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CHALLENGE

Come witness 21 finalists fight
for the RM1million prize
8am at Southville City@KL South show gallery
(E 101°45'35.0 N 2°54'40.0)



EP3 NEWS

The Edge-Mah Sing Millionaire Contest finalists are ready for the final challenge



EP7 FEATURE

The great indoors



EP8 GARDEN

The constant gardeners

KOTA DAMANSARA rises higher

Twenty years ago, Kota Damansara, Selangor, was a rural outpost not many people knew about. However, the pace of development has gradually turned it into one of the most sought-after townships in Petaling Jaya.



Check out a video of this hot spot at www.theedgeproperty.com and see current listings for this area on [Market Watch EP6](#).

BY TAN AI LENG

In the past several years, the values of residential properties in Kota Damansara, Selangor, have more than doubled. For example, according to data on theedgeproperty.com, the smallest unit at Casa Indah 1 that sold for as low as RM187,900 during launch in 2003 is now selling at the asking price of RM700,000.

It is not only medium-cost condominiums that are increasingly popular; demand for affordable and luxury high-rises is equally strong.

The transformation and development of Kota Damansara has not happened by chance.

KGV International Property Consultants Sdn Bhd executive director Anthony Chua says that after the adjacent Taman Tun Dr Ismail (TTDI) became an affluent township in Petaling Jaya, the urban sprawl spilled into Bandar Utama and, now, Kota Damansara.

"The overall outlook for demand at Kota Damansara is positive and upbeat; demand growth is sustainable due to its location adjoining Petaling Jaya, the anticipation of a new MRT line, the development of Kwasa Damansara, and others," Chua explains.

Construction of the Mass Rapid Transit (MRT) Sungai Buloh-Kajang Line, which started in 2011, was 64% complete as at May 31, 2015. There will be 31 stations along the 51km line, with Surian Station, PJU 5 Station and Kota Damansara Station all located in the Kota Damansara area.

Notably, Surian station will be linked to Tropicana Gardens, a mixed-use development located adjacent to it, while Sunway Nexis Soho will also be linked to the station via an MRT deck. Both mixed-use developments consist of offices and retail components.

CONTINUES ON EP4



ON THE EDGE PROPERTY TV
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Kota Damansara rises higher



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NEWS ROUNDUP

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Bina Puri bags RM100 million island resort contract

Bina Puri Sdn Bhd, a wholly owned subsidiary of Bina Puri Holdings Bhd, has been awarded a contract to design and build a RM100 million island resort in Pulau Poh, Kenyir Lake, in Terengganu.

"This project is unique as the vendor has requested eco-friendly structures that require less maintenance and also interiors that exude peace and tranquillity," said group executive director Matthew Tee in a press release on Aug 18.

The company won the contract from the Terengganu State Public Works on June 22, 2015, he added. The resort, which is yet to be named, will have 150 rooms, a banquet hall for up to 300 guests, restaurant, retail areas and swimming pool.

It is due for completion in three years. According to the group, the Kenyir Lake project is expected to contribute positively to the assets and earnings of Bina Puri for the financial year ending Dec 31, 2015.

Johor Corp to list RM252.36 mil Islamic REIT on Sept 22

Johor state investment arm Johor Corp will list its Islamic real estate investment trust (REIT) known as Al-Salam on the Main Market of Bursa Malaysia on Sept 22.

Al-Salam REIT is seeking to raise gross proceeds of RM252.36 million arising from the issuance of 252.36 million offer units, based on an offer price of RM1 per unit, which will account for 43.5% of the trust.

According to a draft prospectus filed on the Securities Commission Malaysia website on Aug 11, the bulk or RM242.86 million of the proceeds to be raised from the initial public offering (IPO) will be used to pay for the purchase of five properties that

will make up the initial portfolio, and the rest (RM9.5 million) will be for listing expenses.

In April this year, Al-Salam REIT entered into sale and purchase agreements (SPAs) with Damansara Assets Sdn Bhd (DASB) and QSR Brands (M) Holdings Sdn Bhd (vendors) for the acquisition of the Komtar JBCC shopping mall, Menara Komtar office building @ Mart Kempas hypermarket, KFCH College building — all located in Johor Baru — and QSR Properties, which consists of 27 restaurant and non-restaurant properties located in Malaysia, for a combined RM903.14 million.

DRMSB added that the total purchase consideration for the acquisition of the five properties will be satisfied through the issuance of 327.64 million new units to the vendors, and RM575.5 million cash, which will be funded via proceeds raised from the IPO, with the balance to be covered by a financing facility.



Bovaea cracks down on illegal real estate agents

The Board of Valuers, Appraisers and Estate Agents Malaysia (Bovaea) has teamed up with other authorities to stop unlicensed people from acting as brokers in real estate transactions. The industry lost an estimated RM40 billion worth of transactions to unlicensed property brokers last year alone.

Bovaea's estate agency practice committee (EAPC) awareness campaign chair K Soma Sundram said

that, in 2014, Bovaea recorded around RM162 billion worth of real estate transactions nationwide.

"Of that figure, RM40 billion were deals closed by unlicensed brokers, RM60 billion by licenced real estate brokers and the rest by property owners, home owners or developers. For each transaction, the illegal brokers would make around 2 to 3% of the entire deal," Soma said on Aug 17.

