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CITi-ZEN

Living Life Large



Made in
Malaysia



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**Greetings
to all our
CiTi-ZEN
readers!**

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The MH370 tragedy may have happened 3 months ago but we will always remember this unfortunate tragedy. I would like to first extend our deepest condolences to the family, friends and colleagues of MH 370's crew and passengers. Words seem inadequate to express the sadness we feel and we wish everyone the courage to continue facing the days ahead and loving memories to forever hold in your hearts.

2014 is Visit Malaysia Year, the fourth in the series of successful campaigns to increase tourist arrivals into Malaysia and also to encourage fellow Malaysians to explore the adventures and delights the country has to offer. The General Manager responsible for Visit Malaysia Year 2014, Puan Nor Yahati Awang gives us some very interesting insights into what happens behind the scenes to ensure that a campaign such as Visit Malaysia Year happens and what's on offer.

I am especially proud to announce that SENI Mont' Kiara picked up another award in Luxembourg on 21 May, 2014. It won the World Silver Award in the FIABCI Prix d'Excellence Awards 2014 (High Rise Residential Category – World Chapter), gaining international recognition in a very competitive field and representing Malaysia. FIABCI awards are the "Oscars" equivalent for the international property industry and you can learn more about this prestigious organization on page 7.

For the first time, CiTi-ZEN includes a new section which features interesting people with something to say. Kicking us off is Hanzo Ng, well-known and respected sales and motivation guru sharing his story with us.

Until next time, continue to live life large and best wishes,

Lai Voon Hon
President / CEO
Ireka Development Management Sdn Bhd

Unmissable Malaysia!



Visit Malaysia Year 2014 is the fourth in the series of Visit Malaysia Year campaigns, following three successful editions in 1990, 1994 and 2007. This year's campaign focuses on promoting Malaysia as the ultimate holiday destination that offers the best of all worlds.

Holiday seekers will surely find something to look forward to. From shopping, nature adventure, family fun, beach escapades, entertainment to spa and sports tourism, there are many events all year round. Malaysians are also encouraged to holiday within the country to experience the adventures and sights Malaysia has to offer (part of the Cuti-Cuti 1Malaysia programme).

2014's tagline, Celebrating 1Malaysia Truly Asia is for everyone to experience a unique blend of Malaysia's diversity, showcasing the best of them all. The Visit Malaysia Year 2014 Secretariat, part of the Ministry of Tourism & Culture, promises celebratory festivals, cultural and sporting events throughout the year. Some of these events include the Malaysian Grand Prix, Rainforest World Music Festival, the Maybank Malaysian Open and the KL Arts & Cultural Festival.

In fact, Malaysia is the only Asian country to make it into Lonely Planet's top 10 "unmissable" countries to visit in 2014, sharing the prestigious list with countries such as Brazil, Antarctica, Scotland and Seychelles.



Kuala Lumpur's Petronas Twin Towers in the background

Tourism in Malaysia – facts and figures

This is an industry that provides around 2 million jobs and therefore is critical to the economy – it is the 6th largest contributor to the Malaysian economy and the 2nd largest foreign exchange earner after manufactured goods. Compared to its Asian neighbours, Malaysia has the largest number of tourists but not in growth terms, an issue that the Government plans to address. Hence, the Government's vision that by 2020, as set out in its Malaysia Tourism Transformation Plan, the country will have 36 million tourists visiting Malaysia earning RM168 billion, providing an extra 500,000 jobs. In 2013, the figures stood at 25.72 million visitors earning RM65.44 billion in revenue. The target for the number of tourists for Visit Malaysia Year 2014 is 28 million, an increase of 3% (with expected earnings of RM76 billion).



This increase will definitely prove a challenge to the tourism industry and according to Puan Nor Yahati Awang (above), General Manager for Visit Malaysia Year 2014 Secretariat, this year's campaign requires all the key players to work together focusing on quality rather than just on the numbers.

