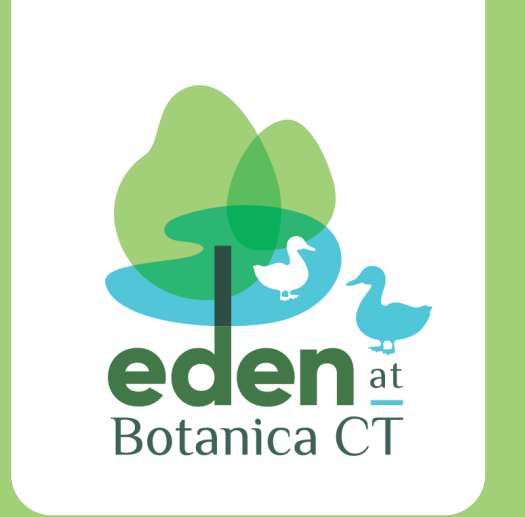




EDEN AT BOTANICA CT

The FIRST Integrated Senior Living
Resort in Penang, Malaysia



An Introduction

An Introduction



Eden at Botanica CT
Penang's First
Integrated Senior
Living Resort

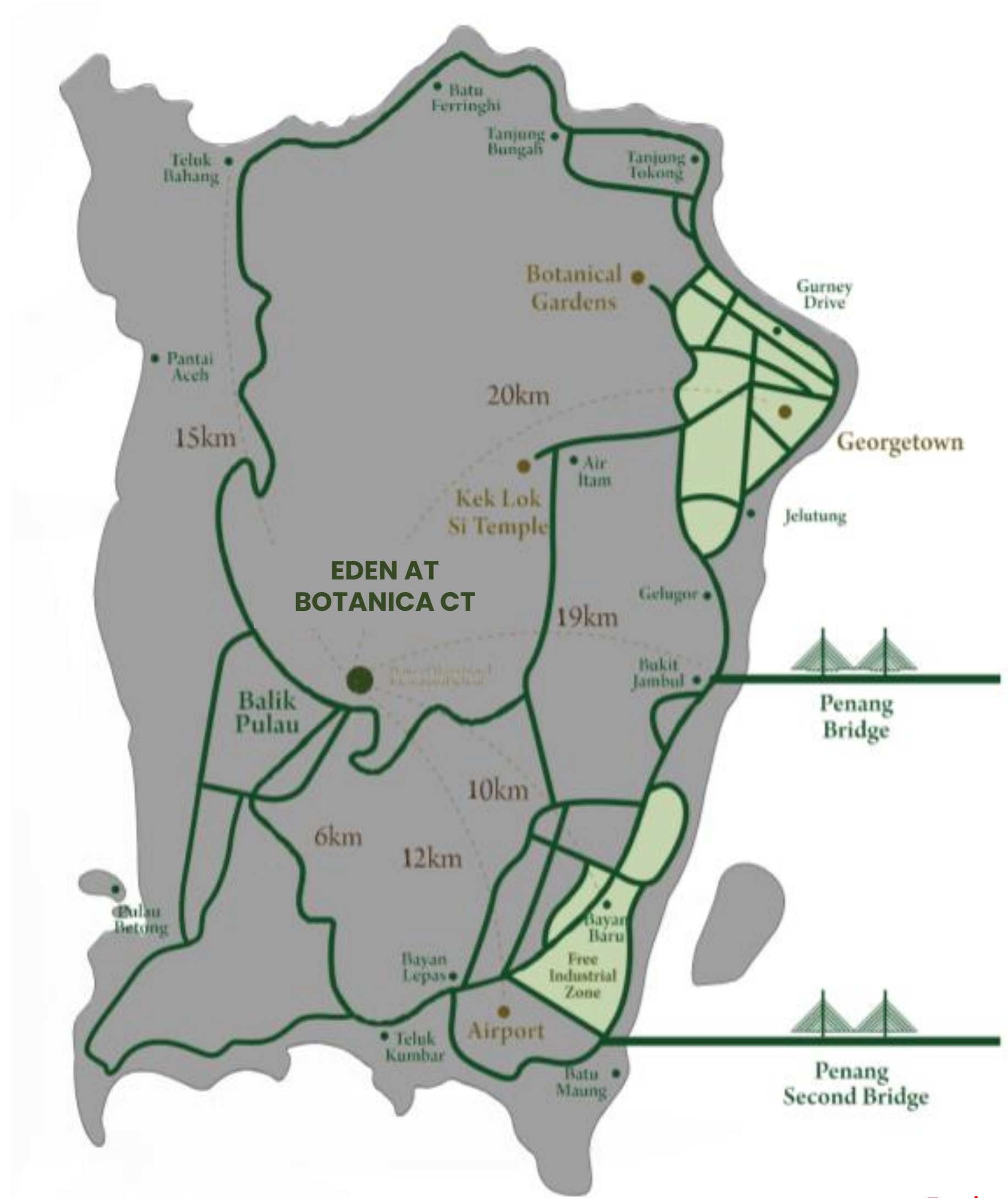


EDEN AT BOTANICA CT

A JOINT VENTURE
Between

BOTANICA HILLS SDN BHD
&
EDEN ON-THE-PARK SDN BHD

Location (Balik Pulau, Penang)



