Such communication is key to improve the value of the town while promoting collaboration among the stakeholders,” said Suzuki.

Speaking about the future for Fujisawa, Morishita said: “In the next five years, we are going to build 400 units of condominiums in the town and we will continue to evolve. The biggest challenge for us [the developer] is to prove the value of the town to buyers but I believe that once people understand the value and the benefits of living in this town, they will want to stay here, even if they have to pay a higher price.”

Five sustainable elements in Fujisawa SST

Energy

Each house is equipped with solar panels, storage batteries and Panasonic’s Smart HEMS

Security

A combination of human patrols, CCTVs and LED street lights with sensors create a virtual gated compound

Mobility

Electric vehicle and electric bicycle rental services are available

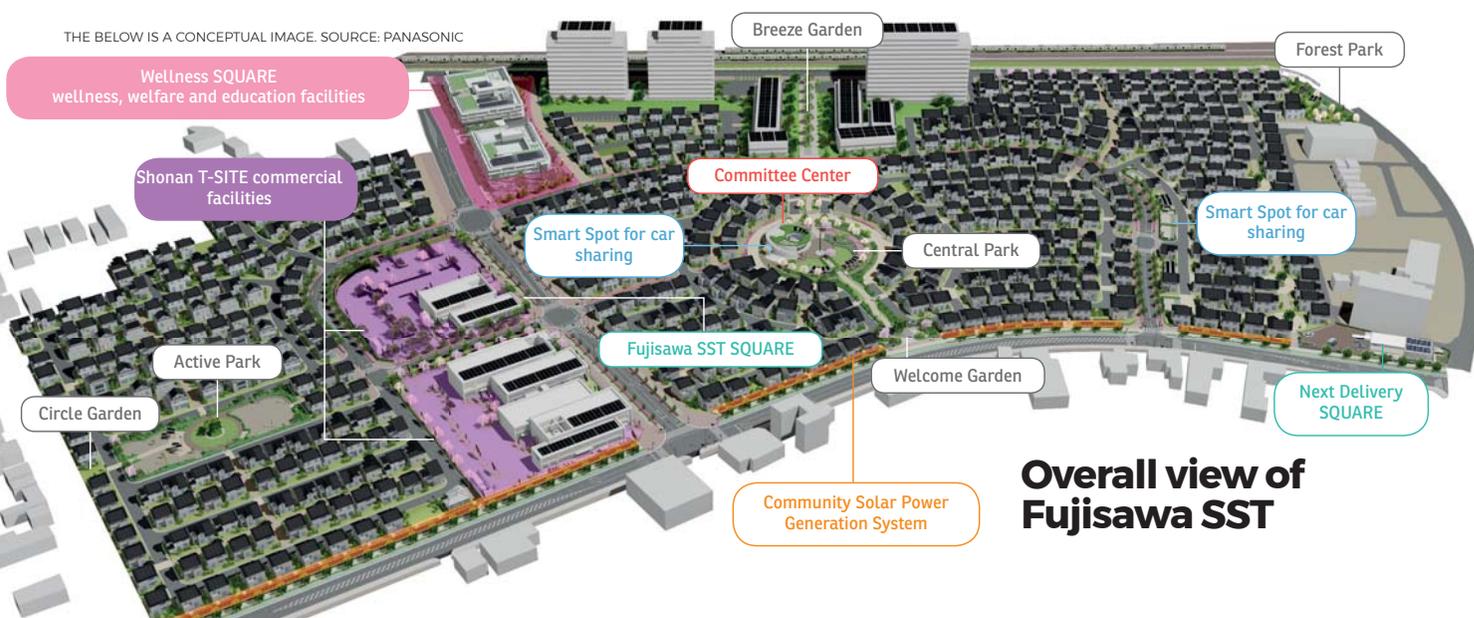
Wellness

Elder and child care services are available in the Wellness Square

Community

Constant communication and collaboration among stakeholders are maintained

THE BELOW IS A CONCEPTUAL IMAGE. SOURCE: PANASONIC



Overall view of Fujisawa SST

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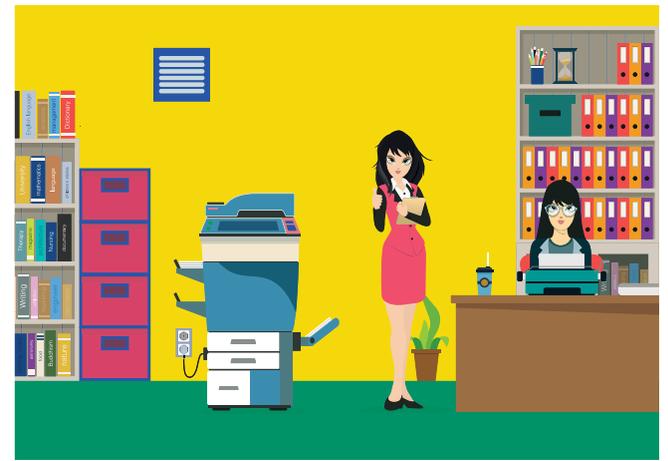
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SPECIAL REPORT on Smart, Sustainable and Wellness living



Design for PRODUCTIVE WORKPLACES

BY CHELSEY POH

Office workers could easily spend more than half of their waking hours at the workplace, but more hours in the office may not equal to greater productivity, especially when the office is far from being a comfortable place.

According to the Healthiest Workplace 2018 survey by AIA Vitality, organisations in Malaysia lost 73.1 days of work time per employee in a year on average, due to absenteeism and “presenteeism”. Absenteeism refers to the actual absence of employees from work, while “presenteeism” here means an employee clocks in but is unable

to perform work due to health issues, loss of concentration from lack of sleep, or stress, among others.

In the long term, companies that promote and protect workers’ health could do better in avoiding undue sick leave and disability, minimising medical costs as well as costs associated with high turnover such as training, and enhance long-term productivity, according to the World Health Organization (WHO).

Indeed, a workplace can be designed to enhance creativity, productivity and social interactions among its occupants. It could even raise their “happiness” levels and reduce stress.

“Buildings that are designed for wellness could enjoy higher value and fetch better returns for invest-

ment for their owners compared with conventionally-designed buildings,” immediate past president of Pertubuhan Akitek Malaysia (PAM) Ezumi Harzani tells EdgeProp.my. Ezumi is also the Chairman of Architect Centre Sdn Bhd.

Building design is fundamental. For instance, once the toilets are placed in a certain part of an office building, there is nothing much that can be done later to change it, especially if it is a high-rise build-

ing, because the toilets are often aligned in such buildings, so are the plumbing works.

“Or for example, if a building is ‘fat’ and too deep, natural light from the external windows may not reach the inner parts of the building. These are some of the consequences of bad building design,” Ezumi explains.

Staff productivity in an office building can also be enhanced with the help of interior design. Although interior design cannot make up for a poorly designed building, it still plays an important role in creating a good work environment.

“Space is expensive, especially in the city, and this means that it has to be better planned for both aesthetics and greater productivity,” says Ed Mun, CEO of S.U.A, an interior design firm behind the local offices of many renowned brands including Nike, BASF, Samsung and KONE.

Both Ezumi and Mun offer some important elements to be considered in designing offices that promote wellness and productivity.

BUILDING DESIGN

Good air circulation

Most offices are air-conditioned but when it breaks down, more often than not, no work gets done simply because most buildings offer no alternatives and everyone just wants to get out of the building to get some air. And we know that humans can’t live without oxygen, right?

Hence it is a no-brainer that good air ventilation is vital in creating a conducive and comfortable work environment because it is scientifically proven that oxygen levels and brain function go hand in hand. So if you want your staff to perform better, make sure the air quality in the office or wherever they are working in, is good.

Therefore, good design must take into consideration the technical details of air intake quality into the building, together with the necessary filters to filter out bad air and particles.

“Air filtration is important to ensure good indoor air quality. The use of natural filtration elements like water and plants may be helpful, but installing mechanical systems that purify the air inside would not be a bad idea either,” Ezumi says.

CONTINUES ON PAGE 24

Ezumi: Buildings that are designed for wellness could enjoy higher value and fetch better returns on investment for building owners.



LOW YEN YEING | EdgeProp.my



CHRISTIAN NITZ

Plants act as natural filtration in offices, but mechanical systems that purify air would not be a bad idea.



An overview of the award-winning township

The standard-setter in SUSTAINABILITY

It would be remiss to talk about smart, sustainable and wellness (SSW) developments without mentioning Desa ParkCity (DPC) Kuala Lumpur, because the township is an exemplary model of SSW.

What makes the achievement more remarkable is that the original terrain was a limestone quarry with not a sprig of vegetative growth in sight. Under the hands of Perdana ParkCity Sdn Bhd (ParkCity), the property arm of the Samling Group, the empty and barren land has been transformed into a vibrant and verdant enclave of environmental integrity.