In fact, the Ministry of Tourism & Culture has set up the Malaysia Tourism Quality Assurance (MyTQA) initiative to improve the quality of Malaysia's tourism products and services. Certified tourism entrepreneurs and providers will be able to display the MyTQA logo on their premises and products following assessment and supervision by the Ministry of their products and services. The objective is to ensure that the industry's quality standards meet the needs and expectations of tourists to Malaysia.



COMPETITION AMONG NEIGHBOURING DESTINATIONS



No	Countries	2009 (million tourists)	% Growth	2010 (million tourists)	% Growth	2011 (million tourists)	% Growth
1		23.6	7.2%	24.6	3.9%	24.7	0.6%
2		14.15	(3.0%)	15.94	11.2%	19.12	16.6%
3		9.68	19.4%	11.64	16.8%	13.17	11.6%
4		6.32	1.4%	7.0	9.7%	7.65	8.5%
5		3.77	(12.2%)	5.05	25.3%	6.01	16.0%
6		3.02	(3.6%)	3.52	14.2%	3.91	10.0%

SOURCE: ASEAN Tourism Statistic Database, 2012



Raising the game for travellers

To this end, a number of initiatives are in place to raise the tourism industry's game for travellers. Extensive training is offered to all players in the industry from hoteliers, restaurateurs, tourist guides and even taxi drivers. Badged under the "We are the Host" banner, this is about teaching key players their role in Visit Malaysia 2014 and what they can do to help. For example, the Taxi Ambassador programme involves working closely with the Ministry of Transport and SPAD (land public transport regulator in Peninsular Malaysia)

to train around 4,000 taxi drivers in the Klang Valley area on looking after visitors to the country, the largest part of which would involve using their meters! The Chief Secretary of State chairs the Tourist First programme which includes discussion on issues about maintaining cleanliness, littering, preserving nature, heritage and the beauty of public properties in Malaysia.

As Malaysians and non-Malaysian residents, we can all play a part in making Visit Malaysia 2014 a resounding success.



Tanjung Rhu, Langkawi

Puan Yahati proposes that we can:

- Be great hosts and be hospitable to all visitors.
- Be respectful and courteous.
- Equip yourself with the basic information of places to visit in the town, nearby hotels and taxi stands, nearby shopping centres and places of interest.
- Give feedback on areas for improvement and on how the environment around you is being maintained.

In the Ministry of Tourism's trainer's guide, the message is very clear, "we are the face of Malaysia and we can all play our part of making our country proud."

It is encouraging to note that Malaysia has already received a few accolades in 2014 which will help boost tourism.

- Lonely Planet voted Penang the first top spot for "Foodies in 2014".
- Euromonitor International ranked Kuala Lumpur the sixth top city destination.
- TripAdvisor's 2014 Travellers' Choice Award voted Langkawi Island the top ten islands in Asia.
- The UK's Guardian Newspaper also ranked George Town, Penang the eighth "Top 40 Destination Round-Up for 2014".
- International Living magazine ranked Malaysia the third "World's Top Retirement Havens for 2014".

Mascot for Visit Malaysia Year 2014

The Proboscis monkey has been chosen as the mascot for Visit Malaysia Year 2014, described by Puan Yahati as, "the perfect mascot because it is a unique symbol of Malaysia found only in Borneo and predominantly in Sabah state." This primate is one of the most endangered of animals and will provide the opportunity for Malaysia to showcase its protection of ecological treasures and in particular the conservation of its many indigenous animals, including the Proboscis monkey.



What is on offer for Visit Malaysia Year 2014?

Wildlife adventure and eco-tourism

The Malaysian Rainforest is one of the oldest in the world, said to be older than the Amazon Rainforest. Tourists can go trekking or take a boat ride up the Kinabatangan River in Sandakan or spend a few days in Taman Negara (National Park) or the Royal Belum Park in the northernmost corner of Perak which is one of the largest stretches of virgin jungle and home to a variety of wildlife, including the Sumatran rhino.

