

**i** *is for* **lreka**

Founded in 1967 by Mr Lai Siew Wah, Ireka Corporation Berhad ('Ireka') was listed on Bursa Malaysia on 12 July 1993. Today, the Group's current activities are divided into three core businesses: Infrastructure, Real Estate and Technologies.

Its distinguished over 40-year track record includes the construction of the Kuala Lumpur International Airport runway, sections of the Kuala Lumpur Middle-Ring Road II and North-South Expressway, Putrajaya Government Administrative Offices, OCBC Head Office, Wisma AIG, DiGi Corporate Office (D'House), Technology Park Malaysia and The Westin Kuala Lumpur. The Group also previously developed and managed The Westin Kuala Lumpur, winner of multiple regional and international awards.

Within its Real Estate business, Ireka successfully initiated the listing of a property company, Aseana Properties Limited ('Aseana'), on the London Stock Exchange on 5 April 2007, paving the way for Ireka to

undertake further property development activities in Malaysia and to begin new ones in Vietnam. Ireka's wholly-owned subsidiary, Ireka Development Management Sdn Bhd, has been appointed as the exclusive Development Manager for Aseana.

Ireka created the much celebrated i-ZEN brand of luxury properties, continuing to raise the bar for contemporary high-end designs in our developments, striving to meet the needs of our customers at all time so that they can live in homes they desire. The essence of i-ZEN is embodied in the 6S Principles of STYLE, SERVICE, SECURITY, SOPHISTICATION, SOUL and SUSTAINABILITY. These are demonstrated in all i-ZEN properties.

In Malaysia, current property development projects managed by Ireka Development Management include Sandakan Harbour Square (Phase 3 and 4). Some of the completed projects undertaken by Ireka previously include SENI Mont' Kiara, Tiffani

by i-ZEN, 1 Mont' Kiara, i-ZEN@Villa Aseana, i-ZEN@Kiara I, i-ZEN@Kiara II, Luyang Perdana (Kota Kinabalu) and Sandakan Harbour Square (Phase 1 & 2).

In Vietnam, aside from strategic minority equity stake in Vietnam developer, Nam Long Investment Corporation, it is also involved in the International Hi-Tech Healthcare Park (an integrated medical-themed development), and high-end residential developments in District 7 and 9 of Ho Chi Minh City.

In 2003, Ireka expanded into Information Technology, setting up a primary networking and systems integration company, i-Tech Network Solutions Sdn Bhd. i-Tech provides customised IT infrastructure solutions and co-location services in Malaysia and Vietnam. The company has strong alliances with international IT principals such as IBM, Juniper and Schneider Electric. In 2011, i-Tech and IBM co-develop SAFEHOUSE, a green data centre to offer co-location services.

by  
**i-ZEN**  
Life, styled.

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*The i-ZEN brand is founded on and driven by six basic principles that ensure its customers' highest expectations are met.*



# The Business of Time





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CiTi-ZEN • ISSUE 23



### Geetings to our CiTi-ZEN readers!

The feature article for this issue is all about the hobby of watch collecting, showcasing one of our valued i-ZEN merchants, World of Watches II in the 1MK Mall. Specialising in the sale of emergent German watches, the store plans to pose a credible rival to the more established Swiss watch houses. Watches are getting to be important accessories for both men and women, and it seems that you can never have too many!

Talking of brands, I am delighted to report on the SENI Mont' Kiara development winning the highly recommended category of the Asia Pacific Property Awards, 2012 – 2013 in the Residential High-Rise Development section which reinforces our concept of creating an art masterpiece in property development.

Another success to report is The Four Points by Sheraton Hotel, Sandakan opening its doors for business in May. Together with the adjacent Sandakan Harbour Mall, these are historical milestones for Sabah's second city, Sandakan. The hotel is the only internationally branded hotel in the city and the Sandakan Harbour Mall is the only one-stop-shop haven. Together, their presence will definitely enhance Sandakan's modernisation and tourism appeal. You can read more about this on pages 4 and 5.

