



MEMBERS CIRCULAR

12 October 2015

Ref 041/10/15

Dear Members

SEMINAR: ENGINEERING SHOPPING MALLS II, Wednesday 2 December 2015
Sunway Resort Hotel & Spa, Bandar Sunway, Petaling Jaya

Greetings ! We are pleased to inform that we are working in collaboration again with the Institution of Engineers Malaysia (IEM) to organise the abovementioned event, **ENGINEERING SHOPPING MALLS II**. This will be the follow up seminar after the last event we held with them in 2012.

If you have ever wondered about how shopping malls can be 'engineered' for improved facilities and services, join us to look into energy management, alternative sources of sustainable energy, new practices in maintenance technology, the management of building defects and provisions for fit out and renovations and more. What's more, we will also bring you for an inside look at Malaysia's first green mall ...

Seminar fees are very affordable at **RM636 per person for members** and further programme details are as indicated in the attached flyer.

<i>*inclusive of GST</i>	Category 1 SPECIAL privilege fees for PPK & IEM members*	Category 2 (for non-members)*
Normal Rate Single Registration	RM 636	RM 954
Normal Rate Group discounted rate (minimum 3 pax from the same company)	RM 572.40	RM 848

Please do not hesitate to contact PPKM secretariat at 03-7727 6202 if you require further details and we look forward to hear from you soon. Thank you.

Yours faithfully

PERSATUAN PENGURUSAN KOMPLEKS MALAYSIA (PPK)

