



Frequently Asked Questions (FAQs)

1. What is an Integrated senior living resort?

An integrated senior living resort will comprise two components that complement each other – the Active Living Apartments and the licensed Care Residence where nursing care services will be delivered.

Active Living Apartments are for those who are able to live independently and require no or minimal assistance in daily living but choose to live with like-minded individuals to enjoy their golden years.

The licensed nursing Care Residence is for those who need close nursing care attention. The Care Residence provides long- and short-term care covering an extensive range of medical conditions.

2. What is Eden at Botanica CT (EABC)?

Eden at Botanica CT (EABC) is a joint venture between Botanica Hills Sdn Bhd (an associate company of MTT Group of Companies) and Eden-On-The-Park Sdn Bhd, Kuching. This company was set up for the purpose of developing and managing EABC – the first integrated senior living resort in Balik Pulau, Penang.

EABC is located at Botanica.CT, near the town centre of Balik Pulau, which is at the south-west of Penang Island and located 25 minutes drive away from the Penang International Airport.

The 300-acre garden township of Botanica.CT currently features terrace homes, bungalows, the Botanica.CT Commercial centre, and the award-winning Prince of Wales International School.

In the near future, a Wetland Park, a Medical Centre and a Health & Spa Resort as well as EABC will be completed, making Botanica.CT a self-sustainable township with facilities that are attractive to senior citizens.

Similar to Eden-On-The-Park, EABC will be modelled on proven models in Australia and New Zealand and tailored to the Malaysian context. As an integrated senior living resort, EABC features a full-fledged nursing care centre that provides professional licensed nursing care for those who require constant care and an active living resort that provides accommodation to active seniors who are seeking independent living.

The resort has been designed with safety in mind with specialist nursing care facilities and amenities to encourage community and social interaction for active and healthy living.

3. Where is Eden at Botanica CT (EABC) located in Penang?

EABC is located at Botanica.CT, about 5 km away from the town centre of Balik Pulau – a south-west region of Penang Island and is 17 km and 25 minutes drive away from the Penang International Airport and 25 km away from Georgetown.

4. What is the difference between Active Living Apartments and Care Residence?

EABC comprises of Active Living Apartments for the growing population of seniors who are independent and do not need any assistance in activities of daily living as well as those who are still largely independent but need some assistance. It is designed to provide secure and safe living surroundings supported by state-of-the-art features and services tailored to our residents, all in a sustainable and serene environment.

The Active Living Apartments will offer flexible services and facilities that support senior citizens in their day-to-day living. These services include our emergency response call system, personal medical record-keeping, on-site carers for immediate care support as well as non-care services such as housekeeping, laundry, and transportation. These services will be complemented by a range of recreational facilities in the resort including indoor and outdoor amenities. Social activities will be organised to give the residents an opportunity to get to know each other and form communities with like-minded senior citizens.

The nursing Care Residence caters to senior citizens who are no longer able to live independently. Our tried and tested proprietary nursing care systems will be implemented to dispense appropriate care, support and medication to the residents. The categories of nursing care encompass long and short-term residential care, including those with medical conditions. The nursing Care Residence will be one of the few care homes in Malaysia that will be licensed by the Ministry of Health and the Department of Social Welfare under the Ministry of Development of Women, Family and Community.

5. What types of accommodation are available at the Active Living Apartments?

The breakdown of the types of accommodation is as follows:

Types	Built-Up Area (sq ft)
1 bedroom	~ 740 sq ft
1+1 bedroom	~ 880 sq ft
2 bedrooms	~ 970 sq ft
3 bedrooms	~ 1100 sq ft

Selling price starts from approximately RM420,000 per unit for 1-bedroom apartments to approximately RM900,000 per unit for the 3-bedroom apartments.

6. FAQs on Active Living Apartments

No	Question	Answer																									
1	When will the Active Living Apartments be available for booking?	Anticipated to be in the first half of 2023.																									
2	When is the completion date?	Targeted to be in 2026.																									
3	Are there any units available for lease?	Yes, there will be.																									
4	What are the rates like?	The rates will be determined nearer to the launch.																									
5	Who can own the apartments?	The apartments are open for sale to the general public at any age though the primary resident for the units should be aged 60 and above or have a disability. Those below the age of 60 can own the units for their parents' use or lease them back to EABC for lease to interested parties until such time when they want to stay at EABC themselves.																									
6	Is there financing available for the purchase of the apartments?	Yes, and it will be subject to bank's requirements for the loan approval.																									
7	Who can stay at the apartments?	The primary resident shall be at least 60 years old or have a disability. Their spouse or carer will be permitted to stay with the primary resident.																									
8	Are pets allowed at the apartments?	Permitted but cannot cause a nuisance.																									
9	What are the fees to pay when staying at the apartments?	<p>The estimated costs per month based on 2022 rates will be as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>740 sq ft</th> <th>880 sq ft</th> <th>970 sq ft</th> <th>1100 sq ft</th> </tr> </thead> <tbody> <tr> <td>Basic Care & Non Care Services</td> <td>RM219</td> <td>RM260</td> <td>RM287</td> <td>RM325</td> </tr> <tr> <td>Facilities Management</td> <td>RM197</td> <td>RM234</td> <td>RM258</td> <td>RM293</td> </tr> <tr> <td>Sinking Fund</td> <td>RM37</td> <td>RM44</td> <td>RM49</td> <td>RM55</td> </tr> <tr> <td>Total</td> <td>RM453</td> <td>RM539</td> <td>RM594</td> <td>RM673</td> </tr> </tbody> </table>		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
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10	Are visitors allowed to stay over at the apartment?	Yes, and it is for short term stay (period to be determined later).																									