Finally, SENI Mont' Kiara was especially proud to host the Garden International School's Art Exhibition in June, presenting the work of the Art Exam level students, judged by examiners from the UK. The impressive artwork was a celebration of the passion and talent created by the students in their artwork. We wish them well in their future endeavours.

As always, continue to live life large and to the fullest!

Cheers,

Lai Voon Hon  
President / CEO  
Ireka Development Management Sdn Bhd

# The Business of Time



When Benjamin Franklin coined the term, "Time is money" he was referring to the notion that time is valuable and money is wasted when a person's time is not used productively. In the world of luxury watches however, time literally is money and valuable. High-end horology is a fast growing hobby, some say addiction, which is fascinating because why wear a watch at all, such a utilitarian accessory, when time is all around us - in every room, car, on walls and even on our phones. Spending more than the bare minimum therefore would not seem sensible but there is an insatiable appetite for buying high-end watches worldwide, crossing borders and cultures.

So, who buys luxury watches? According to World Watch Report, who run an online survey of haute horology brands for watch collectors, the current demand comes from China and in fact, China has surpassed the USA as the country showing the highest interest for luxury watches. The Report's survey also shows that Japan, India and Russia are showing greater interest in luxury watches this year over last year. In terms of the brands with the highest demand, Rolex, Omega and Cartier are the top three most in demand. The most surprising finding was the declining interest in watch counterfeits,

especially in China where a lot of fakes are produced, which is good news for luxury watch manufacturers.

The joy of watch collecting is said to be a special experience because of the array of watches, styles and cutting edge timepieces available, created by the finest watch manufacturers, offering endless intricate mechanisms and engineering. It seems that both men and women have been bitten by the watch collecting bug and are now buying and collecting multiple luxury timepieces not just to tell the time but as fashion statements too. They are said to accessorise your wardrobe, some describe it as wearable art, fun and, if it's not too vulgar to admit, a powerful accessory to get you noticed. They can also be heirlooms to pass on. Luxury watches have an investment value – it is said that markets will dip, property prices are fickle, but invest in the right watch and it could pay for itself in no time. At last year's Christie's watch auction in Geneva, the highest price achieved was for an 18k white gold Patek Philippe which sold for in excess of US\$3m.



# World of Watches II – Home of the Emerging German Watch Brands



Although most of the recognisable watch brands like Rolex and Patek Philippe come from Switzerland (credited with this accolade partly due to the neutrality of the country that has allowed these household names to continue their creations uninterrupted by wars whilst the German watch factories were converted for the war effort), across the border, in Germany, there is also a growing demand for German brands, old and new. German luxury watches are distinctively unique and their reputation for superb engineering, craftsmanship and durability is becoming increasingly desirable among consumers. As a matter of interest, 60% of watch cases are manufactured in Germany.

World of Watches II (WW II) in the 1 Mont' Kiara Mall is the flagship store specialising in German watches and the company itself arrived into Malaysia in 2010 to make this country its corporate head quarters. Brands like Damasko, Junghans and Erhard Junghans are emerging brands and according to Zentrix Chiu, WW II's General Manager, "German watches like Junghans and Erhard Junghans are classic watches, with their own unique designs and DNA focusing on fashion and heritage."

In 2011, Junghans celebrated its 150th year of existence. In the beginning Junghans made individual parts for watch production (specialising in hair springs) and only started manufacturing their own watches five years later.



Damasko has designed and manufactured mechanical wristwatches since 1994 and is the new kid on the block. Its goal is to construct watches with superior technical characteristics which should represent the highest standard. Damasko's hardened steel cases are four times harder than the average and are virtually scratch-proof. This toughness makes it the official watch for the Eurofighter pilots.

WW II's objective is to introduce these emerging German brands onto the market before they hit an all time high in prices. The audience are either budding watch collectors or those savvy watch collectors looking for something different and of high quality to invest in, and also see themselves as buying ahead of the rest. A Junghans or Damasko would set you back roughly RM5,000 or RM6,000. So, they are distinct, exclusive and not overpriced.