Location Map



Botanica.CT, Penang

Largest Garden Township in Penang



For internal circulation only

Botanica CT Centre

Where everything you need comes together



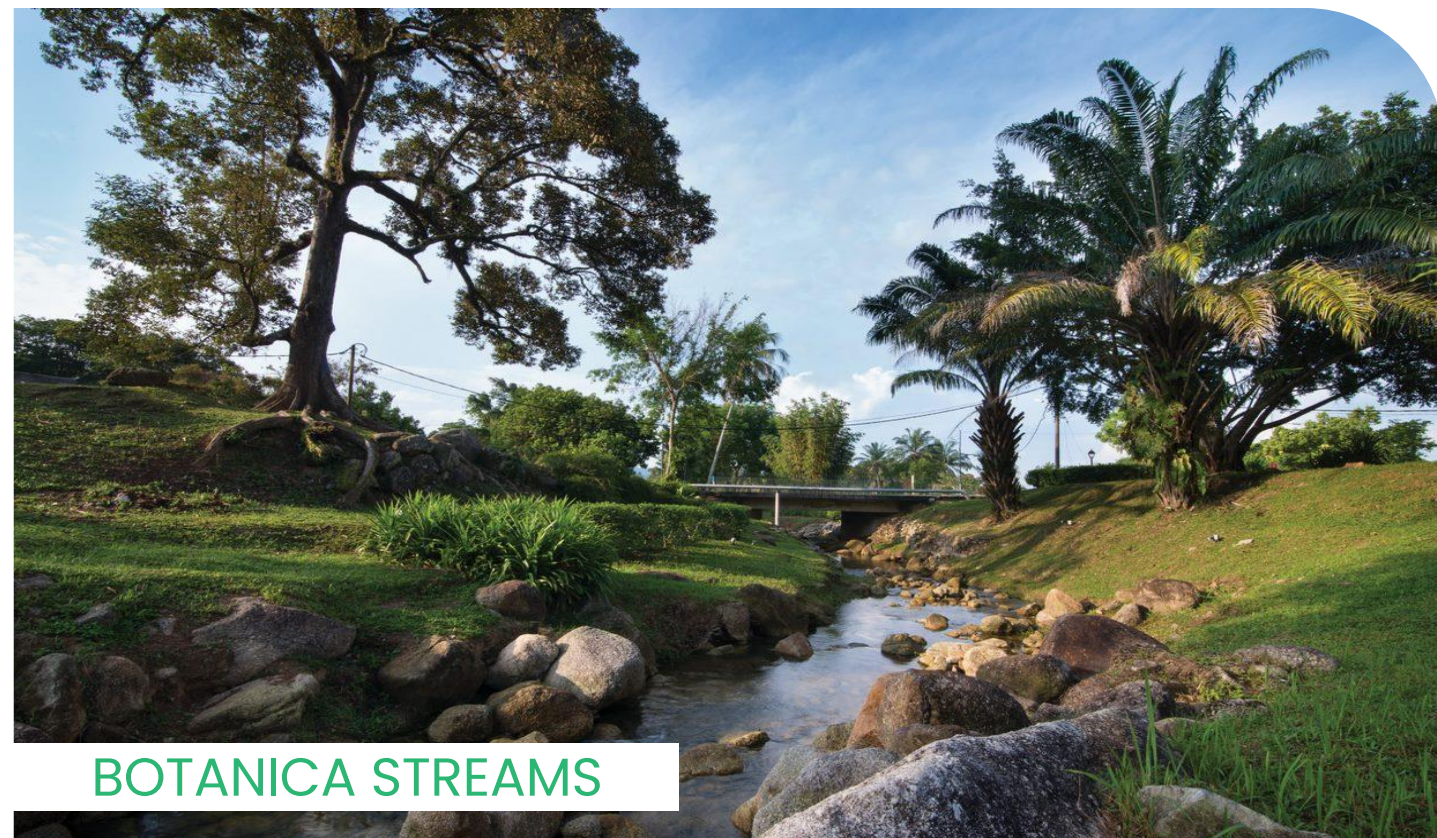
Botanica.CT, Penang



ROCK GARDEN AT BOTANICA.CT



PRINCE OF WALES ISLAND INTERNATIONAL SCHOOL



BOTANICA STREAMS



BOTANICA MANSION



POLIS BANTUAN



The First Active Senior Living Resort with an adjacent licensed Nursing Care Residence In Malaysia

Award-winning Facility in Kuching, Sarawak



Eden On-The-Park, Kuching, Sarawak



**AUSTRALIAN
SOP'S TAILORED
TO MALAYSIAN
CONTEXT**



**RECOGNITION FROM
GOVERNMENT & INDUSTRY**



The Only Accredited Aged Care Training Centre in Malaysia



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Care with Dignity

Reflects Our Commitment and Compassion for the Golden Generation





Eden At Botanica CT

An Introduction

An Introduction to Eden At Botanica CT



Setting a new benchmark of aged care living, this **first integrated senior living resort in Penang** will provide our beloved seniors in the Northern Region of Malaysia with peace of mind in a serene environment complemented by international standard facilities and services.

Eden At Botanica CT

The First Integrated Senior Living Resort in Penang



The Licensed Nursing
Care Residence
(100-bed Nursing
Facility Centre)

The Active Living
Apartments



The First Integrated Senior Living Resort with Full-fledged Nursing Care in Northern Region, Malaysia

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The Foundations of Our Concept



- ✓ Feeling that their home is secure at all times
- ✓ Easy access and a home that is safe to move around in
- ✓ Convenient services and assistance where required
- ✓ Have friends, remained socially connected and supported
- ✓ Able to sustain a comfortable lifestyle they are used to long into their retirement

The Foundations of Our Concept



3R CONCEPT



5S PRINCIPLES



The 3R Concept & 5S Principles



3R

Our setting within the serene environment of Balik Pulau, Penang enables our residents to have their own quality time. They can **Rest** in a beautiful setting after a long life of family and work commitments, participate in **Recreational** activities at their own pace, and through that, experience **Rejuvenation** to maximize their golden years.

Safety in the design of our facilities, state-of-the-art **Security** systems with AI technology, curated **Services** to keep our residents engaged and interactive, availability of care **Support** within the comfort of our residents' own units, and financial **Sustainability** concepts that offer seniors extra peace of mind.

5S

The Active Living Apartments



- 1) **LOW DENSITY** – 70 UNITS PER ACRE
- 2) **CARE & NON-CARE SERVICES** IN THE APARTMENTS
- 3) **2.25-ACRE LANDSCAPE** INCLUDING 200M LONG PODIUM DECK FOR RECREATION

The Active Living Apartments



Clubhouse

The Active Living Apartments

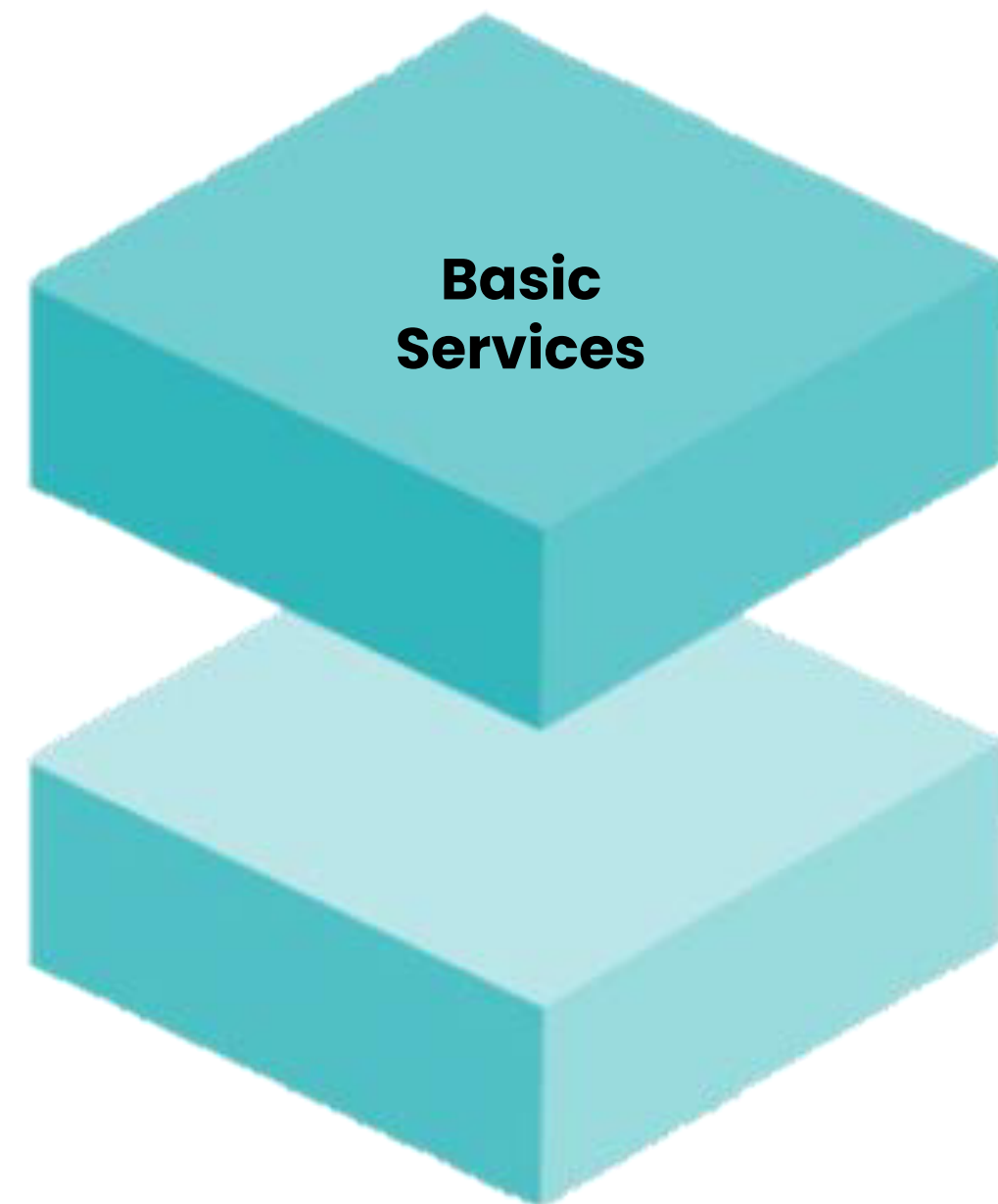


Clubhouse – Multi Function Spaces
For residents to meet, work, play and hold family events