“When the company first set its eyes on this 473-acre land in 1999, the concept of a township based on sustainable living came to mind,” says Datuk Joseph Lau, Group CEO of ParkCity.

Through stringent resolution over the years, ParkCity has created such a successful master-planned community that it has drawn study groups ranging from the real estate fraternity to Kuala Lumpur City Hall and even foreign delegates.

THE MOST WALKABLE COMMUNITY TOWNSHIP

In DPC, sustainable living is more than just trees or rain harvesting systems. Rather, it is curating a people-centric township based on Family, Neighbourhood, Community, Connectivity and Convenience.

With the amenities at the axis of the development, residents from all its housing projects enjoy living within walking distance of a central park with a large lake, mature woods, canopied walkways, cycle paths, private sanctuaries, hillslopes and open green fields. By foot too, they can reach a neighbourhood mall and a commercial centre offering myriad F&B, services and products.

The self-sustaining township, which serves nearby locales as well, has local and international schools, a medical centre and a full-fledged recreation club, with an upcoming ParkCity Town Centre to further boost its liveliness.

The pedestrian paths to these places are 9ft wide and shielded from motor traffic by thick hedges. For greater security, entry points to the township is limited to only two. The “walkability, connectivity and sustainability” of these provisions reduce carbon footprint significantly.

“Today DPC is deemed to be one of the



Lau: Today DPC is deemed one of the country's most liveable townships, where it is the first 'community of short distances' and the 'most walkable' community township in KL.

country's most liveable townships, where it is the first 'community of short distances' and the 'most walkable' community township in KL,” Lau highlights.

The outstanding development has not escaped the industry's notice, earning it strings of accolades including the EdgeProp Malaysia's



A vibrant night scene at Plaza Arkadia in Desa ParkCity

Responsible Developer: Building Sustainable Development Award 2019 and the prestigious FIABCI Prix D'Excellence award 2019 in the Master Plan Category.

UNFALTERING DEMAND

As tangible proof of its desirability, property values in DPC have continued ascending steadily despite the current market slump.

Based on Savills (Malaysia) Sdn Bhd data from 2013 to 2018, DPC has recorded a compound annual growth rate of 1.6%, 3.1% and 5% for properties less than 1,000 sq ft, 2,000 to 2,999 sq ft, and 1,000 to 1,999 sq ft respectively.

Meanwhile, in the secondary market, prices have climbed from RM727 psf in 2013 to RM883 psf in 2018, based on the average transacted figures of all the unit sizes available in the township.

“The price growth in DPC is the highest among other areas of coverage, signifying its ability to command a premium with its unique concept,” Lau notes.

While the general market currently worries about unsold units and withholds new launches, ParkCity's latest offering in DPC, Park Regent, saw an 80% take-up within one month of its launch at end-July this year.

A NEW LEVEL OF PRESTIGE

The RM1.1 billion GDV project spanning 5.6 acres on freehold land is a joint venture between ParkCity and Singapore's CapitaLand.



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Being the most prestigious roll-out in DPC to date, Park Regent is not just stamped with all of DPC's trademarks, but also boasts a list of fresh innovations that bring a new level of distinction to the aspired address.

Occupying a coveted site just next to the central lake, residents can easily access the main park and be immersed in nature.

“The key is to bring nature into every strata of the development, starting from the ground all the way to the roof. It's like living in a sky-bungalow embraced by nature,” explains Lau.

With a world-class team comprising Christopher Lee of Serie Architects London working in collaboration with Multiply Architects Singapore, celebrity interior designer Peter Tay and landscape architect COEN Design International, Park Regent is set to be an awe-inspiring structure.

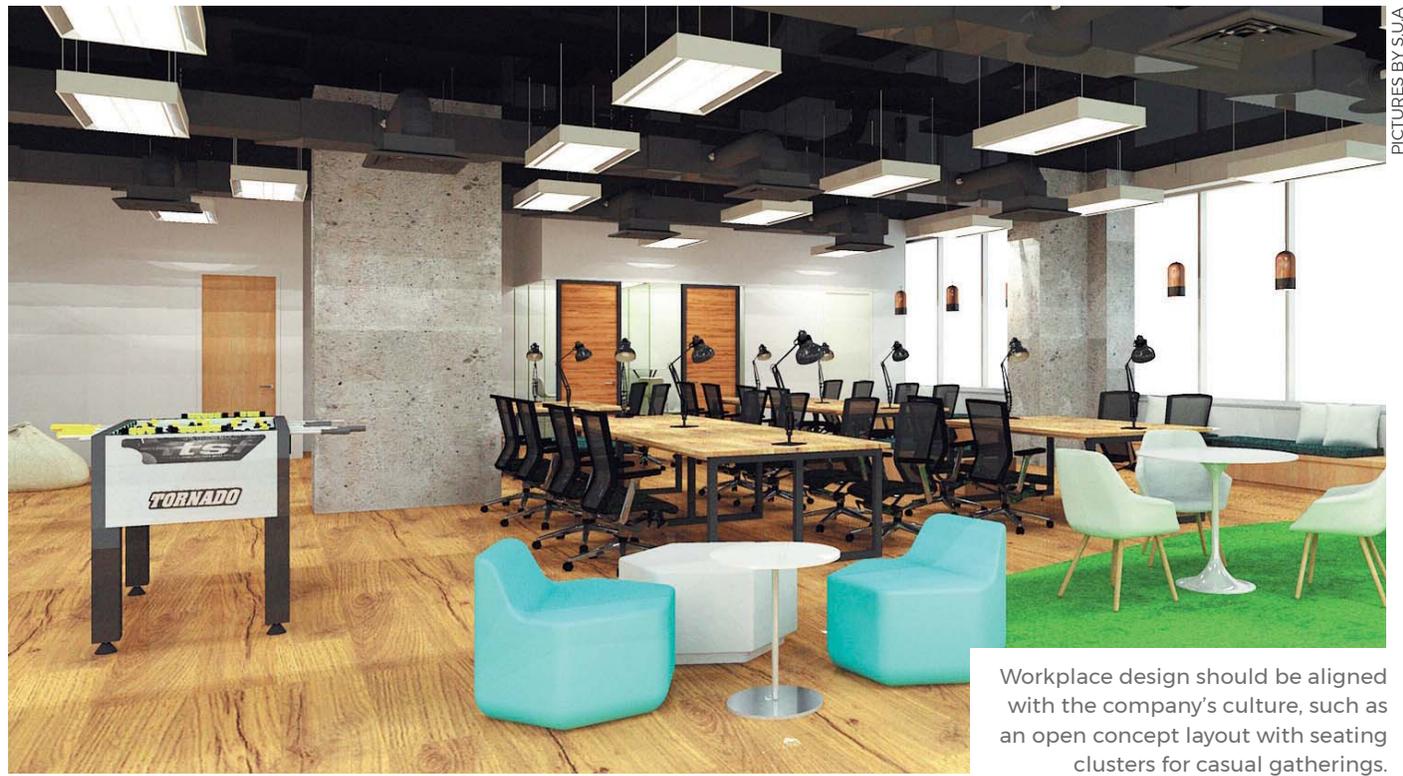
The two towers open up like welcoming arms to the lake, forming a seamless link to the wider landscape. The car park podium is completely concealed on a gentle slope, where one side features cascading waters merged with the lake and the other side displays a landscaped terrace that doubles up as a grand drop-off entrance.

Built-ups start from 872 sq ft for a one-bedroom unit, right up to 4,887 sq ft for a four-bedroom unit that comes with up to six car parks. Every unit has a powder room for guests and a beautifully-appointed kitchen. The three- and four-bedroom units also come with the exclusivity of private lift lobbies. A 3m-wide balcony with a sunken planter buffers these units from direct sunlight while maintaining a magnificent vista of the calming waters, rolling hills, sunset and the city skyline.

The slender form of the 55-storey edifice is not just beautiful, but functional, whereby it acts as an environmental response to maximise daylight and ventilation.

Priced averagely around RM1,100 psf, the two-tower condominium houses 505 units.

Healthier buildings = healthier workers



PICTURES BY SJA

Workplace design should be aligned with the company's culture, such as an open concept layout with seating clusters for casual gatherings.

FROM PAGE 22



Sunlight makes a building more welcoming.



Workstation design needs to cater to different types of workforces.

INTERIOR DESIGN

Heat waived

The right selection of building materials, shading devices, orientation of a building and landscaping elements can help mitigate the heat from the sun and reduce temperatures within a building. Good ventilation and shading of windows can also provide some relief from high temperatures.

"But of course, due to our tropical climate, the usage of mechanical ventilation and air-conditioning systems can't be avoided in our office environment to reduce humidity and improve indoor air quality," Ezumi says.

