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FRIDAY, AUGUST 23, 2019 . ISSUE 2954/2019 . PP19055/06/2016(034530)

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available with *The Edge Financial*
Daily every Friday. The pullout
is also distributed at more than
200 offices, shopping complexes,
condos, medical centres and F&B
outlets in the Klang Valley. You can
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**Bank Negara expands
eligibility for RM1b
affordable home fund**

Bank Negara Malaysia (BNM) has expanded the eligibility criteria of its RM1 billion Fund for Affordable Homes, set up earlier this year to help those in the lower-income group to finance the purchase of their first homes.

In a statement on Aug 21, the central bank said it has increased the maximum monthly household income to RM4,360 (from RM2,300 previously), while the maximum property price has been increased to RM300,000 (from RM150,000 previously).

**Matrix Concepts
on growth momentum**

Matrix Concepts Holdings Bhd saw its revenue surpass RM1 billion for the first time in the last financial year, and is optimistic its growth trend will continue despite the challenges in the property sector.

The Negeri Sembilan property developer achieved its best-ever performance in the financial year ended March 31, 2019 (FY19).

"The performance was driven by higher sales of our landed properties and a launch mix of mainly affordable to mid-end offerings in Negeri Sembilan and Johor," chairman Datuk Mohamad Haslah Mohamad Amin said on Aug 21 at a press conference after the company's annual general meeting in Seremban.

The group's net profit rose to RM218.4 million on revenue of RM1.05 billion in FY19. New property sales also hit a record RM1.3 billion and has lined up RM1.4 billion worth of new launches in FY20.

**Jaya Grocer to be anchor tenant
at The Tropika, Bukit Jalil**

Berjaya Land Bhd through its subsidiary Berjaya Golf Resort Bhd has entered into a lease agreement with Trendcell Sdn Bhd to operate a Jaya Grocer store with F&B outlets at the commercial portion of Berjaya Land's latest development The Tropika in Bukit Jalil, Kuala Lumpur.

Jaya Grocer will take up 23,695 sq ft and is expected to start operations in about two-and-a-half years.

Berjaya Land Bhd CEO Syed Ali Shahul Hameed and Jaya Grocer chief financial officer Chong Han Keong were signatories to the agreement at a ceremony at Berjaya Property Gallery, Bukit Jalil, on Aug 21.

Also present were Berjaya Land Bhd senior general manager (properties marketing) Tan Tee Ming and Jaya Grocer head of department, advertising and promotions Ho Yong Pheng.

"The management of Jaya

Grocer adopts a very strategic and prudent approach in identifying suitable locations for its stores. As such, we are glad that The Tropika has been chosen as the location for its next store as this indicates that The Tropika is a premier location in Bukit Jalil," said Tan at the signing ceremony.

The Tropika is a mixed development located on 6.5 acres of freehold land in Bukit Jalil. The residential part of the project comprises 868 units spread across four towers with unit built-ups ranging from 732 sq ft to 1,318 sq ft. Prices per unit start from RM575,800.

Besides Jaya Grocer, the commercial component of The Tropika will also feature double-storey dual frontage office lots with built-ups ranging from 3,316 sq ft to 3,814 sq ft while retail lots will have built-ups ranging from 752 sq ft to 1,677 sq ft.

**Centurion Corp to
expand workers'
accommodation
business in Malaysia**

Singapore's owner-operator of purpose-built workers' accommodation Centurion Corp Ltd is expanding in Malaysia, which will include a new asset in Johor that offers 3,600 beds by next year.

Centurion is a Singapore/Hong Kong-listed company. Under the brand name Westlite Accommodation, it currently owns and operates seven worker accommodation assets comprising 30,700 beds in Johor and Penang.

"By mid-next year, our new asset in Johor will be completed and we will add 3,600 beds to the Malaysian portfolio.

"We have another asset in Penang which is pending approval from the authorities. That will be another 6,100 beds," said Centurion's workers' accommodation country head in Malaysia, Alfred Lee during a media briefing in Kuala Lumpur on Aug 20.

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Events listed here will also appear on **www.EdgeProp.my**.**Musang King Marathon****Date:** Aug 24 (Sat)**Time:** 11am to 3pm**Venue:** Hijayu Aman show unit, Bandar Sri Sendayan, Seremban, Negeri Sembilan
Contact: (1800) 88 2688
Matrix Concepts Holdings Bhd's Musang King Marathon continues, this time at Hijayu Aman. Feast on the King of Fruits for free before the season ends. There will also be lots of other tropical fruits and kids' activities such as magic shows and clown performances.**'Coffee on Us
for Coffee Lovers'****Date:** Aug 24 & 25 (Sat & Sun)**Time:** 10am to 5pm**Venue:** Alam Impian Welcome Centre, No. 1, Jalan Panglima Hitam 35/26, Alam Impian,Seksyen 35, Shah Alam, Selangor
Contact: (03) 5162 7600

Enjoy freshly-brewed coffee, cakes, pastries and sandwiches at Alam Impian while learning about the new offerings in the township such as Fleita, Clarino and Althea by I&P Group Sdn Bhd, a member of S P Setia Bhd.

**Malaysian Delights at
Tropicana Metropark****Date:** Aug 24 & 25 (Sat & Sun)**Time:** 11am to 5pm**Venue:** Tropicana Metropark Property Gallery, No. 1, Jalan Delima 1/1, Subang Hi-Tech, Subang Jaya, Selangor
Contact: (03) 5636 6888, (1700) 81 8887

Enjoy delicious Malaysian food at Tropicana Metropark this weekend and get to know more about their limited-time special Merdeka offer.

Henna Residence launch**Date:** Aug 24 & 25 (Sat & Sun)**Time:** 11am to 8pm (Sat) & 11am to 6pm (Sun)**Venue:** Quartz WM Sales Gallery, Jalan 34/26, WangsaMaju, 53300 Kuala Lumpur
Contact: (018) 777 3456

Join the launch party of Henna Residence, a development by Beverly Group and feast on delicious food truck delights and enjoy fun activities such as DIY cactus and succulent workshops, kids activities, lucky draws, a light-up ceremony and more!

**Dinosaurs Alive Live Show****Date:** Aug 24 & 25 (Sat & Sun)**Time:** 11am to 5pm**Venue:** Setia Eco Glades Lifestyle Gallery, Persiaran Setia Eco Glades, Setia Eco Glades, Cyber 1, Cyberjaya, Selangor
Contact: (03) 8008 2228

Step back into the prehistoric era for an unforgettable experience, at the Dinosaurs Alive Live Show. Join S P Setia Bhd for a thrilling time in activities such as dino rides, train rides and much more! No RSVP required as slots are on a first-come, first-served basis.

**Taiwanese Street
Food at The ERA****Date:** Aug 25 (Sun)**Time:** 11am to 5pm**Venue:** The ERA Sales Gallery, No. 238, Jalan Segambut, Kuala Lumpur
Contact: (1700) 81 8081

Enjoy must-try Taiwanese foods such as crispy fried chicken, oyster mee sua, sweet plums potato fries and tempura at The ERA Sales Gallery this Sunday.

**Malaysian Nuts
About Coconut****Date:** Aug 25 (Sun)**Time:** 11am to 4pm**Venue:** KSL Sales Gallery, Bandar Bestari Sales Office, No. 2, Jalan Langat KS9, Bandar Bestari, Klang, Selangor
Contact: (03) 3122 2999, (03) 3122 9268Enjoy *nasi lemak*, fresh coconut drinks and Sangkaya ice-cream and take part in the *nyonya kuih* making workshop as well as other activities at Bandar Bestari this Sunday.

