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Study on housing agencies ready by end-June

The study to restructure the four national housing agencies including Syarikat Perumahan Negara Bhd (SPNB) and Perumahan Rakyat 1Malaysia (PR1MA) is expected to be ready by the end of June.

Deputy Housing and Local Government Minister Senator Datuk Raja Kamarul Bahrin Shah Raja Ahmad Baharuddin Shah said with the results of the study, the government could create a more complete housing system that enables Malaysians to own a home.

"[Currently] there is no coordination involving the database to be shared, besides the lack of coordination between the agencies to create a fairer home purchasing process," he told the media after visiting the construction of PR1MA Lubok Jong recently.

32,951 affordable homes completed in first quarter – Zuraida

Some 32,951 units of affordable homes have been completed in the first three months of this year, said Housing and Local Government Minister Zuraida Kamaruddin.

According to Zuraida, the highest number of completed homes is in Kuala Lumpur with 7,390 units, followed by Perak with 5,688 units, Putrajaya (4,999), Kedah (4,815), Selangor (3,777), Johor (1,964) and Pahang (1,884).

Only the court can decide

Federal Territories Minister Khalid Abd Samad stressed that only the court can decide whether the proposed Taman Rimba Kiara project in Taman Tun Dr Ismail (TTDI), Kuala Lumpur is illegal or otherwise.

He said that as a minister, he has done his best to address the issue and is currently in the midst of preparing a report on the development project to be presented to the cabinet.

The report will then be submitted to other parties including the Malaysian Anti-Corruption

Commission (MACC) and the Attorney-General's Chambers, following allegations that former Federal Territories minister, Datuk Seri Tengku Adnan Tengku Mansor has a personal interest in the project.

"So let the MACC do its job ... if the MACC finds illegality (in the project) it will inform the Attorney General (AG) and he will study the strength of the case... then if AG finds it is strong (corruption) he will bring the case to the court, then the court must declare the project is illegal," he said.

"Pakatan Harapan (PH) targets to build one million affordable homes in 10 years, that is, 100,000 units in one year, but this year alone, we might be able to construct 360,000 units and surpass the target," she said.

MIEA 2019/2021 board members to take office in July

The Malaysian Institute of Estate Agents (MIEA) will welcome Lim Boon Ping, Kim Realty's director

of training and development as president on July 1.

Lim, who is currently the president-elect of MIEA will replace current president Eric Lim following the end of his tenure.

The new president-elect is Chan Ai Cheng from SK Brothers Realty (M) Sdn Bhd while the vice president is Kelvin Yip from Knight Frank Malaysia Sdn Bhd.

The new MIEA board members were elected at the institute's 43rd Annual General Meeting (AGM) that took place on May 11, 2019.

MPSP: Infrastructure development plan to be hastened

The Seberang Prai Municipal Council (MPSP) will speed up its infrastructure development plan following its upgrade to city council status, said Penang Housing, Local Government, Town and Country Planning Committee chairman Jagdeep Singh Deo.

He added that the authorities have drafted a masterplan for major infrastructure on the mainland and a meeting was scheduled to discuss efforts to bring the council to greater heights.

"Every inch of Penang is now a city. This has brought added responsibility and service delivery will need to be heightened as the people will have higher expectations..."

"The cabinet has made a decision and the paperwork is being processed now," he said.



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

In touch with nature**Date:** May 25 & 26 (Sat & Sun)**Time:** 11am to 5pm**Venue:** Gamuda Cove sales gallery, Jalan USJ 10/1, Taipan Business Centre, Subang Jaya, Selangor**Contact:** (03) 9212 3079

In conjunction with the International Day for Biological Diversity, Gamuda Land invites the public to get up close and personal with interesting animals such as the Alpaca and Chinchilla. There will also be fun and exciting activities,

including a Family Photo Booth, Paper Rose Craft, popcorn giveaways and more.

**'Home Sweet Home at Tamansari****Date:** May 26 (Sun)**Time:** 11am to 3pm

Venue: Tamansari BRDB sales gallery, Jalan Batu Arang, Sungai Bakau, Rawang, Selangor
Contact: (03) 2727 7550

Join BRDB Developments Sdn Bhd and learn how to build a sustainable future through various activities — from potting and taking home plants from Free Tree Society Kuala Lumpur, building a bespoke terrarium and learn more about animal rights with the good folk of Furry Friends Farm.

'Dapat rumah lagi senang' property showcase**Date:** May 26 (Sun)**Time:** 10am to 6pm

Venue: Seri Pajam Sales Gallery, Jalan BBN 1/3j, Bandar Baru Nilai, Negeri Sembilan
Contact: (06) 799 5122

Seri Pajam Development will showcase its housing projects for those interested in looking for properties in Nilai. Free consultancy on the process of owning a home will be provided.

Alstonia property showcase**Date:** May 25 (Sat)**Time:** 10am to 6pm

Venue: Alstonia Sales Gallery by MRCB, Lot 27759, Seksyen U20, Jalan BRP 4/1, Bukit Rahman Putra, Shah Alam, Selangor
Contact: (03) 2718 1771
Find out more about Alstonia Hilltop Homes project and attractive offerings by Malaysian Resources Corp Bhd. There will also be a Feng Shui seminar by Datuk Joey Yap at 2.30pm.

White City Living launch**Date:** May 25 & 26 (Sat & Sun)**Time:** 11am to 6pm

Venue: The Westin Kuala Lumpur, Bukit Bintang Street, Kuala Lumpur
Contact: (03) 6261 7238



Find out more about investment opportunities in London and the latest offerings from the White City Living project. A London market investment and outlook seminar will be held on both days.

'Unsung Heroes' exhibition**Date:** May 7 to July 28**Time:** 10am to 6pm

Venue: Galeri Petronas, Suria KLCC PETRONAS Twin Towers, Persiaran Petronas, Kuala Lumpur City Centre
Contact: (014) 224 3296
The exhibition is held by Pertubuhan Akitek Malaysia (PAM) in collaboration with Galeri Petronas. It showcases the iconic architecture that goes beyond physical uniqueness and presentation, and focuses on the harmony and balance between architecture and its users, the disabled community and nature.



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Bandar Tasik Puteri Sales Gallery

KL Sales Gallery:
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Rivercity, Jalan Sultan Azlan Shah, 51200 Kuala Lumpur.
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MIEA to push for separate Estate Agents Board

BY CHELSEY POH

PETALING JAYA: The Malaysian Institute of Estate Agents (MIEA) in its recent AGM has decided, despite opposition from certain parties, that the profession needs an Estate Agents Board which is separate from the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP).

MIEA's incoming president Lim Boon Ping said the institute is neither trying to challenge nor confront BOVAEP by proposing a separate board to regulate estate agency practices.

"Similar to land surveyors who broke away to form a new board previously, this is not a fight for independence, but rather an effort to [establish] a more dynamic, effective and efficient regulatory system for the future," Lim told EdgeProp.my.

The estate agency profession is currently regulated under the Valuers, Appraisers and Estate Agents Act 1981 (Act 242), by the BOVAEP which is under the purview of the Ministry of Finance.

