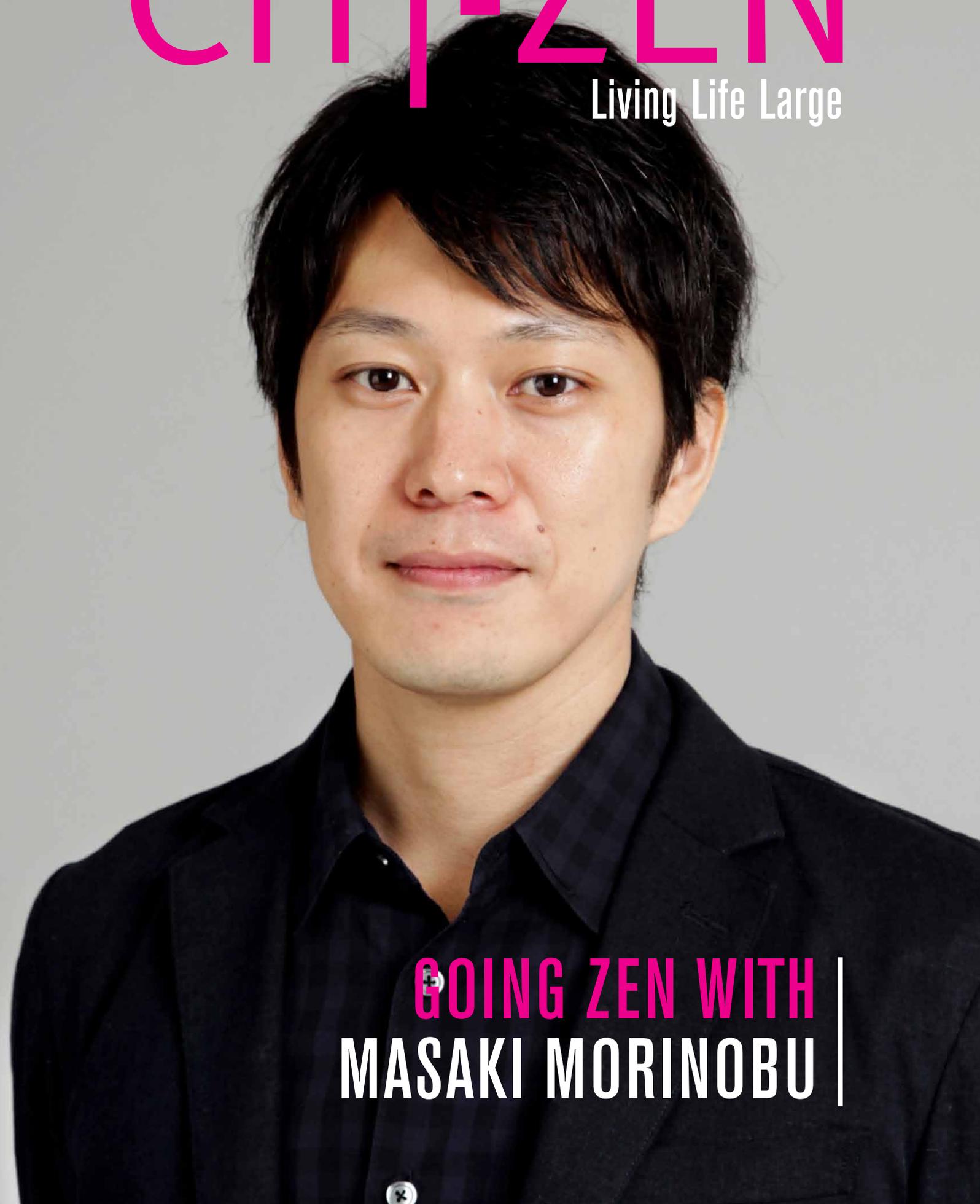


ISSUE 42 • July - September 2017

CITIZEN

Living Life Large



GOING ZEN WITH |
MASAKI MORINOBU |


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GREETINGS TO OUR CiTi-ZEN READERS!

Another quarter passes by and it is quite daunting to be galloping to the end of yet another year. The next quarter proves to be a busy one for us as we look to launch our newest development in Mont' Kiara, Kiara Residences, inspired by Japanese contemporary living. The award-winning interior designer, Masaki Morinobu tells you all about his vision for this exciting project.

As always, we provide an update on The RuMa Hotel and Residences and I am delighted this development is also marching towards completion. The topping out (i.e. the completion of the building structural works) took place in early July and we are now concentrating on the fitting out of both the hotel and residences. We have shared with you The RuMa's "Green" footprint in this issue and we are determined to go for Gold Building Certification.

Malaysia is known for its hot weather, cosmopolitan cities, sandy beaches and the generally relaxed pace of life which is why it is ranked 2017's sixth best place to retire in the world by International Living (renowned global living organisation). It is the only Asian country in the top 10 and with their permission, we have published the reason for International Living's ranking in full for you to read all about it.

I am proud to have celebrated Sandakan Harbour Mall's fifth birthday at the Four Points by Sheraton Sandakan hotel which you can read all about at page 7.

Because life is to be lived large!