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The Active Living Apartments

Basic Services



Basic Services

Care Services

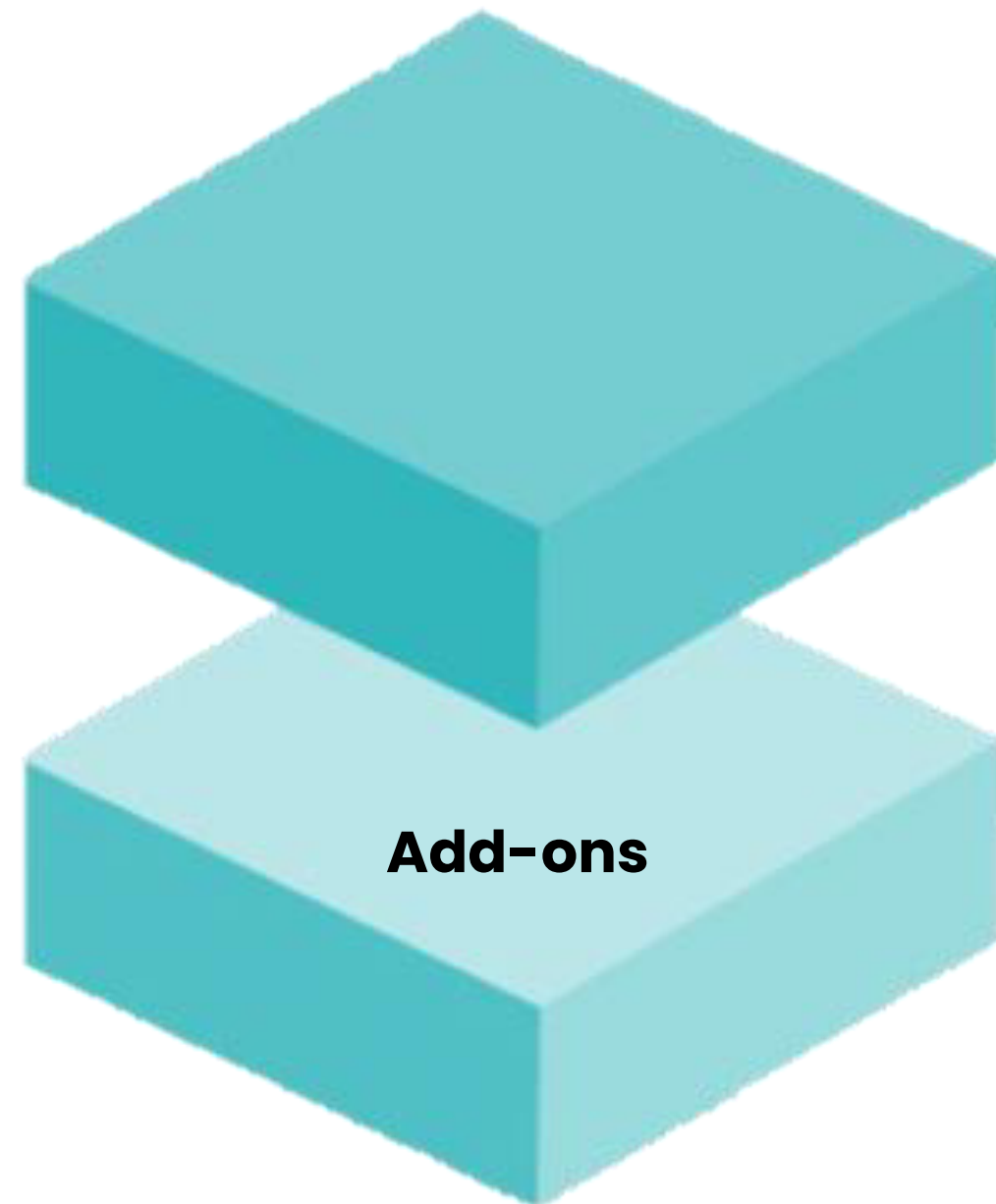
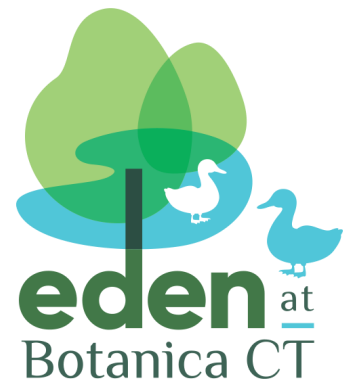
- 1) 24-hour carer on standby for emergencies
- 2) Basic vital sign monitoring and dietary advice at the Care Residence
- 3) Proper computerised medical records keeping

Non-Care Services

- 1) Team to plan and coordinate daily activities
- 2) AI based CCTV camera surveillance at common area
- 3) Buggy transfers to Botanica Mansion
- 4) Van transfers within Botanica CT
- 5) Facilities management

The Active Living Apartments

Add-on Services



2

Add-On Services

Care Services

- 1) Support on Activities of Daily Living*
- 2) Medication monitoring
- 3) AI monitoring within the apartments

Non-Care Services

- 1) Leasing services
- 2) Laundry services
- 3) Housekeeping and cleaning services
- 4) Healthy meals catering
- 5) Indoor/outdoor exercise classes

An Introduction to Nursing Care Residence



Integrating two separate components within a single facility, this first-of-its-kind senior living resort in Penang will feature a nursing care residence that provides attentive medical care for those who need constant care.

Licensed Nursing Care Residence



KEY FEATURES

- 1) 100-bedded facility ensuite rooms and wards
- 2) Professional Australian based care system and operating practices
- 3) Trained nurses and care-givers
- 4) Long-term and short-term nursing
- 5) Supporting non-institutional care & support to the Active Living Apartments

Types of Care Services



OPERATIONAL STANDARDS

- **Fully licensed by the Ministry of Health**
- Built in **advanced health-care software and hardware** to dispense appropriate care, support & medication
- **Australian-syllabus care-giver Training Academy** recognised by the **Ministry of Human Resources**

CATEGORIES OF CARE

- Long-term residential care
- Short-term residential care
- Convalescent care
- Palliative care
- Adult day care
- Home nursing care in our Active Living apartments
- Dietary and lifestyle support
- Physiotherapy
- Haemodialysis
- Hospital companionship

MEDICAL CONDITIONS COVERAGE

- Dementia
- Alzheimer's Disease
- Parkinson's Disease
- Stroke
- Mobility impaired-ness
- Bed-sores management
- NG Tube Feeding insertion and changing
- Gastrostomy Site (PEG) Management
- Urinary Catheter Insertion & Changing (Male & Female)

Eden At Botanica CT

The Licensed Care Residence and The Active Living Apartments



KKM Licensed Care Residence Operator

- Post-hospitalization & rehabilitation
- Alzheimer's
- Dementia
- Palliative Care
- Physiotherapy
- Hospital Companionship

Catering for Long & Short Term Stay



Active Living Apartments Operator

Care & Non-Care Services

- > Basic Service (included in the monthly service charges)
- > Additional Services (pay-per-use)

BOTH OPERATORS WILL BE ASSOCIATE COMPANIES OF EDEN AT BOTANICA CT

An Overview of Eden At Botanica CT

Penang's FIRST Integrated Senior Living Resort



For internal circulation only

An Overview of Eden At Botanica CT

Penang's FIRST Integrated Senior Living Resort



Artist's impression of Eden at Botanica CT (EABC)

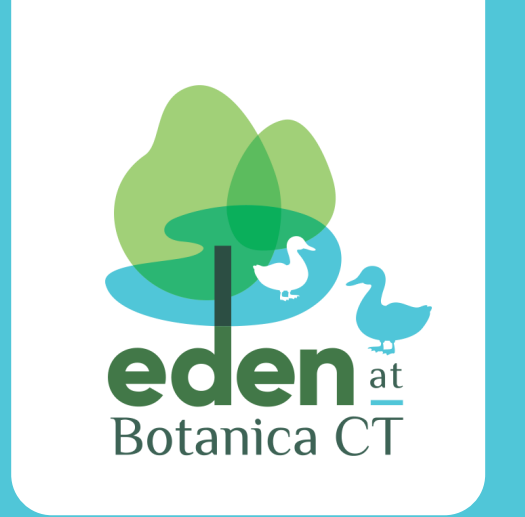
An Overview of Eden At Botanica CT

Penang's FIRST Integrated Senior Living Resort



Typical Units
Ground Floor : Type E1 | 1,000 sq. ft.
1st Floor : Type E2 | 1,080 sq. ft.