The exclusivity of these German watches is a major attraction for watch collectors. For example, annual production for the Junghans is only 10,000 watches worldwide and for the Damasko, a mere 250 pieces annually. They all come with 5-year warranties. WW II is also the retailer with the most watch straps to choose from, holding 3,000 straps at any point in time.

As an aside, WW II also provides a private and anonymous valuation service for watch collectors offered only by the company's GM, Zentrix Chiu, with his wealth of experience in the auction, collection and valuation of luxury watches. What he doesn't know about watch collecting is not worth knowing! Of the German watch industry, he says, "If the Germans stay true to their pure traditional roots and keep the prices affordable, we might witness the birth of a strong challenger to Swiss made timepieces."

For further enquiries about WW II watches, contact either Zentrix Chiu or Young Teow on +603.6204.9966 and you can find out more about them on [www.ww2.com.my](http://www.ww2.com.my)



**D**  
**DAMASKO**  
- Uhrenmanufaktur -



# A facelift for Sandakan: The Four Points by Sheraton Sandakan Hotel and the Harbour Mall

## The Four Points by Sheraton Sandakan Hotel

The Four Points by Sheraton Sandakan Hotel and the Harbour Mall have changed the vista of the Sandakan Harbour Square to a bustling, vibrant part of town. Starwood Hotels & Resorts Worldwide has made its debut in Sandakan. In fact, it is the only internationally branded hotel in the city and also has the accolade of being the tallest building in the city. Together with the adjacent Harbour Mall Sandakan shopping centre, they are both situated in the new Central Business District at the heart of Sandakan city.

As the second largest city in Sabah, Sandakan is fast gaining popularity in South East Asia as an eco-tourism destination. Some of Sandakan's attractions include the Sandakan Heritage Trail, Sepilok Orang Utan Sanctuary, Turtle Islands Park, Labuk Bay Proboscis Monkey Sanctuary, Kinabatangan River and Gomantong Caves.

The hotel will provide international business travellers and tourists alike the opportunity to be pampered in plush surroundings with attentive staff – all this against the backdrop of the breathtaking Sulu Sea which each of the 300 bright, cheerful and stylishly designed guestrooms enjoy. Guests can stay in touch with complimentary wireless High Speed Internet Access throughout the hotel. The Executive Club Room and the Executive Deluxe Club Rooms provide the space to work or relax. Additionally, the Executive Suite and Ambassador Suite are perfect for business travellers, families, or those who just like to have room to enjoy.

The Eatery is the hotel's signature all day dining restaurant, serving a wide array of local and international flavours. At the Wrapped Deli, guests will be spoilt for choice from an extensive selection of treats including light snacks and sweets. The Lobby Lounge offers a selection of beverages, afternoon tea and light snacks. Relax and take your pick from the hotel's varied selection of beers offered by the Best Brews programme, served at The Best Brew – the hotel's fun pub.



Executive Suite overlooking Sulu Sea.

The Four Points by Sheraton Sandakan is also ideal for conferences as it houses the largest meeting space in the city. The ballroom



Sandakan Harbour Mall with Four Points by Sheraton Sandakan in background.



The Eatery restaurant.

and meeting rooms (totalling close to 1,600 square meters) are perfect for events or social functions. With modern and contemporary design touches, the hotel offers the latest audio-visual equipment, and a Business Centre to provide those extra support services. An added service is the hotel's wedding specialists who will ensure every wedding is one to remember.

The hotel had its successful soft opening on 30 May, 2012 to great fanfare. News of the soft opening spread quickly and many local residents and tourists came to the event to discover the hotel's facilities for themselves.

Inviting all guests to personally experience the Four Points by Sheraton Sandakan, the hotel is now offering a special introductory rate of RM208++ for a Deluxe room per night from now until 31 December 2012. This offer includes a buffet breakfast for 2, complimentary Wi-Fi access and bottled water, late check-out (4.00pm, subject to availability).



