



IVORY PROPERTIES GROUP BERHAD (673211 M)

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Ivory: Development not above 75m

GEORGE TOWN: A property developer has refuted claims on alleged hillside development said to be above the 75m safety zone.

Ivory Properties Group Berhad (IPGB) executive director and chief operating officer M. Murly said the construction site of The Peak Residences project at Mount Erskine was never above the safety zone but between the height of 24m and 39m.

“The Peak Residences is an abandoned project in the early 1990s and we came in as white knight upon request from the state government to help 588 purchasers revive the project.

“A geotechnical engineer was in charge of the design before the project was abandoned so when we took over the project, we decided to engage him back because he would know the project very well,” he said.

Murly said IPGB obtained the approval from the high-risk land development committee chaired by State Public Works, Utilities and Transportation Committee Lim Hock Seng on the geotechnical report submitted by their consultant.

“The committee also comprises of other technical department like IKRAM, Department of Environment, Town and Country Planning Department, Minerals and Geoscience Department, Irrigation and Drainage Department to make sure all critical factors and safety measures are well taken care of.

“We also have our independent geotechnical engineer monitoring the site activity and submitting their report on a monthly basis to the local authority.

“All our works are approved, supervised and endorsed by the consultant, professional engineer and relevant authority,” he said in a press conference at Birch House yesterday (June 20).



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Murly was responding to a news report on Tanjung Bungah assemblyman YB Teh Yee Cheu's visit to the site to see how the hill "was being killed" with little or no monitoring of what was going on.

On granite stones piling up on top of the hill, Murly said the stones were actually piled up for reuse as crusher run in building roads and retaining walls.

"Instead of transporting the granite out from the site, we bought a machine which cost us over RM1mil to turn them into crusher run.

"We are actually recycling them for environment sake and the stones are piled up on a flat ground on a higher platform which poses no danger at all," he said.

On Teh's claim that there was no proper drainage for rainwater to flow down the hill, he said IPGB has been aware of the sensitivity of the neighbouring housing and there has been no complain from them on the drainage system so far.

"We have not encountered any issues with the rainwater because we have all the proper measures in placed for the drainage system," he said.

He also clarified that there was no construction of posh apartments and villas on the site as the project was all about affordably-priced homes and low-medium cost apartments.

"I certainly agree with YB Teh that the best thing for everyone now is to find a solution but a solution can only be found if all parties concerned are engaged in a dialogue session to know the real scenario instead of making assumptions," he said.

Murly said IPGB had also engaged an environmental resources management consultant to advise them on all the necessary measures in place as well as to ensure cleanliness of the sedimentation pond water and all other environmental measures including noise level.

"Although some of these are not a requirement set by the Penang Municipal Council (MPPP), we are still doing it as part of our corporate social responsibility.



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“In fact, the MPPP requirements are one of the most stringent guidelines in place among other councils in the country,” he said.

On noise level at the site, he said the average noise level was at 55dBA and 65dBA with operations and construction works going on.

“There is only an increase of 10dBA because we controlled the noise level prudently through proper management on the work sequence by not carrying out a lot of work at the same time,” he said.

The Peak Residences is an RM241.9mil GDV project which boasts of its impressive architectural design with its rooftop garden linking three blocks of 38-storey buildings of 203 units per block.

The spacious units range from 1,000 sq ft to 3,850 sq ft and are priced from RM396,800.

Located adjacent to The Peak Residences is Taman Bukit Erskine, a 38-storey low-medium cost apartment block consisting 554 units for deserving applicants.

The apartment unit has a built-up area of 654 sq ft and each unit comes with three bedrooms, one bathroom and one washroom.

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