For internal circulation only



Eden At Botanica CT

Overall Development & Facilities Plan

Eden At Botanica CT

Facilities Plan



LEVEL G, 2, 3

- 1 Water Fountain
- 2 Crossing Bridge
- 3 Floating Deck
- 4 Lawn Amphitheatre
- 5 Flower & Rock Garden with Seats
- 6 Lawn Amphitheatre
- 7 Tier Herb Garden
- 8 Forest Leisure Garden
- 9 Balancing Timber Crossing
- 10 Flower Garden
- 11 Open Lawn
- 12 Outdoor Fitness Area
- 13 Garden Seats
- 14 Reflexology Path
- 15 Flower Garden



Eden At Botanica CT

Facilities Plan



LEVEL 3A

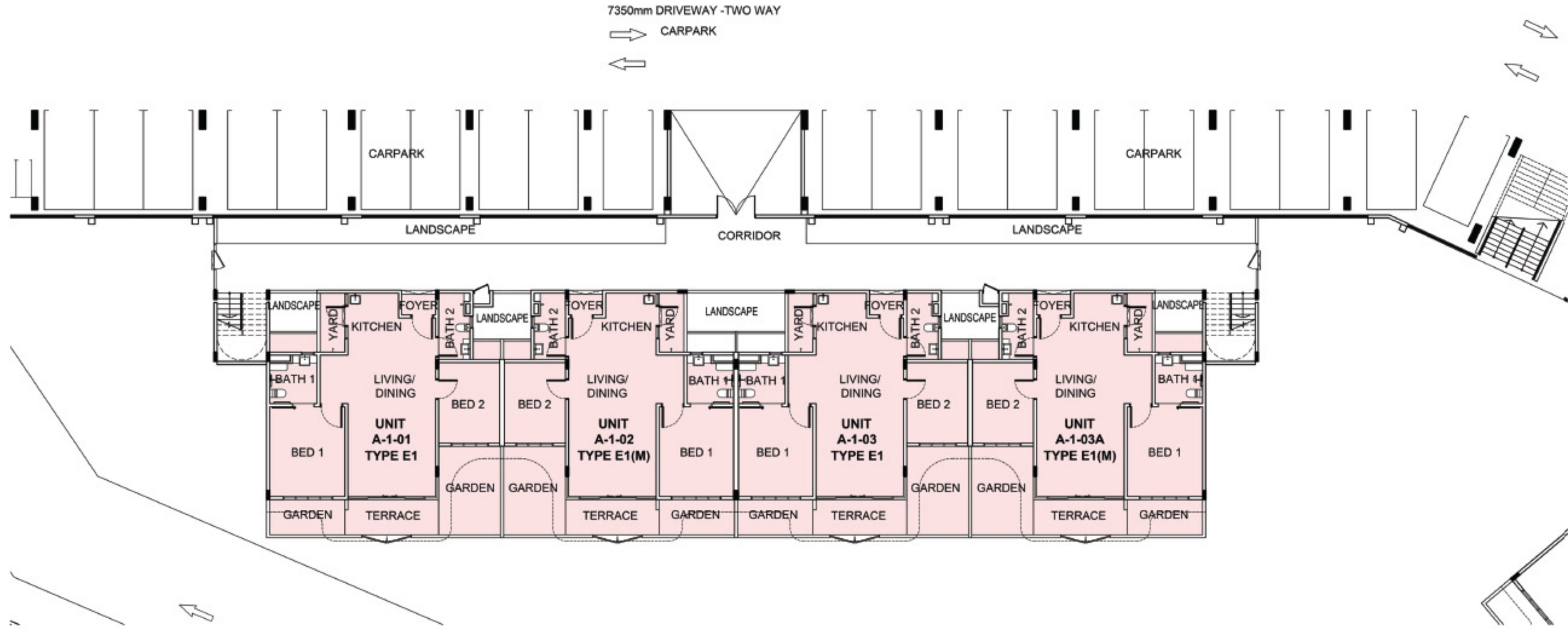
- 16 Timber Deck
- 17 Planter with Back-Rest Seats
- 18 Open Lawn
- 19 Learning Plaza
- 20 Outdoor Fitness Zone
- 21 Outdoor Play Lawn
- 22 Flower Garden
- 23 Fragrant Garden
- 24 Rock Garden with Timber Bridge
- 25 Forest Garden
- 26 Fruit Garden with Trellis



Tower A Typical Floor Plan

Tower A – Typical Floor Plan

Ground Floor | Typical Units

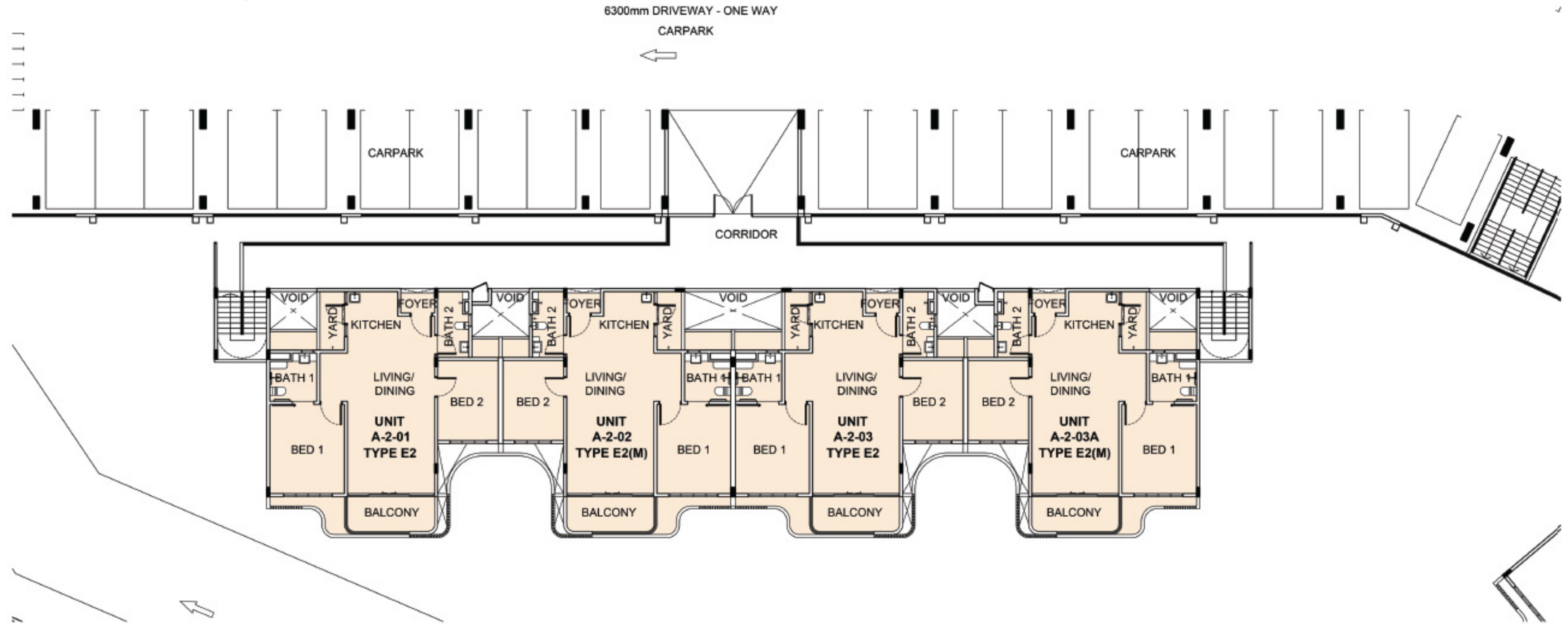


TOWER A
LEVEL 1 PART PLAN 

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Tower A – Typical Floor Plan