Four Points by Sheraton Sandakan entrance.



Symbolic hand over (L-R) Mr Lai Siew Wah, Mr Lai Voon Hon, Datuk Ir. James Wong, Mr Chuck Abbott; and Mr Syntio Camilleri

Mr Syntio Camilleri, General Manager of the hotel says, "At the Four Points by Sheraton Sandakan, we know what is most important to our guests when travelling. So, we do the basics very well by providing you what you need to make you feel good. We also hope to make the Four Points by Sheraton Sandakan Hotel an iconic address in Sandakan."

For more information or reservations, contact the Reservations Team at [reservations.sandakan@fourpoints.com](mailto:reservations.sandakan@fourpoints.com) or visit [www.fourpoints.com/sandakan](http://www.fourpoints.com/sandakan) or call them on +608.9244.888.

## Harbour Mall Sandakan

The Harbour Mall is not only conveniently situated next to the Four Points by Sheraton Sandakan, it also offers visitors and local people variety under one roof – it is a one-stop shopping convenience, complemented with dining and entertainment facilities.

The Mall's anchor tenant is Parkwell Departmental Store and Supermarket, one of the most successful departmental stores in East Malaysia. Some of the other brands who will be our tenants include McDonald's, Levi's, Gintel, GNC, The Body Shop, Tomei Gold & Jewellery, Aza Jewelleries, Guardian, Watson, SN Mutiara, SOG, Jeff Eyewear Space, Selera Sandakan Food Court, Bazaar Street, Cars International, Peace Collection and Healthy Kitchen. There is also an allocated area of 11,000sq ft for the food court and a 6,000 sq ft area for the entertainment and games centre.

At the luncheon for the Mall's current and prospective tenants held on 20 June, Lai Voon Hon, Managing Director, ICSD Ventures Sdn Bhd expressed his confidence that working in tandem with the Mall's tenants will elevate Sandakan's hospitality and tourism standards to new heights. The Mall will be opened for business on 16 July, 2012.





# Winner of RESIDENTIAL HIGH-RISE DEVELOPMENT CATEGORY

Asia Pacific Property Awards 2012-2013



Actual photography taken from SENI Mont' Kiara.

THE MOST IDEAL OF LOCATIONS,  
ENHANCED BY THE FLUID LANGUAGE OF DESIGN,  
FOR THE LOFTIEST OF LIFESTYLES AND ASPIRATIONS.

SENI Mont' Kiara's success is a testament to its good design, from the detailed architectural masterpiece by celebrated BEP architects, the tropics-inspired recreational haven by renowned landscape architect Karl Princic to the tastefully crafted interiors that exude chic luxury hospitality. This Asia Pacific Property Awards achievement reflects great pride and fulfillment for the team behind SENI Mont' Kiara, as well as all who reside in it.

HEARTFELT WISHES FROM



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Developer  
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Development Manager  
Ireka Development Management Sdn Bhd (258499-0)



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## SENI Mont' Kiara Wins Prestigious Asia Pacific Property Awards 2012



Receiving the award are Ireka Development Management's President / CEO, Lai Voon Hon (centre) flanked by Chief Operating Officer, Beh Chun Chong (right) and Senior Vice President, Sales & Marketing Judy Loo (left).

The Asia Pacific Property Awards 2012, in association with the Hongkong and Shanghai Banking Corporation (HSBC) have recently bestowed upon SENI Mont' Kiara with its Highly-Commended Award in the Residential High-Rise Development category.

Developed by Amatir Resources Sdn Bhd (a member of London-listed Aseana Properties Ltd) and project managed by Ireka Development Management Sdn Bhd (a wholly-owned subsidiary of Main-Board listed Ireka Corporation Berhad), SENI Mont' Kiara is a prestigious residential development in Kuala Lumpur providing an urban resort-styled living environment with the finest facilities on par with those of a superior five-star resort hotel.