Until next time,

Datuk Lai Voon Hon
 Group Managing Director
 Ireka Corporation Berhad

GOING ZEN WITH MASAKI MORINOBU

In Issue 41, we featured Ireka's new development, KaMi Mont' Kiara (referred to previously as Kiara Residences) which is a Japanese inspired design development in upmarket Mont' Kiara to be launched towards the end of 2017. We are delighted to introduce to you, in this issue, Mr Masaki Morinobu, award-winning Chief Designer with Tokyo-based architects and designers, Nonscale Corporation. Morinobu San will be leading the interior design on KaMi Mont' Kiara and more on this later. Let's start off by telling you that Morinobu San is also the designer for the Sky Pavilion for a London park which won the Triumph Pavilion Competition in 2015, an annual showcase structure to spotlight the work of architects and designers. This puts his talent into some context and we are delighted to welcome him on board the exciting KaMi Mont' Kiara project as its interior designer.



IN THE BEGINNING.....

Before returning to Japan to practice, Morinobu San studied and practiced in New York where he lived for 13 years. He attended the Graduate school of Architecture at Columbia University and it was here that he cut his architectural and design teeth, so to speak. The world of algorithmic architecture using computational tools was a particular fascination and has remained with him until today. He claims that computational tools help make the whole process from the design phase to the construction phase more efficient, especially for complex designs. I don't pretend to understand anything about computational design but the research tells me that it is about applying computational strategies to the design process, using codes and computer language to do so – very clever stuff!

Asked about his passion for architecture and design, Morinobu San says, "I have always been interested in experiencing spaces that are dynamic and unique from a young age. After learning that these spaces were designed by well-known architects, I decided to get into architecture and the interior design business. Whilst studying and practicing in New York, I got the

opportunity to see many creations in the city close-up and I understood then that architectural designs and creations gives us lots of possibilities for our lifestyle and living spaces."

CREATIONS

Since New York, Morinobu San has been involved in many styles of architecture and interior designs, both commercial and residential. He has been involved in projects such as the Sky Pavilion, UK, Isetan Scotts supermarket, Singapore and other projects in Malaysia and Taiwan.

DESIGN PHILOSOPHY

Morinobu San's design philosophy is to create space that co-exists with the end users. For him, it is all about respecting and preserving the local culture in living spaces. The challenge is to balance between deciding what elements to preserve and what elements to be innovative with. For residential designs, the detail and materials used are also important elements, but most crucial for Morinobu San is to provide spaces that families can communicate in.

Morinobu San gets the most satisfaction from seeing all his ideas coming together and the designed space becoming an actual “scaled” space. However, the most enjoyable part is seeing people using and appreciating the space for a long time to come.

When asked about a challenging project, he recalls the ISETAN Scotts Supermarket project in Singapore’s Orchard Road. The project was to upgrade the interior design and also to reconfigure the new Sake bar features and re-organizing of the “Event” booth which were to be the feature elements for all to see. Morinobu San kept to the Japanese design element by using the Zen garden concept with expressions of water and island incorporated into the ceiling design. Computational tool was used to make the construction process efficient – the waved ceiling was designed in 3D and it was fabricated from the 3D data. The entrance wall and accent wall were also fabricated using the computational tool. It has all paid off because the end result is stunning and very user friendly.

A WORD ABOUT NONSCALE CORPORATION AND ITS NAME

The Nonscale Corporation was founded 12 years ago and is based in Tokyo, Japan with a branch office in Taipei, Taiwan. Its 15 members of staff come not only from Japan but also from other Asian countries like China, Taiwan and Korea. Their projects have a wider reach, making their mark in Malaysia, Singapore, China, Taiwan, UK and Japan. In Malaysia, Nonscale Corporation has completed the Mitsui Outlet Park in Sepang and the façade design for Damai Hill Condominium in Kota Kinabalu, Sabah. The Corporation specializes in commercial projects of varying types and sizes; and researches the latest technology and computations for their designs. Nonscale Corporation is also proud of putting a lot of effort into submitting their designs for international competitions to measure themselves against the best in the world.

When asked about why they have such an unusual name, Morinobu San says, “As a design firm, Nonscale’s goal is not only to design visually, but also to respect the site and design the space for the end users – i.e. local users and communities. Every project