Let there be light

While we may want to avoid the sun's heat, we still need sunlight. Sunlight not only prompts vitamin D production in a human body but it also triggers the release of serotonin hormones, which regulates our feelings of happiness or sadness. Thus, buildings that allow for lots of natural light to flow into them tend to appear more welcoming.

External windows do not just act as openings for natural light, they also offer employees the chance to enjoy views of the outdoors to relax their eyes and unwind in between intense work periods.

Mind the gap

It is a bit jarring to look out your office window only to see right into the office next door. If a building has to be built in such close proximity with another building, architects can think of ways to design the building so that the parts of the building facing the neighbouring building are not the parts occupied by offices.

Consider a small degree tilt in the glass façade or window angle which could bring a different effect to the views they offer.

To eliminate unwanted noise, the selection of soundproof materials plays an important role.

Create a comfortable place to work

Furnishing and fittings should aim to create a comfortable work environment. Some of the factors include colour tones and lighting. Interior design should also help to mitigate potential distractions such as sunlight shining directly into people's eyes, or noisy traffic.

Designers can also help to lower physical stress of the workers by mobilising work desks, installing exercise and relaxing spaces, making full use of daylight, adding ergonomic furniture, and so on.

Selecting bright and cheerful finishes also helps to stimulate brain and body to be more alert and energetic at work.

Knowing how departments work together

Time is money, and better operational efficiency as well as space efficiency can be achieved by installing clear partitions for different departments and understanding how different departments in the company work together.

"Studies show that employers tend to spend significantly more cost when employees have to walk past more than 20% of the total space to get routine work done, versus organisations that have employees who walk less than 20% of the total space," Mun says.

Cater for different workforces

Space planning and design should take into consideration distinct needs of different types of workforces.

Mun has identified four types:

- **Residents** — those at the management level who require private rooms usually close to his/her team or management departments;
- **Nomads** — those who deal with fieldwork and require only basic support for their work operations;
- **Project teams** — those selected to work together as a team on certain tasks;
- **Function groups** — those who require dedicated workstations as they work on individual tasks or casual collaborative tasks.

According to him, an open space is suitable for Nomads, while Project Teams and Functional Groups would find semi-private spaces suitable for their tasks. Enclosed areas are usually suitable for Residents and Functional Groups.

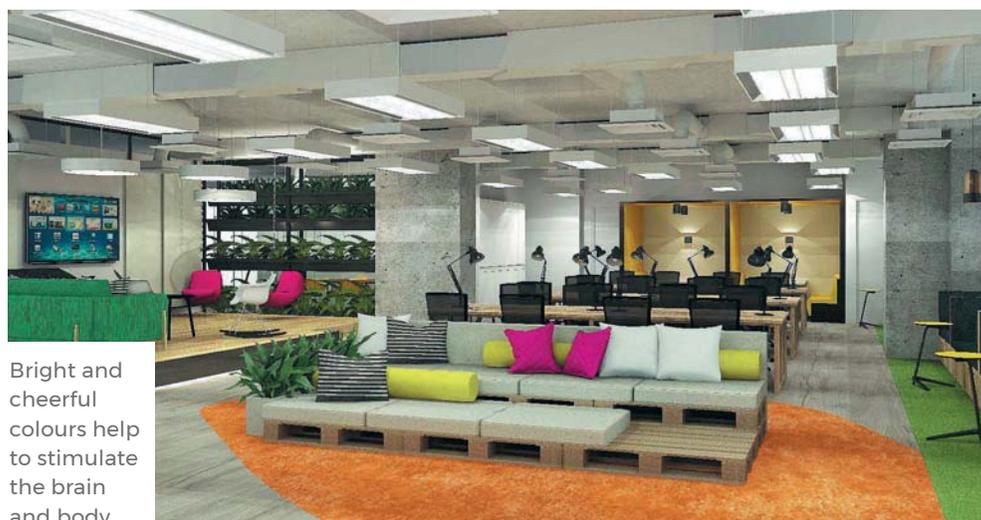
Reflect company culture

Company culture could help pull together a great team. Workplace design should be aligned with the company's culture, to reflect its nature and identity, goals and visions to create a more engaging work environment.

"Clothing does not make a person, but it can make the person more attractive," Mun says.

Similarly, companies want their offices to give the right first impression to visitors, be it potential business partners or job interviewees.

"Design is able to anchor mindsets and influence the behaviour of people in the organisation, hence it is one of the most important factors to drive people forward in the same direction," he elaborates.



Bright and cheerful colours help to stimulate the brain and body.

Ed Mun: Space is expensive, thus it has to be better planned for both aesthetics and greater productivity.



The 525-acre Sunsuria City in Putrajaya South, Salak Tinggi, Selangor is a landmark development in the Greater Kuala Lumpur southern corridor, offering state-of-the-art facilities guided by three principles: smart, liveable and sustainable.

A flagship development of Sunsuria Bhd, the master-planned township has plenty to offer. It caters to those seeking not just an abode but also a myriad of amenities and integrated features that meet their lifestyle needs.

With an estimated gross development value of RM10 billion, Sunsuria City is expected to be completed in about 10 years with the current completion rate of 20% as of October 2019. Lying in the heart of the township is Xiamen University Malaysia — the first overseas campus by a top Chinese university. The university with its 5,000 students and an estimated 400 staff (as of September 2019) serves as the catalyst for the township's growth and development.

The freehold township is highly accessible. It is connected to the Elite Highway via a direct link from the Putrajaya-Cyberjaya Expressway as well as from other major highways such as the North-South Expressway and the Maju Expressway.

Sunsuria City is also a short drive away from the Kuala Lumpur International Airport (KLIA) and klia2, while commuters can opt to take the Express Rail Link from the Salak Tinggi station which is located within the township for a 7-minute trip to the airport while a trip to KL Sentral will take about 30 minutes.

"We planned the township based on the three pillars of creating a township that is smart, liveable and sustainable. Many would say that it is every developer's slogan but for us, it is our vision," says Sunsuria Bhd group chief operating officer and head of property division Simon Kwan.

LIVING WELL, SMART AND GREEN

In line with its vision, Sunsuria City is working towards becoming a Malaysia Green Building Index (GBI)-compliant township. A 14-acre park is nestled within the township, serving as its central park and major green lung which is open to the public. "A park is imperative to any township. In fact, Giverny Park is the first component of the development that we envisioned," enthuses Kwan, noting that Sunsuria spent over RM10 million on landscaping the park.

Giverny Park is named after the idyllic gardens of Giverny in France where prolific French impressionist painter Claude Monet produced some of his most famous masterpieces. Likewise, Sunsuria City's three landed residential projects called Monet Lily, Monet Springtime and Monet Garden with their lush green landscapes and themed gardens are Monet-inspired.

"A home is about serenity. An artistically-crafted landscape softens the mood and takes the weariness away after a long day at work," says Kwan.

Residents using the ERL to Sunsuria City will first stroll through Le Park, a beautifully-crafted walkway that is also monitored by CCTV surveillance round the clock to ensure the safety of the residents.

To further enhance the liveability, there are well-connected jogging and cycling tracks throughout the township and residential areas



Sustainability starts with the community



Kwan: To be sustainable, having green features alone is not sufficient. This is why we put in a lot of effort and I am very proud of the team who have been able to deliver.

including the back lanes, ideal for residents to pursue an active and healthy lifestyle while at the same time providing a green space for communal activities.

SMART CITY

As a testament to its commitment to build a smart township, Sunsuria City is well-equipped with intelligent infrastructure such as high-speed fibre broadband and smart home security systems. The township recently saw the addition of an eSports hub (M8Hexa), providing Malaysian youths with the training and resources required to seek a career in eSports-related

fields, in line with the vision of the Ministry of Youth and Sports.

Meanwhile, a collaboration with Chinese automotive design and engineering firm IAT Automobile Technology Co Ltd will see Sunsuria City being the launch pad of 100 electric vehicles (EV). According to Kwan, the initial stages will be mainly to cultivate local talent in designing EVs.

He adds that Sunsuria took inspiration from many smart cities around the world including Australia to develop Sunsuria City.

While both the greenery and smart city concept contributed to the township's liveability, the developer had also looked into design details and facilities that safeguard the community's well-being and sustainability.

For instance, Sunsuria has provided double tracks for both jogging and cycling to ensure the safety of runners and cyclists.

There is also the Sunsuria Celebration Centre which offers ample interactive green spaces for residents to mingle and gather for events. Besides housing Sunsuria City's sales gallery, the centre provides a huge arena for carnivals and festivities and a glass cafe which is open to the public.

As for the commercial aspect of the township, the 86-lot Jasper Square is the first commercial development in Sunsuria City located adjacent to Xiamen University Malaysia. It comprises 2-

and 3-storey shopoffices. Launched in 2016, the project is inspired by abstract expressionism American painter Jasper Johns, with its vibrant and colourful building facades.