Eco-tourism is a growing sector in Malaysia, and particularly in Sabah State, home to the Orang Utans and pygmy elephants. The Four Points by Sheraton Sandakan, right in the city centre overlooking the magnificent Sulu Sea plays host to those visitors with an interest in eco-tourism, heritage and history. According to General Manager, Kanit Sangmookda,

"We, at Four Points by Sheraton Sandakan, are fully committed to promoting the destination. Working closely with Sabah Tourism and Tourism Malaysia, we see this as an opportunity to further highlight Sandakan as an eco-tourism destination, as evident by the numerous media familiarisation tours that we have co-hosted in the last few months.

We look forward to welcoming visitors from all over the world to explore the sights and sounds of Sandakan. Although we will be providing each visitor with a souvenir of their stay with us, the best memento of all will of course be their unforgettable memories." The hotel offers its *Easy Sandakan package* for visitors to explore Sandakan's heritage trail or to embark on an eco-adventure with an up-close and personal experience with Sabah's unique flora and fauna, or marvel at its endangered wildlife.



Taman Negara Tree Top Walk

Something Arty

The Ministry of Tourism is also collaborating with the Arts to create a special museum package where visitors can visit museums all over Malaysia paying one price. Throughout Malaysia there are many museum gems. The refurbished Muzium Negara (National Museum) provides free guided tours in English, French, Japanese, Chinese and Malay.

The refreshing and sassy Aloft Kuala Lumpur Sentral Hotel is walking distance to the Muzium Negara. In line with its passion for promoting creative art, Aloft Kuala Lumpur Sentral works closely with the Ministry of Tourism on events such as Urbanscapes 2014, the first and only all-day "user-generated" creative arts festival. It aims to bring together communities and participants from the fields of music, arts, lifestyle and film under a single banner to showcase the best of the local scenes. Incidentally, Aloft Kuala Lumpur Sentral Hotel was recently also awarded TripAdvisor's Travellers Choice Winners 2014 in the bargain category.

Keep on Swinging

Golf tourism is also a prominent sector for the Ministry of Tourism and it may surprise visitors to know that Malaysia is in fact a country with a very developed golf industry, home to more than 200 golf courses, many of which are premier courses designed by some of the world's top golfers. Kuala Lumpur and the Klang Valley itself has over 60 golf courses. Most of the courses are open to the public and night golf is common. Malaysia is an excellent, good value, golf holiday destination. Apart from hosting the European Tour's Maybank Malaysian Open, CIMB Bank Classic and the Sime Darby LPGA championship each year, the country's most reputable golf event is the World Amateur Inter-Team Golf Championships, celebrating its 21st anniversary this year.

Paradise on Earth

Malaysia has dozens of beautiful tiny islands on both the east and west coast, plus the best Malaysian beaches have the added advantage of being relatively unknown which means they are cheaper, less crowded and more unspoilt. Beach holidays are also open to all pocket sizes from the Perhentian Islands favoured by those on a budget to the exclusive, private island of Pangkor Laut.



Redang Island, Terengganu



Tea Plantation, Cameron Highland



Malaccan Delights

Give a Helping Hand

Voluntourism is a programme sponsored by Visit Malaysia Year where travellers go on a vacation while participating in voluntary activities ranging from working with the Sea Turtle Adoption Programme, cultural exchanges with indigenous tribes people, Orang Utan rehabilitation to being a volunteer teacher in a school for disadvantaged children.

Food Glorious Food

Malaysia's history and identity is also best explored through its food – dishes given a new home by immigrant communities and turned into Malaysian icons. The Fabulous Food 1Malaysia Festival made its debut in 2009 and is a popular event in the calendar for tourists and Malaysians alike.

You will be left wanting more!

So, what isn't happening in Visit Malaysia Year 2014? Malaysia offers everything from fascinating culture, some of the finest beaches, amazing cuisine, great shopping, an established infrastructure and a people that want you to enjoy their country. Whether you are after an activity based holiday or just some serious pampering, Malaysia can offer it all in abundance, with everything in-between. Once you have experienced the country and its warm people, you just can't help but come back for another helping!