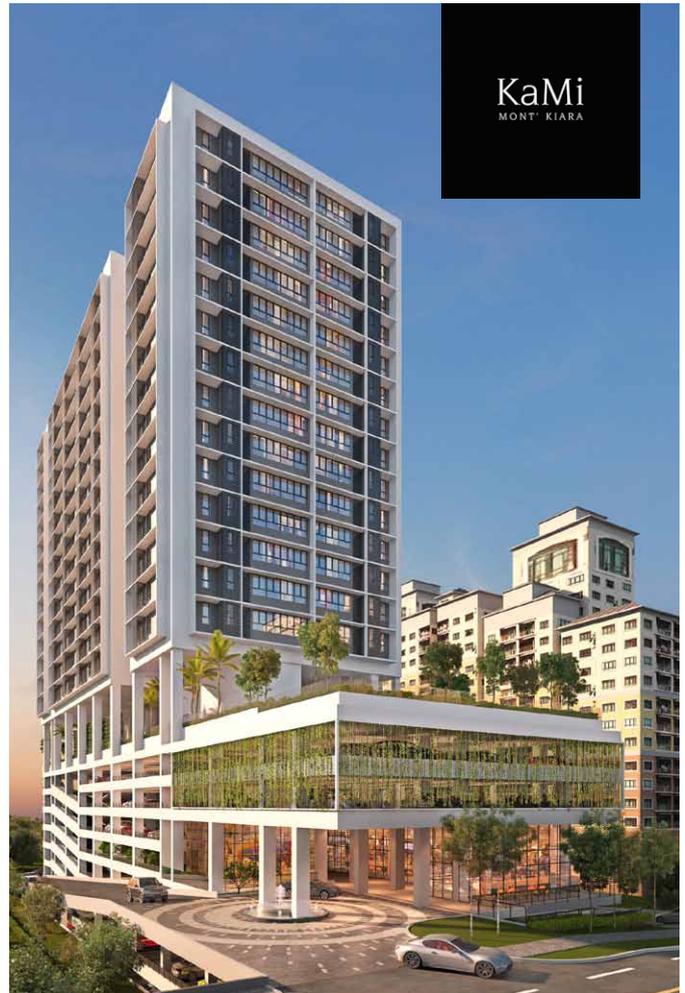
is a new challenge, although the goal of providing an interactive space for the users is somewhat the same. Therefore, the scale of the project really can be anything to achieve the goal. We design pavilions, retail outlets, bus terminals to large shopping mall complexes. That is why we named ourselves Nonscale because as the name suggests, the scale does not matter for us at all.”

Some of the iconic works include the award-winning Tokyo Metro Ginza Subway; The Yulon Shopping Centre in Taiwan and The Tianjin Shopping Mall, China.

KaMi MONT' KIARA

This is the latest project in i-ZEN's portfolio of developments, aimed primarily, although not exclusively at the Japanese community in Mont' Kiara. Ireka's recognizable and iconic i-ZEN brand, has many fans among the Japanese community in Mont' Kiara which incidentally is home to a large proportion of the Japanese community who live in Malaysia. The concept is to create a condo where the design features and facilities built to a high standard, are Japanese friendly. For example, there are plans for a Japanese restaurant and convenience store, not to mention the whole development being pet friendly which will definitely appeal to the Japanese community. There will also be an Onsen Spa and much of the design is inspired by Japanese contemporary living. In service terms, one of the most popular requests from current Japanese tenants and home owners is to have a centralized maintenance, repairs and defects team to deal with when they need help rather than having a plethora of workmen to negotiate with. Ireka will meet this need in the new 168 unit development expected to be completed around 2020. The launch date is expected to be towards the end of 2017.

The style of KaMi Mont' Kiara is to blend-in "Japanese soul" into the Malaysian context. According to Morinobu San, Japanese lifestyle and how they make use of dwelling spaces are unique and this difference is exacerbated for Japanese people when they live abroad. It's all about the use of living spaces. For instance, planning storage space is an important part of any Japanese dwelling because of the size constraints of homes in Japan so this will be an



important feature in KaMi Mont' Kiara. There are many aspects of Malaysian dwellings that are attractive for the Japanese as well, such as the typical high-ceilings to keep the homes aired and cool. Morinobu San also plans to blend Japanese modern interior design with a tropical resort setting. They might seem to be opposites, but what they both have in common is the use of warm materials.

Morinobu San is looking forward to bringing his design ideas to Malaysia. He says, "Malaysia is an attractive country and I observe the way how people from different backgrounds, cultures and religion respect each other's values. It is very exciting to design something in this context of harmony, respect and identity, all values that are close to Japanese hearts. Whatever my fellow Japanese are moving to Malaysia for, I would like to create a home for them here that will somehow blend the cultures of Malaysia and Japan."

For more information of KaMi Mont' Kiara, please email to sales_enquiry@ireka.com.my.

PROGRESS INTELLIGENCE ON THE RUMA HOTEL AND RESIDENCES



In the last construction update posted in Issue 41, works on The Ruma Hotel and Residences had reached Level 36 which is the last floor using the Mivan Aluminium Formwork (an advanced technology favoured in building construction for its speed, strength and safety for same sized structures). The Conventional Formwork resumes from Level 37 onwards, which requires longer construction time but is essential to meet the Non-Typical Floor Plates Requirement (i.e. rooms like the Penthouse Units, Level 38 Mechanical Floor and The Sky Deck).

To date, construction has progressed up to Level 39 which is the Sky Deck and the top most floor of the building. The topping-out (i.e. the completion of the building works) took place on July 10. Following this, the two huge tower cranes will be progressively dismantled and replaced with the smaller Derrick Crane and Mini Crane for the remainder of the construction period.

Other works taking shape include the architectural works that have progressed up to Level 30, the mechanical and electrical works are fully completed up to Level 18 and the internal finishes works, now up to Level 18.

Currently on Level 8 of the Hotel Type A-2 Mock-up Room, ID cladding and panelling works are in progress; and on Level 14 of the Hotel's Grand Suite Mock-up Room, marble works to the bathroom wall have commenced. Subsequently on Level 19 of the Residences Type A Mock-up Room, the door and ironmongery, fit outs and timber flooring works are in progress.