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



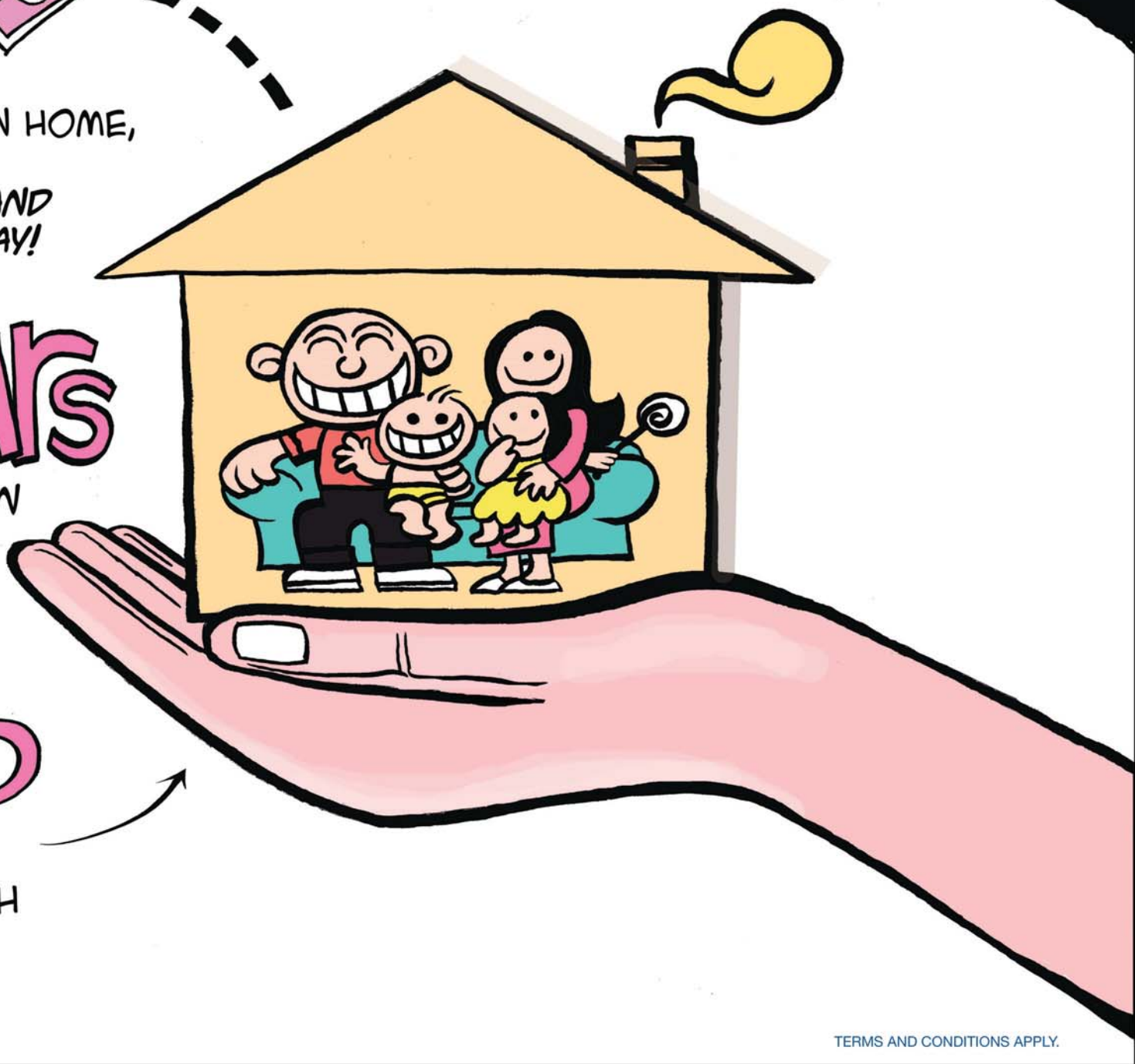
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When is an ad considered MISLEADING?

BY RACHEL CHEW

After almost three years, Eva and her husband finally collected the keys to their new condominium unit. It was exciting to finally see their first home, and everything seemed fine at first, but it wasn't long before their excitement turned to anger. Some facilities were missing, while others were incomplete, a far cry from the rendering in the project brochures that drew them to sign on the dotted line.

The disappointed newlyweds were told that a developer is not required to provide everything seen in the brochure as they are not stated in the sale and purchase agreement (SPA). The developer suggested that the couple wait until the formation of the Joint Management Body (JMB) to suggest additions or upgrades to the "missing" or incomplete facilities.

However, what they were told is not accurate.

"Under the Housing Development (Control and Licensing) Regulations 1989 (HDCLR), housing developers are required to give accurate information and true particulars in their advertisements. Pursuant to Regulation 2 HDCLR, advertisements in the context of a housing development include the marketing brochure.

"Pursuant to Regulation 6 HDCLR, certain particulars are to be included within the advertisement and the said advertisement has to be approved by the Controller as provided under Regulation 5 of the HDCLR," Chur Associates managing partner Chris Tan tells EdgeProp.my. The Controller of Housing is under Jabatan Perumahan Negara (JPN) or the National Housing Department of the Housing and Local Government Ministry.

Tan adds that under Regulation 5 (3) HDCLR, any misleading statement, false representation or description of the information shall be an offence and upon conviction, is liable to a fine not exceeding RM50,000 or imprisonment not exceeding five years or both.

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Promises have to be fulfilled!

Meanwhile, Marcus Hwang & Co partner Normaliza Sulaiman says developers are accountable to the promises made in their marketing materials or collaterals because most of the time, they are deemed contractual terms and undertakings and are to be read together with the SPA.

"Those promises are legally-binding on developers on the basis that the purchaser relied on the contents and information contained within the material and brochure regarding the property, which induced the purchaser to buy said property.

"Failure to comply on the part of the developer constitutes a misrepresentation," the practising lawyer tells EdgeProp.my.

Therefore, she says, developers have to fulfil promises stipulated in the advertisement even if the promised aspects are not included within the SPA.

However, Chur Associates' Tan says this alone may not give the aggrieved buyer a basis to claim for damages as it is merely a prosecutorial action to be taken against the offending developer.

"In this context, a civil suit is taken against the developer and the aggrieved buyer would have to prove misrepresentation in the collateral marketing schemes which led them to enter into the SPA.

"Hence it is not a guaranteed claim that the court shall immediately grant damages to the aggrieved buyers — they must prove it. Evidence and the context of the misrepresentation are key," Tan states.



Certain particulars are to be included within the advertisement and the said advertisement has to be approved by the Controller as provided under Regulation 5 of the HDCLR."

— Tan



Those promises are legally-binding on developers on the basis that the purchaser relied on the contents and information contained within the material and brochure regarding the property. Failure to comply on the part of the developer constitutes a misrepresentation."

— Normaliza



State-of-the-art,

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Holistic Japanese cypress room for hot yoga and morning pilates.



Unfurnished facilities

What about the couple's other complaint about empty and incomplete facilities? What can you do if some common facilities in your condominium, such as the so-called gym contains no gym equipment? All the developer provides is an empty room — does that constitute the gym mentioned in the SPA? What about the empty room with no books, or even bookshelves — can the developer still call it a library?

According to Normaliza, it is the developer's responsibility to make sure the common facilities are ready to be used straight away, when the units are handed over to buyers.

"Common facilities that are provided in the 2nd Schedule of the SPA and in the Deed of Mutual Covenant (DMC) form part of the developer's terms and undertakings. The definition of a common facility includes its purpose and that it can be used by all the residents. What is a common facility if it cannot be used for that purpose when it is built?" asks Normaliza.

She emphasises that the developer will be responsible to equip the common facilities as the equipment is part of the common facilities that are essential to meet the purpose of it being built and used as common facilities by the purchaser.

"Failure on the part of the developer to equip those items render the common facilities unfit for their purpose and are deemed non-compliant to the terms of the SPA and DMC. Purchasers are entitled to take action against the developer for breach of said terms," she says.

National House Buyers Association (HBA) legal advisor and practising lawyer Koh Kean Kang tells EdgeProp.my that it is the duty of a developer to fulfil its obligations, including to equip the common facilities to ensure it is functional.

He says in situations where common facilities are not properly equipped according to those specified in the list of common facilities, aggrieved buyers can gather evidence of such entitlement(s) and request that the developer fulfil their obligations.

"If the issue could not be resolved by negotiation, the Management Corporation (MC) or JMB can act on behalf of all parcel owners to take legal action against the recalcitrant developer upon seeking appropriate legal advice," he says.

On the other hand, Chur Associates' Tan says unless the developer specifically commits to a feature or certain equipment to be included under the agreement and or marketing collaterals, the developer's responsibility will be discharged so long as it complies with the applicable building standards and the functionality of the common facility has been certified by the attending architects.



“Developers are now more cautious in making claims or promises in marketing their projects but there are still some recalcitrant developers out there.”
— Koh

What can buyers do?

In Malaysia, property developers need to obtain the Developers Licence and the Sales & Advertising Permit, or APDL, before a project is launched.

This is to ensure that the government knows what is being launched, the price and the development details to prevent consumers from being misled.

Tan notes that Subsection (3) and (4) of Section 5 of the HDCLR states that any misleading statement or false representation made by the developer in applying the licence constitutes an offence and the housing controller may refuse to grant the APDL.

Furthermore, Regulation 8 of the HDCLR also prohibits the developer from stating certain information in their advertisements that could mislead consumers, including promises of free legal fees, projected rental income, panoramic views, travelling time to interesting places and other terms to which the developer cannot lay proper claim, notes Normaliza.

Interestingly, property buyers are not protected under the Consumer Protection Act 1999 (CPA).

Section 11 (3) of the CPA states that the Act does not apply to housing accommodation which comes under the Housing Development (Control and Licensing) Act 1966 (HDA).

"Section 103 of the CPA further provides that if there is a written law that provides for a mechanism to redress the house purchaser's claim, the Consumer Claims Tribunal will not have any jurisdiction. Therefore, the purchaser cannot seek any claim under said Act. The purchaser is entitled to claims and to seek relief under the HDA," Normaliza says.

However, Tan says the relevant Act would be under the Contracts Act 1950.

"Whilst marketing collaterals such as leaflets and brochures are not specifically-listed in the SPA, it may be considered representation. Whether or not such marketing collaterals amount to representation depends on how assertive they are and whether a reasonable man can be induced by it and eventually rely on it and sign the SPA. If yes, then such representation intends to have contractual force and is thus a contractual term," Tan explains.