Also nearby lies Bell Avenue. Named after inventor Alexander Graham Bell, it is strategically located in front of the main gate of the university. This mixed development consists of retail and SoHo units and is within walking distance to the Salak Tinggi ERL station.

HIGH IN DEMAND

Despite the current soft property market in Malaysia, Sunsuria has lined up a number of projects in the pipeline for launch. One such project is the Tangerine Suites with indicative prices from RM285,000. It is the township's most attainable residential project for the younger generation or first-time homebuyers, offers Kwan.

Furthermore, some 115 units are allocated as affordable homes priced at RM250,000 in support of the government's goal to provide affordable homes for mid-to-low income earners.

Tangerine Suites has a wide range of amenities including swimming pool, landscaped gardens and a kindergarden.

Meanwhile, Sunsuria is targeting to hand over its residential projects — Monet Lily and The Olive by November this year, with Bell Suites SoHo by 1Q2020. According to the developer, these three projects have seen over 90% take-up rates.

Kwan says there is still demand for Sunsuria City's residential projects despite the soft property market.

"Most of the projects that we have launched since 2017 have seen more than 90% take-up rates. Some are even fully sold," he adds.

"Annually, some 150,000 people migrate to Selangor to seek better career opportunities as the state is the largest contributor to the Malaysian economy in terms of GDP. The demand will eventually balance out the supply [of residential and commercial units]," notes Kwan.

"I believe, to be sustainable, having green features alone is not sufficient. This is why we put in a lot of effort and I am very proud of the team who have been able to deliver. As Sunsuria City is carefully crafted to cater to the needs of the community regardless of residents or business operators, they will feel committed to help ensure the township continues to thrive and prosper," says Kwan.



An artist's impression of the clubhouse facilities exclusive to Monet Garden

BY CHIN WAI LUN

Did you know that the air pollutants found indoors can be two to five times higher compared to the outside air? An exception to this would be during the terrible annual hazy months in Malaysia.

A comfortable and healthy home plays a crucial role in ensuring its occupants' well-being and quality of life. For most people, a major part of their time is spent indoors and that includes being at home. Thus, it is important that you ensure the air you breathe is of good quality, and clean.

So what happens when indoor air is bad? Poor indoor air quality (IAQ) will have a negative impact on your health and well-being. As the saying goes, "home is where the heart is," but let's not forget about your lungs as well.

"Because we spend so much more time indoors rather than outdoors, achieving an acceptable IAQ depends primarily on access to fresh air, proper ventilation and reducing the source(s) of pollution in the first instance," Architect Centre Sdn Bhd accredited architect and trainer Anthony Lee Tee tells EdgeProp.my. Lee is also a judge of EdgeProp Malaysia's Best Managed Property Awards.

Here are some ways developers and homeowners can ensure good IAQ.

The property developer's role

Property developers can play a major role with regards to IAQ right from the onset of the development. This includes selection of materials and specifications; construction and maintenance; and during the defects liability period.

For a start, the provisions in the Uniform Building Bylaws provide a good foundation for IAQ as it regulates indoor air ventilation through openings, windows or mechanical systems, according to Lee.

"The design of maintainability of buildings should be prioritised. The ease of maintenance of buildings in all aspects of mechanical and electrical systems, external facade, roofing, enclosed pipes and drainage must be carefully resolved from the onset. The ability to maintain these installations provides the foundation for good IAQ," he says.

Property developers, he adds, can refer to Malaysia Standard MS 1525 for the recommended limit of commonly found harmful indoor air pollutants such as mould, carbon monoxide, and volatile organic compounds (VOCs).

"For example, properties with the Malaysia Green Building Index (GBI) certification are required to meet IAQ standards set in MS 1525," notes Lee.

Ultimately, he says the biggest hurdles faced by developers in ensuring good IAQ are the lack of awareness and the misconception that to have good IAQ is costly.

Homeowners' role

Homeowners too have an important role to play when it comes to maintaining good IAQ. Many owners of new homes or buildings should be familiar with the "new building smell". In fact, many find the smell appealing.

"This 'new building smell' is actually residual chemical odours that are a result of degas from the paint coatings, varnishes, adhesives and other synthetics such as fabrics and furnishings.

"The indoor air in new buildings should be 'flushed' for several days to remove these odours which can be harmful to humans. It can be as simple as opening doors and windows to allow fresh air in. Some buildings use fans and air-conditioning," says Lee, adding that homeowners should also run the water pipes upon moving in to get rid of adhesive residues.

Another common cause of bad IAQ is mould from water seepage or high humidity in bathrooms, flat roofs and leaks through windows.

How do we prevent bad indoor air quality?



MOHD IZWAN MOHD NAZAM | THE EDGE

Materials to avoid

Below is a list of materials to avoid in order to ensure healthy indoor air and reduce the impact of VOCs



Building materials that contain **asbestos and formaldehyde** (found in certain paints and building materials)



Polyvinyl chloride, commonly known as **PVC** found in water pipes and electrical fittings



Perfluorinated compounds (**PFCs**) used to treat carpets and fabrics for stain and water resistance



Anti-microbial chemicals in engineered wood flooring



Flame retardant chemicals used in upholstery, cushion foams, etc



Lee: The design of maintainability of buildings should be prioritised.



Tips for homeowners to improve indoor air quality

- Flush or air a new home before occupancy
- Keep water pipes running for a while to remove adhesive residues in new pipes
- Quickly resolve water leakages and seepages
- Don't be over-reliant on air-conditioning
- Engage an expert for tests and advice
- Open windows every morning to allow fresh air and light in



Advice for property developers

- Foundation of good IAQ starts from the beginning of the development (material selection, construction, etc)
- Ensure ease of maintenance of buildings
- Follow guidelines prescribed in MS 1525 and Uniform Building Bylaws
- Avoid building materials that emit VOC gasses

"Waterproofing failure in bathrooms and flat roofing can lead to long-term issues which are costly to fix and maintain. It is therefore important to ensure that any water leakage that can lead to mould, spores and algae is quickly resolved. A mouldy building is a 'sick building' with spores that can spread quickly throughout the entire building (especially those with central air-conditioning systems)," cautions Lee.

He also notes the importance of having proper ventilation and not being over-reliant on air-conditioners.

"Homeowners should be aware that most properties rely on split air-conditioning with their doors and windows closed, which do not allow for fresh air intake.

"It is not unusual to see many common fa-

cilities like the gymnasiums and offices which do not allow fresh air in as well. The reliance on air-conditioning for most indoor spaces merely cools the indoor air," explains Lee.

As for older properties, bio-hazards from leaking sewerage pipes especially in high-rise properties are also becoming a common occurrence.

Occupants of properties with low IAQ usually suffer from respiratory issues. Prolonged exposure to indoor air pollutants can be harmful especially to children and the elderly.

Lee notes that for those concerned with the air quality in their homes, there are many tests available in Malaysia which can be performed by independent engineers and technicians with the latest equipment based on the MS 1525 standards.

The award-winning Sunway City Kuala Lumpur is among the most sought-after locations for property buyers who are drawn by the development's integrated sustainable township concept with various amenities within easy reach of its residents.

Known as Malaysia's first green township with landmarks such as Sunway Pyramid, Sunway Lagoon, Sunway University, Monash University Malaysia and Sunway Medical Centre, its ever-growing population get to enjoy all that they need to live, work and play at their doorsteps.

One of the newest additions to Sunway City's property landscape is Sunway GEO, an integrated development in Sunway South Quay with corporate offices, retail units and residences. For Sunway GEO's final phase, the developer has introduced Sunway GEOLake Residences.

The 6.49-acre leasehold lakeside project comprises 420 condominium units and 44 townhouses. The low-rise homes offer premium residential units in the form of resort-themed townhouses with dual front facades without the conventional back lane.

Meanwhile, the 44-storey condominium tower will be the tallest residential tower in Sunway South Quay with its unique design of a linear groove theme matching the rock surface of the Sunway South Quay lake, says Sunway Bhd's executive director of property development division (central region) Chong Sau Min.

The condominium units have built-ups from 883 sq ft to 1,776 sq ft with an average selling price of RM900 psf while the townhouses have built-ups ranging between 2,799 sq ft (3+1 bedroom) and 3,035 sq ft (4+1 bedroom units on the upper floor). They are priced from RM2 million.

"Instead of a podium floor, its grand entrance statement is made up of a large open space with lush gardens and recreational facilities at ground level," he adds.

To promote community participation in health and wellness activities, numerous green pocket spaces and physical-based facilities are provided. The wellness facilities include a rock Jacuzzi and family pools for relaxation, an infinity lap pool overlooking the spectacular Sunway South Quay Lake, the unique "Dragon Walk" playground, and a BBQ area as well as a yoga deck on the roof of the condominium tower.