For more information on what to do and where to go during your trip to Malaysia, visit www.vmy2014.com today!



SENI
MONT' KIARA

**WINNER OF
FIABCI
MALAYSIA
PROPERTY
AWARD 2013**

*Residential (High Rise)
Category*



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appointment,
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Award-Winning SENI Mont' Kiara - Property Treasure In A Class Of Its Own

Perched on top in a premier Kuala Lumpur location, SENI Mont' Kiara is all about class and luxury. In November 2013, it was awarded the FIABCI Malaysia Property Award 2013 in the Residential (High Rise) Category. Not content with being the best in Malaysia, it has also achieved a Silver prize in the FIABCI Prix D'Excellence Award 2014 (High Rise Residential Category – World Chapter), gaining international recognition in a very competitive field.

To receive this prestigious award in Luxembourg, on May 21, was Lai Voon Hon who proudly declared, "Winning the FIABCI Malaysia Property Award was special enough and now with the FIABCI Prix d'Excellence Silver Award, this is indeed a crowning moment for Aseana Properties Limited and Ireka Corporation Berhad. Thank you to all our partners and buyers who believe in the SENI project. We will continue to work hard to be the best we can, creating properties that combine great originality and high value well into the future."



SENI Mont' Kiara – A Sense of Place

Residents in SENI Mont' Kiara enjoy living in this urban tropical resort, with its 3.14 acre recreational plaza, designed by award winning landscape artist, Karl Prinsic, where greenery, water and light blend in a state of artistic grace, and where 5-star facilities accompany this natural environment. The 300 spacious homes are designed within a lavish and artistic retreat reminiscent of tropical resorts offering respite from hectic city living.



Lai Voon Hon (middle) receiving the World Silver Award. FIABCI World Prix d'Excellence Awards 2014. Residential (High Rise) Category for SENI Mont' Kiara

- FIABCI - Property Award Of Distinction

Many thousands of man and concrete-pouring hours are all made worth it by being the esteemed winner of a FIABCI award. Ireka has been lucky to have won this much-coveted property award on two occasions. So let's bring them out into the open, where it is not just property aficionados who would have heard of FIABCI.

Who is FIABCI?

FIABCI, which translates from French as, International Real Estate Federation, is a worldwide membership network of property professionals from 60 countries who share information on a raft of issues relating to property development and real estate. Aside from being a learning organisation, FIABCI has, since its inception in 1954, been an important player on the international stage such as with the United Nations Economic Commission providing advice on housing, social and environmental issues to alleviate poverty and deprivation. FIABCI also has another key role, that of showcasing the best in local and international designs through its awards scheme.

The Malaysian Context

FIABCI Malaysia started in 1975, providing a platform for networking between all those involved in the property industry through membership, professional development and learning opportunities, to ensure the highest standards in this industry for improved quality of living for Malaysians. This is indeed a big ask and according to the current President, Mr Yeow Thit Seng (photo), "Having FIABCI in Malaysia has raised the standard of real estate in the country for which I am very proud to be associated with."

Winning a FIABCI Award – what does it mean?

There are several property awards today in Malaysia and it is no exaggeration to say that being the recipient of a FIABCI award (both local and international) brings its very own kudos. The evaluation process and judging criteria are rigorous and stringent, with 75% as being the pass mark! It is also worth mentioning that the evaluation process for the FIABCI

Malaysia award itself is ISO certified. Mr Yeow is proud of this fact and says that developers must know that the "standard of their property has reached a benchmark of distinction that is recognised by the judges working to objective criteria which the public will have confidence in. There is total integrity in the judging process which goes through several stages, which are the check points to ensure total independence, and the marks are ultimately audited by an independent public auditor." He finally adds, "When people don't win, it is simply because they have not reached the mark!"

Winning on the international stage means that Malaysian property is of a world-class standard. Judging of the Prix d'Excellence award is even stricter with 65 judges from 31 countries taking part in the process, an Oversight Panel scrutinising the process, overseen by a public auditor.