Low awareness of buyers rights

While the laws are there to protect purchasers, HBA's Koh says most purchasers are unaware of their rights to seek justice when a developer does not fulfil the promises in marketing materials.

"There has been some improvement in public awareness and developers are now more cautious in making claims or promises in marketing their projects but there are still some recalcitrant developers out there."

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MRT station!
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15 minutes
to airport!



"Therefore it is important for buyers to do their homework prior to signing the SPA, such as checking the developer's track record and financial standing. After all, prevention is better than cure," he advises.

What can JPN improve on?

What more can the authorities do to prevent misleading advertisements in the market?

Koh says the regulator JPN is tasked with the duty of approving advertisements related to housing development projects, and is the first line of defence in ensuring that information on new projects are accurate.

"They must be satisfied that the representation made in the developer's proposed advertisements are backed by sufficient documents, such as it being consistent with approved plans. In the event of doubt, developers should be requested to provide documents or an explanation to justify its representation," said Koh.

He also urges the JPN to conduct random checks on a regular basis to ensure that only approved advertisements are being distributed to buyers.

"There are cases where marketing agents appointed by developers give away unapproved advertisements containing unsubstantiated claims. This should be stopped. Wrongdoers should be hauled up. Laws are toothless without adequate enforcement," he points out.

Koh also suggests that JPN study the possibility of limiting the ambit of disclaimer clauses often found on advertisements, or to do away with them, in order to minimise public confusion.

"Furthermore, mandatory information in the advertisement such as the developer's licence, and tenure of the land and other information should not be in fine print," he says.

Koh also strongly believes that the local authorities should ensure that any application from the developer to amend approved plans should not be entertained as a matter of procedure but must be supported by the written consent of its buyers.

"Local authorities must be reminded that pursuant to the statutory SPA, no changes or deviations from the approved plans shall be made without the consent in writing from the purchasers except where the amendment is required by the appropriate authorities. It must be emphasised that buyers have signed the SPA agreeing to the approved plans set out in the SPA, and not whatever amendments are unilaterally applied by the developer subsequently," he notes.

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What build-to-rent augurs for EWI

BY SHAWN NG

SAM FONG | THE EDGE

Despite Brexit uncertainties in the UK, Eco World International Bhd (EWI) has positioned itself as a key player in the robust build-to-rent (BTR) housing sector, whilst it keeps an eye on the open market sales (OMS).

According to EWI executive vice chairman Tan Sri Liew Kee Sin, EWI's BTR strategy would provide smaller margins but a safer route for the company's business in the UK. Liew is also chairman of Malaysia's Eco World Development Group Bhd, a major shareholder of EWI.

BTR is currently favoured by developers in the UK, and especially so in London.

BTR projects typically comprise homes built in a cluster of 100 to 10,000 units with amenities. Held by a single owner — often an institutional investor — these units are rented out and managed by specialist residential asset managers appointed by the owner.

The BTR model originated from the United States but the trend caught on in the UK, and in recent years it has seen strong growth.

Figures from the British Property Federation show that a total of 90,593 BTR units were completed, under construction or in the planning pipeline in the UK in March 2017. This figure has spiked by almost 55% to 140,090 units in March 2019.

Of the total units in March, there are over 30,000 completed units with an estimated value of £9.6 billion (RM48.67 billion), according to Savills UK.

This is expected to jump to about 1.7 million BTR units worth almost £550 billion at what industry players call "full maturity".

The sharp growth has not escaped EWI. Through its 70%-owned joint venture EcoWorld London, the company currently has some 1,450 BTR homes that are completed or under construction in London.

The portfolio comprises 597 units in phase one of Barking Wharf in Barking, 487 units at Kew Bridge in Brentford, 119 units at be:here in Hayes and the remaining at be:here in East India — all being managed



Liew: Factors contributing to BTR growth is the growing population, undersupply of homes and the substantial number of investors looking to park their capital in the London residential market.

Why BTR is taking off in London

- Market value could grow from £9.6 billion today to almost £550 billion at maturity
- Difficult to buy a home as average house price is equivalent to more than 12 times the average income
- Rising demand for rental homes as population is expected to reach 10 million by 2035 from about 8 million today
- More people choose to rent based on flexibility, convenience and the lifestyle they want
- Strong interest from institutional investors due to the long term, inflation-linked rental returns from BTR homes

SOURCE: EWI, GREATER LONDON AUTHORITY, GREEN STREET ADVISORS & SAVILLS UK

by EcoWorld London itself.

Among the BTR projects, be:here has been operational since February 2017 and the occupancy rate for the one, two and three-bedroom fully-furnished apartments currently stands at 98%. The average monthly rental is about £1,400 per unit and tenancies range from six months to three years.

EWI aims to add another 1,000 BTR homes by the end of this year



EWI's BTR project be:here in Hayes consists of one-, two- and three-bedroom fully-furnished apartments with an average monthly rental of £1,400.

and another 2,000 units to its portfolio next year in order to meet its five-year target of managing 10,000 BTR homes.

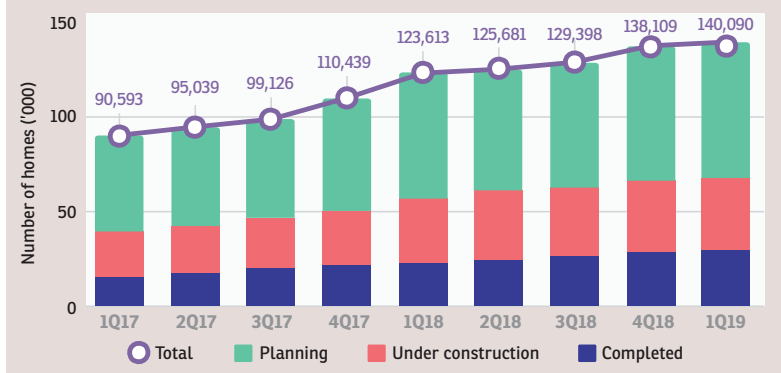
"There are several factors contributing to BTR growth — growing population, undersupply of homes and a substantial number of investors looking to park their capital in the London residential market," said Liew.

Investor appetite in the residential market in London is largely coming from pension funds based in the UK, US, Canada and East Asia for the fact that residential property in London generates rents that are fairly close to inflation.

To recap, EWI's love affair with BTR started with the acquisition of a 70% stake in Be Living, the residential development arm of Willmott Dixon Holdings Ltd. This led to the birth of EcoWorld London, which enabled EWI to venture into the BTR sector as well as mid-market homes for OMS on 12 sites in Greater London and the Southeast of England in 2018.

EWI's first foray into the UK began with the EcoWorld-Ballymore joint venture that is currently developing three prime waterside residential projects in London City Island in Leamouth

Number of BTR homes in the UK on the rise



Peninsula, Embassy Gardens in Nine Elms and Warden London in London Docklands in 2015. The property developer has started reporting profit since the third quarter of its financial year ended Oct 31, 2018 (3QFY2018) due to the completion and handover of most units in London City Island and Embassy Gardens.

The beauty of BTR over OMS

With one leg firmly in the BTR business, EWI is in no hurry to add to its land bank for new OMS projects. While OMS in the UK invest forward, this is not the case for BTR as the institutional investor provides the progress payments for construction.

The downside of BTR is a lower margin for EWI but the company is shielded from the higher risk of OMS, where earnings from a project are recognised only after completion.

"BTR also carries risks, but a smaller risk," said Liew at a briefing with Malaysian and Singaporean journalists on Aug 15 in London.

This is because BTR deals are usually conducted on a forward funded basis in the UK, explained EWI president and CEO Datuk Teow Leong Seng, who was also present at the briefing.

"[Under a forward funding arrangement], you sign a contract with the investor and once the com-

pletions [of the terms in the contract] are met, they will pay you the land price and after that, they pay you every month as you build the units. So there is no need for borrowings.

"The only risk that we take on is basically construction cost but even so, we will lock in all the contractors in place during the signing [of contracts] with the investor," he elaborated.

More interestingly, with BTR, EWI will no longer remain a mere developer in London.

The company has now expanded into property and facility management on top of the home renting business.

While this will bring recurring income, it also means EWI will have to ensure that it stays true to its brand promise of excellence in all aspects of its operations, which includes consistently delivering unmatched service and product quality to customers, and a proactive approach to managing environment, health and safety practices.

Nevertheless, the Brexit deadline of Oct 31 is a date to watch. It will be interesting to see whether the UK will leave the European Union with a deal or not and how companies like EWI will respond and perform post-Brexit.

Go to www.EdgeProp.my for more related videos and stories.

EWI's projects comprise BTR and OMS products, such as Kew Bridge in Brentford.



PICTURES BY ECO WORLD INTERNATIONAL

SOURCE: BRITISH PROPERTY FEDERATION

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AUGUST 23, 2019

LIVING BY THE FOREST AT SETIA ECO TEMPLER

The forest, fresh air, waterfalls, and everything else one loves about the great outdoors — all at your doorstep. Life at Setia Eco Templer offers all that and more.