1st Floor | Typical Units



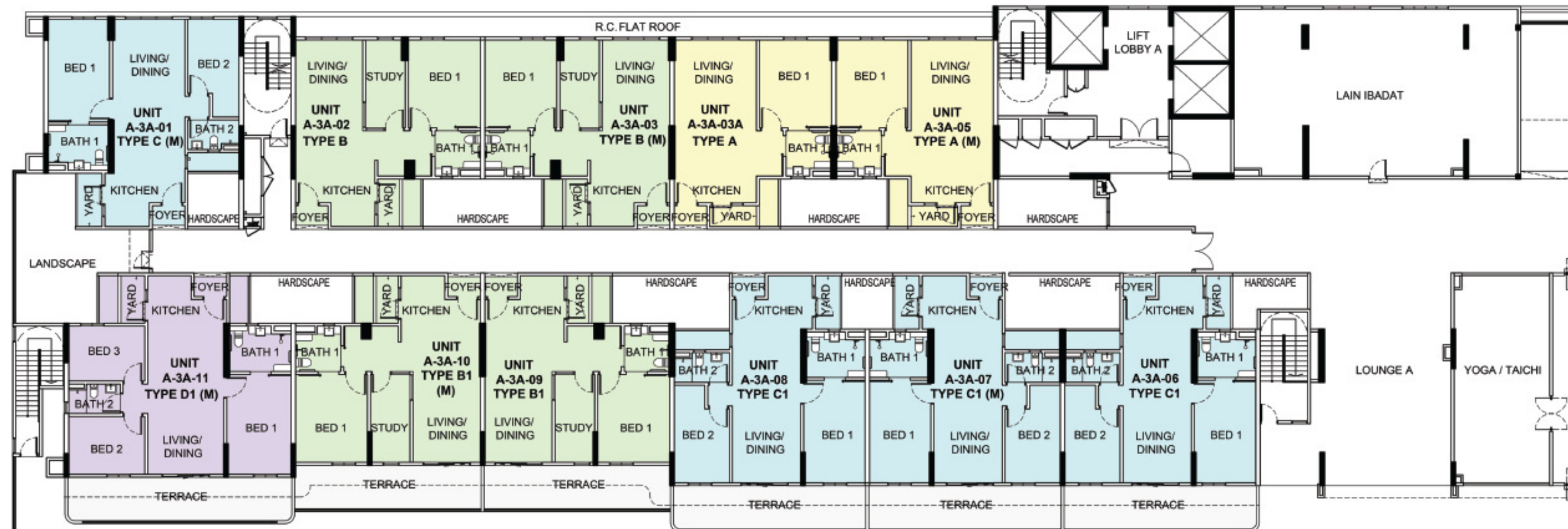
TOWER A
LEVEL 2 PART PLAN 

Tower A – Typical Floor Plan

4th Floor | Typical Units



Facing Botanica Mansion | North-West



Facing South-East

TOWER A
LEVEL 03A PLAN

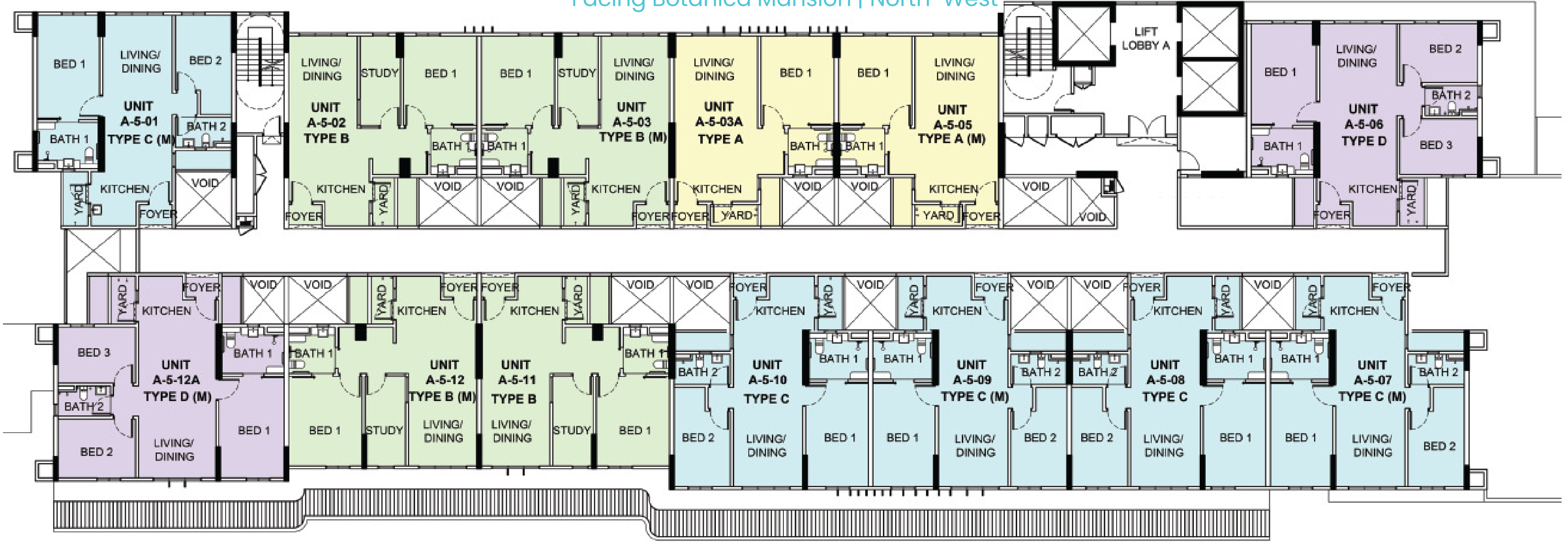


Tower A – Typical Floor Plan

5th Floor | Typical Units



Facing Botanica Mansion | North-West