These FIABCI awards rank amongst the most prestigious commendations in the property sectors with a high-calibre jury of experts identifying the most significant building projects, so the winners are ultimately the best in each category. Setting this high benchmark for developers can only be a good thing for the Malaysian property industry, and society as a whole.

Profile of a Legend at FIABCI

Mr Yeow Thit Seng has been involved with FIABCI Malaysia as a committee member since 1990. As President for the last 4 years, Mr Yeow', whose term comes to an end in December, claims his legacy to be that of earning the organisation enough money to buy an office and to employ staff so that it is seen as "a serious organisation doing serious business offering the best service to our members." He also leaves behind much of the current ISO accredited criteria which sets the high standards participants have to achieve in order to be successful.



Projects Update At A Glance...

RuMa Hotel and Residences

The RuMa Hotel and Residences @Jalan Kia Peng, KLCC will have 253 hotel suites and 199 units of serviced residences making up the 40-storey building within walking distance of Kuala Lumpur's key landmarks. The temporary steel strutting and steel platform works are already completed and excavation works are expected to be completed by June. For further information and to register your interest, contact the Sales Team at Ireka on 03 6203 0020 or send an email to sales_enquiry@ireka.com.my



Kasia Greens

Kasia Greens is in Nilai, strategically positioned 30 minutes from Kuala Lumpur and 20 minutes from both international airports. Construction work on the 3-storey Superlink corner homes and the 2-storey Intermediate terrace homes are progressing well at almost 50% complete. The target date for vacant possession is in the first quarter of 2015. For more information on this development contact the Sales Team at Ireka on +606 799 3299 or log on to kasiagreens.com.my



Asta Enterprise Park, Kajang

The total site area for this industrial development is 31.53 acres. There will be 57 units of multi-functional factories ranging from 8,400 sf to 29,840 sf. The target launch date is mid-2014 and completion is expected in 2017. For more information, contact enquiry.asta@ireka.com.my



dwi@Rimbun Kasia Courtyard Homes

The courtyard homes are ideal starter homes with three sizes – 650sf, 900sf and 980sf. A private registration preview was held last month offering a first-hand preview of the units. A special feature of the courtyard apartments are the dual-key units where those living together will have a private key to their own accommodation sharing only the communal facilities like the kitchen and living room areas. If you are interested to learn more about the courtyard homes, the sales office number is + 606-799 3299 / 3288 or log in to the project website at rimbunkasia.com.my



Through The Looking Glass.....

This is a new section in CiTi-ZEN where we feature special people who have something to say and who definitely know how to live life large!

HANZO NG

Top sales guru and trainer talks openly about making it to number one, unconventionally.

You may recognise him as the competitor who exited from Apprentice Asia (Asian reality game show often dubbed "the world's toughest job interview"). Hanzo's experience on the show, which incidentally was also shot at SENI Mont' Kiara, taught him the value of always going in with the right strategy and not feet-first! The whole dramatic, emotional and intense experience of exiting from the show was humbling because as a highly competitive individual, he wanted to win it, nonetheless this experience has taught him many valuable lessons.

Let's start at the beginning. The entrepreneur behind Sales Ninja Group, a sales solution company, Hanzo Ng describes his business as being all about providing solutions to address sales problems and challenges. The problem with sales, according to Hanzo, is that everyone can do it but not everyone can do it well.



He has been referred to as the "most influential sales trainer" by his participants and much sought after for his training programmes. The Japanese sounding name, in part, comes from his love of Ninjutsu at a very young age, but mostly because it sounded cool!

Hanzo did not know what he wanted to do after choosing to leave the bosom of a large Japanese corporation to strike out alone. He just knew he wanted to be his own boss, liked the idea of being an entrepreneur and sharing learning with others. He attended RM20,000 worth of personal development courses to find his niche in life and it was a Toastmasters Group he joined,



which got him to do full-time talking, that turned things around for Hanzo because it led him to his AHA! moment – i.e. to be an entrepreneur in training others. Hanzo's ambition and tenacity to succeed as an entrepreneur from a very early point in his career was a sign of things to come and he certainly has not looked back since.