11	What are the services provided at the apartments that are suitable for seniors?	<ul style="list-style-type: none"> i Basic vital signs monitoring and dietary consultation ii Proper computerised medical records keeping iii 24-hour carer on standby 24 iv Artificial Intelligence (AI) based CCTV camera surveillance at common areas v Concierge services <p>On-demand basis:</p> <ul style="list-style-type: none"> vi Door-to-door laundry services vii Door-to-door housekeeping & cleaning services viii Healthy meals catering ix Indoor/Outdoor exercise classes x Non-intrusive AI-based cameras for fall detection & other capabilities xi Specially designed aged care friendly furniture xii Minivan transfers within Botanica.CT xiii Buggy transfers to Botanica Mansion
12	What are the other facilities at the apartments for residents' use?	<ul style="list-style-type: none"> i Common seating area for residents to hang out ii Landscaped garden with greeneries and outdoor benches iii Gymnasium with equipment that focuses on resistance training for seniors iv Business centres for meetings & conferences v TV room with scheduled movie showtimes
13	What is the role of Artificial Intelligence (AI) in your senior living?	The purpose of AI is to support seniors to age gracefully in their apartments with the feeling of comfort and security.
14	Is CCTV monitoring a common feature inside your apartments?	Artificial Intelligence enabled CCTV is under consideration.
15	Are there any religious facilities provided at the resort?	At EABC, we welcome people from all religious backgrounds and it is our intention to provide facilities that will accommodate the spiritual needs of all our residents. We will also be consulting with other religious organisations on the appropriate provision of such facilities within our facility.
16	Is foreign ownership allowed?	Yes, foreign ownership is subject to the price minimum threshold allowed by Penang's State Housing & Development Board which is currently at RM700,000 (for SPAs signed between 1 July 2022 to 31 December 2022) for strata-titled properties. For MM2H holders, they are allowed to own properties priced from RM500,000 or above.
17	Is this community suitable for disabled persons who also need care?	The design will be suitable for persons with disability and the care regime is more focused on the needs of seniors. Having said this, specific care needs will always be assessed on a case-to-case basis.
18	Will you provide transport service to George Town or other parts of Penang Island?	This is under consideration depending on the demand for such service.
19	What happens to the ownership of the property when the owner passes on?	EABC intends to include a sell-back option that can be exercised by the Owner under specific conditions.
20	Will it remain vacant until the person is of the right age to move in?	Owners will have options to lease out the units and EABC will assist with leasing of the property.

7. FAQs on Care Residence

No	Question	Answer
1	When will the Care Residence be ready to accept patients?	Scheduled completion by end of 2024.
2	What are the types of services that will be provided?	Please refer to our website: www.edenatbotanicact.com.my/nursing-care
3	Are there special rates and priority given to residents of the Active Living Apartment?	Yes, there will be. Details to follow later.
4	Can the Care Residence services be provided at the apartments?	Yes, it will be for the comfort of the resident depending on his/her condition and subject to assessment by our care team.
5	What is the basis of Eden's Nursing management?	The care practices in our Care Residence originate from our Australian partner Optimum Aged Care Systems. The underlying systems have been extensively used in care facilities throughout Australia and these care practices have been modified to suit the preferences of Malaysian society and the requirements of Malaysian regulators.
6	For the nursing care, do you have rooms for singles and couples?	There is a choice of room for singles and couples where the design is aimed at providing comfort and safety to the residents.
7	Is there an in-house doctor?	We will have a doctor registered with our facility as mandated by statutory regulations and the doctor will be available on a regular, periodic basis. We also maintain resident medical records which will include each resident's preferred doctor in the event of emergencies.
8	Does the Care Residence provide palliative care?	Palliative care is part of our services in the Care Residence.
9	How much is the cost of daycare and nursing care?	Our Penang flagship Care Residence will open its doors in 2024 to the general public. For our Care Residence, the prices and costs are only available closer to the date of the commencement of operations. Be assured that we will look to accommodate as wide a range of affordability for Penangites. Please look out for our opening promotions.
10	Is there care provided for Dementia and Alzheimer?	Yes, this is provided for in the Care Residence. There will be an assessment done by our team of professionals on how best to deliver care to the specific individual.



Eden at Botanica CT

No. 32 & 32A, Jalan Sungai Air Putih, Bandar Baru Air Putih,
11000 Balik Pulau, Penang, Malaysia

 edenatbotanicact

For enquiries & registrations
+6017-311 2699
edenatbotanicact.com.my



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