BUILDING GREEN FOOTPRINTS AT THE RUMA SITE

(Information provided by Stephen Chan, The RuMa's GBI consultant)

GREEN BUILDING

It is widely acknowledged that the building and construction industry account for high energy consumption, solid waste generation, global greenhouse gas emissions and environmental damage. Worldwide, governments have been promulgating policy and laws to promote and enforce "Green" building in both new construction and existing building. "Green" building as defined by the Green Building Index (GBI) focuses on increasing



the efficiency of resource usage (energy, water, and materials) and reducing the impact on human health and the environment, through better siting, design, construction, operation, maintenance, and removal. “Green” Buildings should be designed and operated to reduce the overall impact of the built environment on its surroundings.

GREEN BUILDING PROJECT

Ireka has taken a great leap forward to deliver “Green” building projects and The RuMa is aiming for GBI certification Gold rating.

DEVELOPER CHALLENGES IN GREEN BUILDING

“Green” buildings are often perceived as having higher design and construction costs which can discourage many potential developers from going “Green” voluntarily. Project managers representing the developer play a central coordinating role in integrating “Green” features to deliver a sustainable building during the design and construction process whilst meeting the target time and cost requirements of the project. The list of potential “Green” solutions are explored carefully by the project team to identify the most relevant, feasible, cost effective, and socially beneficial features to be included into the building base design. Then, the team is challenged to optimize the building design with the agreed selected features.

GLASS SELECTION

A good example is the glass selection for The RuMa. From an engineering perspective, glass with lower U-value and shading co-efficient will lower the amount of heat transfer into the building which will result in lowering energy required from air-conditioners. If we are going for glass with good thermal resistance, the glass tends to come in darker shades which can affect visibility. If we try to maintain the visibility of the glass with good thermal resistance, the glass tends to be thicker which means higher material cost. The project team explored the market to look for the best glass product that meet all the requirements in terms of heat resistance (energy saving), visibility and cost. As

a result of the study, double glazed laminated Low e with the U-value of 3.9 W/m² and shading co-efficient of 0.39 were selected for The RuMa development and it helped the building achieve an improved performance building façade with overall thermal transmittance value (OTTV) of less than 40W/m² (the standard OTTV is 50 W/m²). This is one of the typical processes to go through in order to achieve “Green” building status.

WATER FITTING SELECTION

Conventional building water fittings are usually specified by the architect or developer team based on fitting aesthetics and application functionality. “Green” buildings, on the other hand, heavily emphasize on the amount of potable water usage reduction. The flow rate or flush rate of a fitting which can be translated into the amount of water saved compared to normal fittings become a new and important consideration during fittings selection. Many hours were spent testing the fittings for first-hand experience and to perform the water saving calculations before each of the fittings were selected. Most of the fittings selected were registered under the Water Efficiency Labeling Scheme (WELS), an international water fitting grading body that rates the water fitting performance based on their flow rate. A typical WELS “Excellent” rated fitting saves more than 60% of the amount of water used while a typical WELS “Good” rated fitting could save more than 30% of the amount of the water used. Though it took more effort to select the suitable fitting for the “Green” building, the end result of the selection meant the building consumed 40% less water than a typical conventional building.

CONSTRUCTION WASTE MANAGEMENT

“Green” building is not limited to building design, but it also involves construction practices in resource management at site. Construction waste is usually removed without any segregation which causes a lot of useful resources being wasted without being recycled and directly thrown to landfills. A responsible construction waste management practice has been enforced at The RuMa to reduce the solid waste generated at the site. A detailed construction waste management plan was drafted before the construction started and the waste handling strategy was modified as the construction moved on to different stages to ensure the strategy was best suited for the current site condition. All construction materials entering the site and waste materials leaving the site was properly recorded to keep track of the waste management implementation. Paper boxes, timber pallets or metal trays that come with the construction materials were collected to be reused by sending them back to the materials supplier or recycled, while recyclable left over materials are segregated from the general waste. Recyclable waste such as metal and timber are piled up in different bins and delivered to the Sungai Kertas recycling centre or sold to a relevant recycling collection centre. It took close cooperation and communication between the project team and

the contractor to monitor the waste management at The RuMa site. The interaction between these two parties was the key success factor of construction waste reduction at the site by at least 50%.

OTHER GREEN FEATURES

Every step taken to “Green” the building is the result of coordination between the various parties and thorough research to support the ideas generated to reduce and recycle waste, for instance. Whether it is premium indoor air quality that is sought, using “Green” label products in building design, energy saving lighting design and control, centralized building energy and water monitoring using Building automation system or other innovative “Green” solutions, these features have been included in The RuMa building. These features were carefully researched and incorporated into the building design at the early stages, and continuous fine-tuning has taken place to suit the building design. There have also been changes to ensure successful execution of the “Green” plan. Construction material selection is a carefully considered process whereby preference is given to materials that comes with recycled content or are locally sourced. Volatile organic content (VOC) and urea formaldehyde which are harmful to human health is avoided to ensure the indoor air quality of the building is optimized. The amount of recycled content and locally produced materials used for The RuMa’s development is estimated to be 30% and 20% respectively while the products used for internal finishes is 100% low VOC.

WHY DO WE INSIST ON GOING “GREEN”?