This translates into about RM800 million to RM 1.2 billion per transaction, he added, which rightfully belongs to the 16,000 registered brokers or negotiators listed under Bovaea.

The board estimates there are about 40,000 to 50,000 unlicensed brokers operating in the country.

Earlier, at a press conference, Bovaea EAPC chairman Eric Lim said it will work twith the Commercial Crime Investigation Department, the Malaysian Communications and Multimedia Commission, as well as local councils such as Kuala Lumpur City Hall (DBKL), to stop unlicensed property brokers in the country.

This will be done through Bovaea's campaign called Anti C.A.M.P, which stands for cheating, absconding, mis-interpretation and profiteering.



Canada fund buys into Pavilion Damansara Heights

Canada Pension Plan Investment Board (CPPIB), the largest pension fund manager in Canada, will buy a 49% stake in Pavilion Damansara Heights for an investment of RM485 million.

In a statement on Aug 18, CPPIB said it would commit about RM485 million for the stake in the development as part of a joint venture with Malaysia's Pavilion Group.

Pavilion Damansara Heights is a mixed-use development by Impian Ekspresi Sdn Bhd, which is part of the Pavilion Group. It is located in Pusat Bandar Damansara, Kuala Lumpur, less than 10km from the Petronas Twin Towers.

CPPIB says the location is well-connected by a network of highways and strategically served by two upcoming mass rapid transit stations within walking distance of the development.

The project is a freehold development that spans 9.58 acres. The proposed project features a retail Galleria, serviced residences, premier residences and corporate towers.

"We are pleased to make our first direct real estate investment in South-east Asia through this JV with one of Malaysia's most well-respected developers, Pavilion Group," said CPPIB managing director and head of real estate investments for Asia, Jimmy Phua, in the statement.

"This JV fits well with our investment strategy as it provides us with a great opportunity to work with a smart partner in a high-quality real estate asset that will provide attractive risk-adjusted returns over the long term," he added.

"We are looking forward to the opportunity to partner with CPPIB in this exciting development in Kuala Lumpur. It is a highly anticipated landmark for Damansara Heights, set within Malaysia's most affluent neighbourhood, offering a world-class integrated development that is synonymous with the Pavilion brand," said Pavilion Group project director Timothy Liew. The GDV of the project reportedly exceed RM2 billion.

LAUNCHES & EVENTS

If you have any real estate-related events, email us at propertyeditor@bizedge.com. Events listed here will also appear on theedgeproperty.com.



The Edge-Mah Sing Millionaire Challenge

Date: Saturday (Aug 22)
Venue: Mah Sing's Southville City@KL South Sales Gallery, Bangi E 101°45'35.0 N 2°54'40.0)

Time: 8am to 12pm
Contact: Lyanna Tew at (012) 698 0569 / (03) 9221 8888 ext 208 or Paul Choo at (03) 9221 8888 ext 676 / (012) 328 4696

The grand finale ground event of The Edge-Mah Sing Millionaire Contest will see 21 finalists taking on a combination of simple physical and knowledge-based games to be the grand prize winner. The winner will walk away with a RM1 million prize voucher to purchase any Mah Sing-launched residential property in Malaysia. The contest began June 20 until July 31 and 21 finalists were shortlisted for this final challenge. The public is invited

to witness this exciting event.

Showcase of Danau Mutiara, Putrajaya

Date: Saturday and Sunday (Aug 22 and 23)
Venue: Danau Point, No 5, Jalan P16 Precinct 16, Putrajaya
Time: 10am to 6pm
Contact: (03) 8886 8888/(03) 8888 8778/ (012) 393 3792
Putra Perdana Development Sdn Bhd is showcasing its Danau Mutiara development situated at Precinct 16, Putrajaya. The developer is offering lakeside semidees with built-ups of 4,218 sq ft, zero-lot bungalows with built-ups ranging from 4,218 sq ft to 5,154 sq ft, and bungalows with built-ups of 4,218 sq ft to 5,456 sq ft. Prices are from RM2.31 million to RM4.015 million.



A property talk by Dr Renesial Leong

Date: Saturday (Aug 22)

Venue: Lecture Theatre 6, KDU University College, Glenmarie, Shah Alam
Time: 2.30pm
Contact: (03) 5123 6022 / (03) 5565 0760
The talk entitled "Why Properties? Why Now?" is organised by Paramount Property Sdn Bhd and presented by Dr Renesial Leong. Interested participants are invited to RSVP by today (Aug 21). The developer has also opened its dual key show unit (picture) for viewing at its Utropolis property gallery located at Level 6, KDU Univerisy College, Utropolis, Glenmarie. The show unit is of the 1,202 sq ft dual key unit. Show units are available for viewing Mondays to Fridays from 9am to 6pm, and Saturdays and Sundays from 10am to 6pm. Paramount Utropolis is a university metropolis at Glenmarie, Shah Alam.

Bumiputera Property Exhibition 2015

Date: Saturday and Sunday (Aug 22 and 23)
Venue: Legar Putra, Putra World Trade Centre, Kuala Lumpur
Time: 10am to 7pm

Contact: (03) 4142 1151 / mohdazmi2@gmail.com
The Bumiputera Properties Exhibition, which is organised by Medimesra Care Management Sdn Bhd, has been running for the 25th time. The event aims to focus on promoting Bumiputera lots offered by property developers before they are released by the local authorities.