Lim said MIEA hopes to see a separate Estate Agents Board formed and fully represented by those whose principal calling is in the real estate agency industry.

"Estate agency is a very dynamic industry. The industry has evolved so fast and many

practitioners today are finding it very challenging to keep up with the changes and new practices, not to mention the regulations," he noted.

The BOVAEP currently regulates four disciplines, namely valuers, appraisers, estate agents and property managers. "This is not a common thing even in the rest of the world," Lim pointed out.

Separate board faces strong opposition

The motion of setting up an Estate Agents Board was first mooted in 2009 and was revisited by MIEA in 2017.

A committee consisting of senior members of MIEA was set up in 2017 to study and draw up an action plan, as well as make necessary recommendations for the formation of the Estate Agents Board.

The formation of the separate board is not likely to take place in the near term, said Lim, who admits that establishing a separate board will be "an uphill task", likely requiring years of effort.

Several obstacles lie ahead, among which is to get through the legal processes, as a new Act would be needed to govern the estate agencies separately.

On top of that, the idea of having a separate board has continued to be strongly op-

HARIS HASSAN | THE EDGE



Estate agency is a very dynamic industry. The industry has evolved so fast and many practitioners today are finding it very challenging to keep up with the changes and new practices, not to mention the regulations. — Lim

posed by several parties, including BOVAEP itself and valuers.

Lim stressed that the move is not meant to sideline anyone. "We're only hoping to have a more dynamic regulatory system. The Board [BOVAEP] doesn't have to feel threatened by this motion as it is being protected by an Act of Parliament, i.e. Act 242."

Focus on creating value for members

Having served on the board of MIEA for 15 years, Lim, who is also Kim Realty's director of training and development, pledged to carry on with the legacies and plans set by the previous presidents.

While establishing the Estate Agents Board would be a long-term task, Lim adds that his main focus within his two-year tenure which begins July 2019 would be to create value for MIEA members.

Creating value, he added, could be done in two aspects, one is to create value among practitioners by ensuring that the public use the service provided only by registered estate agents and real estate negotiators, particularly members of MIEA. Secondly, he aims to provide better benefits for MIEA members, so that more would be willing to join the institute.

Australia and Poland top the list for student housing yields

BY EDGEPROP.MY

KUALA LUMPUR: Australia and Poland currently offer the highest prime net student housing yield at 6%, according to global property firm Savills in their latest "Global Student Housing Investment" report.

The two countries are followed by the US (5.80% yield), Italy and Portugal (both 5.50% yield).

The firm said in a recent press release, that the continuing attractiveness of the asset class in multiple countries is driven by a combination of the increasing number of international students, demand/supply fundamentals and the sector's counter-cyclical income stream.

Between 2007 and 2017, the number of internationally mobile students grew by 64% to over 5 million, according to the United Nations Educational, Scientific and Cultural Organisation, with the US, UK and Australia hosting the largest number of them.

Australia, said Savills, benefits from its proximity to major Asian source markets and has seen international student enrolment into higher education rise 41% between 2012 and 2017.

In mainland Europe, international student numbers are rising rapidly as well.

Students are attracted by English-taught programmes and lower cost of tuition compared to, for example, the UK and the US, said Savills.

"Despite a rise in student numbers, and in turn investments, student accommoda-



WILLIAM WEST / AFP

Australia has seen international student enrolment rise 41% between 2012 and 2017.

tion remains largely undersupplied at the national level," it said.

Student housing provision rates, the number of beds for full time students, in major markets range from 34% in the UK to just 10% in Australia, Savills added.

"Student accommodation has evolved from an alternative asset class into a mainstream investment which now attracts a variety of global institutional investors such as GIC which is Singapore's sovereign wealth fund, the Canada Pension Plan Investment Board which is Canada's largest pension fund, and the world's largest insurer, Allianz,"

said Savills Worlds Research director Paul Tostevin.

However, Tostevin added, although high income returns attracted the first investors, the sector has matured and yields have come in, investors are now drawn to student housing's countercyclical income stream.

"In economic downturns, demand for student housing tends to increase as students prolong their studies while they wait for the job market to improve, while those out of work return to university to upskill."

Simon Hope, Head of Global Capital Markets, Savills, said: "As part of the ever

burgeoning alternative sector, student accommodation continues to show strong total return performance. The sector is attracting global capital, developing branded platform operations which are in turn delivering strong rental and capital performance.

"Savills expects to see continued portfolio diversification from the MSCI 100 Real Estate Investors as they pivot their weightings in retail away from retail towards alternatives (student) as well as the private rented sector, and logistics, both outlying performers in the last 10 years."



Celadon City, Ho Chi Minh City
Actual Photo



Jade Hills, Kajang
Actual Photo

GAMUDA PARKS BIODIVERSITY INITIATIVE



Valencia, Sungai Buloh
Actual Photo

Putting Practice into Policy

More than just another laudable environmental concept, Gamuda Parks, a sustainable landscaping initiative by Gamuda Land is reaching a new milestone. The developer will be commemorating Gamuda Parks' one-year anniversary while celebrating International Day of Biological Diversity on May 27.

"Sustainable landscaping has been something that Gamuda Land practices throughout the years. For listening to what the land has to tell us is one of our town-making principles."

"Much thinking has been put into the creation of our townships and high-rise developments to seamlessly integrate the natural with the man-made and create a balanced ecosystem" said Khariza Abdul Khalid, Chief Operating Officer of Gamuda Parks.

Evidence-based policy making

The developer's mindful approach bears fruit by creating town after town that are lush with native plants and a healthy ecosystem brimming with biodiversity. As the community enjoys nature at their doorsteps with daily sightings of birds, butterflies and other little creatures, it inspires Gamuda Land to embark on evidence-based policy making.

Last year, the developer took the unprecedented move of establishing Gamuda Parks. Its mandate is to deliver, implement, manage, maintain and safeguard the well-being of the living environment in all its developments.

"We are the custodians of fragile nature, entrusted with the responsibility of leaving our land in better shape than we found it," said Khariza, adding that Gamuda Land is committed to meeting the needs of the future in a holistic, forward-looking and complete manner.

For the past year, Gamuda Parks has been working closely with its panel of advisors comprising experts and specialists from various fields. Among them are Forest Research Institute Malaysia (FRIM), Wetlands International Malaysia, AGV Sustainability and ESG Services.

"Our primary objective was formulating Gamuda Parks policy, which we are excited to unveil in our upcoming celebration of International Day of Biological Diversity. This will become the practical and sustainable guidelines of Gamuda Land in the governance of designing, developing and maintaining our townships' environment," explains Khariza.

Underpinning Gamuda Parks are three pillars; Green (flora maintenance), Blue (waterscape) and Brown (material management). The policy formulation was rooted in methodical scientific research and well referenced to the UN Sustainable Development Goals and 11th Malaysian Plan's 5th Pillar.