Facing South-East

TOWER A
LEVEL 5 PLAN

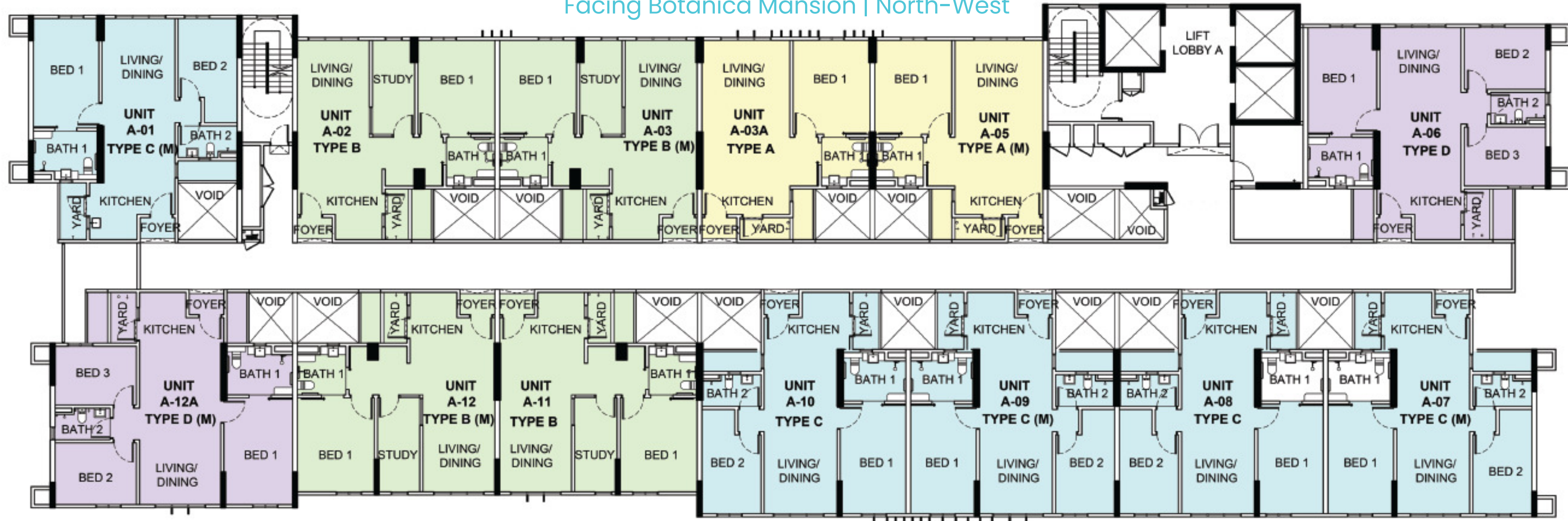


Tower A – Typical Floor Plan

6th to 16th Floor | Typical Units



Facing Botanica Mansion | North-West



Facing South-East

TOWER A
LEVEL 6-16 PLAN



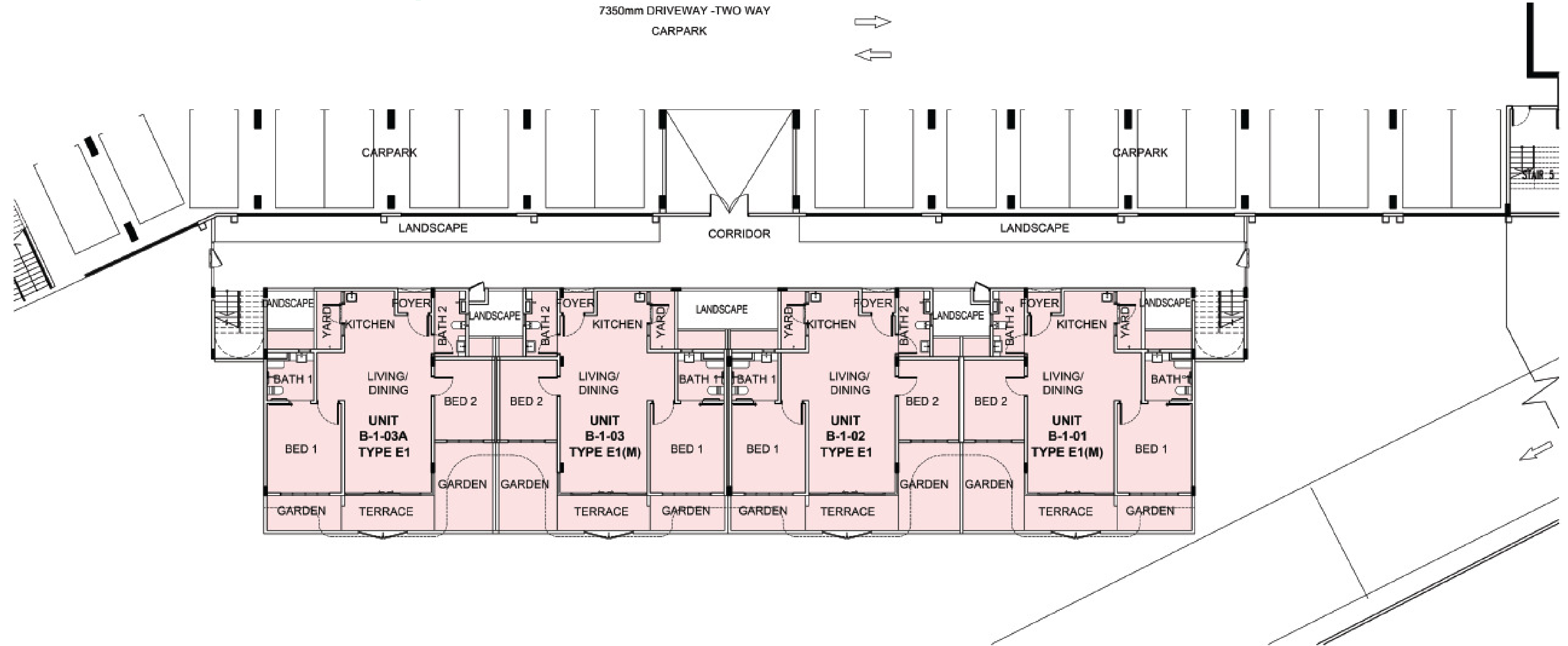
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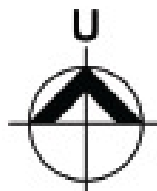
Tower B Typical Floor Plan