OSK Property Emira Residence Roadshow

Date: Until this Sunday (Aug 23)
Venue: Giant Section 13, Shah Alam
Time: 10am to 10pm
Contact: (019) 295 5997
The roadshow by OSK Property began on Aug 17 and will run until Sunday, featuring limited available units of 3+1 bedrooms, 2 bathrooms with built-up of 1,227 sq ft in Emira Residence. The units are partly furnished and are selling at RM600psf. Emira Residence is situated at Section 13 Shah Alam.

All geared up to do their best

The Edge-Mah Sing Millionaire Contest finalists are ready for the final challenge



BY THEEDGEPROPERTY.COM

PETALING JAYA: Twenty-one finalists of The Edge-Mah Sing Millionaire Contest will face off tomorrow to win a RM1 million prize voucher from Mah Sing Group Bhd that will unlock the doors to their dream home.

The contestants will engage in games using their physical and mental abilities at the grand finale, which will take place at the Southville City @ KL South, Bangi, sales gallery.

The finalists were all surprised to be chosen out of thousands from Malaysia and Singapore who took part in the online contest, which opened on June 20 and closed on July 31.

Meet some of the finalists and find out their preparations for tomorrow morning.

Vanessa Mering, 26, quantity surveyor, Shah Alam

It's so unbelievable! This is one of the few contests I joined, and I can't believe I am so lucky! I was so surprised and happy when I received the call from the organisers on Monday night. I immediately told my family members in Sarawak and they are also very excited but, unfortunately, they cannot join me here.

This contest caught my attention as it gives me an opportunity to own a house. I have lived in the Klang Valley for a few years and always dreamt of owning a home. Now, I am one step closer to fulfilling my dream.

I have done some research about Mah Sing and their projects and am also doing



Ferringhi Residences is one of the developments by Mah Sing Group.

some exercises to boost my stamina. I am ready for this Saturday's grand finale and I am ready to win my dream home!

Edmund Tan Chee Keong, 37, health, safety and environment department head at an oil and gas firm

When I got the call while I was riding the train, I was surprised. I thought I might have misheard and asked a few times just to make sure. When it actually registered that I was one of the finalists, I was thrilled!

When I first knew of the contest, I immediately registered. Since I signed up quite soon after the contest was launched, I was hoping to be chosen. However, I was still pretty surprised that I was one of the finalists. Playing the games every day until I've reached the daily limit paid off.

Because the final round involves physical

and mental activities, I should get more rest. I have been sleeping early and trying to get a good night's sleep!

Soh Siew Hoon, 60, housewife (formerly medical technologist), Kuala Lumpur

I was on a trip to Brunei when my sister messaged me to say I had been chosen as one of the finalists. I am so happy and can't believe it. This is the first time I felt so lucky!

I participated in this contest when I was also in Brunei and I saw the contest banner while browsing The Malaysian Insider portal. Out of curiosity, I joined the contest, which includes the online 'Treasure Hunt' game, to gain tokens. The treasure hunt game is interesting and I have played it a few times.

Honestly, I am just joining for fun, and I didn't expect to be chosen as one of the finalists.

There are 20 others contestants out there and I don't think I will win. I don't know what to do, but I am going there to have fun.

Guan Shen Shen, 27, branch head at a marketing company, Kuala Lumpur

When Mah Sing called me, I thought it was a prank by a friend. I only believed it was real when I received the official email from the organiser. Did I expect to be chosen as one of the finalists? No way! A RM1 million voucher for a Mah Sing property is a really huge prize. I am sure winning the voucher will be difficult, but the chance is greater now because I am one of the finalists.

To be frank, this good news came at the wrong time. I have been really busy with work lately and had no time to train physically. However, I will do what I can and give it my best this Saturday.

S P Setia on track with RM4 bil sales, launches 'Jet Set With Setia'

BY HANNAH RAFEE

PETALING JAYA: Property developer S P Setia Bhd is on track with its RM4 billion sales target for the financial year 2015 despite the current poor market conditions.

"As far as current sales performance, we are on track with our target of RM4 billion. And I believe our target is also quite scalable," said Datuk Wong Tuck Wai, acting deputy president and chief operating officer of S P Setia.

"Our financial year end is October, but we are also bringing it in line with PNB [Permodalan Nasional Bhd]'s closing year, which is December, so that means our target for the two months will be extended. But up until October, our target has been RM4 billion," added Wong at the launch of the 'Jet Set With Setia' campaign yesterday.

According to S P Setia, its local projects in Setia Alam, Eco Park, Eco Hill, and Eco Glades will be the larger contributors to the sales target. "Out of the RM4 billion target, RM1.6 billion will be from our overseas projects," revealed Wong. S P Setia's overseas frontrunners include the regeneration of the Battersea Power Station in London,



Wong: We would like to extend our appreciation to our purchasers. **Photos by Patrick Goh/The Edge**

Fulton Lane in Melbourne and 18 Woodsville in Singapore.

The company remains positive amidst the current market conditions. "I believe it is still a good time for people to invest in properties, so that when the market goes up again, your properties would appreciate tremendously. In response to the weakening ringgit, I trust S P Setia has been handling



Koe: Within the first week of [Eco Glades' Phase G5 islands] launch, we achieved a 40% take up rate.

the situation well, as everything we do is pre-planned and well-mitigated, especially to counter these tough times," added Wong.