Part of the comprehensive scientific evidence backing the policy are supported by the biodiversity audits conducted in Gamuda Gardens, Gamuda Cove and Valencia.

Converting data into deliverables

The results from biodiversity audits are documented so that the developer can monitor the health of the environment regularly.

Khariza drew example from the beautiful landscapes of Valencia. "If you were to enter Valencia, our 15-year township in Sungai Buloh, you would be greeted by majestic trees, as if you were entering into a forested wilderness."

The audit recorded that more than 35% of Valencia is dedicated to greenery. This "wilderness" has become a habitat for 355 species of flora including trees, shrubs, ferns and herbaceous plants, and is home to over 20 bird species, many of which are migratory.

"This is the hallmark of our towns, a real joy and instantaneous difference that one will experience when stepping into our towns, and it is our hope that this differentiation will be a lasting one so that people will want to be a part of, grow up and grow old in places that we created," said Khariza.

She added that the lessons-learnt database from Valencia will be applied in newer townships such as Gamuda Gardens and Gamuda Cove. With the benefit

of a fresh palette, Gamuda Land can then focus on laying a strong foundation right from the start.

"Choosing the right native species is important, not only for the sustenance of biodiversity, but also the subsequent maintenance for generations to come. For example, we plant forest species which requires less, and therefore the inflation of care maintenance fees are kept minimal even after we handed over to local authority."

"In Gamuda Cove, we stumbled upon the endangered *Melicope lunu-akenda*, a jungle species commonly known as *Tenggek Burung*. These trees will be tagged, preserved and carefully transplanted to a more appropriate spot in the development," said Khariza.

Moving forward

To-date, the developer has planted approximately 250,000 trees in its developments, which feature lakes, ponds, wetlands and streams that cover 140ha.

Looking beyond the responsibility of a developer in creating biodiversity-rich places with community well-being in mind, Gamuda Land seeks to raise public awareness through creative programming and strategic events in collaboration with like-minded partners.

To name a few, Nat Geo Earth Day Run, International Day of Biological Diversity as well as the GParks Ranger, serve to reach out to various segments of the public and instilling good environmental practices in all walks of life.

The International Day of Biological Diversity 2019 will be kicked off starting 27 May. Themed "Our Biodiversity, Our Food, Our Health", the awareness campaign is part of Gamuda Parks' effort to advocate the focus of transforming food systems and improving human health, which essentially rely on biodiversity.

A series of activities such as art exhibition, green market, talks and workshops will be organised starting from 27 May, 9am-2pm at Menara Gamuda. Participating projects are Gamuda Gardens, Gamuda Cove, twentyfive.7, Jade Hills and Kundang Estates.

"The richness of biodiversity in a place is a clear indication that it is a healthy ecosystem. This healthy ecosystem also benefits the people who lives here. Ultimately their health & wellness improves." Khariza concluded.

Find out more about the events at Gamuda Land Facebook page or log on to <https://gamudaland.com.my/gamudaparks/>



Gamuda City, Hanoi
Actual Photo



Valencia, Sungai Buloh
Actual Photo

GAMUDA LAND

INFOGRAPHICS

The National Affordable Housing Policy

Dasar Perumahan Mampu Milik (DRMM)



What is DRMM?

The National Affordable Housing Policy or Dasar Perumahan Mampu Milik (DRMM) was unveiled by Housing and Local Government Minister Zuraida Kamaruddin in early May. It is a sub-policy of the National Housing Policy (DRN) 2018-2025 which was launched earlier.

The main purpose for introducing this sub-policy is to enable the housing affordability issue in the country to be tackled in a holistic way.

Why do we need DRMM?

DRMM outlines the main challenges faced by homebuyers (at macro and micro levels).

It provides detailed guidelines for housing developers who are interested to build affordable homes. The guidelines include the building standards, key specifications as well as the ceiling price for the affordable homes.

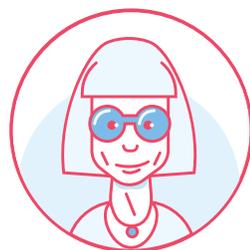
From the ministry's perspective, affordable homes may not only refer to homes at low prices but the home must also provide a comfortable and safe living environment, in other words they must be quality homes for the lower income group.



Eligibility

You can apply to own a home in an affordable housing scheme, if you are:

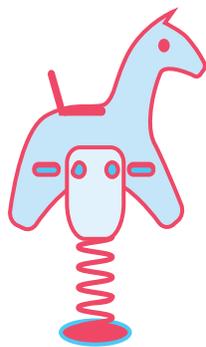
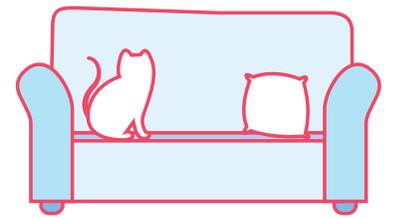
- a Malaysian
- aged 18 years old and above
- at a qualified income level
- a first-time homebuyer
- registered with the state government's housing agency
- agreeable to the terms and conditions of homeownership set by the local government (such as obtaining permission from the local government to re-sell the home)



Who has the priority to purchase affordable homes?

- disabled person
- senior citizen who is 60 years old and above
- single mother
- civil servant
- single women who are 45 years old and above

What makes a COMFORTABLE affordable home?



Facilities

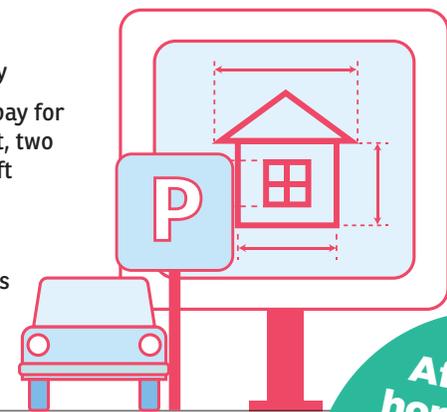
- Must have **community facilities** that could encourage interaction among residents and to serve community needs, such as kindergarten, playground and multi-purpose hall as well as surau
- All the fire fighting and safety equipment used must be **certified** by the Fire and Rescue Department of Malaysia (Bomba)

Cheap doesn't mean high density

- In major cities in Selangor, Penang, Johor and Kuala Lumpur, affordable home development density is around **120 units per acre**
- For transport-oriented developments (within 400m radius from a main station), it is around **150 units per acre**

Car park allocation

- Landed homes: at least one parking bay
- High-rise homes: at least one parking bay for units with built-ups of below 1,000 sq ft, two parking bays for units of over 1,000 sq ft
- Additional one motorcycle parking bay for every two units
- Additional 10% parking bays for visitors
- Additional parking bays for disabled drivers



