

Opportunities aplenty in real estate

REAL estate is an asset class that includes housing, offices, shopping malls, warehouses and factories. There are good reasons for studying and considering real estate as a career. Aside from being the world's largest asset class, qualified real estate professionals have excellent career prospects globally and the industry offers many different career pathways.

- Advisory and consulting
 - City and urban planning
- Real estate professionals are typically employed by property developers, institutional investors, property services consultancies, financial institutions, asset management firms and government agencies. Some experienced professionals even start their own businesses.

Diverse career opportunities

It should be noted that a career in real estate is much more than just transacting properties. The range of careers in the real estate industry starts with initial investment decisions, leading to valuations and transactions, planning and design work, followed by construction, property management, maintenance and asset management. The diverse range of career opportunities in the sector include but are not limited to:

- Real estate investment
- Property and asset management
- Capital markets
- Commercial and retail property leasing
- Project and development services
- Valuation

A renowned reputation

Real Estate and Planning at Henley Business School, which is part of the University of Reading, is ranked UK No.2 for "Land & Property Management" and No.1 for "Graduate Career Prospects in Land & Property Management" according to the Complete University Guide 2021.

The BSc Real Estate programme has long been recognised for producing talented graduates and future industry leaders.

By studying at the University of Reading Malaysia (UoRM)'s branch campus located in EduCity Iskandar Malaysia, students save an estimated 60% of the costs compared with studying at the UK campus. Students receive exactly the same University of Reading degree as if they studied on the UK campus, following the same curriculum and academic

quality standards.

Students can also be reassured that they will receive excellent academic delivery and support – 75% of Henley's academics in Malaysia are PhD-qualified and many have further industry and professional certifications.

Furthermore, the class sizes are typically no more than 30 students, which allow a healthy amount of personal interaction between students and academic staff.

Students on the programme develop knowledge and skills in finance, economics, planning, law, valuation and management, which is specific to the real estate industry. This provides a career advantage over those studying a general business degree.

Henley has excellent industry connections and there are regular seminars with industry speakers which allow students to appreciate how academic concepts are applied in practice. Students also have ample opportunity to undertake work placements to further enhance their employability.

The BSc Real Estate programme offered by Henley in Malaysia has the distinction of being one of the very few programmes that carries professional recognition in Malaysia (with the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia), the UK (with the Royal Institution of Chartered Surveyors) and Singapore (with the Singapore Institute of Surveyors and Valuers). The recognition provides students with an excellent platform for developing an international career in the future.

State-of-the-art campus at EduCity

The modern, state-of-the-art campus is located in EduCity, Asia's first multi-campus education city located in Iskandar Puteri, Johor. The spacious campus has excellent facilities including IT-enabled classrooms, a Financial Dealing room and a Learning Resource Centre.

Students never need to worry about overcrowding. In the current pandemic situation, the university provides excellent support for online learning. Students have access to a suite of digital learning



Students on an industry placement at Knight Frank, Indonesia.

tools including Blackboard, Blackboard Collaborate, MS Teams and round-the-clock access to the university's digital library.

Furthermore, students at EduCity enjoy excellent facilities that include an Olympic-size swimming pool, running track, indoor stadium, fitness centre, music studio and 24-hour Student Hub.

Option to study in the United Kingdom

Students at UoRM can take advantage of the flexible options which allow them to spend one or even two years at the Reading UK campus. The option may particularly appeal to parents who wish to send their children for study in the UK but are concerned about travel restrictions and health and safety in the current pandemic situation.

The main campus in Reading UK is set in 130ha of beautiful parkland and has won the Green Flag award nine times in a row, making it one of the UK's best green spaces. The campus has everything a student could need, including sports facilities, health centre, eateries, a supermarket and on-campus accommodation. A virtual tour of the UK campus is available at: <https://www.reading.ac.uk/virtual->

experience/

Reading town is conveniently only a 22-minute train ride from London, making it ideal for students who are seeking to make the most from their time in the UK.

Admissions

Entry points for students joining are in April, July and September for those with A-levels, STPM, UEC and equivalent qualifications. SPM, IGCSE and equivalent holders can enrol on the university's International Foundation Programme (IFP) which, upon successful progression, guarantees them a place on the programme.

For those who are eligible, the High Achievers Scholarship is valued at up to RM33,840 (subject to T&Cs).

New students can start their programme at UoRM in April, July or September each year. UoRM is open Mondays to Fridays 9am-5pm and Saturday 10am-4pm at EduCity 79200 Iskandar Puteri, Malaysia.

■ For more information, consultation or to arrange for a campus visit, call or WhatsApp Sam 016-723 5300 or Ben 016-721 5700, email my.enquiry@reading.edu.my or visit www.reading.edu.my/henley and UoRM's Facebook and Instagram pages.



The stunning modern University of Reading Malaysia campus in EduCity Iskandar.

Choosing engineering for lifetime fulfilment

HAVE you ever thought about picking up engineering? Acquiring a degree in any engineering field can take you all over the world and also help you make a good living. Here are some reasons pursuing an engineering degree can be fun and worthy of your consideration.