As for recent launches, Datuk Koe Peng Kang, executive vice-president of S P Setia, said: "One of our recent launches is Eco Glades' Phase G5 islands, Isles of Kamares, which consists of freehold, 3-storey villas, with 1,400 sq ft built-up and priced from

about RM700,000 to RM900,000. Within the first week of its launch, we achieved a 40% take up. An upcoming launch would be Phase 12 of Eco Park called 'The Fountain' series. We're also hoping to launch another residential development in George Town, Penang in November, although details have not been finalised."

Meanwhile, the 'Jet Set With Setia' contest will be held until Dec 1, 2015. The contest is part of the developer's 40th Anniversary Campaign launched this year. The contest is open to all S P Setia property purchasers who are based in Malaysia and have signed their SPA in 2015 (from Jan 1 to Dec 1). The grand prize winner will win an opportunity to experience London, Melbourne, Nanning, Ho Chi Minh City, Singapore and Langkawi with S P Setia via business class flights by Malaysia Airlines.

"While we celebrate our 40th anniversary, we would like to extend our appreciation to our purchasers and what better way than to share our experiences and achievements with them at our overseas projects," said Wong. There will be three draw events, which will take place on Sept 19, Oct 31 and Dec 12, 2015.



Kota Damansara has transformed into a hub of business, education and entertainment. Photos by Mohd izwan Mohd Nazam



Building next to Surian MRT station, the first two residential towers of Tropicana Gardens have attracted buyers' interest.



Dataran Sunway is the commercial centre of Kota Damansara, and also right opposite the future Surian MRT station.



Condominiums such as Cova Suites within walking distance to SEGi University area are fetching higher rental yields.

On the right side of the tracks

FROM EPI

The first phase of the MRT Sungai Buloh-Kajang Line from Sungai Buloh to Semantan is scheduled to open by the end of 2016 and the second phase from Semantan to Kajang, on July 2017.

Meanwhile, Kwasa Damansara located on former Rubber Research Institute Malaysia (RRIM) land, planned as a major transit hub located about 10km away from Surian station, will be developed by Kwasa Land Sdn Bhd, a wholly-owned subsidiary of the Employees Provident Fund. This project will be built to cater for at least 150,000 people. It is also the first township development on the fringes of the city complete with a public transport infrastructure.

Chester Properties Sdn Bhd operations manager Jei Chew concurs. He adds that Kota Damansara's easy accessibility from the North Klang Valley Expressway (NKVE) and its proximity to mature property hotspots such as TTDI, Bandar Utama and Mutiara Damansara, are also points in its favour.

There are four main routes that connect to Kota Damansara, including Persiaran Surian, Persiaran Damansara Indah, Jalan Sungai Buloh and NKVE.

In fact, there are hundreds of thousands of vehicles flowing into Kota Damansara daily. While this generates business opportunities, it is also a cause of serious chronic congestion, especially on Persiaran Surian.

However, this has not affected Kota Damansara's popularity, due to the many who want to live and work here, given that it is now a hub for business, education and entertainment.

CBD Properties (KD) Sdn Bhd executive director Daphne Chan says investors and homebuyers are looking for non-landed properties in Kota Damansara, especially condominiums priced below RM500 psf.

"Most investors are homeowners in this area or from neighbouring townships who see growth potential in this area and want to invest for both rental yield and capital appreciation," says Chan.

According to data provided by KGV International, condominiums priced below RM500 psf include Palm Spring, Cova Villa and D'Rimba.

Self-sufficiency

Kota Damansara can be considered a self-sufficient township, says Chew, with Dataran

Sunway as its nucleus. Dataran Sunway, the commercial centre, comprises plenty of retail shops, shop offices, and eateries. Next to Dataran Sunway is the recently completed Sunway Nexis, a mixed-use development consisting of office, retail and soho units.

Within 2km of Dataran Sunway are two hypermarkets, Aeon Big and Giant, as well as a neighbourhood shopping mall, Sunway Giza, a popular happy hours hangout.

About 3km to 5km from Dataran Sunway is Sunsuria Technology Centre, a factory estate for small businesses.

Kota Damansara also has several government schools, a smart school, a university and a medical facility, Tropicana Medical Centre. There is also a recreational park and a golf club.

"With so many amenities nearby, Kota

Damansara has attracted young families and the working class, resulting in higher demand for its residential properties, as well as escalating prices," says Chew.

Over the past few years, house prices in Kota Damansara have increased at a fast pace. According to research by theedgeproperty.com, the average price psf for non-landed residential properties transacted in Kota Damansara rose an exceptional 44.4% year-on-year, from RM356 to RM514 psf in the third quarter of last year (3Q2014).

According to theedgeproperty.com, the more expensive developments are mostly clustered along Persiaran Surian, near amenities such as Dataran Sunway, SEGi University, Tropicana Medical Centre, the Seri Selangor Golf Course and the upcoming Surian MRT station.

For investors or homebuyers looking to purchase non-landed properties here, Chua said they should consider developments with security features, and easy access to main roads, and future MRT stations.

Education hub

Besides Dataran Sunway, another hotspot is the SEGi University area, where the Sri KDU smart school is just a stone's throw away.

The 10-acre SEGi University is located at Jalan Teknologi, Kota Damansara, next to Tropicana Medical Centre. The full-fledged campus has research facilities and an outdoor swimming pool, providing a conducive learning environment for up to 12,000 students.