Sunway has also allocated an urban farming garden for residents as the developer believes such activities encourage community bonding and raise awareness within the Sunway community about sustainable and healthy living, says Chong, adding that the facilities are designed to be accessible to all generations of users from children to the elderly, making this project ideal for multi-generational living.

The project sports disabled-friendly features such as ramps and wide doorways that provide easy access for wheelchairs and strollers; standard accessibility disabled-friendly facilities such as car park provision, toilets and lifts.

PROXIMITY TO ALL AMENITIES

One of the best things about living at Sunway GEOLake Residences is no doubt its direct con-

So much more than its location

The 44-storey condominium tower in GEOLake Residences will be the tallest residential tower in Sunway South Quay.



SUNWAY PROPERTY

Master Community Developer



Chong: Homebuyers are enticed by the premium address, greenery and also the convenience at their doorstep, while investors eye the stable rental yield supported by the strong demand.

nectivity to the myriad facilities and amenities available within Sunway City. In fact, within 10-minute walking distance, residents could reach Sunway Medical Centre, Sunway University, Monash University and Sunway Pyramid shopping mall.

Sunway GEOLake Residences is seamlessly connected via a network of elevated canopy walkways to the above and other popular destinations across Sunway City, as well as public transport such as the Bus Rapid Transit (BRT), Light Rail Transit (LRT) and KTM Komuter services.

There's direct link to the elevated BRT station which connects residents to the LRT and KTM stations. In addition, there is a free shuttle service offering access to various amenities in Sunway City.

When it comes to safety, Chong stresses

that it is something Sunway never compromises on and Sunway City is constantly on 24-hour CCTV surveillance supported by more than 800 security personnel including 350 auxiliary police.

Sunway GEOLake Residences itself will have a four-tier security system.

Chong says Sunway GEOLake Residences has attracted strong interest from homebuyers and investors. "Homebuyers are enticed by the premium address, greenery and also the convenience at their doorstep, while investors are eyeing for sustainable rental yield supported by the strong demand," he says.

The homes here will appeal to buyers looking for spacious and functional layouts as they offer flexibility to suit their needs at different stages of their lives.

"There are also some owners who are looking at rental returns, hence 20% of the condo units are dual key units ideal for owner-investors who want to stay in the same unit while renting out a portion of it," Chong offers.

ENERGY CONSERVATION EFFORTS

Sunway GEOLake is designed to be a highly sustainable living environment, with, among other features, solar system applications in common areas and facilities, an urban farming community garden to promote eco-conscious living and extensive green landscaping that welcome residents to the outdoors.

Considering the growing popularity of electric vehicles, the project also has charging bays available at the car park.

"We are also looking at generating electricity via solar panels to reduce usage of carbon-based power. LED lights are being used at all common areas and there are photo-cell sensors to control lighting in the corridors at all the tower floors," he adds.

Efforts to conserve energy can be seen in the building's design as well. Chong notes that the architect has aligned the longitudinal positions of the tower to face east or west to minimise the number of units that face the sun, thus reducing the heat from the sun and the usage of air conditioning.

Nevertheless, all units come with air-conditioners that use low-environmental-impact refrigerants.

Meanwhile, a rain water harvesting system will be used for irrigation of the landscape.

To better manage the building and for the convenience of its residents, Sunway leveraged smart technology by introducing the Sunway Community Application that serves as a communication platform for the residents to stay connected within the community.

Among some of the app's features are community announcements, a Visitor Management System, community support, a mobile video intercom, a community news bulletin and calendar.

Via the app, residents are also able to exchange calls and messages for free, share community events and make online bookings of facilities.

"All these features are part of our continuous effort in promoting a sustainable future for the building, its residents and the environment as a whole," emphasises Chong.



A view of the overall facilities offered in Sunway GEOLake Residences

Keeping buildings FIT AND HEALTHY

The word “sustainable” is often heard in the real estate and property management industry. But the question is, how many really understand its meaning?

For one, people often get confused between sustainable building and green building, says Henry Butcher Malaysia (Mont Kiara) Sdn Bhd executive director Low Hon Keong.

“The two are very different but they complement each other,” Low explains. “Being sustainable is a macro concept that promotes practical, long-lasting buildings by considering future maintenance early in the building’s planning and design stage.”

He says the green aspect of a building refers to particular environmentally-friendly features designed to minimise future routine building maintenance works and costs.



Low: If you have the right mindset, take pride and have sincerity in your work, you will get through any challenges.

Henry Butcher Malaysia (Mont Kiara) is a registered property manager under The Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP). It has been in the property management industry for almost two decades.

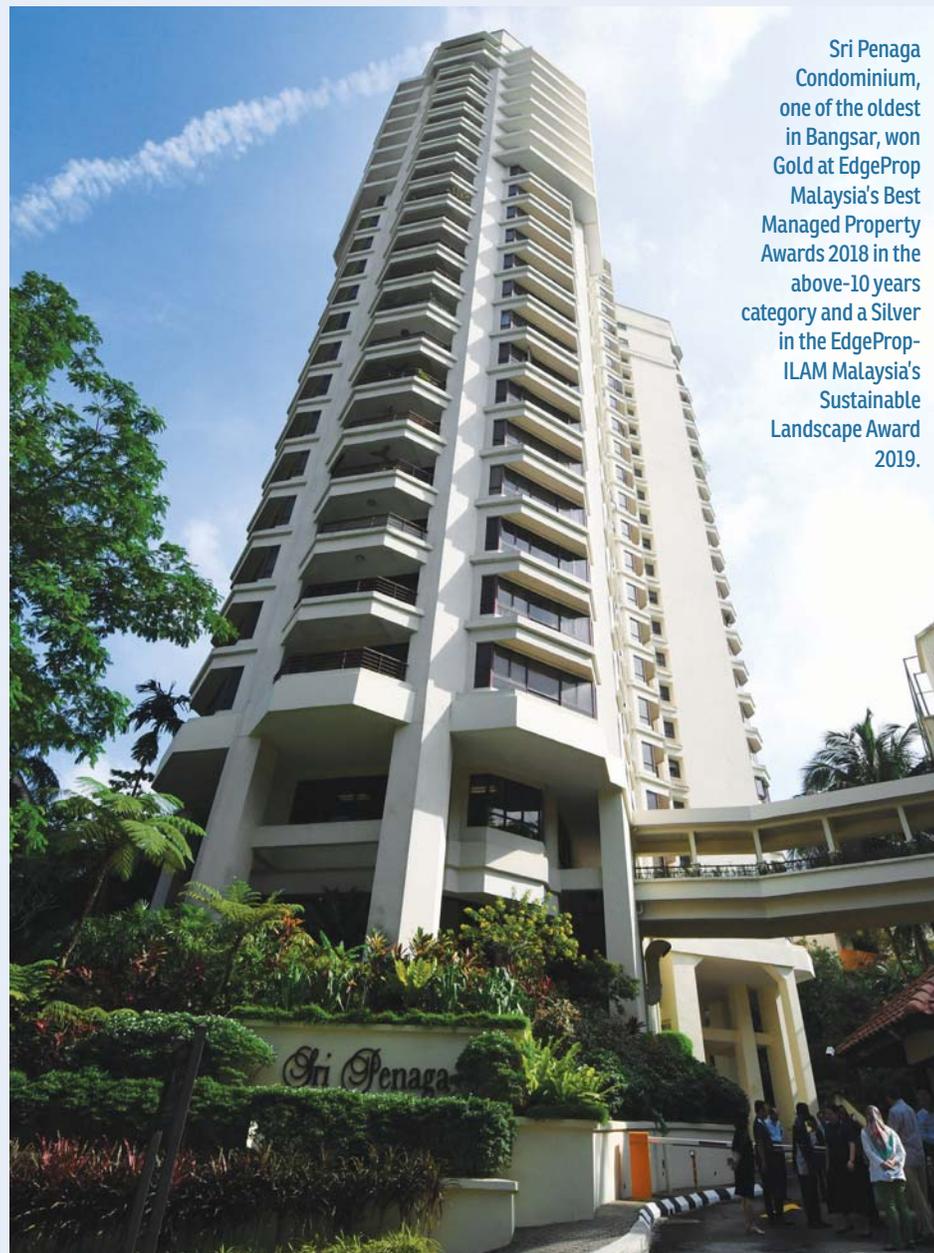
The firm is currently managing almost 100 buildings in the country comprising branded and high-end residences, mixed and commercial properties as well as special-purpose buildings.

Properties managed by Henry Butcher Malaysia (Mont Kiara) have been featured regularly in EdgeProp Malaysia’s Best Managed Property Awards since its inception. The Awards is the first-of-its-kind in Malaysia to recognise registered property managers that apply best property management practices and properties in Malaysia that are designed and built for sustainability.

Low says a good property manager is one who manages a building as if it’s his or her own. “I strongly believe that if you have the right mindset, take pride and have sincerity in your work, you will get through any challenges.