His message is not complicated but the most difficult to achieve – **persistence**. Hanzo tells everyone that success will follow sheer persistence. According to Hanzo, "Persistence gets results and is much preferable to living a life of regret." Hanzo's first business as an entrepreneur in IT at the age of 19 failed but his drive to be successful in business, was his prime motivation and goal.

Hanzo advocates that being an entrepreneur is not just about having the vision and leadership. As a self-funded start-up entrepreneur you have to be prepared to be boss and tea-boy at the same time because this is how we acquire all sorts of skills we did not know we had. This, in essence, is Hanzo's story.

Achieving success in sales is all about focusing on the basics and not about fancy techniques. It has four main ingredients – Knowledge (learn the business), Activities (find the clients), Mind Sets (stay positive and result orientated) and Skills Sets (MASTER*). "Good enough can only be good enough when you are the No 1 sales person in the company, then you move on and try to replicate this in the new job. Being No 1 is not an end in itself but a goal to achieve!" according to Hanzo.

So what's next? Hanzo is a man on the move. He has set his horizons on expanding his sales solution company outside the Klang Valley to cover Malaysia and beyond. The vision is to be Asia's number 1 sales solution company by 2024. With the way things are going, this is more than achievable.

*This is Sales Ninja's training mantra for achieving success in sales - **M** (meet people), **A** (ask questions), **S** (sell the benefits), **T** (tackling objectives), **E** (encourage people to buy) and **R** (relationship building).

For more information about Sales Ninja, visit www.SalesNinja.asia now!

Keeping Up with the Jones' 1 Mont' Kiara Spruces Up with a Host of Snazzy Tenants

Dear Shoppers,

An old friend, a new image. With 1 Mont' Kiara's renovation expected to be complete by June, local residents can look forward to a myriad of new and exciting tenants befitting the fashionable neighbourhood. As the burgeoning new hub of the Mont' Kiara community, the mall is dedicated to continually provide exceptional service and a distinct shopping experience to discerning patrons, as evident in its efforts to secure highly sought-after brands and labels to grace their hallways.

We begin with H&M's newest emporium, which boasts a whopping 22,000 square feet of pure fashion ecstasy. A heavyweight in the fashion industry and famous for their eclectic prêt-à-porter lines, H&M will become the flagship for 1 Mont' Kiara adding to the mall's visual aesthetics. The community's fashionistas and accessory addicts will have access to all of H&M's excellent value-for-money collections. In addition, the store will also house a wider selection of clothes for children, in line with 1 Mont' Kiara's family-friendly atmosphere.

Want to ditch the stilettos and swap them for something more comfortable when the boss isn't around? Trot over to Birkenstock then for their famous two-strap Arizona leather sandals, whose cork and natural latex footbeds seemingly melt under your feet. With simplicity and comfort at the core of the company's philosophy, patrons can be guaranteed a perfect fit with every purchase as they exit walking on cloud nine.

Japanese expatriates and locals alike will rejoice in learning that 1 Mont Kiara will also be welcoming two specialty ramen and udon restaurants, Menya Kamikaze and Kodawari Menya. Every food critic knows that a ramen course is judged by its soup base. Menya Kamikaze is equally legendary in its food preparation, with its creamy soup base having gained a cult following amongst ramen aficionados. On the other hand, Kodawari Menya strives to reintroduce the pleasures of savouring minimalistic meals. Favoured by fans for its emphasis on simple ingredients, Kodawari Menya stands out through its modest presentation and refreshing flavours, offering patrons a pleasurable experience free of MSG. We welcome Pasta Zanmai which opened its doors in mid-May, a



wonderful fusion restaurant taking its inspiration from the love of Japanese food and a passion for pasta. La Hagen which is a German part café, part restaurant also offering authentic German beer will open soon.