Implementing “Green” building designs and practices as compared to conventional buildings requires the project team to explore better solutions for the building’s designs for implementation and to understand how it affects the environment. All this also has to be done from the perspective of the people living in the buildings. It must be built to make them comfortable to live in while conserving the environment. “Green” building is not the only solution to addressing global warming but it is one of the achievable solutions we can do to create a more sustainable future for future generations. We strongly believe “Green” Building is the future and we are here to embrace the trend!

AND THERE IS MORE TO KNOW ABOUT THE RuMa.....

YOUTUBE CHANNELS

Also don't forget that The RuMa Hotel and Residences has proudly created its own YouTube Channel with the aim of showing off all aspects of The RuMa's development, providing an overview of The RuMa and introducing key individuals such as Andy Hall, the Shanghai based interior designer from MQ Studio and

Urban Resorts Concept's (URC) CEO, Marcus Engel on his vision on how URC will bring distinction to the guest experience at The RuMa Hotel. The YouTube links are set out below for your information:

The RuMa Hotel and Residences Youtube Channel Link:
<https://www.youtube.com/channel/UCBErWBGCmmNDhZkBpeQi5Fw>



THE RUMA
 HOTEL AND RESIDENCES

NEW PROPERTY GALLERY

The RuMa’s new sales and property gallery is now open. It is centrally located in KLCC, at the Etiqa Twin Towers in Jalan Pinang.

For sales enquiries, please contact
 03-2161 1268 or email to
sales_enquiry@ireka.com.my

The RuMa Sales & Property Gallery
 Level 13, Lot E
 Etiqa Twin Tower 1
 11, Jalan Pinang
 50450 Kuala Lumpur

www.the-ruma.com

A hotel managed by **URBAN RESORTS**
concepts

FANTASTIC FIFTH ANNIVERSARY - HARBOUR MALL SANDAKAN

Harbour Mall Sandakan proudly celebrated its fifth anniversary on Saturday, 15 July. This one and only, modern air-conditioned mall in the east coast town celebrated in style with a day-long programme attended by local dignitaries and officiated by Datuk Lai voon Hon.

Happy Birthday Harbour Mall Sandakan!



RETIREMENT IN MALAYSIA – WHY NOT?



The idea of retiring abroad is increasingly becoming popular and not as crazy as it sounds these days. People do it for either economic reasons to make their retirement funds last longer in countries with a cheaper cost of living or simply for a new sense of adventure. The world is a much smaller place where technological advancements and cheaper, convenient air travel make being away from family and friends less daunting.

International Living, a renowned global retirement organisation that has rated the best retirement destinations in the world for the last 25 years, places Malaysia as one of the top 10 countries to retire in (6th to be exact, and the only Asian country to make it to the 2017 list). International Living's comprehensive Annual Retirement Index is well respected because of their forensic examination of each country's cost of living, climate, safety record, healthcare, taxation, retiree benefits and so on, thus giving retirees valuable information to help in their decision making. Here is an extract from International Living's 2017 published information on Malaysia which speaks for itself.

MALAYSIA

Malaysian cities are clean and modern, its public transport unrivaled, and its people the friendliest in Asia. And while other Asian countries offer great budget holidays, and some offer first-class vacations, Malaysia manages to cater extraordinarily well to both.

Occupying Peninsula Malaysia and two states on the island of Borneo, Malaysia is known for its idyllic islands—there are 878 of them—its stunning beaches, and its untouched rainforests. Malaysia's people are a mixture of Malay, Chinese, Indian,

and Europeans. The Portuguese were the first Europeans to recognize its rare qualities over 600 years ago, and the Dutch, and then the English quickly followed. This fusion of cultures is unique to Malaysia and has resulted in a truly multi-cultural society where all religions are tolerated.

"In Malaysia, you'll get the best street food, restaurants and cafés in the region, and some interesting architecture that is unlike any other," says IL Malaysia correspondent, Keith Hockton. "The food is not just first class, it's world class, and the shopping in Kuala Lumpur and Penang, where I live, is to die for. From state of the art air-conditioned shopping centers to colorful night markets, Malaysia has it all."

Malaysia also has no less than four UNESCO world heritage sites (the Lenggong Valley, the Gunung Mulu National Park, Kinabalu Park and the cities of George Town and Malacca). Kinabalu Park is a bird watcher's paradise, and Mont Kinabalu is the tallest mountain in Malaysia. Sunrise seen from here is something that you will remember for the rest of your life.

Consisting of 13 states and three federal territories, there is a lot to see and do here. It's just one of the reasons that first time tourists to Malaysia come back again and again, and ultimately end up moving or retiring here.

It's also one of only three countries in Asia (Singapore and Hong Kong are the other two) where you can buy property freehold. And you don't need to be living here to do it. When you arrive in the country you'll be given a three-month visa, and if you decide to buy while you are here, you can.

It's a very special place, central to Southeast Asia, which means that traveling to other countries in Asia is quick and affordable. And there is a plethora of good, reliable, safe budget airlines that will help you do just that.

Add to that the low cost of living and excellent healthcare, and you have a great retirement haven if Southeast Asia is on your shortlist.