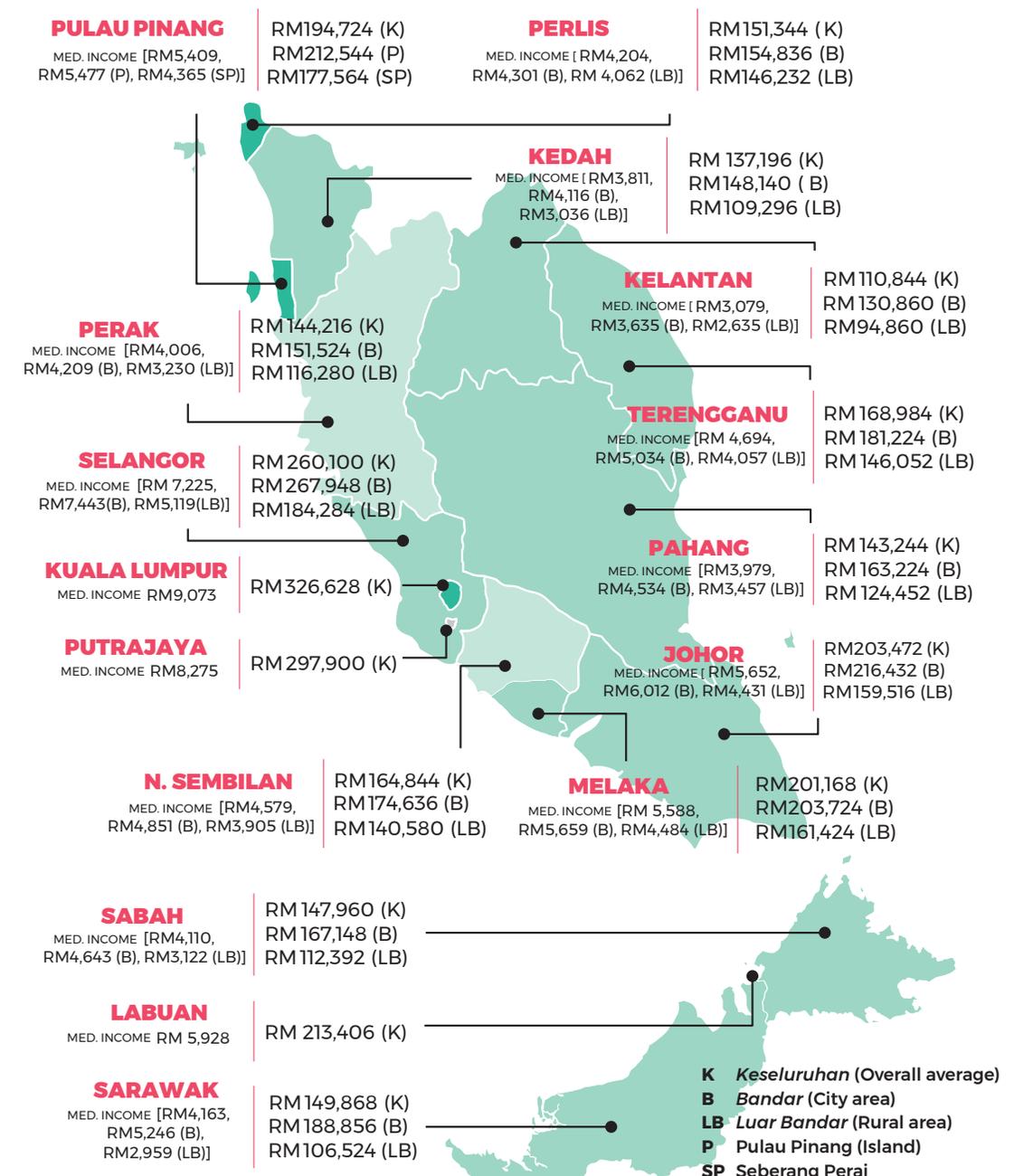
Quality

The development must fulfill **CLASSIC assessment**

Affordable homes ≠ flats
They can be high-rise strata apartments or terraced houses with a built-up size of **not less than 900 sq ft.**

Pricing

The pricing for affordable homes **will not exceed RM300,000** but the exact selling price will vary across different states based on the household average income and construction cost in each area.





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GO SOLAR and save on your electricity bill

Solar photovoltaic (PV) panels are no strangers to us today as they have become more and more commonly used in buildings around the world. Sustainability and lower electricity bill charges are the main reasons more building owners are embracing solar energy and technology.

For individual homeowners, the most attractive draw is probably the cost reduction in electricity usage, which can be quite significant in the long term. But is solar energy a worthy investment in Malaysia? What are the steps to getting one's home "solar energised"?

BY SHAWN NG

The NEM scheme

Currently, the Malaysian government offers the Net Energy Metering (NEM) scheme to calculate the billing of electricity for people who have solar PV panels on the roof of their buildings in Peninsular Malaysia.

The NEM is a solar PV implementation mechanism that is executed by the Ministry of Energy, Science, Technology, Environment and Climate Change (MESTECC), regulated by the Energy Commission (EC), and implemented by the Sustainable Energy Development Authority (SEDA) Malaysia.

Under NEM, users will consume the electricity generated from solar energy first and then sell back any excess solar-generated energy to Tenaga Nasional Bhd (TNB) to offset the electricity that their premises have consumed from the grid at the end of the month, SEDA Malaysia CEO Dr. Sanjayan Velautham tells EdgeProp.my.

A homeowner who generates more electricity than the household can consume is allowed to roll over the excess electricity to be used for a maximum of 24 months.

Since Jan 1, 2019, the NEM has been enhanced by MESTECC and excessive solar-generated energy will be sold back to TNB on a "one-to-one" offset basis that follows the TNB tiered tariff rates, instead of a displacement cost of 31 sen per kilowatt hour (kWh) previously.

Notably, the selling price for excess solar energy will be calculated according to TNB's tiered tariff rates and eventually, one will only need to pay the differential sum, explains Sanjayan.

"In your bill, you will first use the solar energy that you produce in your home, and if your solar panel is producing more than is required for use, [the excess electricity] will be sent out [to the grid] and the meter will capture how many kW is going out. And when you don't have [sufficient solar energy] - especially at night - you will start importing from the grid," he adds.

For example (see sample bill), if you have imported 650kWh of electricity from TNB and exported 172kWh of excessive solar energy that you have generated in a month, your net payable amount will be RM168.85 after deducting the value of the energy that you have sold to TNB.

NEM's take-up picking up

NEM was introduced in 2016 with a quota allocation of 500 megawatts (MW) up to 2020 for qualified applicants to adopt the use of solar PV system.

Of the 500MW, 50MW is allocated for domestic customers or residential buildings. The balance is allocated for non-domestic customers, which consist of commercial, industrial and agriculture properties.

Sanjayan says the uptake for NEM was slow before the scheme was enhanced by MESTECC recently as the displaced price of selling excess solar energy to TNB had deterred people from taking it up.

However, thanks to the implementation of the "one-to-one" offset concept, the uptake of the NEM scheme has gained momentum since the beginning of 2019, he adds.

Data from SEDA Malaysia shows that only about 21.77MW were taken up from 2016 to 2018, of which 17.07MW were approved for last year.

In comparison, for 2019, as at May 15 this year, some 17.97MW of quota have already been taken up surpassing the full year figure for 2018.