1. Unleash your creativity

Engineers, regardless of their area of expertise, must work on a variety of projects throughout

their careers and must thus be creative and adaptable to the needs of each assignment.

Whether you are into physics, mechanics, construction or other sub fields of engineering, the highlight would be to work on or even introduce new systems and projects that will make the world a better place to live in.

2. Travel

Engineering degrees are highly valued and in high demand all

around the world. This means you can find yourself working on unique projects in dream locations. Your services will be relevant, whether you have completed mechanical, electrical, civil or any other engineering subspecialty. An engineering degree can open many doors for you as long as you're up to the challenge.

3. Making a huge impact

If you want to make a difference

in this world, most engineering professions offer excellent opportunities to help others. As you advance through the ranks, you will be working on larger projects, offering new solutions at community to national levels. Making money is nice but being able to bring about positive change is even more fulfilling.

4. Develop skills

Being an effective engineer requires a wealth of other skills.

You must be able to think logically and creatively. Every project presents new challenges and problems to solve, and engineers often find the application of their knowledge and skills to be exhilarating.

If you, like many young people, are looking for a career that will give your life meaning and a career that will never bore you, look no further than the exciting and extraordinary world of engineering.

Career-establishing scholarship programme

IJM Corporation Berhad is one of the leading conglomerates in construction, industry, infrastructure and property in Malaysia. The company believes education is a vital component to inspiring and shaping young minds who will go on to create better futures for themselves and the people around them.

With this in mind, IJM established a scholarship programme to help nurture, develop and raise dynamic Malaysian talents. Through the IJM scholarship, aspiring young Malaysians possess a golden opportunity to excel as a recruit; and later as a professional, where they will fulfil their dreams and contribute back to our nation.

This scholarship opens a world of wonders, namely the opportunity to

pursue undergraduate studies in top-tier Malaysian universities. It also enables students to focus on their education and career instead of worrying over unsettled student loans. Successful scholars benefit from the opportunity of beginning their careers with IJM or any of its subsidiaries upon completion of their studies.

Changing lives

Twenty-five-year-old Sivan Sehgar is one of the many successful scholars who have built a distinguished career as a graduate civil engineer under IJM. “I have always been fascinated with construction and high-rise projects. Hence, civil engineering was my choice for higher education.

“The main reason I applied for the IJM Scholarship was because of the history behind the well-established company throughout the past few decades, managing successful projects with finesse,” says Sivan, who pursued his education at Universiti Putra Malaysia.

Unveiling creativity

As a company that strives for innovation and creativity, IJM is always looking for unconventional individuals to represent the establishment. Applicants are put to the test during the interview session with out-of-the-box evaluations.

“I realised that IJM does not particularly select candidates based on their academic qualifications, but

Fascination in construction and high-rise projects led Sivan to pursue a degree in civil engineering.

narrows down candidates based on their extracurricular performance, interpersonal skills and critical thinking.

“The interview session was out of the ordinary. We were given a bunch of Lego blocks to create wacky Lego structures that would put our creative side on display. Apart from some general academic questions, there was of round that examined challenging yet intriguing topics such as the role of youths in the future world of construction, how the industrial revolution will enhance the current proceedings of construction as well as the impact of a good leader and listener to the well-being of a workplace community. Overall, it was a fun and proactive interview session that filled me with a sense of enlightenment,” he says.

Tapping into potential through volunteering and internships

IJM maximises a scholar’s experience as a working individual through volunteer opportunities, internships, and service-learning. Sivan mentions, “IJM scholars also participate in volunteering programmes. Some of which I was involved in included tutoring children at school, fundraising for charities, and lending a helping hand at events organised by IJM. These activities have well taught me the importance of corporate

social responsibility.

“I completed my internship with two different projects under IJM – Equatorial Plaza and HSBC Catalyst. The Internship programme with IJM served as an advantage in my professional development and prepared me to adapt to the working culture of IJM within a short time.”

Paving the way to success

Apart from financially aiding students, the IJM Scholarship programme guarantees scholars career opportunities at IJM Corporation Berhad or its subsidiaries.

Sivan adds, “Upon accomplishing our tertiary education, scholars of the Graduate Associate Programme are assigned to ongoing projects, to be part of the team and build on our expertise and career.

“With successful career pathways already paved out for us as IJM scholars, worrying about securing a stable job was out of mind and out of sight. Presently, I hold the position of a graduate civil engineer and I work alongside a team of young and energetic individuals for the Imazium @Uptown 8 project. I am truly grateful towards IJM for providing me with an endless array of opportunities that have shaped me into the professional I am today”.

■ For more information about the IJM Scholarship, visit www.ijm.com.