Sri KDU is a private co-educational smart school offering the Malaysian curriculum at primary and secondary levels. Since its



Chua: The overall outlook for demand at Kota Damansara is positive and upbeat.



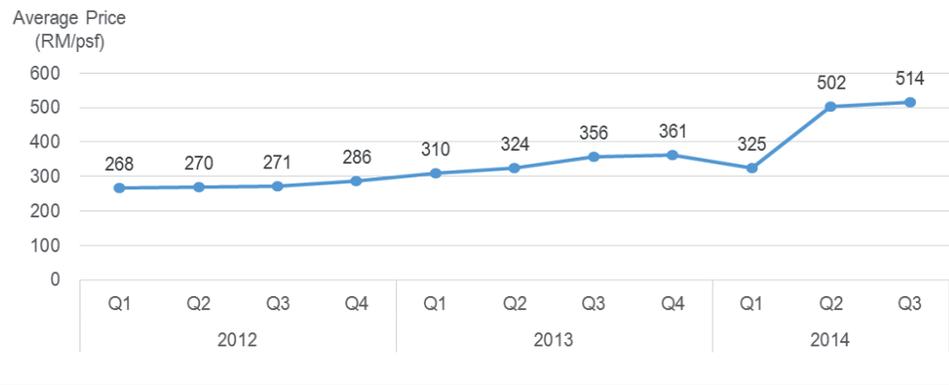
Chan: Most investors are homeowners in this area or from neighbouring townships.



Chew: Kota Damansara has attracted young families and the working class.

Source: theedgeproperty.com

Kota Damansara all non-landed residential average price by average transacted price



NAME OF PROJECTS	TRANSACTION PRICE 12 MONTHS TO JULY 2015 (RM PSF)
Casa Indah I	600-722
Opal	520-640
Palm Spring	400-460
Cova Villa	420-460
Cova Suites	420-460
Cascades Residences	670-930
I-Residence	490-620

Source: KGV International Property Consultants Sdn Bhd

NAME OF PROJECTS	RENTAL RM PSF	YIELD (%)
Casa Indah I	1.60-1.80	3.0-3.2
Opal	1.55-1.85	3.5-3.6
Palm Spring	1.30-1.75	3.9-4.6
Cova Villa	1.60-1.75	4.5-4.6
Cova Suites	1.60-1.75	4.5-4.6

Source: KGV International Property Consultants Sdn Bhd

opening in 2003, the 12-acre school's annual enrolment has grown from 528 students to more than 2,300 today.

Chan says the average rental yield of non-landed properties in Kota Damansara is about 4%, and that properties within walking distance of SEGi University fetch higher rental yields. "Cova Villa and Cova Suites are still the most popular condominiums for students, being close to the college."

Chua adds that Cova Villa has enjoyed high occupancy rates due to its proximity to a college and a medical centre. KGV International data shows that the current rental for Cova Villa ranges from RM1.60 psf to RM1.75 psf, while rental yield is about 4.6%.

The MRT catalyst

The development of the Klang Valley/Greater KL MRT project initiated in 2011 has become a major catalyst for the property

market, including Kota Damansara.

According to Chan, since MRT construction started in the area, high-rise residential properties in Kota Damansara have become sought after by professionals who hope to commute by public transport to work.

The Surian MRT station will be located opposite Dataran Sunway; the nearest condominiums to the station are Casa Indah 1 & 2, Sunway Nexis, Tropicana Gardens, I-Residence and Cascades Residences.

A look at the properties close to the Kota Damansara MRT station on theedgeproperty.com shows that prices during the MRT construction period were significantly higher compared with during the pre-construction period.

For example, Casa Indah 1, which was completed in June 2006, was launched at a price of just RM180 psf. Based on KGV International data, as at 2Q2015, after construction of the MRT project began, the selling price had increased to RM600 psf, a jump of 233%.

Cascades Residences by Mitraland Bhd, completed in 2014, has set a new price benchmark for the area. Chua says the highest transaction price for Cascades Residences over 12 months was RM930 psf.

At I-Residence, another condominium project completed around the same period and located just 2km away from Cascades Residences, the highest transaction price in the past 12 months was RM620 psf.

While some may argue that the strong demand is only applicable to mid-market high rises, the overwhelming response to Tropicana Gardens, a joint-venture between Dijaya Corp and PKNS, has shown otherwise.

The first two residential towers of Tropicana Gardens, Arnica and Bayberry, launched

in October 2012 and March 2013 respectively, received overwhelming response from buyers. All 336 units of Arnica tower are sold out, and the 413 units of Bayberry tower are 98% sold. The average selling prices for Arnica and Bayberry serviced residences are RM850 psf and RM1,000 psf, respectively. The upcoming third tower, Cyperus, which will have 406 units of serviced residences, is expected to continue the sales momentum with an average selling price of RM1,267 psf.

"New launches like Nexis Soho, and Cyperus are already breaching RM1,000 psf, but still selling like hot cakes. Even the prices of older condominiums located near MRT stations are climbing up and closing the price gap on newer projects," Chan adds.

Real estate agents admit that transactions have slowed since early last year. Chua says the transaction volume has decreased mainly due to the overall weak market sentiment and pessimistic economic outlook. "However, owners are not forced to sell as most of the existing properties are owner-occupied," he says.