TAN SRI DATUK EDDY CHEN

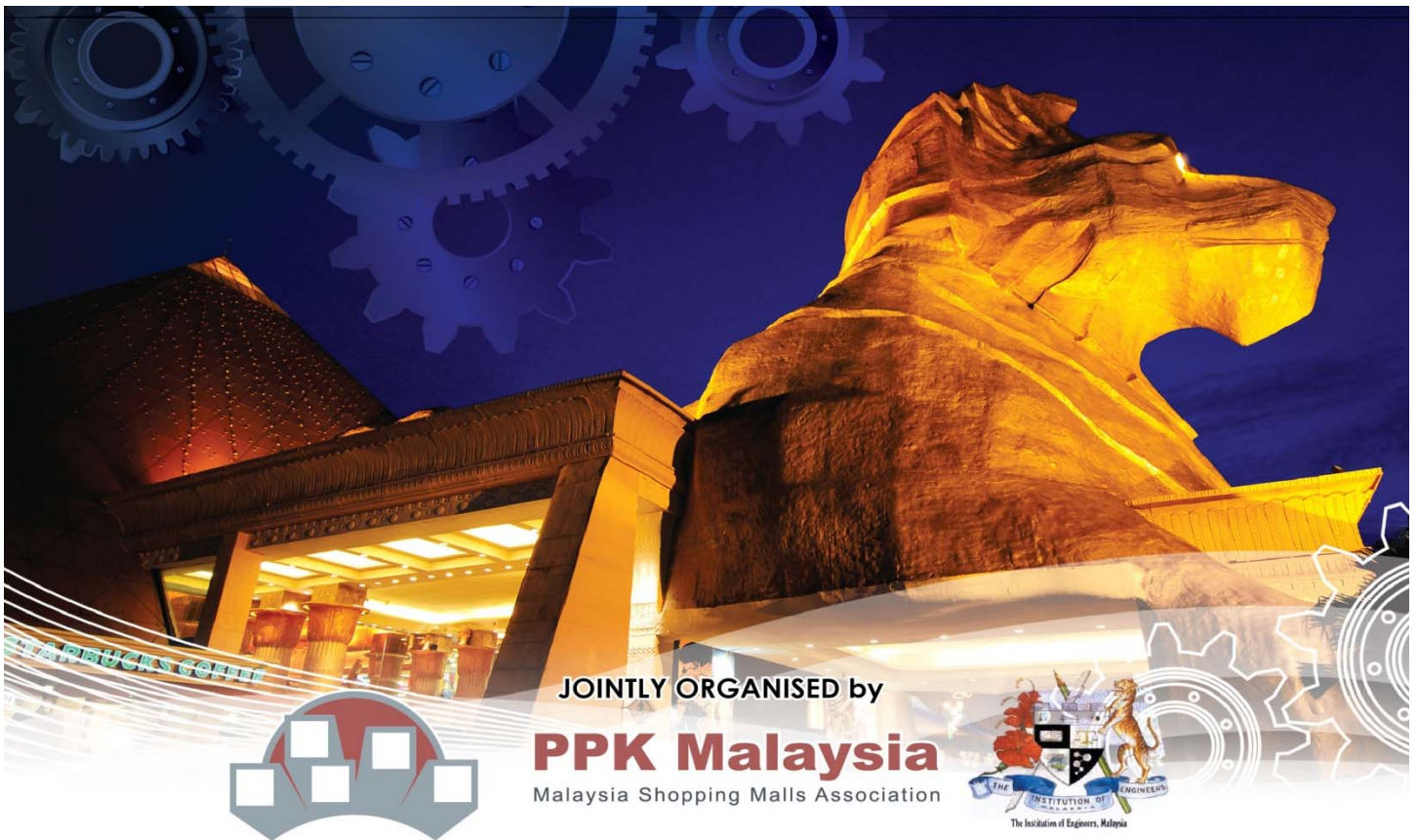
President

Persatuan Pengurusan Kompleks Malaysia (PPK)

Malaysia Shopping Malls Association

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ENGINEERING SHOPPING MALLS II

- ▶ Sunway Resort Hotel And Spa, Petaling Jaya
- ▶ 2 December 2015

BEM Approved CPD/PDP Hours: 4.5
Ref no. IEM15/HQ/372/A

Ever wondered about how shopping malls can be 'engineered' for improved facilities and services? Join us as our seminar looks into energy management, alternative sources of sustainable energy, new practices in maintenance technology, the management of building defects and provisions for fit out and renovations and more. What's more, we will also bring you inside Malaysia's first green mall ...

Our panel of experienced practitioners and industry experts will also share their insights on current trends and practices on the operational outlook in shopping malls.