“This has enabled us to expand our portfolio from 20-over projects to almost 100 projects today,” Low points out.

He explains that the main function of a property manager is not only to upkeep the building, but in planning ahead, through preventive maintenance measures and necessary repair and rectification works.



Sri Penaga Condominium, one of the oldest in Bangsar, won Gold at EdgeProp Malaysia’s Best Managed Property Awards 2018 in the above-10 years category and a Silver in the EdgeProp-ILAM Malaysia’s Sustainable Landscape Award 2019.

SUSTAINABLE BUILDING MANAGEMENT

There are two main aspects to a building’s sustainability, namely the financial aspect and the property’s maintenance, says Low.

A building is financially sustainable if the property manager does not need to increase maintenance fees frequently just to accommodate repairs and cost of upkeep.

He explains that a financially sustainable building should have a detailed budget for both operations and capital expenditure for every subsequent financial year. This is to ensure that the funds are allocated properly.

Having said that, the Joint Management Body (JMB) or Management Corporation (MC) has to work together with the property manager to execute the established budget strictly, and if possible, to scrutinise all expenditure to ensure spending is lower than the budget.

However, Low says a financial report with a large surplus amount may not necessarily indicate a sustainable account.

Citing one high-end residential project that Henry Butcher Malaysia (Mont Kiara) is managing, Low recalls how its financial report looked fantastic with more than a million ringgit surplus.

“Maybe the residents were happy with the results, but for us the surplus was abnormal.

“As we reviewed its past maintenance records,

we found some safety licences were not renewed while regular safety checks and maintenance of certain machinery were not conducted for years, hence the huge surplus.

“The residents may not be aware of the importance of regular maintenance and licensing until something bad happens. It is the property manager’s responsibility to educate the residents about necessary expenses. The property manager should be able to explain the accounts, whether it is in deficit or surplus,” Low notes.

Hence, Low says, a sustainable account may not be a “rich” one but one that could be explained with feasible budget planning.

A building’s “maintainability” also defines its sustainability level whereby the facilities, equipment and design features, no matter how iconic they may be, must be easy to maintain far into the future.

He cites the example of a stylish and unusual roof design which makes the roof inaccessible for repairs or maintenance.

“Some developers do not consider how a person could reach the rooftop area for future cleaning and maintenance works because they did not plan for its maintenance. They just want to build something that catches the eyes of potential customers.

“Regardless, the fact is the property manager and residents will need to clean and maintain the rooftop for safety and to maintain the building’s image. In cases like that, the residents will need to pay extra to hire some expert who could do the job regularly. This is not sustainable and does not benefit its owners or residents,” Low notes.

OLD BUT NOT DONE

When it comes to old buildings, there are limited things the property manager and owners can do to enhance their sustainability levels including maintenance cost savings.

For instance, changing all the lights in the common areas to LED lights could save thousands of ringgit in the long-run.

Besides other energy-saving equipment, Low also suggests that property managers and residents be disciplined in executing a preventive maintenance plan to extend the lifespan of facilities and equipment in the building.

He also believes it is vital for property managers to engage with the committee members of the JMB or MC, otherwise sustainability of the property could be impossible to achieve since they are the decision makers who determine the future of the building.

One good example of an old yet sustainable property, thanks to its dedicated property manager and owners, is Sri Penaga Condominium in Bangsar, Kuala Lumpur.

“One of our success stories is Sri Penaga Condominium. The development is over 20 years old, but all the facilities have been well taken care of by the management team and its committed owners for the past two decades.

“The condominium won Gold at EdgeProp Malaysia’s Best Managed Property Awards 2018 in the above-10 years category and a Silver in the EdgeProp-ILAM Malaysia’s Sustainable Landscape Award 2019. It is a meaningful recognition as the Award only honoured buildings that are well-managed and sustainable,” Low notes.

Sri Penaga is one of the oldest condominiums in Bangsar. However, due to its impressive management and maintenance records over the years, the facilities are still second to none. The development consists of two blocks with 22 levels and 14 townhouses positioned in-between. All three blocks overlook a beautifully landscaped garden that surrounds a large swimming pool and Jacuzzi area.

3 things an old building can do to be more sustainable



1 Upgrade fittings and facilities

Minor upgrades can be done such as using LED lights or renewable solar energy in common areas for long-term cost-savings.



2 Plan and stick to the plan

Plan ahead, especially the budget and maintenance schedule for the building. Follow-up with strict execution.



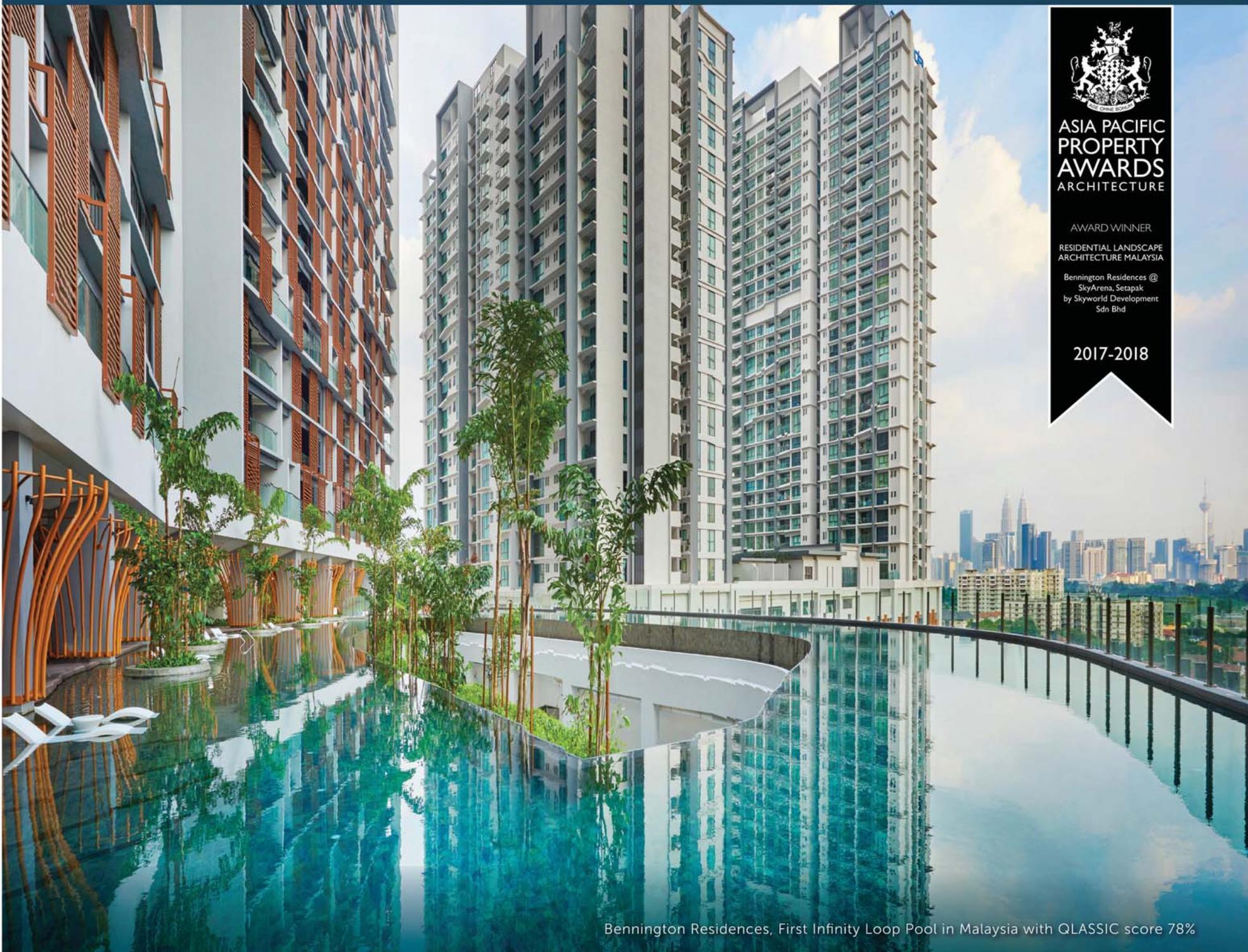
3 Strong engagement with owners

Work closely and share experiences with the owners of the JMB/MC as they ultimately decide the property’s sustainability.