There are also some 0.08MW approved by the agency which are expected to be commissioned in 2020, making the total uptake for NEM since 2016 to total about 39.82MW up till May 15 this year.

"We have seen a much higher uptake for NEM from the industry and domestic [customers] since January this year and we hope to continue this trend," says Sanjayan.

One of the issues that is hindering the uptake of NEM, he adds, is the low awareness among the public.

To tackle that, SEDA Malaysia has embarked on several initiatives to help potential solar PV system applicants to understand the application process better including the setting up of a new website which features a renewable energy microsite and an NEM calculator.

"In our website, we have put up an infographic that users can interact with [for details on NEM and solar PV purchasing options]. There is also a calculator which can tell you the size of solar panel that you may want to put in your house, how much you can save and the payback period," offers Sanjayan.

CONTINUES ON PAGE 10

How your electricity bill is calculated after installing solar PV panels



NET ELECTRICITY BILL AMOUNT: RM168.85

Total imported electricity from TNB

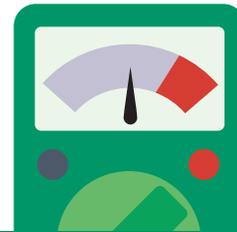
Block tariff (kWh)	Usage (kWh)	Rate (RM/kWh)	Amount (RM)
1 – 200	200	0.218	43.60
201 – 300	100	0.334	33.40
301 – 600	300	0.516	154.80
601 – 900	50	0.546	27.30
901 onwards	0	0.571	0.00
TOTAL	650		259.10

Total exported electricity to TNB

Block tariff (kWh)	Usage (kWh)	Rate (RM/kWh)	Amount (RM)
1 – 200	0	0.218	0.00
201 – 300	0	0.334	0.00
301 – 600	122	0.516	62.95
601 – 900	50	0.546	27.30
901 onwards	0	0.571	0.00
TOTAL	172		90.25

Note: Export electricity units are charged in descending order (starting from the highest applicable rate)





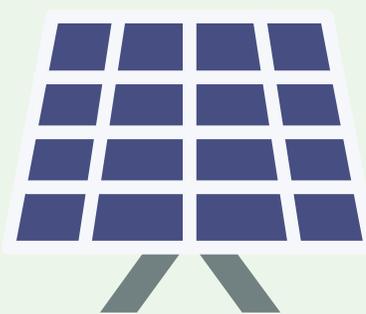
How much could you possibly save with solar PV panels?

Monthly electricity bill	RM200	RM250	RM300	RM400	RM500	RM600	RM700	RM800
Recommended solar panel system size*	2kW	3kW	4kW	5kW	6kW	8kW	10kW	12kW
Estimated electricity generated from solar panel system	210kWh	315kWh	420kWh	525kWh	630kWh	840kWh	1050kWh	1260kWh
Estimated electricity that you would need to import from TNB	328kWh	318kWh	305kWh	383kWh	452kWh	418kWh	383kWh	348kWh
Potential savings on electricity cost	RM108	RM164	RM220	RM280	RM344	RM462	RM580	RM698
Your effective electricity cost	RM92	RM86	RM80	RM120	RM156	RM138	RM120	RM102
Potential savings on the bill**	54%	66%	73%	70%	69%	77%	83%	87%

Note: *Recommended solar panel system size is based on current electricity bill. Actual size is subject to the rooftop area.
 **Savings is derived based on the assumption that the roof can accommodate the recommended system size.

SOURCE: CSPARX

THE EDGE



Solar PV panels

What's in it for homeowners?

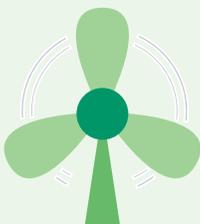
1 Reduce electricity cost and enjoy long term savings



2 Hedge against uncertainty in electricity tariff hikes



3 Generate your own clean energy



4 Reduce your carbon footprint



P2P solar energy trading platform in the pipeline

The government is mulling the introduction of a virtual peer-to-peer (P2P) energy trading platform that allows solar prosumers and electrical consumers to trade excess solar energy.

SEDA Malaysia CEO Dr. Sanjayan Velautham says the platform, which will utilise blockchain technology, is part of the upcoming Renewable Energy Transition Roadmap (RETR) 2035 that aims to raise renewable energy share in the national power mix to 20% by 2025.

Through the P2P platform, he says solar panel users can sell their excess electricity to anyone in the system, including those who don't have solar panels but want to buy green energy.

The buyer or seller would only need to pay a certain amount to TNB to use the company's infrastructure to complete the electricity transmission - just like driving a car on the highway and paying the toll for using the road, he explains.

Similar to the Open Electricity Market in Singapore, the P2P platform will be an open market as opposed to the current regulated situation where TNB buys the excessive electricity from

solar panel users, he adds.

"Within the roadmap, one of the objectives is to study the strategies of this P2P platform. With that, we have already engaged many meetings [with TNB, Energy Commission and the energy sector of MESTECC]," offers Sanjayan.

A task force has been formed to look into the set-up of the platform, and pilot runs are expected to be conducted sometime next year to test how it works within the regulatory framework, before it becomes fully operational.

Nevertheless, Sanjayan says the government is still working on the details and nothing is cast in stone at the moment.

"We are still working on the details. Many countries have started to test it, such as Thailand, Australia and Singapore. So hopefully next year, Malaysia will have a platform to test it. The aim is to bring prices down and thus benefit consumers and people who don't have solar panels but want to have cheaper green energy," he points out.

"During the pilot run, we are going to have a sandbox of a small area within a certain radius to test this kind of trading to [examine] the way it works and how to ensure the security," he adds.

LOW YEN YEING | EdgeProp.my





Benefits of having solar PV panels

FROM PAGE 8

When you have solar panels installed in your house, one of the benefits that you can enjoy is energy savings that could potentially range from 54% to 87% depending on the amount of energy used and the rooftop size, according to GSPARX Sdn Bhd.

GSPARX is a wholly-owned subsidiary of TNB as well as a registered solar PV investor under SEDA Malaysia.

For domestic customers, it offers standard solar PV installation sizes that range from 2kW to 12kW with prices from RM4,500 to RM8,500 per kW.

Producing your own energy could also act as a hedge against the potential hike in conventional electricity tariffs in future.

"When you put a solar panel on your house, you are a 'prosumer,' which means you produce and consume the electricity from your solar panel.

"In general, payback period for solar panels is about six years and with a lifespan of approximately 20 years long, one will enjoy the full benefits of the solar panel after the payback period," says Sanjayan.

It may cost a little bit more for one to adopt the solar technology now, but it will be worth it in the long term, he adds.

Some may be concerned about the cost of having solar panels, but Sanjayan says there are many purchasing options being offered by solar players in today's market while the prices for solar PV panels have been going down over the past few years.

According to him, the most commonly used panel — polycrystalline solar PV panel — is now averaging at about RM4,500 per kW in Malaysia, about 62% lower than in 2011.

Besides using cash, credit card or taking up a personal loan to purchase these panels from a service provider, one can also opt for leasing options that may not require an upfront fee,

such as solar power purchase agreements (PPA) and solar leasing programme offers by investors.