Lai Voon Hon, President and CEO of Ireka Development Management Sdn Bhd said, "To be amongst the top regional winners of the Asia Pacific Property Awards 2012, reinforces our world-class standards and expertise in introducing a contemporary and award-winning property concept. When we conceptualised SENI Mont' Kiara, we approached it as one might create an art masterpiece, with room for appreciation in value. As the name suggests, the development is a masterpiece borne from the best architectural, landscaping and designer lifestyle concepts."

Successful entrants were presented with their awards at a high profile gala presentation dinner at the JW Marriott Hotel Kuala Lumpur on 27 April. The event was part of the long established International Property Awards and its award winners' logo is recognised as a symbol of excellence throughout the global industry. A record number of property developers from 23 countries took part in this year's Asia Pacific Property Awards. Attaining one of these coveted awards is a strong statement that SENI Mont' Kiara is positioned strongly amongst players of international stature from the highly-competitive Asia Pacific property arena.

Later this year, the highest scoring winners from the Asia Pacific Property Awards will compete against other winning companies from Europe, Africa, the Americas and Middle-East to find the ultimate World's Best in each category.

Chaired by Stuart Shield, this year's entries were judged by a panel of around 70 professionals whose collective knowledge of the property industry is second to none.

Stuart Shield said, "We received a record number of entries for the Asia Pacific region this year and the standard was extremely high. Any company to win one of these awards has shown exceptional levels of professionalism and competence in their respective field."



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Type: Condominium. Developer's Licence No.: 10121-1/08-2013/2292. Validity Period: 18.8.2011 to 17.08.2013. Tenure of Land: Freehold. Approving Authority: Dewan Bandaraya Kuala Lumpur (DBKL). Approved Building Plan No: BP T2 20060300. Advertising and Sales Permit No: 10121-1/2260/2012(10). Validity Period: 31.10.2011 - 30.10.2012. Land Encumbrances: Charged To United Overseas (Malaysia) Bank. Total No of Units: 102. Selling Prices: Minimum RM2,180,200.00, Maximum RM9,693,000.00



# SENI Gallery Hosts Garden International School's Art Exhibition

Garden International School's (GIS) yearly art exhibition was this year hosted at the SENI Gallery, a permanent art gallery that is integral to the SENI Mont' Kiara condominium development. "Seni" means art in the Malay language. Hosting it over two floors of the gallery raised the profile of the students' artwork and presented a fitting finale to the school year. Ross Padgett, the Art Head of Faculty at GIS said, "It is good to reward the children with the experience of exhibiting their art in a professional surrounding and for many, this will be the first and last time for them to do so as many of the A level students will be leaving GIS this year."

The Art Exhibition presents the work of the Art Exam level students, judged by examiners from the UK. The artwork produced by the GIS students was of the highest standard. An article published in the New Straits Sunday Times last year applauded the ideas the children came up with and this year will be no different. It is difficult not to be bowled over by the creativity and independence of the art on show. The children generated and interpreted their own ideas from the themes provided.

level. Vikram Gopalan Krishnan (16, Year 12) wrote, "Many people tend to throw Art off as a useless subject that holds little importance other than realistic paintings on the wall. This is certainly untrue; everything needs to be designed and becomes symbolic.....How people react to symbols make us who we are whether they are swirls of paint or mathematical equations. Art is hardwired into our brains whether you like it or not."

The preview evening on June 14 was well supported by the students themselves, their families and friends. The wonderful musical accompaniment during the evening provided by students and teachers from the school's Music Department offered the perfect ambience for the event. Ireka wishes to congratulate all the student artists and was honoured to host their work at the SENI Gallery.