HENRY BUTCHER MALAYSIA (MONT KIARA) SDN BHD

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1974



2007



2009



2012



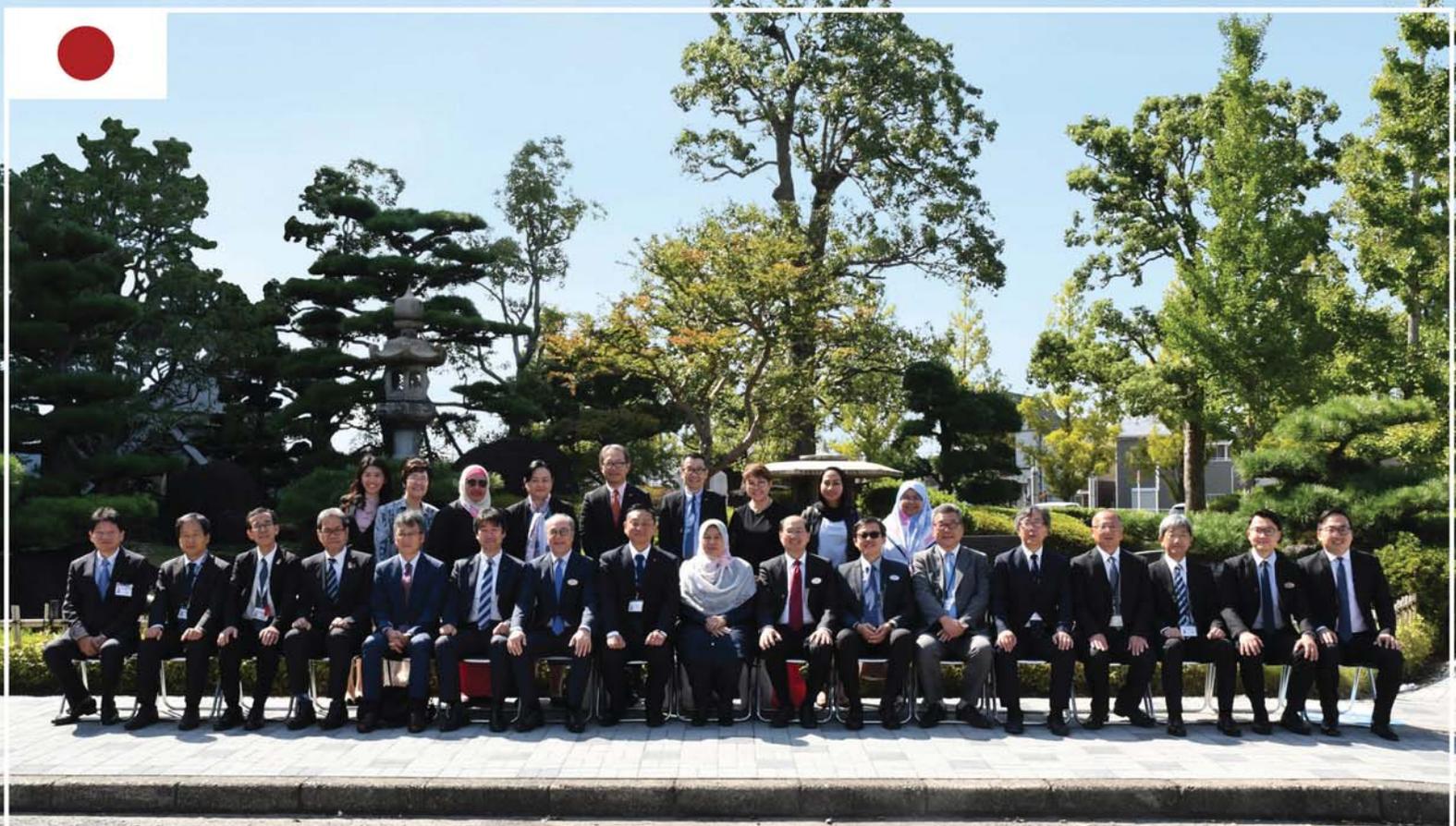
2013



2017



2019



Malaysia Housing and Local Government (KPKT) Minister YB Puan Hajjah Zuraida Kamaruddin and the Mayor of Izumisano City in Osaka, Hiroyasu Chiyomatsu at the briefing of Setia Izumisano City Centre by S P Setia on 5th October 2019

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SPOTLIGHT



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Commercial Residential



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**RM570,000****Double-storey house Bukit Bandaraya Shah Alam, Selangor****Type:** Terraced house **Tenure:** Leasehold
Built-up: 1,700 sq ft **Bedroom:** 4 **Bathroom:** 3**Aiman** (REN 20482)

FML ZI VALUERS & PROPERTY CONSULTANTS SDN BHD (VE (1) 0294) ☎ +6014 669 6250

**RM723,000****Residensi Harmoni 2, Bukit Prima Pelangi, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,371 sq ft **Bedroom:** 4 **Bathroom:** 3**Bernice Lim** (REN 19013)

KIM REALTY (E (3) 0211) ☎ +6012 660 1616

**RM8,000,000****Commercial building, Tunjung, Kota Bharu, Kelantan****Type:** Commercial complex **Tenure:** Leasehold
Built-up: 31,000 sq ft **Room:** 4 **Bathroom:** 5
Land Size: 1.1 acres**Aiman** (REN 20482)

FML ZI VALUERS & PROPERTY CONSULTANTS SDN BHD (VE (1) 0294) ☎ +6014 669 6250

**RM1,260,000****Nadi Bangsar, Bangsar, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 980 sq ft **Bedroom:** 2 **Bathroom:** 2**Caren Wong** (REN 22846)

RGROUP 6 SDN BHD (REMAX FOUNDERS) (E (1) 1707/6) ☎ +6016 282 3223

**RM315,000****Serdang Villa Apartment, Seri Kembangan, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 890 sq ft **Bedroom:** 3 **Bathroom:** 2**Elvie Ho** (REN 22102)

REAPFIELD PROPERTIES (KL) SDN BHD (E (1) 0451/1) ☎ +6012 303 3788

RENTED FOR
RM5,200 per month**Unit at Nadi Bangsar Service Residences, Kuala Lumpur****Concluded by:** Caren Wong (REN 22846)

from Rgroup 6 Sdn Bhd (+016-282 3223)

When: July 2019

Developed by Hap Seng Land on one of the last few parcels of land in Bangsar, Kuala Lumpur, Nadi Bangsar Service Residences offers unobstructed Bangsar and Kuala Lumpur city skyline views.

The 38-floor serviced apartment has a total of 416 units with built-up sizes ranging from 441 sq ft to 1,130 sq ft.

"The high-floor unit has a fantastic view of the Bangsar neighbourhood.

The tenant fell in love with this unit at first viewing and decided immediately to rent it for RM5,200 a month," says Caren Wong, the property negotiator from Rgroup 6 Sdn Bhd, who concluded the deal.

The tenant also liked the comfortable built-up size, the amenities in Bangsar and the convenience of the location as one could get to any part of Kuala Lumpur from here.

The landlord, Wong

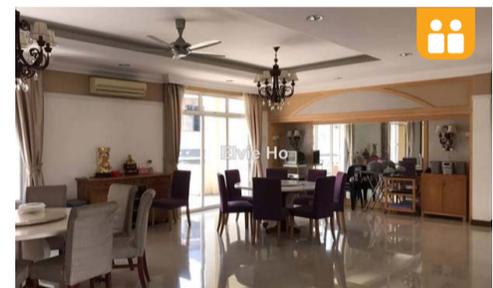
adds, is a property investor who had fully furnished the unit.

Wong considers the deal a steal as other similar units are charging higher rents.

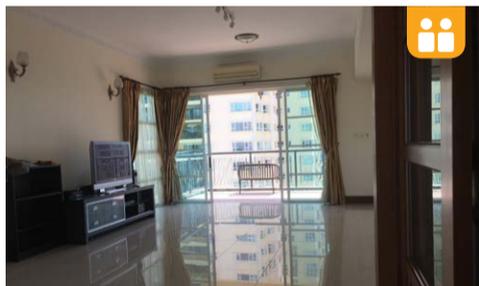
According to EdgeProp.my data, there were 65 units at Nadi Bangsar with an average asking rental of RM5.10 psf per month as at Oct 10. Meanwhile, the average asking price for a unit for sale there is around RM1,636.28 psf.