Enhanced and new educational tenants such as Bambini & Casa Montessori mean that 1 Mont Kiara can now be even more child-centric, offering childcare and learning facilities to pre-school children. With plans to incorporate the first Japanese Montessori classroom in Malaysia, Bambini & Casa Montessori positions itself as a premium, full-service kindergarten and nursery, preparing children for primary school with its localised curriculum. Blokspace is also another space for children to explore their creativity using the latest Lego block collections and

they can be kept occupied while you shop. And while the kids are away, parents can also happily trickle down to Pacific Coffee for a much needed caffeine buzz. Another option is to visit The Barn or Taps Beer Bar for something, potentially, much stronger.





We are delighted to also announce the arrival of Stanzo Collection, a store selling quality products for your home with modern, contemporary silhouettes assured to withstand the test of time. With their broad range of iconic pieces, you are sure to find a piece that fits your unique lifestyle.

To our existing and anchor tenants who are vital to the success of the mall, we thank them for their support and patience during the extensive renovation works. Their businesses will undoubtedly complement the new stores coming on board. Together, we know 1 Mont' Kiara mall is going to be refreshed, vibrant and the place to be!

Of course, getting in and out of the mall to patronise the shops and restaurants is critical. So, the drop-off area will be widened at the front with a covered walkway into the building. The taxi stand will be moved to the side of the mall and all these changes will improve the flow of traffic.

This is a sneak preview of what's to come to 1 Mont' Kiara. With its commitment in presenting the community with unique novelty stores and quality merchandise, there's always something to look forward to in 1 Mont' Kiara.

From: 1 Mont' Kiara Mall Management

Property Market Intelligence by One Real Estate

Lease Management Services

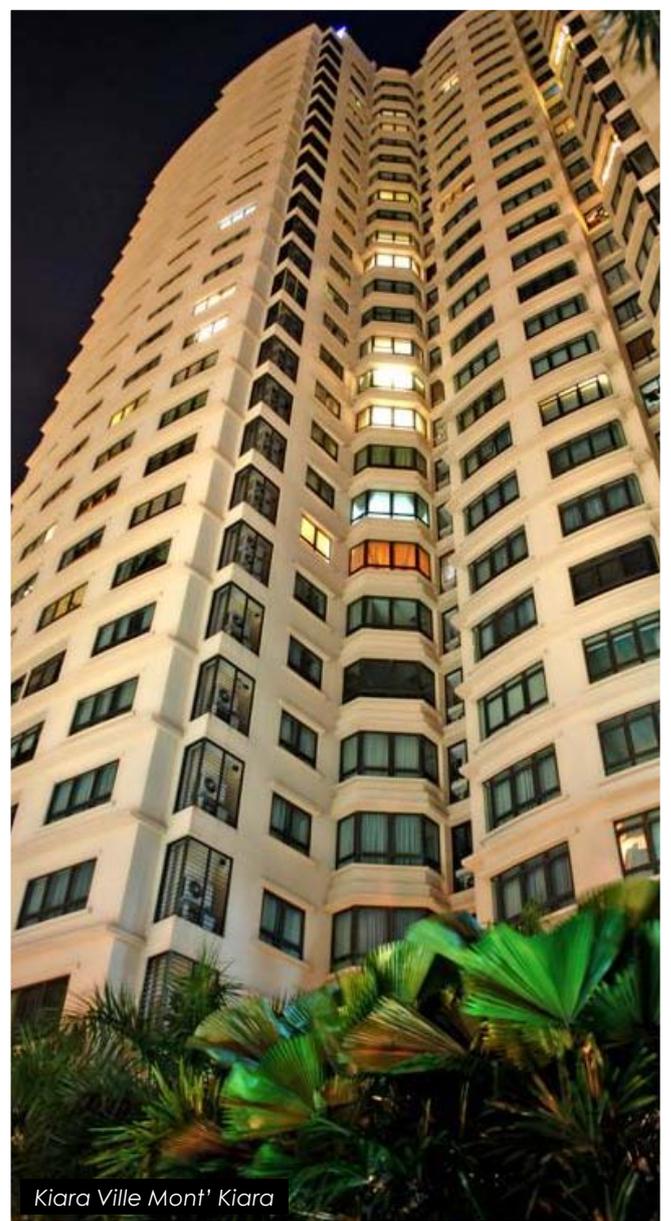
One Asset Management Sdn Bhd provides a hassle free tenancy management solution for property investors and landlords via our Lease Management Services.