Tower B – Typical Floor Plan

Ground Floor | Typical Units



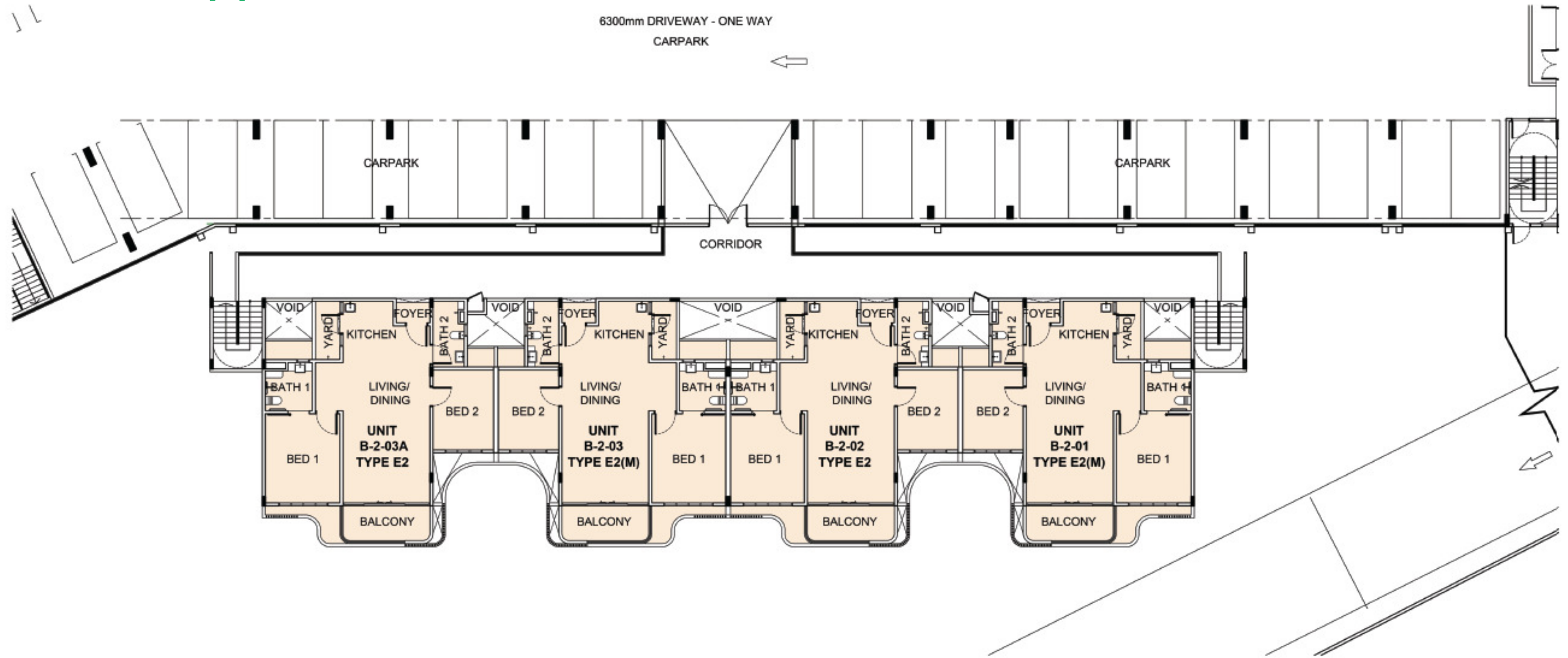
TOWER B
LEVEL 1 PART PLAN



For internal circulation only

Tower B – Typical Floor Plan

1st Floor | Typical Units



TOWER B
LEVEL 2 PART PLAN



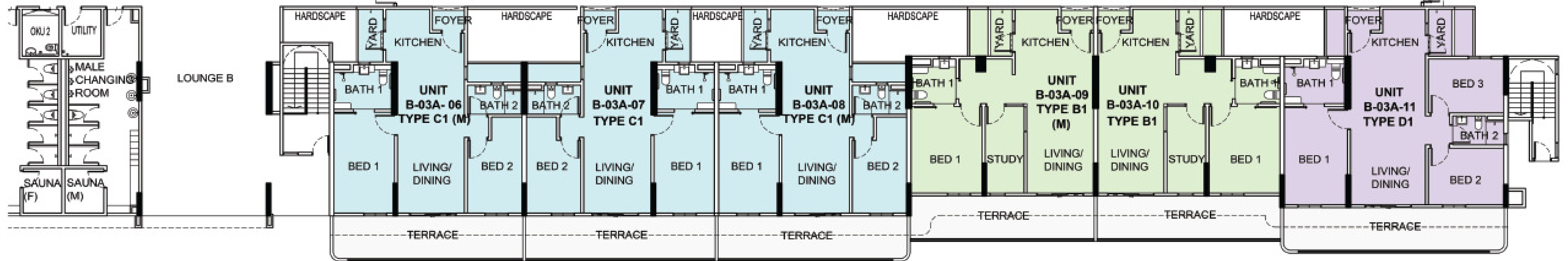
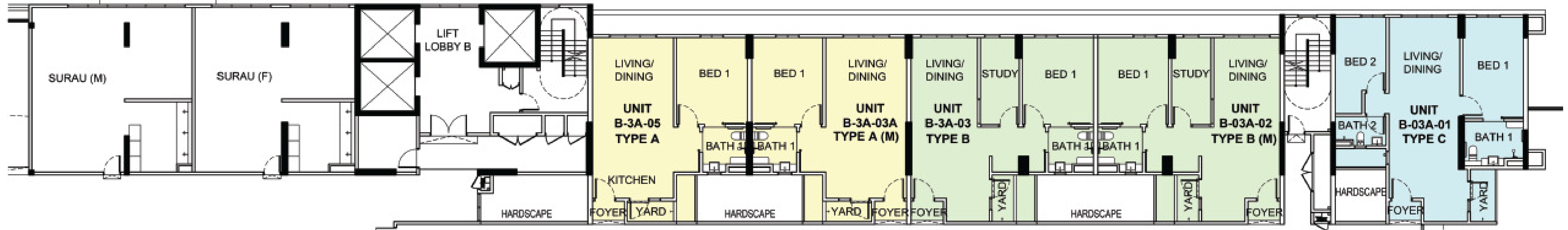
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Tower B – Typical Floor Plan

4th Floor | Typical Units



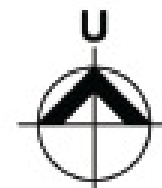
Facing North



Facing South

LANDSCAPE AREA

TOWER B
LEVEL 03A PLAN



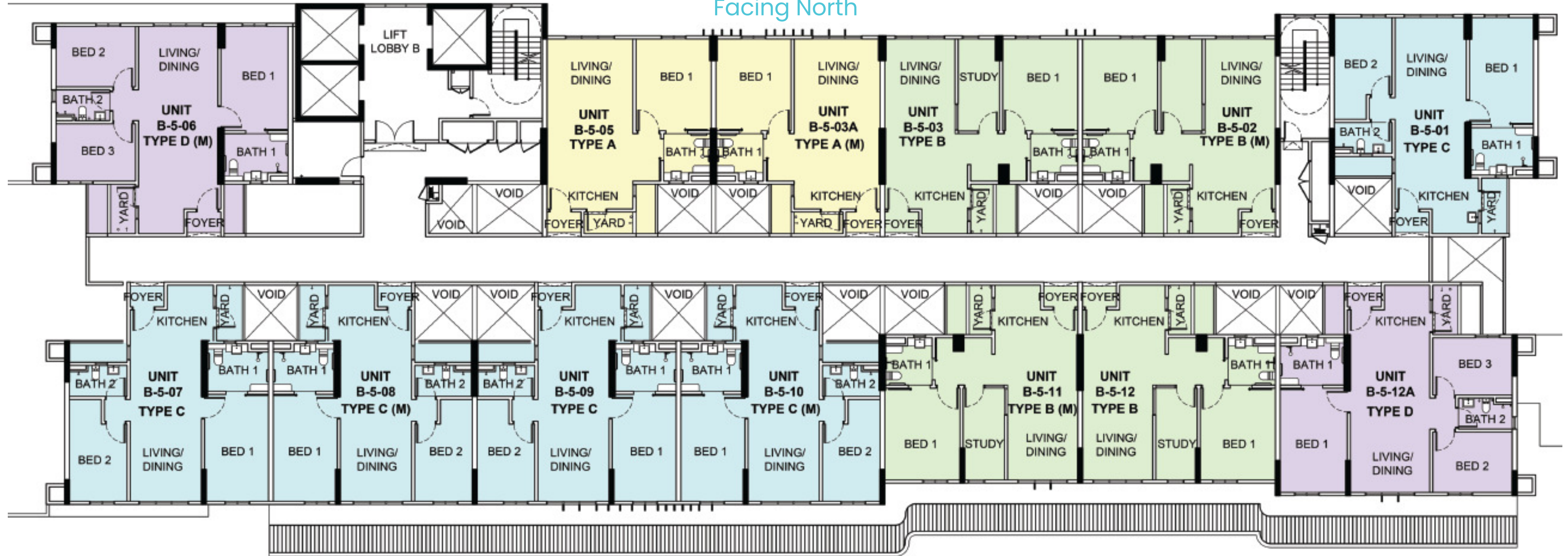
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Tower B – Typical Floor Plan