From L to R from GIS:  
Monica Chong, Art Faculty Technician;  
Graham Wilson, Head of Secondary School;  
Ross Padgett, Head of Art Faculty

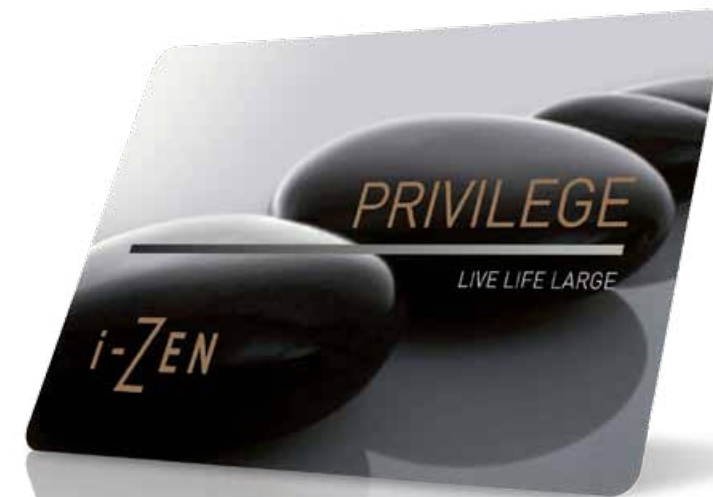


The artwork on display was not just traditional art but they used graphics, technology and recycled materials to express their work. The maturity, variety and quality of each piece of artwork was impressive, not to mention the incredible amount of effort put in by the students.

A common theme in the students' testimonials is how much they have enjoyed taking Art as a subject because it presented them with the opportunity to explore their boundless creativity and most importantly they learnt the educational values in taking Art at exam



## i-ZEN Privileges



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Keep an eye out for more lifestyle brands in our coming issue.





17 March 2012

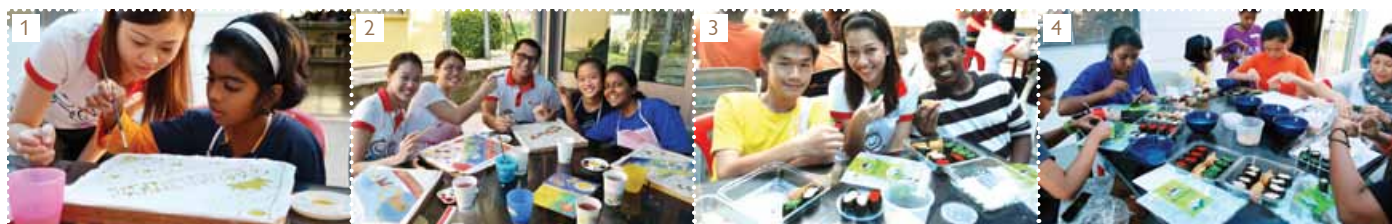
## Arts & Craft: Batik Painting

Each Rumah Hope child was given a silk cloth, upholstered on a 'pemidang' (wooden frame) to start with. After a briefing, the children sketched their names and favourite design patterns on the cloths. With guidance from IREKA CARES volunteers, the children traced the design outline with hot wax or 'canting', experimenting with gradient painting on the batik handkerchiefs. The children found the workshop challenging and educational, as it was a rare opportunity for them to try their hand at batik painting.

28 April 2012

## Living Skills: Sushi-Making Workshop

The Sushi Boys, that's what the boys from Rumah Hope called themselves after successfully accomplishing their feat of assembling their own sushi platter. The older children were taught to shape their sushi rice base and topped-off with delicious ingredients of tuna, crabsticks, fish roe and many more. Meanwhile the younger children attempted Temari Bento lunch boxes. Throughout the workshop, the children learnt about ingredient preparation, food hygiene and presentation.



1. Darshini, 9, gets a helping hand from volunteer Tan Cheng Yen.
2. Wong Su Chin, Josephine, Mohd Fakhzan, Esther and Vanni enjoying their batik painting.
3. Volunteer, Yvette Erin Rajah with Chin Kar Kit, 16, and Srigan Nayako, 15.
4. Rumah Hope children topping ingredients to their gunkan sushi together with volunteer Nor Fathiyah.

7 June 2012

## Mosaic Mirror Workshop with Rumah Hope marks Finale for Ireka Cares

### Arts Lessons Put to Good Use

Rumah Hope children put into practice all the art lessons they had learned over the last year and they 'taught' Ireka's Deputy Managing Director, Datuk Lai Foot Kong the intricacies of decorating mosaic mirrors during a recent IREKA CARES farewell party.