He expects the price growth of non-landed properties to be flattish in the short term as transactions remain bearish. He expects the redevelopment of the RRIM land into Kwasa Damansara to be the next catalyst for price growth. "It will be a game changer for the locality. New price benchmarks will likely be set and these may result in overall price appreciation."

Although most real estate agents cannot agree on how much the value of Kota Damansara properties will appreciate over the medium and long term, they can agree on one thing — that Kota Damansara is like a teenager, with all the qualities and potential to shine brighter, and that the township still has room for growth.

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Hong Leong Bank Berhad (97141-X)

FOR SALE [in Kota Damansara, Selangor]

Pelangi Damansara

Type: Condominium/serviced residence
Tenure: Leasehold
Asking price: RM470,000
Built-up area: 932 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: High-floor unit. CCTV on all floors. Near MRT Station under construction. Strategic location; walking distance to The Curve, Ikano Power Center, Ikea, Tesco and Houz Depot. Accessibility via LDP, NKVE, Penchala Link
Agent/negotiator: Paul Chin of Reapfield Properties (S.J) Sdn. Bhd.
Tel: (012) 320 8879
Email: paulchin@reapfield.com



Cascades Residences

Type: Condominium/serviced residence
Tenure: Leasehold
Asking price: RM520,000
Built-up area: 571 sq ft
Bedroom(s): 1
Bathroom(s): 1
Description: Partly furnished unit.
Agent/negotiator: Alex Tong of Everest Properties
Tel: (012) 363 3498
Email: alextong38@gmail.com

Cova Suites

Type: Condominium/serviced residence
Tenure: Leasehold
Asking price: RM719,000
Built-up area: 1,257 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Fully furnished. Selling lock, stock and barrel. Two covered parking bays. Facilities: Infinity pool, gym, cafe, 24-hour security, multi-purpose hall, library, lake, jogging and bicycle track, wifi hotspot, sky garden and nursery. Amenities: Sri KDU Smart School, SEGi College, Tropicana Medical Centre, Cova Square, Giant, Sunway Giza, The Strand. Accessibility: NKVE, LDP, Persiaran Surian, Jalan Sungai Buloh
Agent/negotiator: Lizsa Chong of GS Realty
Email: lizsachong@gmail.com
Tel: (010) 219 8873



Palm Spring

Type: Condominium/serviced residence
Tenure: Leasehold
Asking price: RM435,000
Built-up area: 1,001 sq ft
Bedroom(s): 2
Bathroom(s): 2

Description: Fully furnished, mid-floor unit, windy and cool. Covered parking bay. Walking distance to bus and taxi stands, future MRT station. Facilities: 24-hour security, pool, gym. Accessible from NKVE, LDP, Sprint and Penchala Link. Near The Curve, Sunway Giza, 1 Utama, SEGi University, Tropicana Medical Centre and golf club.
Agent/negotiator: Simon Khoo of Gather Properties Sdn Bhd
Email: aimankhoo99@gmail.com
Tel: (012) 252 5693

D'Rimba Apartment

Type: Condominium/serviced residence
Tenure: Leasehold
Asking price: RM675,000
Built-up area: 1,427 sq ft
Bedroom(s): 4
Bathroom(s): 3
Description: Lower-ground unit of low-rise condo with two parking bays right in front of unit. Additional yard for gardening and a balcony. Faces small stream and greenery. Popular area, good for rental investment. Accessible via NKVE, LDP. Good facilities and management; strict security. Five minutes to The Curve, Ikea, 1 Utama; 10 minutes to Subang airport; future MRT station nearby. Facilities: swimming pool, wading pool, clubhouse, gym, park. Near Dataran Sunway, The Strand, Sunway Giza, SunSuria Avenue, Giant. Accessibility: NKVE, Persiaran Surian, Jalan Sungai Buloh, LDP and Sprint Highway.
Agent/negotiator: Mohamed Zulhilmi/Hilmi of Reapfield Properties
Email: hilmi@reapfield.com
Tel: (019) 200 0121



Cova Villa

Type: Condominium/serviced residence
Tenure: Leasehold
Asking price: RM540,000
Built-up area: 1,236 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Cool, airy, quiet mid-floor unit located opposite SEGi College and Sri KDU school. Walking distance to future MRT station. One covered parking bay. Near 1 Utama, The Curve and Ikea. Accessible from NKVE, LDP, NSE, Sprint and Penchala Link.
Agent/negotiator: Denyse Low of Ace Realty
Email: denyse_low@yahoo.com
Tel: (013) 331 4113

Casa Residenza

Type: Condominium/serviced residence
Tenure: Leasehold
Asking price: RM490,000
Built-up area: 966 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: High-floor unit. Currently tenanted. Just next to Sri KDU. 24-hour security, swimming pool, library, gym and wifi hotspot.