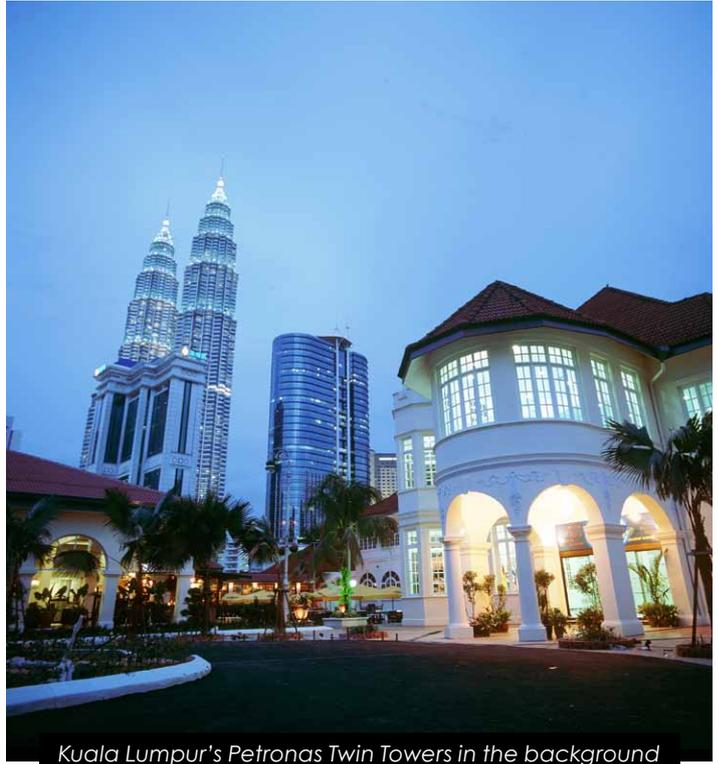
"Malaysia has some of the best-trained doctors in Asia, and most have learned their profession in the U.S. or the U.K. They all speak English, too, which is a huge plus," Keith says.

Two months ago, Keith tore the anterior cruciate ligament in his knee and needed treatment.

"The cost of the entire procedure, including the initial consultation, MRI, and then the operation, anesthesiologist, and a private room, was just \$2,000. In the U.S., depending on your insurance, the same would have cost \$18,000 or more."

So, in a nutshell, retirement in Malaysia provides attractive lifestyle features such as good weather, rich culture and ample opportunities to stay physically active if you choose to, and to engage in volunteer work.

(The World's Best Places to Retire in 2017, International Living Magazine, Jan 1, 2017)



Kuala Lumpur's Petronas Twin Towers in the background

MALAYSIA MY SECOND HOME (MM2H) PROGRAMME

In Issue 41, we briefly discussed the Malaysia My Second Home Programme (more commonly called MM2H) which is the Government's initiative to enable non-Malaysians to live in the country for an extended period of time, usually with a 10 year residency visa. The MM2H programme was introduced in 2002, then, called the Silver Hair scheme, to promote Malaysia as a retirement destination for international retirees. Today, according to Government statistics, it is the mainland Chinese followed by the Japanese and then the Bangladeshis who have decided to make Malaysia their retirement home. Since the programme started, over 33,000 applications have been successfully approved. The top ten participating countries according to Government statistics are China, Japan, Bangladesh, UK, Korea, Australia, Taiwan, Singapore, USA and India.



Endau Rompin National Park, Johor



Redang Island, Terengganu



Taman Negara Tree Top Walk

The Beyond Corporate Group (Beyond), who have been in the immigration business for the last 22 years have been helping MM2H applicants reside successfully in Malaysia. According to Mohd Yusoff, a licensed agent for the last 18 years and a partner at Beyond claims, "MM2H is one of the world's best and cheapest residency programmes. It allows people to plan for their retirement in the long-term and they get to stay in an easy going country like Malaysia with an average of 2,200 hours of sunlight a year."

Residency is entirely dependent on financial criteria because applicants have to demonstrate they can support themselves financially whilst living in Malaysia without seeking employment or government help. For applicants over 50 years old, the main financial requirements are to show proof of international liquid assets of at least RM350,000 (USD 80,000) and proof of income of at least RM10,000 per month (USD 2,250). Once in Malaysia, applicants over 50 must open a bank account with a minimum deposit of RM150,000 (USD 35,000) but after one year up to RM50,000 (USD 12,000) can be withdrawn for approved expenses relating

to medical bills for instance. A minimum balance of RM100,000 (USD 23,000) must be maintained in the account. There are similar financial requirements for those under 50 but the figures are higher.

There is no doubt that the appeal of retirement in Malaysia is growing among expats seeking a tropical climate and a relaxed lifestyle; and described by International Living magazine as an "exotic and modern paradise". After all, it is the world's sixth best place to retire in 2017. You could do worse!.

For more information about retiring in Malaysia, you can contact:

Beyond Expatriate Advisory (MM2H) Sdn Bhd
Beyond Corporate Group Sdn Bhd

1-17-1, Menara Bangkok Bank, Berjaya Central Park,
 No. 105 Jalan Ampang, 50450 Kuala Lumpur

T : + 6 03 2181 8383

F : +6 0321810033

M : +6 0126768874

W : <http://www.beyondcorporategroup.com>

KOPITIAM NEWS!

The i-ZEN & zenZ Community Page

LETTER FROM THE MONT' KIARA COMMUNITY SOCIETY

Hello Mont' Kiara,

Cleanliness has an underlying moral quality to it, and some consider it to be the key contributing factor to health and well-being. However we choose to view it, cleanliness has played a role in establishing the cultural values we take for granted. Making a cleaner and nicer world starts locally. We'll come back to this point in a second.