Surrounded by a group of enthusiastic young 'artists', Datuk Lai decorated mirrors with colourful mosaic tiles while enjoying the children's company. Thanks to Yupthamuggi @ Mercy, 10, and Leah Chong Ai Leng, 11, Datuk Lai was immersed in the design task.

This arts-themed CSR function was especially meaningful as it marked the end of the year-long adoption programme with Rumah Hope.

In the last year, IREKA CARES organised activities such as making clay pottery, fridge magnets, batik painting, friendship bracelets, cross-stitching, sushi-making as well as lessons in the performing arts (dance, drama and singing).

Each child creatively designed their mirror frames with colourful pre-cut mosaic tiles, drawing inspiration from the beautifully-landscaped SENI Mont' Kiara. The volunteers who guided the children also seized the opportunity to enjoy their 'finale' get-together.

The designing of mosaic mirrors was turned into a competition amongst the children, with young Tamlarasan, 11, winning the first prize with his colourful combination of blue, red and black. The second and third prizes were won by Rayathri @ Mary, 13, and Leah Chong Ai Leng, 11 respectively.



1. Rayathri @ Mary, 13, and Srigan Nayako, 15, adding finishing touches to their mosaic mirrors.
2. Rumah Hope children taught Datuk Lai Foot Kong (Ireka's Deputy Managing Director) how to design mosaic mirror.
3. Rumah Hope children assisted by IREKA CARES volunteers.
4. Completed artworks by Rumah Hope children.

After a scrumptious buffet lunch for the children, Datuk Lai presented his closing speech, "It is fulfilling to see such active participation from our Ireka volunteers who have worked hard to make a difference - even in the smallest way. To me, this is what our CSR programme is all about. It has been an enjoyable and rewarding learning experience for us and we hope, for the children too."

Caregiver from Rumah Hope, Ms Catherine said, "We really appreciate all the activities IREKA CARES has organised for Rumah Hope throughout the year; and most importantly - thanks for spending time with our children." The children then presented their handmade memento - a Mosaic Mirror and a Batik handkerchief, as a show of appreciation to IREKA CARES.



IREKA CARES Farewell Party @ SENI Mont' Kiara with Rumah Hope

## Ireka sponsors successful KL Saracens Under 14s Tour to Hong Kong



KL Saracens U14s enjoying victory at the Hong Kong Stadium

A squad of 20 young rugby players from Malaysia were selected for the KL Saracens U14s tour to Hong Kong in June following trials and two earlier representative fixtures in March / April against the Hong Kong Rugby Football Union's National U14s team during their tour to Malaysia, to play in a unique challenge match at the Hong Kong stadium. Players who trialled were from Bintang Rugby Club (BRC), SM Sains Selangor and SBPI Gombak and after selection, they trained twice a week in the month leading

up to the event as well as fulfilling their on-going schooling commitments. Playing in this unique challenge match at the Hong Kong stadium was a dream come true for the players and for 12 of the boys, it was to be their first trip out of Malaysia.

Ireka covered the cost of flights, accommodation, tour t-shirts and tracksuits for the teenagers. This community support is part of Ireka's commitment to improve the lives of children, providing them with opportunities to develop, grow and to be the best they can be. The KL boys certainly lived up to this, winning an impressive 24-11 final score (four tries to one). Nigel Wray, Saracens Chairman stated after the match that he was extremely impressed with the standard of play of the KL youngsters and was very pleased with the on-going co-operation between BRC and Saracens in developing youth rugby in Kuala Lumpur.

Previndran Singhe, Bintang Rugby Club's Committee Member said of Ireka, "Thanks to Ireka for the sponsorship and support... we are indeed in trusted hands! The support provided was more than just 20 kids going to Hong Kong, it was an absolute trip of a lifetime for them, made them believe that they can dream of bigger things, changed 20 boys to men and made Malaysia proud on the international stage."