Near The Curve, IKEA, Kidzania, 1 Utama and Kelab Golf Sri Selangor. Array of restaurants within a short driving distance. Subang Airport reachable in 15 minutes via back roads. Accessible via LDP, Penchala Link, Sprint, NKVE and Jalan Sungai Buloh.
Agent/negotiator: Irene Chua of Leaders Real Estate
Email: irenechua888828@gmail.com
Tel: (012) 222 5187

D'shire Villa

Type: Condominium/serviced residence
Tenure: Leasehold
Asking price: RM450,000
Built-up area: 1,020 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Fully renovated: fully tiled kitchen, plaster ceiling, kitchen cabinet, floor tiles, air conditioning, water heaters, wardrobe. Faces swimming pool. Walking distance to SMK Seksyen 4, Tropicana Medical Centre, SEGi College and Sekolah Sri KDU. Close to numerous amenities, especially colleges.
Agent/negotiator: Kevin Dass of Izrin & Tan Properties Sdn Bhd
Email: kevindass2@gmail.com
Tel: (012) 277 0512



I Residence

Type: Condominium/serviced residence
Tenure: Leasehold
Asking price: RM720,000
Built-up area: 1,255 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Basic unit, good accessibility via Penchala Link, Kerinchi Link, Duke Highway, LDP; 10 to 15 minutes' drive to KL City Centre, Mont'Kiara, Sri Selangor Golf Club, Kuala Lumpur Golf & Country Club, The Curve, and 1 Utama. Future MRT station nearby.
Agent/negotiator: Ken Kong of Global Link Properties (Selangor) Sdn Bhd
Tel: (016) 637 3366
Email: kenkong83@gmail.com

Kasturi Idaman

Type: Condominium/serviced residence
Tenure: Leasehold
Asking price: RM580,000
Built-up area: 1,188 sq ft
Bedroom(s): 4
Bathroom(s): 2
Description: Corner lot
Agent/negotiator: Alex Tong of Everest Properties
Tel: (012) 363 3498
Email: alextong38@gmail.com

FOR RENT [in Kota Damansara]

Cova Suites

Type: Condominium/serviced residence
Tenure: Leasehold
Asking rent: RM1,900
Built-up area: 1,254 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Cova Suites comprises three blocks on the south side of Kota Damansara. Amenities within walking distance. Cova Square boasts several chic cafes and quaint boutiques. Near Giant, Sunway Giza and The Strand.
Agent/negotiator: Eva Tan of Hartamas Real Estate (Setia Alam) Sdn Bhd
Tel: (016) 969 2173
Email: evatan88@outlook.com

Pelangi Damansara

Type: Condominium/serviced residence
Tenure: Leasehold
Asking rent: RM1,300
Built-up area: 933 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Partly furnished unit
Agent/negotiator: Alex Tong of Everest Properties
Tel: (012) 363 3498
Email: alextong38@gmail.com

Cova Villa

Type: Condominium/serviced residence
Tenure: Leasehold
Asking rent: RM1,800
Built-up area: 1,059 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Fully furnished unit. Facilities: infinity pool, nursery, gym, jogging and cycling track, multipurpose hall, recreational lake, sky garden, library. Located opposite SEGi College and Sri KDU School; 10 to 15 minutes away from 1 Utama The Curve, Ikea, Tropicana Golf and Country Club and Tropicana Medical Center. Accesible via NKVE, LDP, NSE, SPRINT and Penchala Link.
Agent/negotiator: Joelton Ooi of Oriental Realty
Tel: (012) 623 6695
Email: joelton.ad@orientalrealty.com.my

Palm Spring

Type: Condominium/serviced residence
Tenure: Leasehold
Asking rent: RM1,500
Built-up area: 936 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Fully furnished unit, including air conditioning and water heater. Pool view. Suitable for families and professionals.
Agent/negotiator: Mary Tay of Hosanna Properties
Tel: (012) 382 2618
Email: marytay2@gmail.com

Sunway Nexis

Type: Condominium/serviced residence
Tenure: Leasehold
Asking rent: RM3,500
Built-up area: 832 sq ft
Bedroom(s): 1
Bathroom(s): 2
Description: Newly completed soho unit at Sunway Nexis, Dataran Sunway, with garden view. Partly furnished: air conditioning, fridge,

kitchen cabinets. Linked to future MRT station. Facilities: gym, swimming pool, meeting room, surau, sky garden, retail area and office block.
Agent/negotiator: Ken Kong of Global Link Properties (Selangor) Sdn Bhd
Tel: (016) 637 3366
Email: kenkong83@gmail.com

D'shire Villa Apartment

Type: Condominium/serviced residence
Tenure: Leasehold
Asking rent: RM1,500
Built-up area: 1,001 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Golf course view. Air conditioning, water heater, kitchen cabinet, parking bay.
Agent/negotiator: Muhammad Safiq of Reuters Properties
Tel: (012) 206 5290
Email: safiqjames@yahoo.com