Kuala Lumpur's sanitation blueprint is DBKL's (KL City Hall's) initiative to encourage neighbourhoods to work together with them through an evaluation for a cleanliness rating. This action plan to transform KL into one of the cleanest international cities and to achieve Grade A status involves a five-phased process:

1. Improve the management of solid waste and public cleansing.
2. Improve infrastructure especially for roads and drains.
3. Enhance public awareness on cleanliness in partnership with stakeholders.
4. Integrate and coordinate DBKL's enforcement action with other agencies.
5. Extend the function of branch offices.

Seven out of thirty five areas governed by DBKL have achieved Grade A status, the reward for which is a grant for the neighbourhood to use as they wish. This fund would be very useful to have for Mont' Kiara, which prompted the Mont Kiara Community Society (MKCS) to pounce on the opportunity. Through the years the MKCS have been fortunate in developing a strong working relationship with DBKL and local stakeholders whilst co-operating to achieve the first four phases sustainably.

To go back to the original point, "dead spaces" affect the environment, which makes it more difficult to maintain because there's no 'buy-in' from passing traffic to want to keep the area clean. Then what happens is you start to see littering followed by even more anti-social behaviour. It's a vicious circle.

The MKCS is endeavouring to break the circle by focusing on Quality of Life aspects that call upon more caring traits. By involving Mont' Kiara's stakeholders, the MKCS launched their pilot project to enhance the Mont Kiara's "dead spaces" in early July as part of the evaluation process for Phase Five of the DBKL Cleanliness Blueprint.

MKCS Mont Kiara
Community
Society



Stakeholders in Mont' Kiara, both residential and commercial, such as Ireka, UEM Sunrise, Mont' Kiara International School and Garden International School are on board to support the project which will be completed by the end of the year. In conjunction with the cleanliness blueprint and a regular feature in our events calendar, all MKCS zone leaders are currently organizing a "gotong royong" (community clean up) for their particular areas and residents are encouraged to join in too. Local people and passersby will be able to vote on the value of the beautification project and perhaps leave us some feedback for future ideas to improve the Mont' Kiara community.

Watch this space for more information - good things are going to happen here!

Warm regards,

Kathryn Ghazali
Head of Events and Communication

KOPITIAM NEWS - THE MIDNIGHT BAKER



Tucked away on the ground floor of SENI Mont' Kiara Condo is a little gem of a café that is not just open to the residents but also to the public. The free parking is a plus point but, better still, it is only walking distance from the neighbouring Ireka properties of Kiaraville, Tiffani and Villa Aseana. Owners, Cheryl Chin and Jason Kee are passionate about their particular crafts (he bakes bread and she bakes cakes) which they do every night, usually after most of us have gone to bed, in order that their customers get fresh produce every day – hence the name, The Midnight Baker. This husband and wife team has been doing this for the last 18 months and long may the café continue because this is my regular pit stop at the weekends!



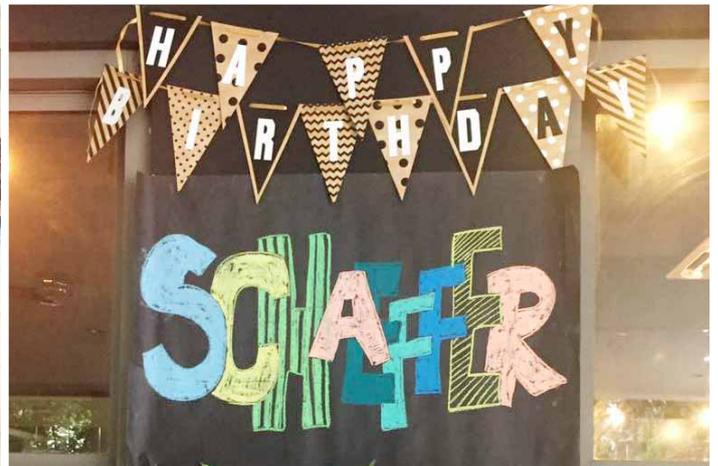
Surrounded by home-made cakes and breads, The Midnight Baker offers tasty and nutritious food because all their ingredients used are fresh, good quality and natural. The pandan coconut loaf for instance contains no artificial flavouring or essence. Fresh pandan leaves are pounded to produce the juice used for this cake. The menu, which has something to suit everyone's taste, both sweet and savoury, is a winner with their customers, especially the baked eggs, grilled chicken sandwich, brioches, French toast, quiche, brownies and fresh loaves.

My favourite is their scrambled eggs (made with free range eggs) on home-made wholemeal toast with home-made baked beans and my cut-to-order avocado slices on the side. Despite being quite stuffed, I will follow this with either the carrot cake with cream cheese frosting or the scone & fresh cream, again freshly baked. All this of course is washed down with a good cup of handcrafted coffee which The Midnight Baker is also often complimented on. It would be rude to refuse!



Everything about their food is wholesome, fresh and what the EatDrinkKL Blog describes as "fuss free" which about captures it perfectly. Gluten free baked products are also available which is good for celiac patients.