ENGINEERING SHOPPING MALLS II

► Eastin Hotel, Petaling Jaya
► 2 December 2015



JOINTLY ORGANISED by

PPK Malaysia
Malaysia Shopping Malls Association



PROGRAMME 2 DECEMBER 2015

08.00 am – 09.00 am	Registration / Welcome Coffee / Tea / Light Refreshments
09.00 am – 09.15 am	Opening Remarks by Ir. Tan Yean Chin, Deputy President, Institution of Engineers Malaysia (IEM)
09.15 am – 09.30 am	Welcome Address by YBhg Tan Sri Datuk Eddy Chen President, PPK Malaysia
09.30 am – 10.00 am	<p>Commissioning Green Malls</p> <p>The introduction of the local Green Building Index (GBI) rating tools opened an opportunity for shopping malls design into a new and exciting era. With this new green building initiative, shopping malls have a new benchmark to be compared against. This paper discusses measureable green criteria and methods on satisfying its compliance. Salient topics such as mall's energy and indoor environmental quality topics are mentioned in this paper. Newly developed GBI "Retail" tool shall form the benchmark of this discussion.</p> <p><i>Ir. Jack Chan has been actively involved in the mechanical & electrical (M&E) building services engineering for more than twenty years. A graduate from the National University of Singapore with a Bachelor Degree in Engineering (Mechanical), his professional experience includes M&E consultancy services for prestigious public and private establishments in both Singapore and Malaysia. He has vast experience in solving technical problems during his stint with an established HVAC equipment manufacturer in Malaysia.</i></p> <p><i>He was involved in drafting the national standard for Chiller Performance Standard in Malaysia and a consultant for United Nation Development Program's HCFC Phaseout Management Plan. Currently, he is actively involved in providing enhanced commissioning services for projects seeking certification on LEED and GBI.</i></p>
10.00 am – 10.30 am	<p>Escalators and Lifts : Principles and Design for Shopping Malls</p> <p>Escalators and lifts are the key equipment in shopping malls to comfortably and safely transport people vertically within the building. It is vital to understand why and how people need to move for proper design considerations. Designers need to recognize the cultural nuances and societal influences that might affect the elevating of shopping malls.</p> <p>The objective of this topic is to introduce the fundamentals of good elevating including design elements, aesthetics, location & arrangements, circulation of people, free flow of people and goods, safe operation, comfort and service, critical dimensions of elevators and escalators for space efficiency, and the building transportation project life.</p> <p>Reinforcement with good operation and maintenance programmes will ensure that the movement of people for the functionality of shopping malls is achieved most effectively and efficiently throughout the lifecycle of the shopping malls.</p> <p><i>Engr. Raghib Azmi has more than 20 years of experience in the lift industry. He has served various capacities in sales, installation, maintenance and general management for leading lift companies both locally as well as overseas. He had roles in several major high rise projects such as Petronas Twin Towers, Burj Khalifa, India Tower, Kingdom Tower and Menara Warisan.</i></p> <p><i>Engr. Raghib has served in the SIRIM Working Group on Lifts and Escalators and has been actively involved in the development of MS2021 for lifts and MS1918 for escalators. He is has been actively serving IEM in various committees since 1993.</i></p> <p><i>Currently he is working for a leading Malaysian company involved in building upgrades and Green Building Retrofits.</i></p>
10.30 am – 11.00 am	Coffee Break
11.00 am – 11.30 am	<p>Solar Panels in Commercial Buildings</p> <p>Renewable energy in the power sector has been a buzz since Malaysia introduced the Feed-in-Tariff (FIT) in 2011. With the price incentive mechanism in place, the return on investment for such venture became viable and commercially attractive. Since Malaysia is blessed with sunshine throughout the year, renewable solar energy became a natural choice. Many just jump on the FIT band-wagon and make a bid for the annual quota - thinking they can put the panels anywhere on their roofs or open car park. However, some building owners are not aware of the technical requirements of installing such photovoltaic (PV) panels as there are a few risks associated with such installation, such as electrical and fire hazards.</p> <p><i>Ir. Loo Chee Kin is an active committee member in the Institution of Engineers, Malaysia (IEM) Mechanical Engineering Technical Division and Fire Advisory Board as well as various Sub-Committees and Boards. He is a Senior Consultant with Global Risk Consultants (GRC) and before that he was a Senior Engineering Specialist with FM Global. He has more than 20 years' engineering experience, from design to field work, since graduating from UMIST, Manchester, UK with a B.Eng in Electromechanical Systems Engineering. He is a P.Eng in Mechanical and Electrical Engineering and a Member of IEM. He is a Member of IMechE and IEE, and registered C.Eng. His areas of risk evaluation are both for existing sites as well as engineering services for new projects of clients.</i></p>
11.30 am – 12.00 pm	<p>Major Engineering System Overhauls and Refurbishment of Highrise Buildings</p> <p>The objectives of this topic is to look into the building life cycle, its function and ways to improve the system functionality. The key areas would touch on the need of refurbishment and benefits that are derived from design improvement and system overhaul. Beside operational efficiency, a review will touch on the correlation between commercial value and building improvement.</p> <p><i>As a Building Manager at Huaren Resources Sdn Bhd, Goh Yew Boon he leads a team to oversee the entire property management function of Menara Multi-Purpose building. From 1995 to present he has worked for See Hoy Chan, Kiara Development, Mapletree Logistics Asset Management, and DTZ Nawawi Tie Leung where he gained exposure in Asset Management, Property Management and Facilities Management. He is trained in Finance Discipline and obtained his MBA specialize in Finance in 2003. As a believer of Quality Deliverance and long life learning, Goh Yew Boon has made continuous effort to update his knowledge and skill in Energy Management, OHS&A and Green Building Design. His ultimate aim is to share and develop best practices in Malaysia Property Management.</i></p>
12.00 pm – 12.30 pm	<p>Panel Discussion/Q & A Session</p> <p>Moderator: Ir MK Foong, General Manager, MSL Properties Sdn Bhd</p>
12.30 pm – 2.00 pm	Lunch Break

2.00 pm – 2.30 pm



Ir YL Lum
Treasurer, PPK Malaysia

Rental Engineering

Turnover is a factor of rental and engineering expenses is a factor of bottom line, to improve the bottom-line, it will be either up the rental or lower the expenses. However in reality, rental and expenses are not independent from each other, paradoxically there are situations where certain engineering decisions were made in order to improve the rent of an asset. This paper will cover general principle of shopping mall income/expenses model, and demonstrate case studies on improvement of bottom-line by value engineering.