"[The process] is quite easy. Just go to SEDA's website and there is a list of registered solar PV service providers and investors. You should call up about two or three of them and choose the package that suits you best," he says.

The service provider or investor will assist the applicant, who has to be a registered TNB customer and not blacklisted by TNB, to apply for the NEM, and install the solar panels and the NEM meter.

"We advise people to use the service providers and investors who have registered with us because they are already certified by us. They have been verified by us and thus we know the business exists," he continues.

Currently, there are about 110 solar PV service providers and 27 solar PV investors registered with SEDA Malaysia.

While it is worth noting that NEM is open to landed homes, such as terraced houses, semi-dees and bungalows, it is also available for non-landed properties on certain conditions.

For non-landed stratified buildings like apartments and condominiums, the

NEM is only applicable to the management body, i.e. Joint Management Body or Management Corporation and the electricity that is generated from the solar panels can only be used for the common areas, Sanjayan notes.

To get it done, the management body will need to work out a plan and apply for the NEM with a service provider or investor before entering into an agreement under its name, he adds.

"What would be logical [for a stratified building] is to cover your common area with solar energy, so that you don't charge the owners [so much], which in turn benefits them," he elaborates.

WHO IS ELIGIBLE TO APPLY FOR NEM?

1. Registered consumer of TNB
2. Not blacklisted by TNB

Steps to getting solar PV panels in your house

VISIT
www.seda.gov.my

1 Choose from the purchasing modes of **outright purchase** or **leasing** programme



2 Shortlist a few registered solar PV **service providers (RPVSP)** or **investors (RPVI)** on SEDA's website

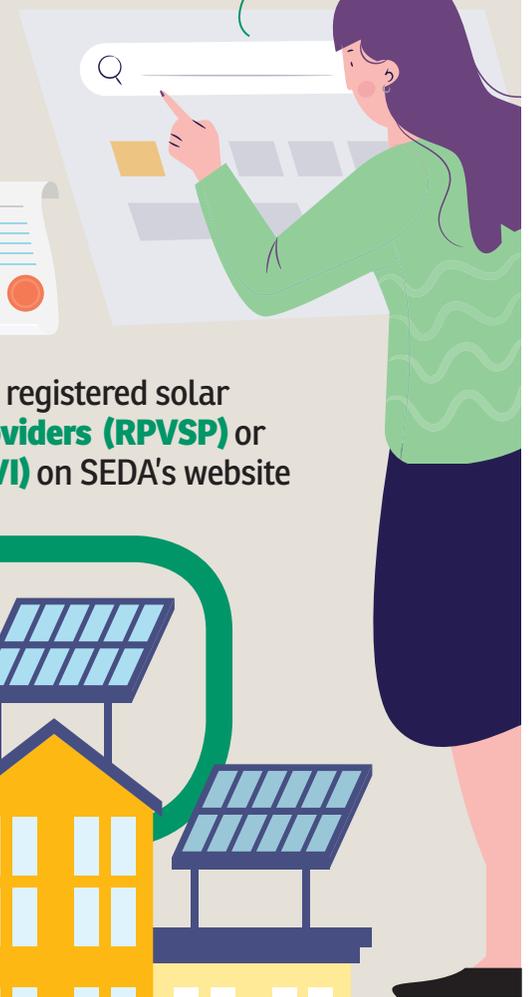
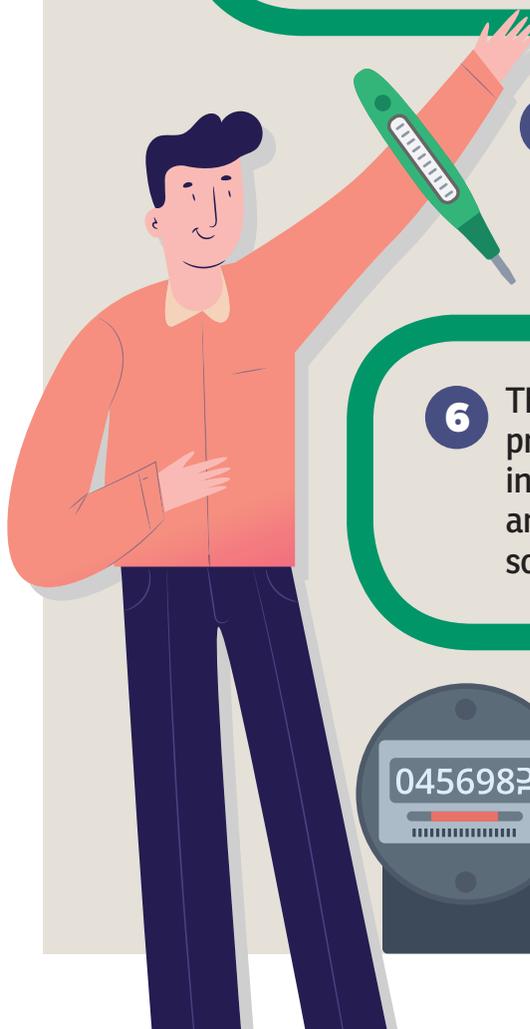
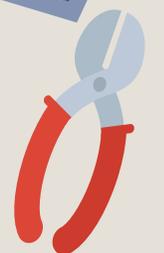
3 Appoint the one that offers a **package** that suits you best

4 Let the service provider or investor **apply for NEM** on your behalf

5 Once the NEM application is approved, **sign** the offered package

6 The service provider or investor will come and **install** the solar panel

7 TNB will come and **change your existing meter** to an NEM meter



TO BUILD A NEST, IT STARTS WITH FINDING THE FIRST TWIG...