Noteworthy

- Freehold
- Two bedrooms and two bathrooms
- Built-up: 1,076 sq ft
- Fully furnished
- High-floor unit with fantastic view of Bangsar

**RM13,000,000****Bukit Tiara, Cheras, Kuala Lumpur****Type:** Bungalow **Tenure:** Freehold
Built-up: 18,137 sq ft **Land size:** 28,000 sq ft
Bedroom: 16 **Bathroom:** 20**Elvie Ho** (REN 22102)

REAPFIELD PROPERTIES (KL) SDN BHD (E (1) 0451/1) ☎ +6012 303 3788

**RM1,650,000****Mont Kiara Aman, Mont'Kiara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 2,600 sq ft **Bedroom:** 4 **Bathroom:** 4**Glenn Mak** (REN 22639)

AVID ESTATES (E (3) 1524) ☎ +6012 868 3563

**RM3,500,000****Armada Villa, Taman Desa, Kuala Lumpur****Type:** Semidee house **Tenure:** Leasehold
Built-up: 3,943 sq ft **Land size:** 3,035 sq ft
Bedroom: 6 **Bathroom:** 6**Ian Tang** (REN 22803)

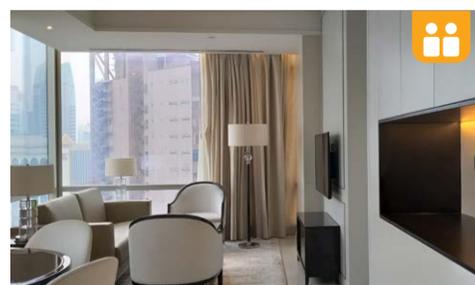
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452) ☎ +6018 278 3154

**RM1,050,000****Bandar Baru Ampang, Ampang, Kuala Lumpur****Type:** Shoplot **Tenure:** Leasehold
Built-up: 1,300 sq ft **Land size:** 1,500 sq ft
Bathroom: 1**Jimmy Ng** (REN 02015)

REAPFIELD PROPERTIES (KL) SDN BHD (E (1) 0452/1) ☎ +6016 257 0886

**RM459,000****Casa Tiara, Subang Jaya, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 921 sq ft **Bedroom:** 3 **Bathroom:** 2**John Oh** (REN 07002)

IQI REALTY SDN BHD (E (1) 1584) ☎ +6012 298 6266

**RM5,500/mth****Pavilion Suites, Bukit Bintang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 747 sq ft **Bedroom:** 1 **Bathroom:** 1**Josephine Tan** (REN 05324)

CBD PROPERTIES (BUKIT JALIL) SDN BHD (E (1) 1197/12) ☎ +6012 390 9498

**RM950,000****Nilam Terraces Puchong, Puchong South, Selangor****Type:** Two-and-a-half-storey terraced house
Tenure: Freehold **Built-up:** 2,600 sq ft
Bedroom: 5 **Bathroom:** 4**Kelvin Tan Khai Yik** (REN 31324)

ASPIRE PROPERTIES (E (3) 1632) ☎ +6016 403 2222

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Properties for sale and rentPro Agents, get your listings featured here! Email support@edgeprop.my or call 03-7733 9000**RM1,100,000****Aman Sara 3, Puchong, Selangor****Type:** Terraced house **Tenure:** Leasehold
Built-up: 2,180 sq ft **Land size:** 3,816 sq ft
Bedroom: 5 **Bathroom:** 4**Kenny Lew** (REN 25411)

FULL HOMES REALTY SDN BHD (E (1) 1501/8)

☎ +6012 247 4805

**RM1,900,000****Ameera Residence SS2, Petaling Jaya, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 3,255 sq ft **Bedroom:** 5 **Bathroom:** 6**Michelle Tang** (REN 35926)

MIP PROPERTIES SDN BHD (E (1) 1866)

☎ +6012 603 0866

**RM280,000****Bandar Seri Ehsan, Banting, Selangor****Type:** 2-storey terraced house **Tenure:** Leasehold
Built-up: 1,400 sq ft **Bedroom:** 4
Bathroom: 3**Mohamad Nazeri Aziz** (REN 22743)

REAPFIELD PROPERTIES (KL) SDN BHD (E (1) 0452/1)

☎ +6016 287 0975

**RM270,000****Vacant bungalow land, Laman Jasmin, Kota Seriemas, Nilai, Negeri Sembilan****Type:** Land **Tenure:** Freehold
Land size: 5,200 sq ft**Mohd Faiz** (REN 04003)

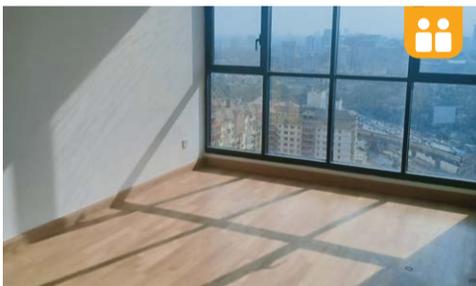
TRUE VEST PROPERTY CONSULTANTS SDN BHD (VE (1) 0249)

☎ +6013 308 3063

**RM910,000****Bandar Kinrara 7, Puchong, Selangor****Type:** 2-storey renovated terraced house
Tenure: Freehold **Built-up:** 1,800 sq ft **Land size:** 1,400 sq ft **Bedroom:** 4 **Bathroom:** 3**Mohd Faiz** (REN 04003)

TRUE VEST PROPERTY CONSULTANTS SDN BHD (VE (1) 0249)

☎ +6013 308 3063

**RM849,870****KL Gateway Residence, Bangsar South, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold
Built-up: 994 sq ft **Bedroom:** 2 **Bathroom:** 2**Segar Xavier Kuppusamy** (REN 04972)

SQUARE FEET REAL ESTATE (E (3) 1547)

☎ +6014 338 3381

SOLD FOR**RM1.65 million**

(average RM878 psf)

Condominium unit, Residensi 22, Mont'Kiara, Kuala Lumpur**Concluded by:** Carmen Lee (REN 12639) +012 207 3989 and

Chris Ng (REN 07811) +019 614 8656 of Reapfield Properties

When: August 2019**Noteworthy**

- Freehold
- 1,878 sq ft
- Four bedrooms and four bathrooms
- Semi-furnished with kitchen cabinet
- Facilities: gymnasium, half basketball court, swimming pool, meditation lawn, tennis court, multipurpose hall, children's playground, sky deck and sky lounge at the top floor.
- Nearby amenities: GDM Specialist Centre, Kiara Medical Centre, Garden International School, Mont'Kiara International School, Verve Shops Plaza Mont'Kiara, 1 Mont'Kiara and Arcoris Plaza

Residensi 22 is a luxury condominium developed by UEM Sunrise Bhd. Built on a 5.43-acre freehold plot at Jalan Kiara 3 in Mont'Kiara, Kuala Lumpur, the project comprises 534 units spread over four 38-storey blocks. Unit built-ups range between 1,878 sq ft and 3,163 sq ft.

According to Carmen Lee from Reapfield Properties who concluded the deal with her colleague Chris Ng, Residensi 22 was handed over to owners at end-2017 and has since attracted strong buying and rental demand on the secondary market owing to its location and facilities.

"Due to the strong demand, the previous owner decided to take the opportunity to cash out. The buyer liked the project's

location behind 163 Retail Park as well as its easy access to amenities," she said.

Although there are many choices in Mont'Kiara, the buyer chose this unit as the project was developed by a well-established developer with good workmanship.

According to EdgeProp.my data, as at 2Q2019, Residensi 22 has recorded 12 transactions at an average price of RM1.82 million or RM834 psf. In 2018, there were 75 transactions with an average transacted price of RM1.72 million or RM823 psf.

Currently, there are 230 sales listings on EdgeProp.my, with an average asking price of RM1.92 million or RM840 psf.

**RM3,250,000****Cendana KLCC, KLCC, Kuala Lumpur****Type:** Terraced house **Tenure:** Freehold
Built-up: 4,488 sq ft **Bedroom:** 4 **Bathroom:** 4**Ravin Binwani** (REN 13799)

SQUARE FEET REAL ESTATE (E (3) 1547)

☎ +6012 388 7100

**RM585,000****Lakeville, Jalan Ipoh, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold
Built-up: 978 sq ft **Bedroom:** 3 **Bathroom:** 2**Segar Xavier Kuppusamy** (REN 04972)

SQUARE FEET REAL ESTATE (E (3) 1547)

☎ +6014 338 3381

**RM110,000****Mutiara Complex, Jalan Kuching, Kuala Lumpur****Type:** Office **Tenure:** Freehold
Built-up: 254 sq ft**Terence Tih** (REN 01644)

TECH REAL ESTATE SDN BHD (E (1) 1537)

☎ +6017 668 2669

**RM500,000****Bandar Seri Alam, Jalan Rimbun, Masai, Johor****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,500 sq ft **Land size:** 1,540 sq ft
Bedroom: 4 **Bathroom:** 3**Usha Sha** (REN 17124)

GATHER PROPERTIES SDN BHD (E (1) 1536/3)

☎ +6016 720 0135

**RM1,200/mth****I-Suite@I-City, Shah Alam, Selangor****Type:** Serviced residence **Tenure:** Freehold
Built-up: 566 sq ft **Bedroom:** 2 **Bathroom:** 1**Wilson Lim** (REN 29646)

ONE WSM PROPERTY SDN BHD (E (1) 1823)

☎ +6016 353 0201

**RM1,960,000****The Sentral Residence, KL Sentral, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,485 sq ft **Bedroom:** 2 **Bathroom:** 2**Yat Min** (REN 31294)

WTW REAL ESTATE SDN BHD (E (1) 0507/6)

☎ +6018 661 3088