## i-ZEN Property Market News



The concept of working where you live, shop and play is hardly a new one. And yet, as more and more of Klang Valley's working population continue to move to the fringes to escape the urban sprawl, an increasing number of businesses have also found it viable to follow suit.

Completed in 2010, 1 Mont' Kiara enjoys the distinction of being the first integrated development of its kind in the affluent, cosmopolitan enclave of Mont' Kiara. With a five-storey retail podium, a 20-storey office tower, and 34-storeys of office suites, conveniently linked to the serviced residences, i-ZEN@Kiara I and i-ZEN@Kiara II, this is an address for those who want to stay at the heart of the action – and yet demand short travel times to all key destinations in Klang Valley.

With an integrated concept, 1 Mont' Kiara certainly has an edge in attracting business. With all the excitement of a dynamic corporate environment – and exuding an undertone of casualness and relaxation to keep the buzz going long past office hours – this is an environment that will especially appeal to progressive businesses with a focus on service and customers.

Ireka has entrusted One Real Estate Sdn Bhd (OneRE), a professional estate agency firm that focuses on the real estate market in Mont' Kiara, to assist all i-ZEN owners in sourcing for buyers or tenants. OneRE collaborates with a wide network of associates and agencies to achieve optimal sales prices and rental rates for all their clients.

Their analysis revealed that **gross yields for Menara 1MK, with its 34-storeys of 179 designer office suites range from 5.63% to 6.09% per annum** which is reasonable and in line with the overall office market price performance in the Klang Valley area.

### Selected Sub-Sale Transactions

Type	Size (sq.ft.)	Sub-Sale (RM psf)	Rental (RM psf)	Gross Yield (%)
A	986	660 – 690	3.30 – 3.50	6.00 – 6.09
B	1,779	640 – 660	3.00 – 3.30	5.63 – 6.00
C	1,687	640 – 660	3.00 – 3.30	5.63 – 6.00
D	832	670 – 690	3.30 – 3.50	5.91 – 6.09
E	1,044	640 – 660	3.00 – 3.50	5.63 – 6.36
F	1,083	640 – 660	3.00 – 3.50	5.63 – 6.36
G	1,447	640 – 660	3.00 – 3.30	5.63 – 6.00
H	1,142	630 – 660	3.00 – 3.30	5.71 – 6.00
PW	8,197	600 – 640	3.00 – 3.20	6.00

OneRE provides leasing and resale services for buyers' convenience and peace of mind in managing their investments. Lease management services are also available to ensure problem free transactions and minimal hassle with tenants and lessees.

For rental and sub-sale enquiries, contact **Miss Mei Lai +6017.381.3288** or [voonmei.lai@onere.com.my](mailto:voonmei.lai@onere.com.my). To find out more about 1 Mont' Kiara, visit [www.i-zen.com.my/one.htm](http://www.i-zen.com.my/one.htm).

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## Construction Update



### KL Sentral Office Towers and Hotel

#### Office Tower 2:

Structural works were completed in March 2012. Plastering works are completed up to level 42 and work is in progress at levels 43 and 44. Water proofing works are completed up to level 38 and work is in progress at levels 39 and 40. The car park lift is 100% completed as are the High and Low Zone Lifts for both Towers 1 and 2.

#### Hotel Tower:

Structural works at level 34 are now completed. The lift motor room has been handed over to the lift operator. Architectural works such as tiling, window glazing and paint works are all progressing well. Floor screeding from levels 6 – 22 are now complete while work at level 23 is in progress. Solid walls are completed from levels 6 – 24 while work at levels 25 – 28 are in progress.



**City International Hospital:** The underground M&E works are 100% complete, as is the mass piling works. The rate of progress for brickworks and the finishings are approximately at 95% complete. The architectural works are in progress at all zones and levels. The expected completion date is in Q4 2012. The Hospital is to be managed by Parkway Holdings Limited and business commencement is expected in 2013.