Ir Lum is both the Treasurer of Malaysia Shopping Malls Association (PPK Malaysia) and the Advisor of Mechanical Engineering Technical Division, Institute of Engineers, Malaysia (IEM). An engineer by profession, Lum has 16 years of extensive work experience in high-rise property construction and excellent knowledge and skills in the management of commercial, retail and residential properties. He has overseen both the commercial and retail components of AmFIRST's properties including repositioning, upgrading and transformation initiatives. In addition, he participates in the technical analysis of new assets acquisition and in the maintenance and cost containment of existing properties. Ir Lum was also Centre Manager of gateway@klia2, the first purpose built airport mall in Malaysia.

Currently Ir. Lum YL is the General Manager of Leadmont Malls, overseeing design, development and operation of the group retail investment properties.

2.30 pm – 3.00 pm



Ar Anthony Lee Tee
Accredited Architect
& Trainer Architect
Centre Sdn Bhd

Kisah Benar : Are our Buildings Safe and Sound ?

Our Buildings are now being built at unprecedented breakneck speed with an addictive dependence on unskilled foreign laborers, where more often than not, at the expense of quality and safety. With improvements of technology and the relentless quest for speed and profits, the Billion Dollar Question remains "Are Our Buildings Safe and Sound" ?

How can we tell, and are those telling us that it is safe, telling us everything that we ought to know?

Ar Anthony Lee Tee is an Accredited Architect and Trainer for Architect Centre SB (a subsidiary of The Institute Architects of Malaysia PAM), pioneering the way forward in Independent Building Inspection, Advisory and Forensics.

He has over 25 years in the Consultancy and Construction Industry and believes every property owner should be entitled to the best quality and workmanship the industry can provide, and to achieve this requires the dedication and professionalism from the entire team of Developer, Architects, Engineers, Building Contractors, Sub-Contractors and Property Managers.

Having inspected hundreds of properties, he has been engaged to provide independent reports and advisory into building failures, unsafe construction, issues with stratified properties, forensics investigations and shares his "Kisah Benar" findings in Building Inspection Trainings throughout Malaysia.

His vision on our Industry is simple " Do It Right the 1st Time ".

3.00 pm – 3.30 pm

Tea Break

3.30 pm – 4.00 pm



Ir Lee Tze Lin
Managing Director
Li-Zainal Sdn Bhd

M & E Design Concerns and Provisions for Shopping Mall Anchor Tenants

M&E provisions in shopping malls are one of the most complicated compared to other buildings. A typical shopping mall comprises of a few hundred retail lots and each of them is unique in their own ways and would have very different M&E requirements. Prior to actual leasing activities, the M&E provisions of every retail space must be carefully provided according to retail space planning, under provision of facilities would result in space which is difficult to lease or would require high costs to rectify. On the other hand, over provision of M&E systems results in unnecessary capital and operation costs. This paper will highlight typical M&E design criteria for general retail and specific requirements by different anchor tenants.

Ir Lee has 18 years' experience in Designing Building Services and obtained his B.Eng (Hons) Mechanical in 1996. He is also Industrial Accreditation Panel member for several universities in Malaysia and is actively involved in knowledge sharing with local universities.

After 12 years in practice, he is now the Managing Director of Li-Zainal Sdn Bhd since 2008. In 2000, he was involved in the first low energy building in Putrajaya in Parcel E4/5 now occupied by Suruhanjaya Tenaga. He continues to contribute his ideas and concept on Practical Energy Efficient design in other parts of Putrajaya before the existence of GBI. He also designed the first Platinum Rated Green Building in Malaysia at KL Sentral in 2007.