For city folks in Kuala Lumpur, living amidst nature is something they could only dream of, but just wait until you step into Setia Eco Templer, S P Setia Bhd's township development located in Templer Park, Rawang, Selangor, just 23km away from the Kuala Lumpur (KL) city centre.

With the majestic hills of Bukit Takun as its backdrop, the development lies within a green sanctuary embraced by the rainforest at Templer Park and the Kanching Eco-Forest Park.

The 194-acre modern township development launched its first phase in 2016, offering English, Peranakan and Balinese-inspired bungalows, semidees, link villas, two- and three-storey shop offices and a Rumah Selangorku affordable housing scheme.

Notably, the design concept of Setia Eco Templer was drawn from local history — that of the former British High Commissioner Sir Gerald Templer and his journey to Malaya in 1952.

Hailing from Essex, a small town in the UK, Sir Gerald Templer arrived through the Melaka Straits via Bali, Indonesia. His origin serves as the inspiration for the name of Setia Eco Templer's first residential phase — Essex Gardens with its English-inspired design concept. This was followed by the Peranakan culture-inspired phase 2A called Peranakan Straits and the Balinese-themed phase 2B called Amantara.

"This project is based on the story of Sir Gerald Templer's journey to Malaya. The natural reserves at Templer Park was named after him. Even this clubhouse, which was built 30 years ago was named after him. This is the real history of this place and we wish to remind people of this through this development," says Setia Eco Templer Sdn Bhd general manager Dianne Chan at the refurbished colonial-design clubhouse.

[CONTINUES NEXT PAGE](#)

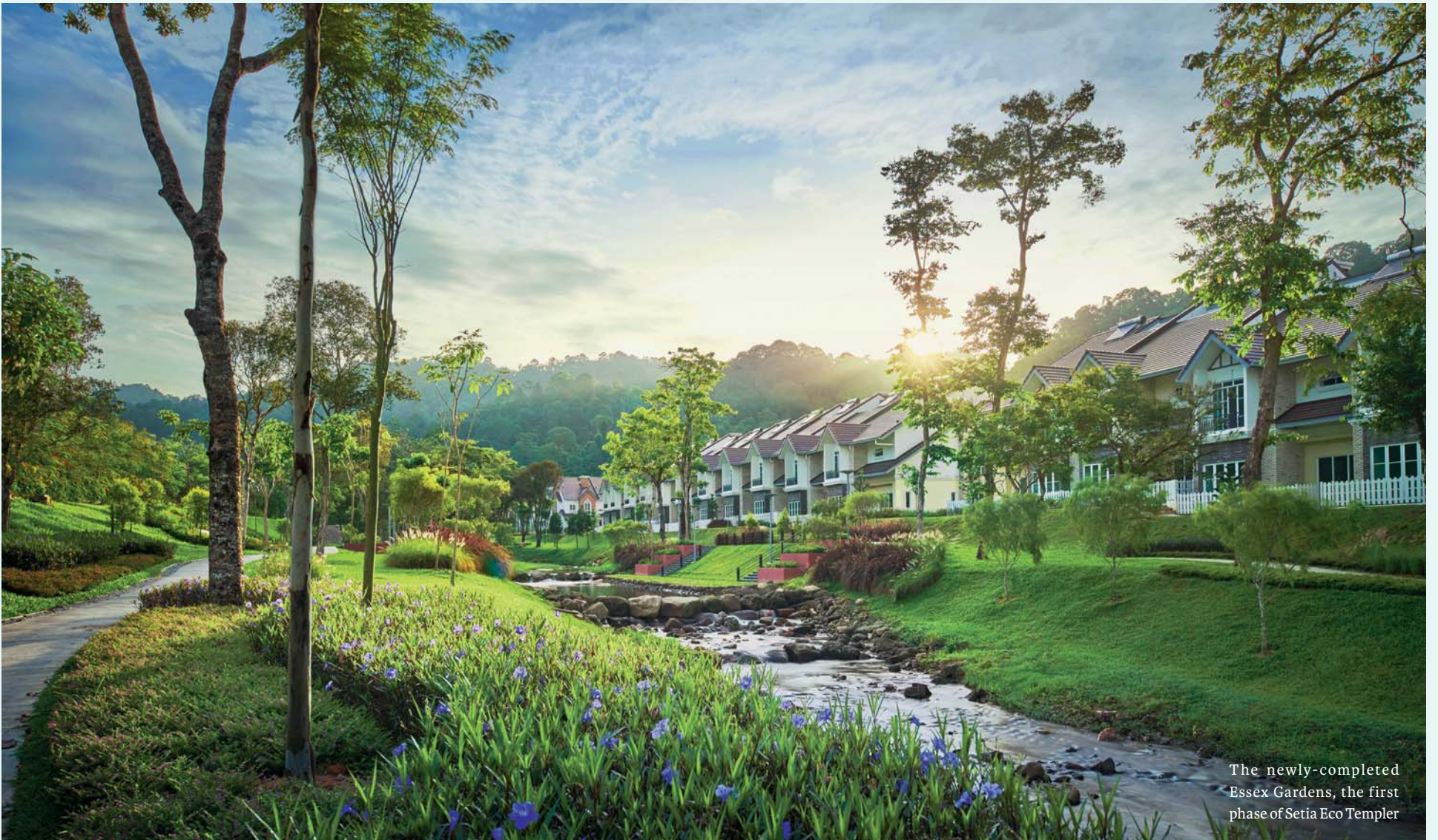
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THE LEGEND OF NINE CREEKS

The freshest mist and flowing water of the creeks are daily blessings for the residents of Essex Gardens, Setia Eco Templer.





The newly-completed Essex Gardens, the first phase of Setia Eco Templer

FROM PREVIOUS PAGE

Instead of tearing down the former Templer Club House as it was known then, S P Setia forked out RM15 million to refurbish the 150,000 sq ft clubhouse, turning it into Setia Eco Templer's sales gallery and office cum event space for many usages. It will eventually be a clubhouse for future residents.

As a nature lover, Chan's first experience during a visit to scout the site with Datuk Koe Peng Kang, S P Setia senior executive vice president, took her by surprise when they discovered the rich flora and fauna.

"We also encountered a total of nine creeks on the land which flowed from the forest reserves. Some of them were mini but they were all-natural. We also saw many birds which we later found out —through research that we sponsored— that there were a number of rare bird species there.

"So we decided to minimise construction interruptions to the natural life there and decided to build houses around the natural setting instead of just flattening the land and using every inch of it," explains Chan.

The developer's decision resulted in the preservation of the majestic old trees at Essex Gardens located next to the forest reserve north of the township and the nine creeks that run through the entire development.

Each creek was preserved and named after existing creeks near and around Essex, namely Carson Creek, Alresford Creek, Bramble Creek, Oakley Creek, Cedar Creek, Benfleet Creek, Turtle Creek, Flag Creek and Lawling Creek.

S P Setia also allocated more than half a million ringgit to transplant 380 trees from the former golf course land. Aged but healthy trees were left where they were while houses were built around them.

"Those giant mature trees alone make the place iconic. You hardly see full grown trees in a new project. Yes, we sacrificed a number of units because we want to maintain the natural environment. But we are happy to do so simply because it is a shame to chop these full grown, healthy old trees just to build more houses," says Chan.

MIST IN THE MORNINGS

Completed and being handed over gradually since end of June 2019, Essex Gardens comprises 234 homes including bungalows, semidees and link villas, set amidst English-themed pocket parks and landscaped gardens.

Take a stroll through Essex Gardens today and you can hear the water bubbling through the creeks, birds chirping and the breeze rustling through the leaves and branches while the endless green of the forest can be admired in the background.

GIANT TREES AND GURGLING BROOKS

The best thing is, residents of the whole of Setia Eco Templer, and not just those at Essex Gardens, will get to enjoy living in such a natural environment.

The green and serene environment calms the mind and has attracted many nearby residents to come here for a walk at the lakeside (which will be reserved for the exclusive use of the township's residents eventually) daily, especially at the dawn of the day when the place is covered by morning mist and the air is freshest, even more so following a heavy downpour of rain.

It is no wonder then that the temperature at Templer Park is one to two degrees Celsius lower than in the KL city centre, which can be easily accessed from the township via the toll-free roads of Jalan Rawang and Jalan Kuching.

Setia Eco Templer is also connected by the North-South Expressway (NSE), Guthrie Corridor Expressway and Kuala Lumpur-Kuala Selangor Expressway (LATAR).

The recently completed Rawang-Serendah bypass also cuts the journey to Serendah, Selayang and KL city centre from two hours to about 30 minutes during peak hours.

Besides being able to enjoy nature's bounty, the gated-and-guarded Setia Eco Templer also has common facilities for its residents such as a clubhouse with an Olympic-size swimming pool, gymnasium, jogging track, playgrounds, parks and 24-hour security.

Amenities nearby include Tesco Rawang about

5km away, retail shops, medical facilities and primary, secondary and international schools.

LIMITED UNITS AVAILABLE

Also launched after Essex Gardens in 2016 was the sole commercial component in Setia Eco Templer called The Grove @ Templer. It consists of 40 exclusive 2- and 3-storey shop office units with built-ups from 2,996 sq ft to 7,262 sq ft. They offer highly coveted main road frontage and ample parking bays.