5th Floor | Typical Units



Facing North



Facing South

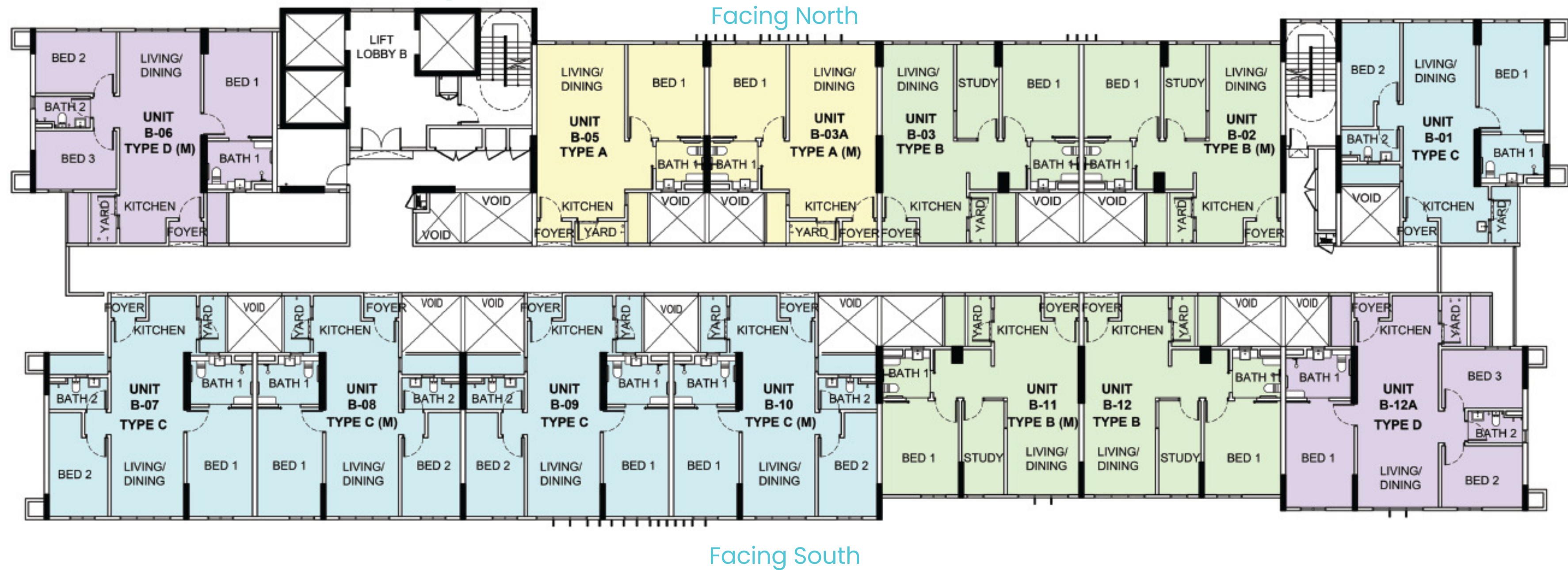
TOWER B
LEVEL 5 PLAN



For internal circulation only

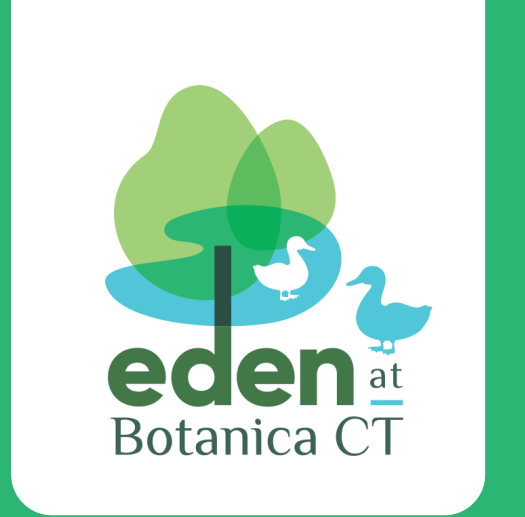
Tower B – Typical Floor Plan

6th to 16th Floor | Typical Units



TOWER B
LEVEL 6-16 PLAN





Typical Unit Layout Plan

Typical Unit Layout Plan

Type A – 742 sq. ft. (1 Bed + 1 Bath)



Small and Cosy

Simple comfort with all necessities in place. After all, you'll be busy spending your day outside with friends and enjoying life in the most meaningful way.

 **Emergency call buttons** at various points within the unit

 **Wheelchair-friendly,** step-free layout

 **Senior-friendly** bathroom features

Typical Unit Layout Plan

Type B – 878 sq. ft. (1 Bed + 1 Study + 1 Bath)



Staying Inspired
With an additional study area, enjoy having a designated space for reading, writing or just seeking out some inspirations while being right at home.



 **Emergency call buttons** at various points within the unit

 **Wheelchair-friendly,** step-free layout

 **Senior-friendly** bathroom features

Typical Unit Layout Plan

Type C – 971 sq. ft. (2 Beds + 2 Baths)



Two is a Company

Just the perfect size for a senior couple to live in comfort or for those who perhaps require a live-in carer to assist in their daily needs.

 **Emergency call buttons** at various points within the unit

 **Wheelchair-friendly,** step-free layout

 **Senior-friendly** bathroom features

For internal circulation only

Typical Unit Layout Plan

Type D – 1,099 sq. ft. (3 Beds + 2 Baths)



Family-friendly

With three bedrooms, enjoy the possibility of inviting your loved ones over for a short weekend stay to spend quality time together.



 **Emergency call buttons** at various points within the unit

 **Wheelchair-friendly,** step-free layout

 **Senior-friendly** bathroom features

Typical Unit Layout Plan

Type E1 – 1,001 sq. ft. (2 Beds + 2 Baths)



For Garden Lovers

With each bedroom gazing out to a private garden, look forward to waking up to your favourite flowers or taking in the refreshing scent of herbs of your choice.

 **Emergency call buttons** at various points within the unit

 **Wheelchair-friendly,** step-free layout

 **Senior-friendly** bathroom features

For internal circulation only

Typical Unit Layout Plan

Type E2 – 1,088 sq. ft. (2 Beds + 2 Baths)



What a View

Make yourself some hot tea and relax on the balcony and enjoy the scenic view all around you.

-  **Emergency call buttons** at various points within the unit
-  **Wheelchair-friendly,** step-free layout
-  **Senior-friendly** bathroom features



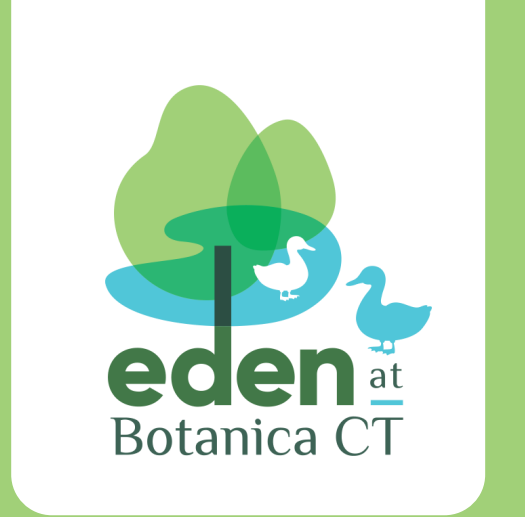


Building Specifications

Building Specifications



STRUCTURE Reinforced Concrete Framework		IRONMONGERY Quality Lockset				
WALLS Brickwall / Reinforced Concrete		FLOOR FINISHES: Foyer / Living / Dining / Kitchen All Bedrooms All Bathrooms Yard Terrace / Balcony Others		Tiles Laminated Flooring Tiles Tiles Tiles Cement Render		
ROOFING Reinforced Concrete		WALL FINISHES Kitchen All Bathrooms External Wall Internal Wall		Tiles to 1500mm height Tiles to ceiling height Weather Paint Emulsion Paint		
CEILING Skim Coat / Plaster Ceiling (where necessary)		SANITARY AND PLUMBING FITTINGS Quality Sanitary Wares and Fittings				
WINDOWS Aluminium Frame Window						
DOORS Main Entrance Bedrooms Bathrooms Aluminium Doors Others		Timber Door Timber Flush Door Timber Flush Door Aluminium Frame Glass Door Timber Flush Door				
ELECTRICAL INSTALLATION	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E1	TYPE E2
Lighting Point	10	14	14	16	15	15
Power Point	13	15	15	17	16	16
Air-Cond Point	2	3	3	4	3	3
Water Heater Point	1	1	2	2	2	2
Ceiling Fan Point	2	4	4	5	4	4
Fiber Point	1	1	1	1	1	1
Weather Proof Power Point	-	-	-	-	1	1
TV Point	1	1	1	1	1	1
Distribution Board	1	1	1	1	1	1



Maintenance Charges

Maintenance Charges



The estimated costs per month based on 2022 rates will be as follows:

	740 sq ft	880 sq ft	970 sq ft	1100 sq ft
Basic Care & Non Care Services	RM219	RM260	RM287	RM325
Facilities Management	RM197	RM234	RM258	RM293
Sinking Fund	RM37	RM44	RM49	RM55
Total	RM453	RM539	RM594	RM673