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Accreditations:

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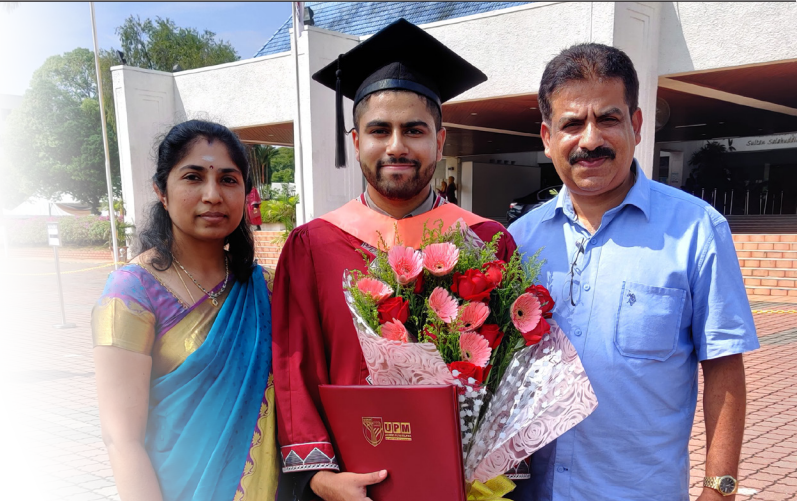
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IJM Scholarship requirements

The IJM Scholarship encompasses a range of degrees that include a bachelor’s degree in:

- Civil Engineering
- Electrical Engineering
- Mechanical Engineering
- Quantity Surveying
- Computer Science
- Information Technology
- Business Analytics

Eligibility for the scholarship:

- At least 2As/CGPA 3.00 in STPM or equivalent (e.g.

Matriculation, A-Levels, Foundation, Diploma) or

- 5As in SPM or equivalent (e.g. O-Level) or
- A CGPA 3.00 for those in the midst of pursuing a bachelor’s degree study.

• Must not be a recipient of any other scholarship, education loan or financial assistance from any other organisation

- Good command of English and Bahasa Malaysia, both written and verbal



Sivan (kneeling, second from left) expresses his gratitude as an IJM Scholar, where he was given the opportunity to work on big projects such as the Imazium @Uptown 8 project.



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Societal ageing a global issue

AGEING is gradual. People do not become old or elderly at any particular age.

Traditionally, age 65 has been selected as the beginning of old age, but ageing can be defined as chronological age, biological age, psychological age and social age.

Chronological age refers to a person's age in years since birth; biological age refers to how old a person seems; psychological age includes cognitive capacity and emotional beliefs about how old a person is; and social age is based on society's expectation of a person's age group.

Societal ageing is a global issue, particularly in Asia and the Asean region. Age-dependent physical decline is part of chronological ageing (physical ageing), which is not surprising, but biological ageing (physiological or premature ageing) is alarming due to stressors in society.

The "tsunami of premature ageing" could have a considerable impact on healthcare and socio-economics. It can affect financial growth, work and retirement patterns, how families function, the ability to provide sufficient resources for older adults, and the prevalence of chronic disease and disability.

Ageing itself is not a disease but a significant risk factor for developing chronic diseases. Ageing patients generally suffer from multifactorial diseases such as diabetes and hypertension, sleep loss and dementia.

There is an apparent gender difference in age-related physiological decline. Therefore, there is a need to identify gender-based biomarkers to detect signs of "premature ageing".

"We aim to identify gender-based biomarkers for assessing multifactorial disorders of ageing using computer-based machine learning techniques to identify genes, proteins in clinical datasets in the Asean population. We have state-of-the-art



Prof Ishwar believes that the "tsunami of premature ageing" could have a considerable impact on healthcare and socio-economics.

equipment, well-equipped laboratories, talented and capable human resource to address the issues of ageing," says Prof Ishwar Parhar, head of neuroscience and director of the Brain Research Institute, Jeffrey Cheah School of Medicine and Health Sciences, Monash University Malaysia.

Given the complexity of the ageing process, the probability that a single biomarker will ever meet an ideal criterion seems very low. Ageing leads to comorbidity or multimorbidity (the coexistence of multiple health conditions in an individual)

rather than a single physical loss or just a single disorder or disease.

Therefore, it is crucial to identify universal and reliable biomarkers that can be used to determine the risk of comorbidity and multimorbidity, which can then be developed into novel molecular targets for anti-ageing intervention.

An ageing population will shift the narrative of Asean's growth prospects because of the decline in the working-age population.

"Findings from this study will form the

"Ageing itself is not a disease but a significant risk factor for developing chronic diseases. Ageing patients generally suffer from multifactorial diseases such as diabetes and hypertension, sleep loss and dementia."

basis to develop novel drug interventions for premature ageing. It will also provide valuable insights on the types of socio-economic policies and strategies that will reduce the risk factors contributing to the increasing rate of ageing among the population in the Asean region," Prof Ishwar says.

Some preliminary work has been carried out to identify multimorbidity and comorbidity genes for this project.

Prof Ishwar and his team hope to engage Monash University as the funding stakeholder and, eventually, funders external to Monash. Social ageing will have a substantial socio-economic impact and therefore is of interest to many stakeholders.

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