The shop offices at The Grove offer versatile layouts, high ceilings and sophisticated glass facades making them ideal for a diverse range of businesses such as F&B outlets, showrooms, clinics, salons, laundromats, banks, boutiques and others.

Most of the units have been snapped up with only a limited number of bumiputera units left, priced from RM1.8 million.

S P Setia then launched phase 2A called Peranakan Straits in 2017, featuring 168 units of Malay Archipelago and Peranakan era-inspired villas

We decided to minimise construction interruptions to the natural life there and decided to build houses around the natural setting.
— Chan





Top: The English-inspired homes of Essex Gardens are now a reality.

Right: Setia Eco Templer was planned and built around a natural setting such as the natural creeks that flow from the forest reserve.



and semidee homes. These units have unique design features such as stained glass windows, high ceilings and large balconies.

Built-up areas of the Peranakan Straits units range from 2,292 sq ft to 2,797 sq ft and is priced from RM888,000 onwards. Some 80% of the units have been sold so far.

This phase is 35% completed as at July 2019 and is slated for completion by end-2020.

Meanwhile, phase 2B or the Balinese-themed Amantara homes have seen a 50% take-up since an official launch a few months ago.

Amantara comprises 155 units of link villas, semidees and bungalow homes with built-ups ranging from 2,598 sq ft to 4,516 sq ft and prices starting from RM1.06 million.

One of the most eye-catching design features of Amantara homes is the integration of Balinese-style stone carving art on some of the exterior walls.

The design concept of the homes are in keeping with the township's rustic environment and it is this wonderful homage to nature that makes Setia Eco Templer an extraordinary place to live.

The Grove @ Templer is the exclusive commercial property in the township.



The majestic hills of Bukit Takun is just a stone's throw away from Setia Eco Templer.



Peranakan-inspired design of the Peranakan Straits homes.

RAWANG FOR NATURE LOVERS

It is no doubt that Rawang is one of the most rapidly growing areas in the Klang Valley today. The former tin-mining town used to be made up of a few rows of shophouses, but today Rawang has grown and developed into a vibrant address for homebuyers and businesses alike. This is largely due to improvements in amenities and connectivity, as well as the variety of properties available there.

Rawang is blessed by nature, especially if one stays in Templer Park, east of Rawang, which is nestled between the Bukit Lagong Recreational Forest and Sungai Tua Recreational Forest — two major forest reserves in the Klang Valley and home to many outdoor recreational and nature spots including Templer Park, Kanching Eco-Forest Park and the Commonwealth Forest Park.

Templer Park is indeed a unique place to stay, yet it is only 23km away from Kuala Lumpur city centre via toll-free roads.

One could enjoy the morning mist, fresh air and waterfalls while engaging in jungle trekking, camping and other activities in and around Templer Park. Here are some places to go and things to do there.



Above: Templer Park or Taman Rimba Templer is known as the green lung of Rawang.

Left: The waterfalls at Kanching Eco-Forest Park is a popular picnic spot.



ATTRACTIONS



Rock climbing in Bukit Takun

Bukit Takun is an icon of the Templer Park Country Club, in fact, of the entire Templer Park. Bukit Takun is a beautiful 300m high limestone hill which became the first rock climbing site in Malaysia with routes bolted in since 1985.

Climbers often consider it a clean and quiet place offering magnificent views along the way.

Trekking in Taman Rimba Templer

Taman Rimba Templer, better known as Templer Park, offers beginners or intermediate hikers a trek of an asphalt path that gradates into concrete, then ascending stairs that lead to the jungle trail. There are a few halfway points on the entire 4.5km loop trek, but be ready to cross several streams. This is a good choice if you want a dash of adventure in the rainforest.

Camping at the Commonwealth Forest Park

The Commonwealth Forest Park was established in 1993 to mark the 14th Commonwealth Forest Conference



that was held in Malaysia. Part of the park has been taken over and is being managed by a private company, but the public can still frequent and camp in certain allocated areas of the park.

If you fancy spending a night camping in the woods, the campsites are available for rent at RM10 per day from the park's management office, the Hulu Selangor district forest office. The campsite comes with basic toilet and bathroom facilities.

Picnic at Kanching waterfalls

Kanching waterfalls is located in the Kanching Eco-Forest Park. The falls offer seven levels and it takes around one hour to reach the top. However, the trail could be slippery and challenging as the trail is next to the waterfall.

Nevertheless, it is a popular picnic spot, especially level 4 where the waterfall offers a spacious natural platform and a pool where visitors sit and relax with their feet in the cool water.



Scenic drive on the Rawang Bypass

The Rawang Bypass, also known as the Rawang-Serendah Highway, is a toll-free highway that took 12 years to complete. It opened at the end of 2017.

About 2.7km of the 10km Rawang Bypass is an elevated viaduct with its tallest pillar coming in at 58.2 meters, making it the tallest toll-free highway in Malaysia. It offers unobstructed picturesque views of the Serendah area and the forest reserves of Templer Park.

Ravenous in RAWANG

Residents in Templer Park or anywhere else in Rawang, Selangor will never have to worry about going hungry, as there are a myriad of food choices there. Foodies in the know can tell you about the numerous decades-old local Chinese restaurants in the Rawang town centre that often attract large crowds with long queues forming at their shop-fronts even before they open for business.

There are other places worth a try beyond the town centre itself that locals haunt. They are still relatively below the radar of most foodie Malaysians, so better visit them before they become more popular!

Here are four of the best treats Rawang has to offer.



Restoran Teratak Nogori

Restoran Teratak Nogori is a popular breakfast/lunch place for nearby residents as well as those who are looking to get breakfast before they go off to trek the jungle or visit the waterfalls as the restaurant is open as early as 6am.

The humble place is known for its *nasi lemak kukus* while other dishes on the menu such as *nasi lauk* have their fans too.

ADDRESS: 58, Gerai MPS Batu 16, Rawang

OPENING HOURS: Opens daily from 6am to 4.30pm, except on Monday
TEL: (014) 261 1907



Restoran R. Cheng Fei Zhou Yee Wantan Mee

The name of the restaurant sounds quite a mouthful but it explains clearly in Chinese its star dish — the steam tilapia fish with *wantan* noodles.

Steamed tilapia fish is taken to another level here by being paired with the traditional egg noodle.

The restaurant has a good spread of other dishes on its menu but they do not come close in popularity to the six star choices — curry, tom yum, classic oiled, deep fried, spicy bean sauce and golden mushroom of individually-served steamed fish with noodles.

ADDRESS: No E-13, Jalan LKS 5, Kampung Lee Kim Sai, Rawang
OPENING HOURS: Monday: 8.15am to 5pm / Tuesday to Sunday: 8.15am to 7pm
TEL: (012) 304 5671 / (016) 983 4888



Nesan Curry House

Nesan Curry House is no ordinary Indian food restaurant. It makes and serves fresh *puttu* and *appam* right at the front of the shop. Besides those fresh snacks, the restaurant also offers an extensive array of South Indian dishes from banana leaf rice to *chapatti* flat bread.

However, the most well-known dish here is the spicy dry-fried chicken (Chicken Varuval) that could be spotted on almost every patron's table. It is undoubtedly the must-have item here.

ADDRESS: 54 & 59, Jalan Welman, Rawang
OPENING HOURS: 7am to 11pm
TEL: (03) 6093 1179



Restoran Lan Je

Restoran Lan Je was the one that made steamed tilapia famous as it is probably the first restaurant offering this dish as a specialty.

With more than 10 branches now open in the Klang Valley and Ipoh, the restaurant began in Rawang back in 1978, operating from a small shophot which has remained a favourite among customers till today.

Restoran Lan Je offers just ONE type of signature steamed fish, each individually-served — the black tilapia with soy sauce, chopped garlic, ginger and *cili padi*. The restaurant also serves sides of vegetables, chicken and tofu.

ADDRESS: 45, Setia Rawang 1, Taman Setia Rawang, Rawang
OPENING HOURS: 11.30am to 3pm and 5.30pm to 10pm daily. Closed on Tuesday.
TEL: (017) 619 1599



HBA: Five tips for the success of proposed RTO schemes

Housing and Local Government Minister Zuraida Kamaruddin said recently that several rent-to-own (RTO) schemes will be launched in September. The Housing Minister went on to say that her ministry, together with several banks, are in the final process of introducing the schemes, especially to those earning RM3,000 and below.

In principle, the House Buyers Association (HBA) supports RTO schemes if such schemes can truly help the rakyat, especially the low- and middle-income groups, to buy their first homes. With the current high property prices compounded with the rising cost of living, a majority of the rakyat, especially the low-income, and even the middle-income segments, find it very challenging to buy their first homes. This is especially true for the younger generation and single income families.

HBA had, in the past, called for the RTO schemes to be expanded to include the middle-income segment or M40 segment. Traditionally, RTO schemes were meant for the lower-income segment or those in the urban poverty or B40 segment in the form of public housing programmes such as People's Housing Project (PPR) homes.