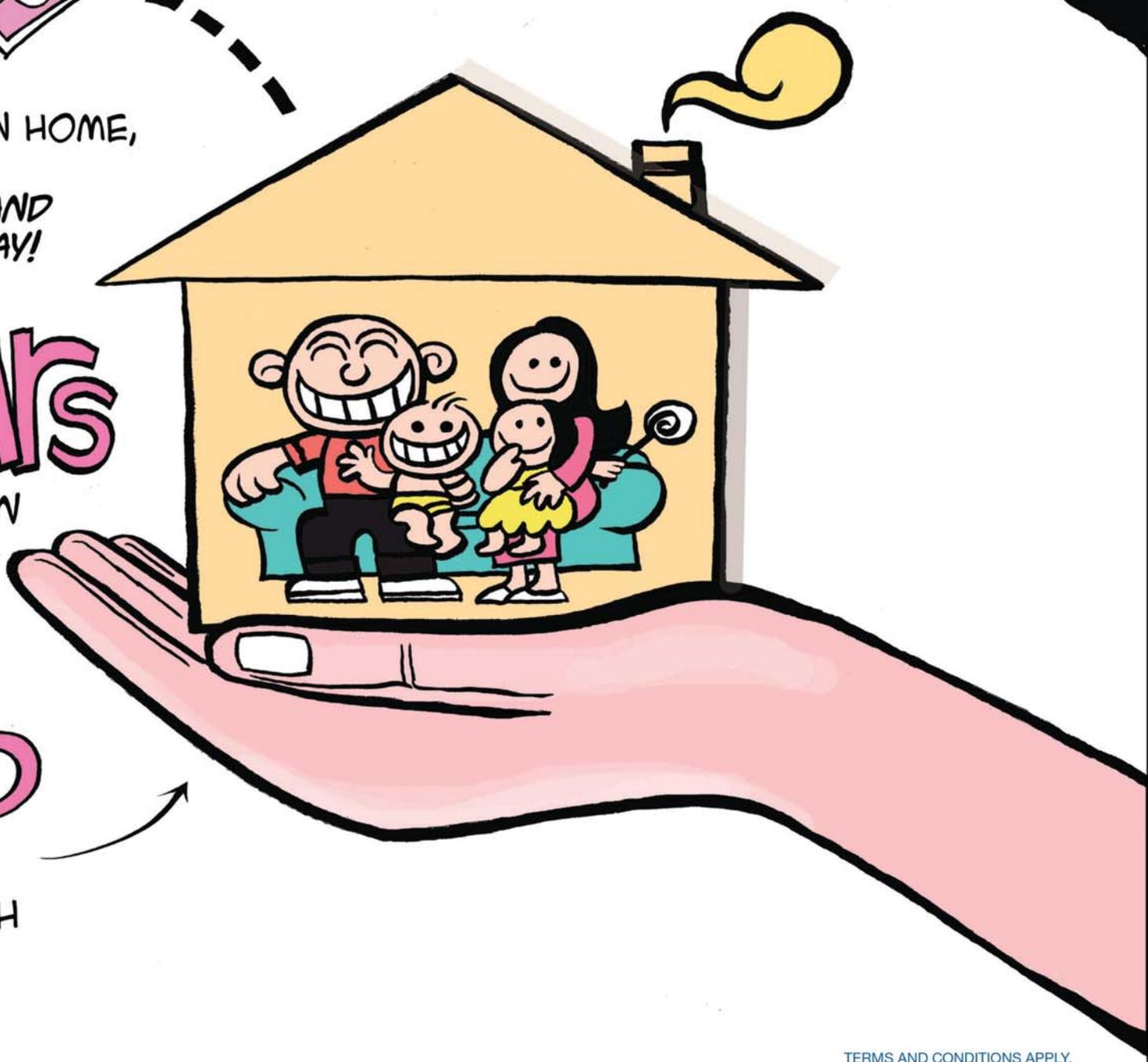
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PROPERTY MANAGEMENT – Ask the experts



Q My Management Corporation is thinking of repainting the facade of the building. What paint is best for the Malaysian weather?

The tropical climate in Malaysia is extremely harsh on external building facades with high humidity that fluctuates, resulting in shrinkage and debonding of external render, proliferation of water seepage, algae and mold. Most high-rise residential buildings in Malaysia have been, and are still constructed in plastered masonry walls which rely on labourers using hand tools while working at great heights and speed. As a result, the quality of workmanship of masonry walls in Malaysia has seen a serious decline.

The most suitable external masonry wall coating system for the conditions in Malaysia is a high performance 100% acrylic-based paint (one undercoat sealer with two top finishing coats) applied on a properly prepared wall surface. Everyone knows the best paint is only as good as the surface it is applied on. Owners will waste precious sinking fund money if they splash a good layer of paint on defective wall render (cracked / hollow / debonded); or paint over locations with unresolved water seepage. It is very important to address the wall surface condition as part of the repainting process.



Q How often should the management repaint the facade of a condominium? What good does repainting do to the building besides making it look good?

Do not be seduced by far-fetched promises with high priced painting systems, which claim to stay good for over 10 years. Our environment is plagued with dust and environmental pollution and acid rain. These will stick and deteriorate the building appearance. A good yardstick to repaint is once every eight years.

A well-prepared external masonry wall when applied with high performance paint system will provide an excellent protective barrier against the effect of premature aging for many years, often exceeding the warranty periods. A good acrylic paint system can bridge minor wall cracks to mitigate the penetration of dampness.

Supervision is highly recommended to ensure strict compliance to the manufacturer's specifications. Most top-tier paint manufacturers offer wet sampling tests to ensure the paint is not adulterated or watered down.



ANTHONY LEE

Architect Centre trainer and consultant;
EdgeProp Malaysia's Best Managed Property Awards 2019 judge and EdgeProp.my Symposium on Excellent Property Management 2019 speaker

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

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



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Public housing in Equatorial Guinea a mirage for the poorest

BY **SAMUEL OBIANG**

In a country awash with oil, the poorest survive in shantytowns a stone's throw from smart modern apartments and family homes supposedly built to help those most in need.

The government of Equatorial Guinea had billed the rows of state-subsidised housing as never-to-be-missed home-owning opportunities for the poor.

But people familiar with the blocks say the homes are typically occupied by middle-class families and some of the country's most privileged.

"Just look at the cars around here," said Leandro Eneme, a 42-year-old trader, pointing to the gleaming SUVs making their way between apartments on well-paved roads. "There's nothing poor about this place!"

He lives in the Buena Esperanza neighbourhood of the capital Malabo, the product of a state housing programme that emerged after an oil price boom in the 2000s.

Equatorial Guinea's president, Teodoro Obiang Nguema, in power since 1979 and Africa's longest serving head of state, had promised that developments like this would provide "public housing for everybody".

In the past decade, authorities have built more than 8,600 state-subsidised homes in the African mainland section of the country and the island of Bioko.



Housing meant for the poor in the Buena Esperanza neighbourhood of Malabo

But with a population of 1.2 million, largely impoverished, critics say the scale of the programme is way too small to be effective and vulnerable to corruption.

"You can't get one of these homes if you earn less than 300,000 CFA francs (RM2,096) a month," said Eneme.

It is estimated that more than two-thirds of the population of this tiny central African state survive on less than US\$2 (RM8.39) a day.

Buena Esperanza was supposedly built to rehouse residents of the nearby shantytown of Nubili, the biggest informal settlement in Malabo.

Thousands of people in Nubili are crammed into tiny shacks erected from rusting corrugated steel or wood, often without safe water, sewage or electricity.

But almost a decade since it began, the vast majority of people in Nubili remain stuck.

Elena Oye, a food seller, said the cost of her dream home turned out to be a nightmare.

"We lost the apartment because we didn't have enough money. We didn't even have enough to eat," she said.

The down payment was the equivalent of US\$2,500, followed by monthly payments of

US\$120 spread out over a number of years, she said, while she earns the equivalent of around US\$200 in a good month, meeting the needs of her four children is a daily struggle.

"Most housing (in Equatorial Guinea) does not meet minimum standards," said the Centre for Affordable Housing Finance in Africa (CAHF) in a report.

"Houses are derelict and unsafe, sewage

and refuse removal are inadequate, and there is, among other problems, overcrowding and insufficient ventilation."

A senator, a resident of Buena Esperanza who wished to remain nameless, defended the government's record.