4.00 pm – 4.30 pm



Mr KS Wong
Sr General Manager
Centre Management
Services,
Sunway Shopping Malls

Case Study : Revamp and Beautification of Sunway Putra Mall

The two and half decade integrated development was acquired by Sunway REIT in April 2011. Over RM300 Millions were invested in an extensive Asset Enhancement Initiative Exercise executed over 2 years.

Sunway Putra Mall re-opened in May 2015 offering shopping in a brand new light, with an increased in Net Lettable Area along with unique lifestyle precincts.

The retail podium was re-configured with a central iconic "Sun-Diamond" structure and a vertical extension "Diamond" built at West Wing. The façade and interior reflects the vibrancy of an Urban Chic Mall conceptualized by renowned architects and interior designers.

New mechanical transportations were added, while existing ones were overhauled. Most of the mechanical & electrical backbone was replaced. This was to ensure that the asset enhancement was comprehensive and complete to ensure refreshing shopping environment.

KS Wong is the Senior General Manager with Sunway Shopping Malls. He heads the Centre Management Services which is engaged in strategic planning and development of shopping malls in Sunway Group.

KS holds a Master of Business Administration and a Graduate Diploma in Business Administration from UK.

He has over 20 years of experience in retail asset planning, development and integrated facilities management in Malaysia and Indonesia. Major projects involved included Queensbay Mall (Penang), Sunway Pyramid (Petaling Jaya), and Berjaya Times Square (Kuala Lumpur). In Indonesia, he was engaged in Supermal Pakuwon Indah and Grand City Mall located in Surabaya.

Through Project Delivery Partners, he completed an Asset Enhancement Exercise (AEE) for Sunway Putra Mall within two years.

4.30 pm – 5.00 pm

Panel Discussion/Q & A Session

Moderator: Mr Goh Chong Wooi, General Manager - Operations, fahrenheit88

End of Seminar

Above speakers/moderators are invited, subject to confirmation/programme subject to change at the discretion of the organiser

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SPECIAL FOR STUDENTS ! Students will be entitled to special fees of RM371* per pax (at cost), subject to a maximum of 50 pax (on first come first served basis & upon authentication of student status).		* inclusive of GST

* CPD points will
be awarded

Important Notes:

1. Group discount : group of 3 or more delegates from the same company
2. Payment is required with registration and must be received prior to the seminar to confirm seating.
3. Walk-in delegates will only be admitted on the basis of space availability at the seminar and immediate full payment.
4. The organizer(s) reserve(s) the right to make amendment(s) without prior notice.

Cancellation Policy

Cancellations will not be accepted once registrations have been submitted; in the event you are unable to attend the Seminar, a substitute delegate may be arranged.

PLEASE USE BLOCK CAPITALS AND/OR ATTACH YOUR BUSINESS CARD, THANK YOU.

REGISTRATION FORM

Name (please underline surname): Mr/Ms		
Designation:		
Organisation / Company:		
Address:		
Country:	Postal Code:	
Nationality:	Email:	
Tel:	Mobile no:	Fax:
Name of Association:		
Membership Number:		
For further details, please contact and/or fax this REGISTRATION FORM to: Persatuan Pengurusan Kompleks Malaysia (PPK) Malaysia Shopping Malls Association A608, 6th Floor, Block A, No 1, Jalan SS 20/27, Damansara Intan, 47400 Petaling Jaya. Tel : 603 7727 6202/6232 Fax : 603 7727 6203 Email : secretariat@ppkm.org.my Website : ppkm.org.my Bank Account : CIMB 8002636850		WHO SHOULD ATTEND: <ul style="list-style-type: none"> • Professionals and personnel involved in leasing, tenant mix strategy, tenant selection, building design, fit-out and projects etc. • Operations, engineering and security executives pursuing increased productivity and a higher level of excellence. • Other shopping mall professionals from various disciplines who wish to be exposed to innovative strategies and practical techniques highlighted through case studies from the gurus and experts.