Due to escalating house prices and the rising cost of living, even the M40 with median monthly household incomes of RM6,275 find it challenging to buy their dream homes. The HBA believes that developing RTO schemes

BY **DATUK CHANG KIM LOONG**



for the M40 would go a long way towards helping the rakyat own homes.

A typical RTO scheme is supposed to provide a lower entry cost to owning a unit as the tenant does not need to pay for the hefty 10% down payment to secure the unit, and legal fees and stamp duties for tenancy are typically cheaper compared to that of loan agreements and sale and purchase agreements.

The Tenant merely needs to rent the unit by paying the security deposit (typically up to three months' rental) and some utility deposits and can immediately rent said property with an option to purchase in the future. The Tenant needs to pay the monthly rental and when the Tenant is financially ready to purchase said property, the Tenant can exercise the option and will need to pay a revised monthly instalment payment.

In order for RTO schemes to succeed, it has to have the following key features.

Price of the property

The price of the property must be locked in based on today's price and not the prevailing market price, say, five years in the future. This is because the rate of increase in property prices are normally higher than the inflation rate or rate of increase in salaries. If the property price is going to be

based on the prevailing market price in the future, the tenant/aspiring buyer may not be able to afford it.

Monthly rentals (before execution of option to purchase)

The monthly rent of such housing units (before executing the option to buy) should be cheaper compared to the prevailing market rentals or equivalent to monthly loan instalments for similar housing units. In addition, the rent and any rate of subsequent increase should be stated upfront.

Protection for both Tenant and Landlord

So long as the tenant is paying his monthly obligations on time and in full, the Tenant must be guaranteed the right to occupy the property during the contract period. The Landlord cannot arbitrarily evict the Tenant/Buyer. At the same time, should the Tenant/Buyer default on his or her obligations, the Landlord must be able to evict the recalcitrant Tenant/Buyer.

Option to buy is exercisable at the sole discretion of Tenant

The Tenant should not be legally obligated to purchase the property. In the event that the Tenant does not wish to exercise the option to purchase the property, the Tenant must be allowed to continue renting the said property based on terms that has to be stated upfront. Should the Tenant wish to exercise the option to buy the said property,

the Landlord or Owner of the said property cannot decline.

Obligations after executing the option to buy

Any payments required to execute the option to purchase the property must be clearly stated upfront together with the revised monthly payments required. It is envisaged that the monthly payments will be higher and the Tenant must be clearly informed of the revised amount in order to make an informed decision whether to exercise the option.

The HBA also calls for careful screening of all participants of this RTO scheme to ensure that it reaches the intended target group. In addition, the HBA calls for regular checks to be conducted to ensure that such RTO units are not sub-leased out.

As there are plenty of overhang properties (completed but unsold housing units), HBA calls for the government and private developers to offer these overhang properties for the RTO schemes. This will offer some cash flow relief to developers and offer immediate housing units to the participants of the RTO schemes.



Datuk Chang Kim Loong is the Hon. Secretary-General of the National House Buyers Association (HBA). HBA can be contacted at: Email: info@hba.org.my Website: www.hba.org.my Tel: +6012 334 5676



NEWS

Can air pollution trigger depression and schizophrenia?

BY **SONIA ELKS**

LONDON: Air pollution chokes lungs and shortens lives but is also linked to a higher risk of mental illnesses, said researchers recently in a study based on health data from millions of patients in the United States and Denmark.

People exposed to poor quality air in both countries were more likely to be diagnosed with bipolar disorder or depression, found the study, although critics argued it was flawed and said more research was needed to draw firm conclusions.

"There's quite a few known triggers (for mental illness) but pollution is a new direction," study leader Andrey Rzhetsky, of the University of Chicago told the Thomson Reuters Foundation.

"Research on dogs and rodents shows air pollution can get into the brain and cause inflammation which results in symptoms resembling depression. It's quite possible that the same thing happens in humans."

The World Health Organization (WHO) estimates that air pollution kills 7 million people each year - equivalent to 13 deaths



123RF

The World Health Organization estimates that air pollution kills seven million people each year.

every minute — more than the combined total from war, murder, tuberculosis, HIV, AIDs and malaria.

It could shorten the life expectancy of children born today by an average of 20 months, according to research published by U.S. nonprofit, the Health Effects Institute, earlier this year.

Increasing concern over the issue has seen cities including Paris, Bogota, and Ja-

karta experiment with car-free days.

But while pollution's impact on physical health is well known, links with mental illness have been less explored.

Researchers compared health data and local pollution exposure for 151 million U.S. residents and 1.4 million Danish patients for the study published in the PLOS Biology journal.

For the Danish patients they compared

mental health to exposure to air pollution up to the age of 10 while in the United States they looked at real-time pollution levels.

Childhood exposure was linked to a more than two-fold increase in schizophrenia among the Danish patients, said the researchers, as well as higher rates of personality disorder, depression and bipolar.

The U.S. data also found poor air quality was associated with higher levels of bipolar and depression, but did not find it was correlated to several other conditions including schizophrenia, epilepsy, and Parkinson's disease.

However, the study has proved controversial.

A critical commentary by Stanford professor John Ioannidis, which was published alongside the study, said it raised an "intriguing possibility" that air pollution might cause mental illnesses but had failed to make a clear case.

"Despite analyses involving large datasets, the available evidence has substantial shortcomings and a long series of potential biases may invalidate the observed associations," he wrote. — Reuters

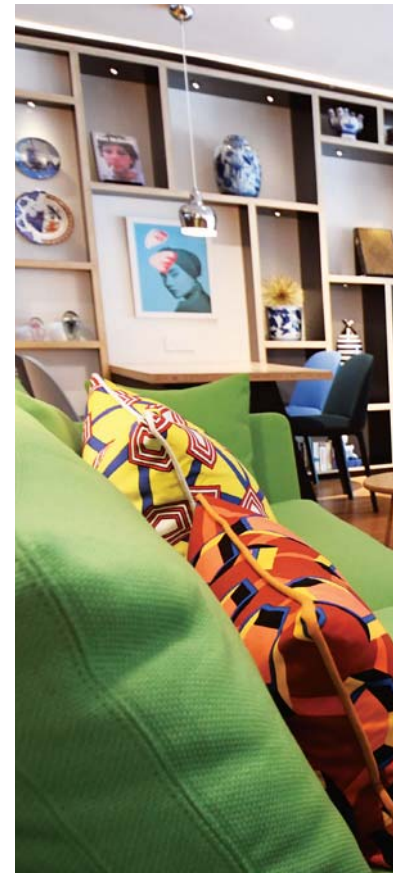
INSTA-SPOTS



PICTURES BY LOW YEN YEING | EdgeProp.my



Left: The multicolour panels of the facade are accompanied by portraits of locals with various wares signifying local culture, dubbed “citizens of KL”.



BY CHIN WAI LUN

The facade of citizenM Kuala Lumpur Bukit Bintang sports multicolour panels and equally vivid portraits of 15 individuals who were handpicked by the hotel, dubbed ‘citizens of KL’ — shot by photographer and art director Jayden Tan — holding various objects that represent the diverse, unique and multicultural landscape of Kuala Lumpur.

It is an Instagram-friendly hotel, as chief operations officer of citizenM Michael Levie describes it to EdgeProp.my, “We love to inspire others with our space. We have amazing art hanging from our walls and fantastic designer furniture that are creative and contemporary, exactly what we (citizenM) want to be.”

Located at the heart of Kuala Lumpur in Jalan Pudu, Bukit Bintang, the 210-room hotel opened in July 2019. Guests are within walking distance to food hotspots like Jalan Alor and shopping districts in the Golden Triangle.

“Hotels change ever so slowly. [They] are not known for innovation and transformation. A hotel typically simply opens its doors and invites everyone to take a room, just consume.

“Admittedly, [citizenM] is not that different, but we focus on a specific group of travellers — frequent ones,” said Levie in early July, during a media preview of citizenM Kuala Lumpur Bukit Bintang.

citizenM was founded by entrepreneur Rattan Chadha with the first citizenM hotel at Amsterdam’s Schiphol Airport in 2008.

This was followed by citizenM Amsterdam in 2009, citizenM Glasgow in 2010, and citizenM London Bankside in 2012. Rotterdam, New York, Paris and others followed soon after.

In 2017, the company ventured into the Asian market with its first location at Taipei North Gate. Further expansions are in the pipeline.

Colourful, contemporary AND MODERN



Left: All rooms come in similar sizes and configurations in citizenM Kuala Lumpur Bukit Bintang.

Right: The lobby, or living room, as citizenM calls it, is adorned with colourful and chic modern furniture and decor.

Not a lobby, but a living room

Upon entering, guests are greeted by self-check-in kiosks which are equipped with passport/ID scanners. This is where citizenM touts its 60-second check-in. Just scan the credit card you made payment with at the kiosk and your cardkey will be ready for use.