Aside from the food, the relaxed and informal environment is exactly what brings the customers back time and again. The children's play area, smack in the middle of the café is ever popular with the pint-sized customers and as parents, Cheryl and Jason appreciate the importance of having that much-needed cup of coffee in peace.



Breakfast and tea times are the busiest and Cheryl notices a growing number of business people coming to the café to conduct business discussions because it is private, quiet and surrounded by greenery and the lovely SENI water feature. The café also lends itself to having parties and gatherings so they also cater for these events. Cheryl's passion is baking celebration cakes and is more than happy to make them to order. This is why I say that The Midnight Baker punches above its weight because everything it offers is invitingly homespun, well presented and will definitely have you returning for more.

Opens daily from 8am to 5.30pm

The Midnight Baker

SENI Condominium
 Jalan Changkat Duta Kiara
 50480 Mont' Kiara
 Kuala Lumpur

For more information please contact
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WORKING TOWARDS MAKING A DIFFERENCE

We mentioned in the first issue of this year that 2017 marks the seventh year of IREKA CARES and we have focused our community development efforts in the Kajang area this year because it is where one of our main projects will be concentrated in over the next few years. We are currently working with Open Hands Fellowship which is a home for 19 girls ranging from 3 – 18 years old, and the home started in 2007.

Many of the children are referred to Open Hands by the local welfare department because of difficult home situations and they also currently house 10 Orang Asli children from the Tamiah and Semian tribes of Pahang and Kelantan. They live in the Home to enable them to attend school. This small Home's objective is to provide the girls with a family environment that is also a place of protection and care. The carers understand the value of education and work hard to encourage the girls to excel in this, both academic and vocational.

Since adopting them this year, IREKA CARES volunteers have spent time with the children expressing themselves through art with professional Malaysian artist, Jake Goh (March 4); taking them to Aquaria KLCC and for many of the children, being in the centre of KL was a first time experience (May 27); and organizing a mini bowling tournament in Bukit Kiara Club which everyone enjoyed (July 15). The pictures of the children speak for themselves.



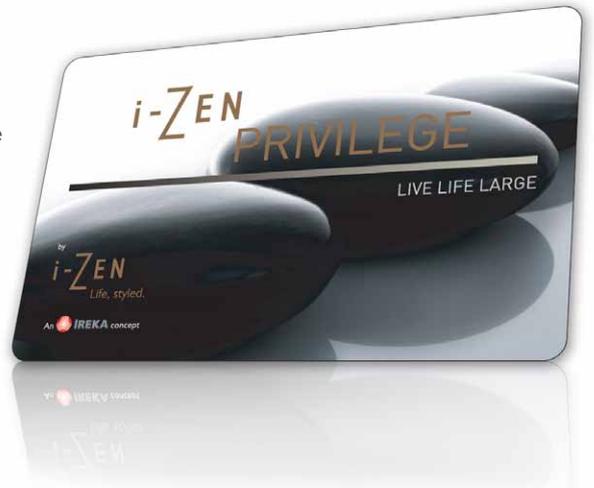
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TIEN HOTEL AND RESIDENCE, GEORGETOWN PENANG



Every hotel wants guests to feel it is home away from home and Tien Hotel, in the heart of heritage Georgetown, Penang is exactly that, starting with their no shoes policy which means wandering around comfortably in the slippers provided – just like home! The welcome glass of wine was definitely a plus too. The staff are attentive, efficient and friendly.

This small boutique hotel with its 8 bedrooms offers everything you would need and is designed for you to have a comfortable stay. The décor and fittings throughout the hotel are of a very high spec which shouts QUALITY from the moment you enter the building. There is also a modern twist to the traditional features. For instance, the heritage doors and windows have been refurbished and painted white for the main wall covering. It is understated, yet dramatic. The whole hotel has a bright, fresh and uncomplicated feel.

Complimentary breakfast is provided and for the moment, continental breakfast is served including some local dishes like noodles and Nasi Lemak. There is also complimentary tea with Nyonya cakes offered at 4pm for guests.

The dipping pool on the balcony has comfortable and squishy sofas around it to relax with a complimentary glass of wine after a hard day's sightseeing and shopping. For those who prefer relaxing in the air-con environment, they can sit in the adjacent cosy, modern sitting room.

The bedrooms are very comfortable for 2 people but they don't lend themselves to being turned into family rooms. There are 2 separate villas a few doors down that are suited for families and available from August 2017. The modern, minimalist bedroom interior has



a very clean feel with lots of sockets for our various rechargeable gadgets. Another sign of modernity and indeed quality are the curved TVs and Blue Tooth rain shower heads so you can continue listening to your favourite songs whilst showering.

Tien Hotel is smack in the middle of well-known Lebu Chulia, Armenian Street, where all the heritage action happens. There is no private car parking but there is available off street parking behind the hotel for a small fee which the hotel will pay for.

From check-in to the moment of departure, the Tien Hotel experience is committed to being friendly, efficient and uncomplicated. So, whether your aim is for work or play, the Tien Hotel and Residences is an excellent base to visit Penang.

Tien Hotel room – RM400 a night (Promotion price)
Tien Villa – RM700 a night (Promotion price)
All i-ZEN card holders can enjoy a 10% discount.

For more information about the Tien Hotel and Residence, contact:

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An  IREKA concept

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