We are currently managing some 40 units of luxury condominiums within i-ZEN @ Kiara I, i-ZEN @ Kiara II, Kiaraville, Tiffani by i-ZEN and SENI Mont' Kiara. We also manage office suites in Menara 1MK, 1 Mont' Kiara. To further enhance our services, we assist owners in taking possession of their properties from developers, and provide a defects snagging service and a repair & maintenance service. We have trustworthy and skilled contractors whom we are able to call upon and we also have our in-house technicians and handymen to assist in minor repairs and maintenance. We have been providing our services for more than 4 years and many of these units, unless they are sold, have been managed by us since the day of handover. To further complement our services to the clients, we have our estate agency team to help landlords to find tenants for their units.

We manage all the aspects of property management involving tenants and the physical property units. We liaise with tenants to ensure that rental is paid on time, settle all bills and outgoing expenses, and when there is a problem with the unit, fittings or fixtures, we organize contractors to repair the problem.

Our key objective is to align the needs of our client with practical and cost effective management services. We believe an effective tenant management service will maximize asset value by generating good rental returns and capital values.

To let you try out our services, we now offer a time limited promotion package to Ireka buyers/ investors at a discounted rate for those who sign up with us from June to September 2014. The promotion includes free trial period for the First 1 month and a discount up to 50% on our fee for the subsequent 3 months trial period.



Kiara Ville Mont' Kiara

One Real Estate Sdn Bhd is a real estate consultancy firm registered with the Board of Valuers, Appraisers and Estate Agents, Malaysia offering Real Estate Investment Advice, Project Marketing & Consultancy, Development Consultancy & Research, Transaction Management (Lettings & Sub-sale) and Valuation services. We currently focus our estate agency services mainly in the areas of Mont' Kiara, Sri Hartamas, Bangsar, Damansara Heights and Bukit Tunku. Sandakan is our newest office.

i-ZEN Privileges

It's Our Privilege!

Warm greetings to all our i-ZEN Privilege Card holders.

As one of our valuable members, you are invited to enjoy an extensive range of exciting benefits and privileges with your loved ones, family and friends. These privileges include discounts and other benefits in the food and beverage outlets, shopping, spa and leisure activities, many in the soon to be revamped 1 Mont' Kiara Mall. We hope to get new merchants with discounts for you and will give you further information in the next issue. We take this opportunity to feature two of our esteemed merchants to you:



Slumberland Mattress Gallery is a premium bedding boutique that provides the latest trends to fit your bedroom and to the highest standards. i-ZEN Privilege cardholders can enjoy 5% discount off products and birthday specials too

D'TOUCH – Living Concept specializes in supplying modern contemporary furniture, lighting and garden furniture, with focus on fantastic design, and excellent quality. The range includes sofas, coffee tables, chairs and accessories from Asian and European designers. i-ZEN Privilege cardholders will enjoy 40% discount (while stocks last) and 50% for birthday specials

For more information on your i-ZEN Privilege card, contact Rene Anthony, Customer Relations on +603 6411 6388 (ext. 6887) or email to enquiry@i-ZEN.com.my



Scan this with your QR code application or visit www.i-zen.com.my/privileges.htm for more information on the full member privileges available in year 2013/14.

The i-ZEN Privilege Card gives you access to exclusive offers at your favourite spots.

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Jurlique

SOTHYS
PARIS

Leng's Clinic
Medical Cosmetic Services

ACCOMMODATION

aloft
A VISION OF W HOTELS

FOUR POINTS
BY SHERATON
Sandakan

CULTURE



HOME & DECOR

Sabritz Edin Dhad

onehygienic
We Don't Just Clean. We Sanitise.

Slumberland

FELLA DESIGN

Alpha removals
AFFORDABLY COMFORTABLE

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