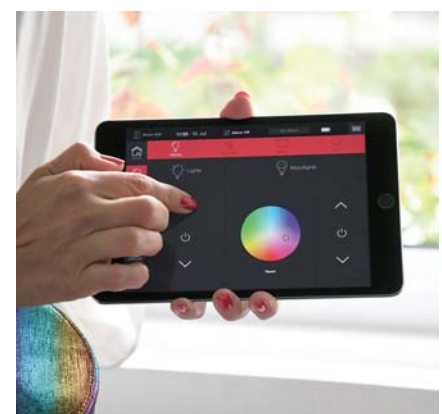
Resplendent in a rainbow of hues, every corner of the lobby is filled with vividly-coloured designer furniture and contemporary art collections. The common spaces are designed with the living room of a home in mind.

As Levie puts it: “The epicentre of

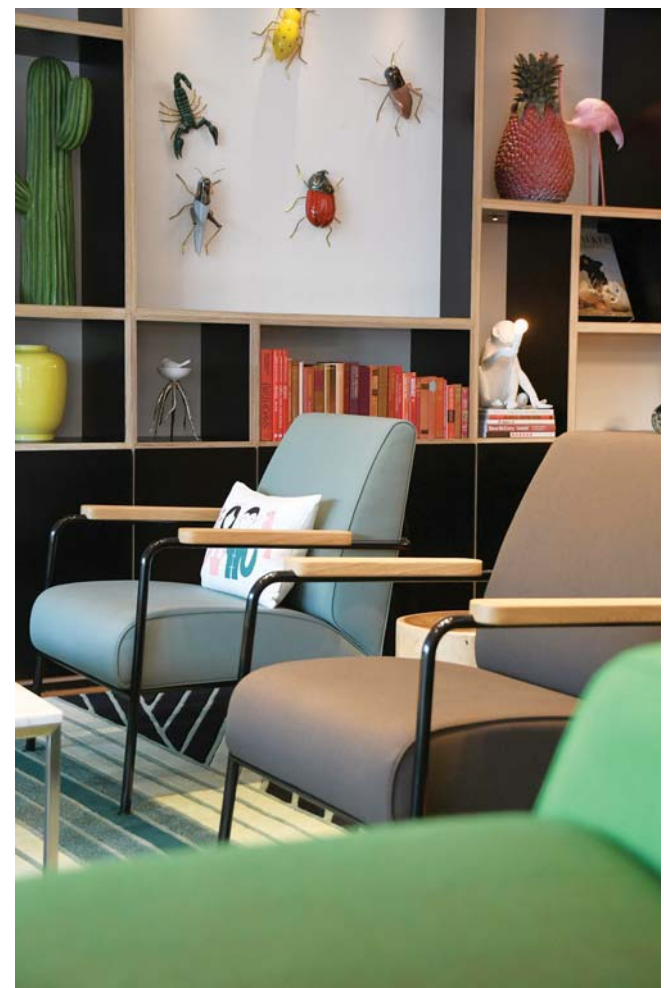
a home is usually the kitchen, [hence] we design our communal spaces accordingly. When you walk in you’ll see the bar in the centre. It is more a living room than a lobby. We combine the bar and meeting spaces. With that in mind, we hope our guests will mingle and not just stay in their rooms.

“It is an ideal place to hang-out and network. Travellers do not spend much time pent up in their rooms. Think of this as more of a co-working space.”

In keeping with citizenM’s philosophy of making its hotels unique, the lobby also features artwork and sculptures from local artists likes Azizi Latiff and Afiq Faris, among others.



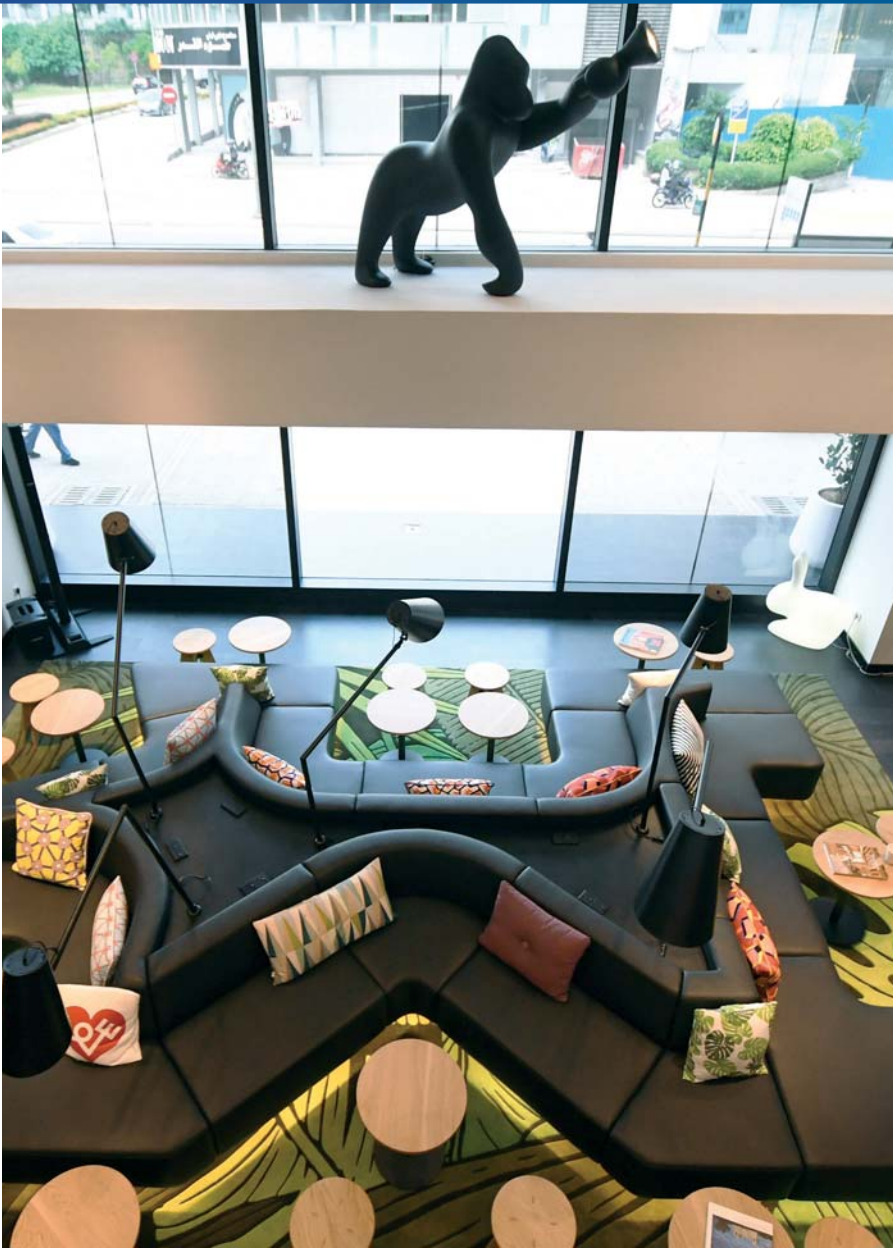
Above: The MoodPad allows travellers to select the hue of their rooms’ ambient lighting.





INSTA-SPOTS

Below: The multicolour theme of the hotel is also reflected in the common area on the first floor.



Left: A view from the first floor of the lobby with ample seating for guests as they mingle.

Below: "[The lobby] is an ideal place to hang out and network," said Levie.



citizenM Kuala Lumpur Bukit Bintang is located at 128 Jalan Pudu, Bukit Bintang, 55100 Kuala Lumpur.

Above, from left: Vice President Asia of citizenM Hotels Toni Hinterstoisser, hotel manager of citizenM KL Aaron Nelson and Levie.

Right: Located right outside the meeting rooms is a common area with workstations.



Meeting spaces

One will not find plain walls or dull furniture here. The three meeting rooms are dubbed societyM, and two of these are set up in boardroom style and can fit up to 14 people. The remaining room can be transformed into a presentation space, mini movie theatre or reception room.

The same design philosophy of the hotel applies to the meeting rooms as well, featuring colourful decor and furniture suffused in plenty of natural light. To keep things consistent, other citizenM branches around the world feature similar aesthetics, with only slight variations to reflect the respective local cultures.

High-tech rooms

All citizenM Kuala Lumpur rooms come in a single size (about 150 sq ft). Each are equipped with the essentials – in this case a king-sized bed, high-speed WiFi and blackout blinds. A standout feature here is the ‘MoodPad,’ as citizenM calls it — an iPad with a little extra magic. The device operates as a ‘digital butler’ of sorts, and allows guests to control almost every aspect of the room, including the blinds, lights and temperature.

Guests can experiment with different mood lighting and colour hues with a touch of the MoodPad, customising the ambience of the room to their fancy.



From left: EdgeProp.my director of product development Alvin Ong, Berjaya Land senior manager of properties marketing Sharon Loh, the three Xiaomi Mi Fit Band 4 winners, EdgeProp.my executive editor Sharon Kam and Berjaya Land properties marketing general manager Teh Baizura Mohsin.



Hum giving a talk on managing back pain.

A morning of fun and fitness at Berjaya Property Gallery

PICTURES BY LOW YEN YEING | EdgeProp.my



Ong (far left) and Kam (far right) with more lucky draw winners.