"Many people who once lived in shanties now have decent homes, like here," he said.

Information Minister Eugenio Nze Obiang

told AFP that the government had taken action.

"When will people stop complaining? There isn't a country in the world where the government provides free housing," Obiang said.

"The government has done the best it can by building these homes and cutting prices." — AFP

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FEATURE



The floral arch for the 4-day 3-night wedding in India designed by Harijanto.



Harijanto Setiawan

BY RACHEL CHEW

An architect of flowers

It was a busy morning for Indonesian floral designer Harijanto Setiawan, having just two days in Petaling Jaya to share his knowledge with his Malaysian fans.

“I wish to show them as much as I can. I love to share because as I’m sharing, I’m also learning,” says Harijanto, the first floral designer to receive Singapore’s President’s Design Award in 2013. The Award recognises the significant achievements of design talents and the contributions they have made to Singapore’s economic competitiveness and quality of life.

Currently based in Singapore, Harijanto is an architect by training. He also holds a master’s degree in real estate from Australia. However, his fate diverged from the expected path, and Harijanto is today better known as the founder of Boenga Pte Ltd and recognised as one of the top floral designers in the region.

Eunice Teo from Amtrol Flower Designing - the floral designer that made Malaysia proud for her work in the Hollywood movie Crazy Rich Asians, invited Harijanto to Malaysia to conduct a two-day flower arrangement demo and workshop entitled “An Inspirational Journey in Floristry” on April 15 and 16.

“After about seven years in the property and real estate industry, I felt like there was nothing to look forward to. I had the same day every day. I felt like doing something warmer and more emotional than a cold building,” says Harijanto. That was in the year 2000, the beginning of his journey into the world of flowers.

“I saw flowers every day when I was young because my mother tended to several gardens. I love



Teo (left) and Harijanto.

flowers but I did not have a great interest in flower arrangement then. The first and only time I ever arranged flowers was for school homework when I was 12.

“I cut different flowers from my

mom’s gardens for the homework. And you know what, the teacher only gave me five out of ten marks for it. She thought my piece was very messy because I put all types of flowers and colours in the vase

– it looked just like my mother’s garden. She said flower arrangement should be cleaner and simpler, something like one stem of orchid with leaf.

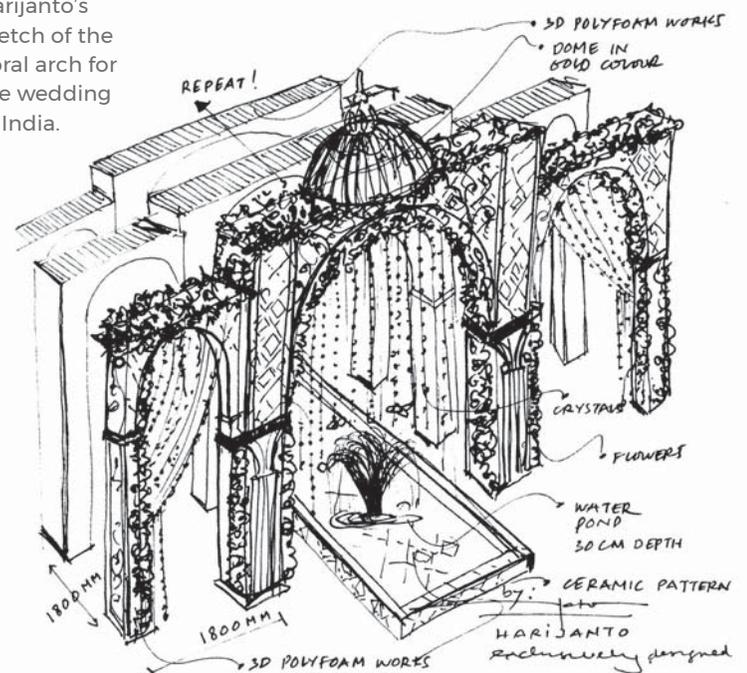
“I did not take her comments to heart. I thought maybe I’m really half-past-six at flower arrangement so I moved on,” Harijanto recalls. He never touched a flower for some time after that.

He grew up at a time when the

Indonesian economy was taking off, so he decided to enrol in an architecture course at a local university.

“That was the time when everyone wanted to build big houses, shopping malls and offices. It was a very promising occupation then. I pursued a master’s degree in real estate after that because I wanted to learn how to sell a property after designing and building it,” he explains.

Harijanto’s sketch of the floral arch for the wedding in India.





Left: This piece was inspired by the scenery of strong wind blowing through a field.

PICTURES BY LOW YEN YEING | EdgeProp.my



Harijanto demonstrated seven flower arrangements during one of the sessions.

The Yin and Yang

After seven years in architecture and real estate, Harijanto decided to explore other interests. “That was in early 2000 and Indonesia’s economy was slowing down. Some projects did not even move. I was thinking maybe it was about time to explore a new industry that involves creativity and brings joy,” he relays. And that was how he ended up doing floral arrangements.

Initially, he taught himself for one year followed by a professional course in Australia. And the rest, as they say, is history.

“I love it because your work brings joy and happiness to people. They will remember your flower decorations or arrangements at their weddings forever. This is unlike the time when I was an architect where angry clients would call me after three years to ask me why the roof is leaking,” he quips.

Harijanto believes, that as a floral artist, one should develop one’s own style.

“I’m grateful that I have an architectural background. My architectural knowledge

is very useful in my current career. It helps me to plan the structure of a piece better. My work is complicated because I combine flowers with architecture — the soft and hard. It is more masculine. A different style in the industry,” he explains.

However, as a professional floral designer, one must work around the client’s event.

“For example, you cannot use flowers and plants with a lot of thorns at a wedding because it is too fierce for the occasion. However, you can always add your signature style, for example, by building a floral structure, but you must be able to explain the design and the piece. Some people do it because he or she wants to do it, it doesn’t have a meaning behind it,” he says.

One of Harijanto’s most unforgettable works was for a four-day three-night wedding celebration in India. Besides all the flower arrangements, Harijanto also made the client’s dream come true by designing and building a three-window floral arch spanning eight metres to greet guests.

Nurture young talent

After receiving the President’s Design Award, Harijanto holds an ambition to start a floral arrangement school, to nurture young talents.

“Some people are very good but they never share. I think it is important to share, especially with the younger generation. You can choose to keep it to yourself but your skills and knowledge will not be passed on to the young, they will just stop with you,” he notes.

His love for sharing has made Harijanto a popular speaker on floral design not only in Singapore, but in the region.

Moving forward, he hopes his dream of setting up a flower arrangement school for kids will come true soon.

“A kid’s art sense is different from an adult’s. It will be interesting to guide kids in flower arrangement, I can also learn from them!

“Some people say a kid’s class has no potential, but if there is a Junior Master Chef, I don’t see why there can’t be a Junior Floral Designer!”



Architectural elements in floral arrangements give Harijanto his signature style.



Right: Harijanto at work

Far right: A tropical garden-inspired hand bouquet by Harijanto.



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