BY CHIN WAI LUN

KUALA LUMPUR: Did you know that a 30-minute jumping session on a trampoline can burn about 200-300 calories?

Participants at EdgeProp + Berjaya Land Fitness, Fruits and Fun Day at Berjaya Property Gallery in Bukit Jalil here on Sunday, Aug 18, 2019 had a jumpstart to the day with a trampoline session by Jumping Fitness Malaysia, led by its founder and general manager, Ritchie Lee.

The fun and high-intensity exercise involves a series of body movements like running on the spot, stretching, hopping and more. Balance is important and the exercise also engages the core muscles.

Participants could also obtain a free body composition test provided by InBody Asia, whose managing director Erica Kim gave a talk explaining the benefits of knowing your body composition.

Another highlight of Sunday's event was a talk on how to prevent and manage back pain by physiotherapist Carolynn Hum.

"Lower back pain is a very common health problem worldwide. It affects 40% of people at some point of their lives," said Hum.

She explained that back pain can be classified as acute, sub-acute or chronic, depending on the duration of the pain.

The event ended with some lucky participants going home with prizes such as movie vouchers, Jumping Fitness Malaysia passes and Xiaomi Mi Fit Band 4s.

One of the participants, Grace Thye said: "Fitness is very important, especially for Malaysians as some of us tend to lead unhealthy lifestyles. And the trampoline session was very fun and exhilarating too!"

Participants also had the opportunity to check out Berjaya Land's The Tropika show units at the property gallery.

The Tropika @ Bukit Jalil is a unique nature-inspired mixed lifestyle development comprising residential and commercial components. The freehold project spans 6.5 acres with four residential towers. Priced from RM575,800, the units have built-ups from 732 sq ft to 1,318 sq ft.



Participants having a fun time during the trampoline exercise session by Jumping Fitness Malaysia.



Above: Jumping Fitness Malaysia instructors posing with participants after the trampoline exercise session.

Right: Visitors helping themselves to the fruit cups provided at the event.



A guest measuring his body composition at InBody Asia's booth.

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SPOTLIGHT



Commercial

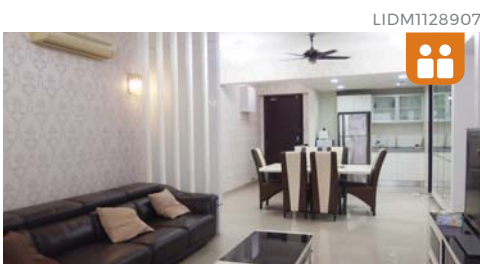


Residential

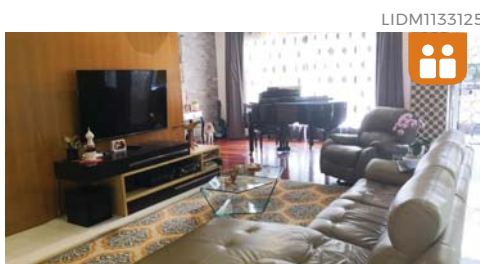
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LIDM1127958

RM4,200,000**Sea Park Petaling Jaya, Selangor****Type:** Bungalow **Tenure:** Freehold
Built-up: 6,000 sq ft **Land size:** 6,500 sq ft
Bedroom: 7 **Bathroom:** 4**Bernice Lim** (REN 19013)
KIM REALTY
E (3) 0211
☎ +6012 660 1616

LIDM1128907

RM700,000**Puteri Palma, Putrajaya****Type:** Condominium
Tenure: Freehold **Built-up:** 1,668 sq ft
Bedroom: 4 **Bathroom:** 3**Darren Teoh** (REN 05189)
KIM REALTY
E (3) 0211
☎ +6012 397 7800

LIDM1133125

RM2,580,000**The Rafflesia, Damansara Perdana, Selangor****Type:** Semidee **Tenure:** Leasehold
Built-up: 4,000 sq ft **Land size:** 2,870 sq ft
Bedroom: 5 **Bathroom:** 6**Ganesha** (REN 04958)
SQUARE FEET REAL ESTATE
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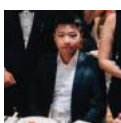
LIDM1062613

RM10,000,000**Bangsar, Kuala Lumpur****Type:** Bungalow **Tenure:** Freehold
Built-up: 7,200 sq ft **Land size:** 6,609 sq ft
Bedroom: 5 **Bathroom:** 5**Ian Tang** (REN 22803)
REAPFIELD PROPERTIES (HQ)
SDN BHD E (1) 0452
☎ +6018 278 3154

LIDM1062621

RM3,500,000**The Troika, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 2,144 sq ft **Bedroom:** 3
Bathroom: 4**Ian Tang** (REN 22803)
REAPFIELD PROPERTIES (HQ)
SDN BHD E (1) 0452
☎ +6018 278 3154

LIDM1062611

RM2,061,720**8 Conlay by Kelly Hoppe, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 705 sq ft **Bedroom:** 1 **Bathroom:** 2**Ian Tang** (REN 22803)
REAPFIELD PROPERTIES (HQ)
SDN BHD E (1) 0452
☎ +6018 278 3154

LIDM1094139

RM1,800,000**Puncak Ukay, Ukay Heights, Ampang, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 2,868 sq ft **Bedroom:** 4
Bathroom: 3**Jimmy Ng** (REN 02015)
REAPFIELD PROPERTIES (KL)
SDN BHD E (1) 0452/1
☎ +6016 257 0886

LIDM1130553

RM2,150,000**Senja Private Lakeside Estate, Seri Kembangan, Selangor****Type:** Bungalow **Tenure:** Leasehold
Built-up: 3,249 sq ft **Bedroom:** 6
Bathroom: 8**Joanne Soh** (REN 13124)
CBD PROPERTIES SDN BHD
E (1) 1197
☎ +6012 297 6506

LIDM1128384

RM145,000**Pangsapuri Cempaka, Puchong, Selangor****Type:** Flat **Tenure:** Freehold
Built-up: 650 sq ft **Bedroom:** 3 **Bathroom:** 2**Kelvin Tan Khai Yik** (REN 31324)
ASPIRE PROPERTIES
E (3) 1632
☎ +6016 403 2222

LIDM1136234

RM8,500/mth**Kiara Hills, Sri Hartamas, Kuala Lumpur****Type:** Semidee **Tenure:** Freehold
Built-up: 5,000 sq ft **Land size:** 3,000 sq ft
Bedroom: 6 **Bathroom:** 6**KS Kunnam** (REN 02795)
RGROUP 1 SDN BHD
E (1) 1707/1
☎ +6019 387 3888

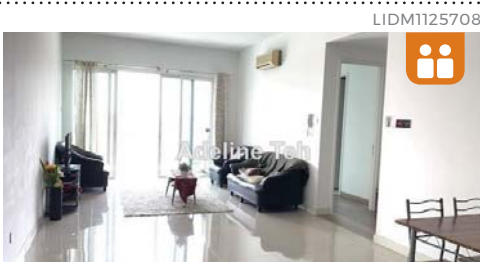
LIDM1136240

RM5,700,000**Bukit Damansara, Kuala Lumpur****Type:** Bungalow **Tenure:** Freehold
Built-up: 5,000 sq ft **Land size:** 5,000 sq ft
Bedroom: 4 **Bathroom:** 6**KS Kunnam** (REN 02795)
RGROUP 1 SDN BHD
E (1) 1707/1
☎ +6019 387 3888

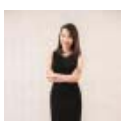
LIDM1136105

RM6,500,000**Damansara, Kuala Lumpur****Type:** Bungalow **Tenure:** Freehold
Built-up: 5,500 sq ft **Land size:** 7,500 sq ft
Bedroom: 6 **Bathroom:** 5**Shawn Fernandez** (E2445)
FERNSTATE SDN BHD
E (1) 0322
☎ +6012 288 1251

LIDM1107322

RM700,000**Rivercity, Jalan Ipoh, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,504 sq ft **Bedroom:** 3
Bathroom: 2**Terrence Tih** (REN 01644)
TECH REAL ESTATE SDN BHD
E (1) 1537
☎ +6017 668 2669

LIDM1125708

RM630,000**Le Yuan Residence, Happy Garden, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,164 sq ft **Bedroom:** 2
Bathroom: 2**Adeline Teh** (REN 04207)
TECH REALTORS PROPERTIES
SDN BHD E (1) 1492
☎ +6012 320 6520

LIDM1100510

RM650,000**Taman Saujana, Kajang, Selangor****Type:** Terraced house **Tenure:** Leasehold
Built-up: 1,850 sq ft **Land size:** 1,400 sq ft
Bedroom: 4 **Bathroom:** 3**Aiman** (REN 20482)
FML ZI VALUERS & PROPERTY
CONSULTANTS SDN BHD
VE (1) 0294 ☎ +6014 669 6250

LIDM1132006

RM1,680,000**Bandar Sungai Long, Selangor****Type:** Semidee **Tenure:** Freehold
Built-up: 4,000 sq ft **Land size:** 4,788 sq ft
Bedroom: 5 **Bathroom:** 5**Elvie Ho** (REN 22102)
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