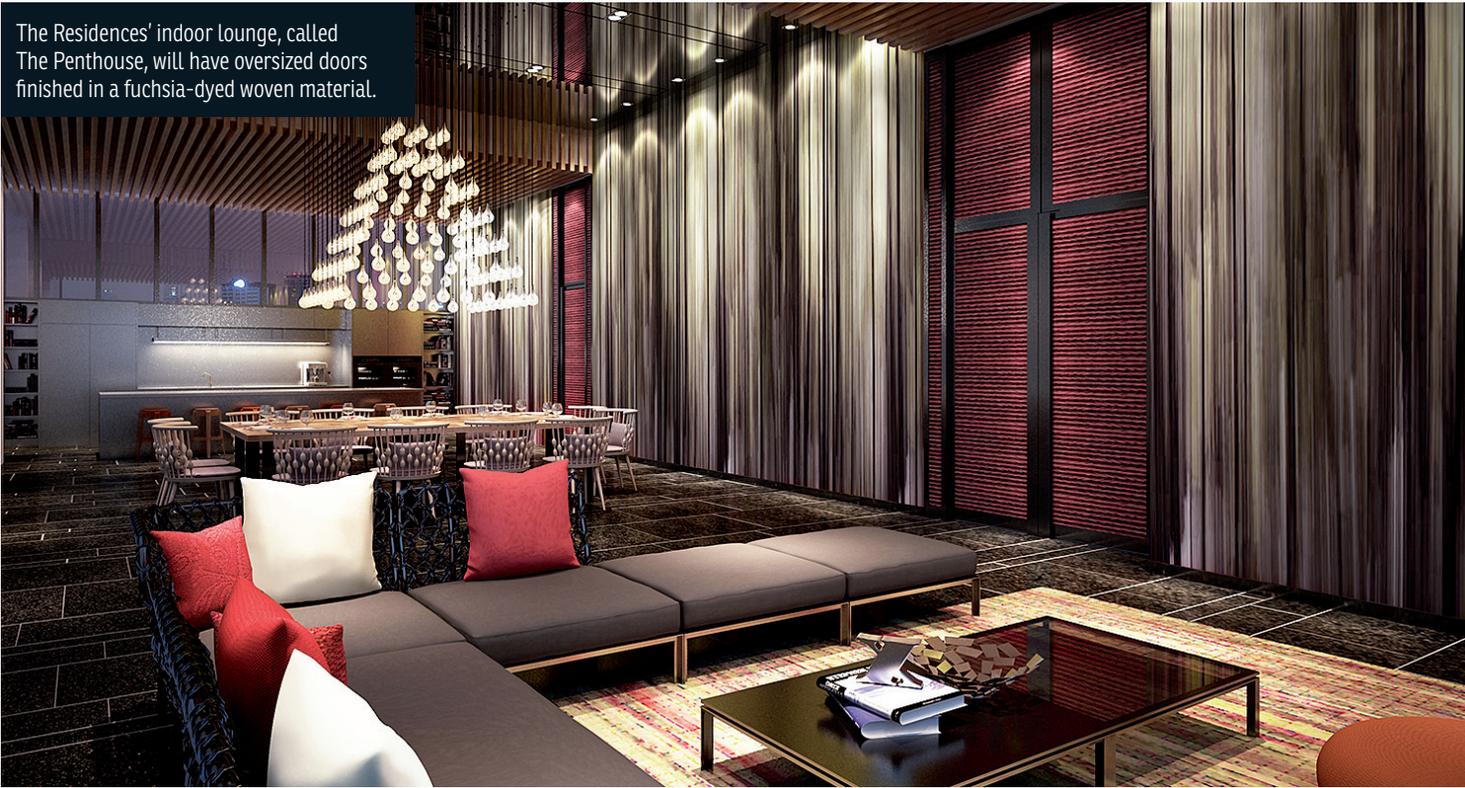
Cascades Residences

Type: Condominium/serviced residence
Tenure: Leasehold
Asking rent: RM1,800
Built-up area: 561 sq ft
Bedroom(s): 1
Bathroom(s): 1
Description: Cascades is an integrated development comprising retail mall, offices and residential units located next to Giant hypermarket and opposite The Strand. Cascades Residences has 20-storays of 266 serviced apartments. Facilities: sky garden, club, infinity pool, gym, lounge, terrace, sauna, garden, grille terrace, recreational zone and 24-hour security with smart card.
Agent/negotiator: Shirley Gan of Oriental Realty
Tel: (012) 207 2318
Email: sgbh@live.com

I Residence

Type: Condominium/serviced residence
Tenure: Freehold
Asking rent: RM2,200
Built-up area: 1,255 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: New, partly furnished, serviced apartment, corner unit, ready for moving in. Facilities: two swimming pools, gym, sauna, two basketball courts, playground, gardens, etc. Faces Sri Selangor Golf Club. Amenities: Sunway Giza, The Strand, The Curve, IPC, Giant, Aeon Big and Tesco, SEGi University, Sri KDU International School, Tropicana Medical Centre. Golf course and pool view. Two parking bays. Accessible via NKVE, Plus, Sprint, LDP, Penchala Link, Guthrie Highway, Jalan Duta-Sungai Buloh highway.
Agent/negotiator: Calvin Yew of Vision Homes Realty
Email: calvin.yew@visionhomes@gmail.com
Tel: (012) 969 7882

The Residences' indoor lounge, called The Penthouse, will have oversized doors finished in a fuchsia-dyed woven material.



PICTURES BY TROPICANA CORP



Fuchsia is one of the main colours used in the common areas.

The great indoors

Design maven Lai Siew Hong introduces garden couture in Tropicana The Residences KLCC

BY HANNAH RAFFEE

Kuala Lumpur's premium KLCC area has no shortage of contenders for the title of swankiest digs in the country. Tropicana The Residences, by Tropicana Corp Bhd comprises 353 units of luxury residences on 55 storeys that will sit atop the 24-storey W Hotel. It will be located within the magic 1km circle of the unmissable Petronas Twin Towers.

But its unique selling point is not its neighbourhood — many other properties lay the same claim to fame; it lies in its interior design.

"For the interiors of The Residences, we were inspired by the nearby KLCC park. We had the idea of combining elements of the park with our design, and interpret it in a fashionable way," says the mastermind behind The Residences' interiors, Lai Siew Hong, founder and CEO of Blu Water Studio.

"We came up with the concept of 'a walk in the park meets fashion' or, as we like to call it, 'garden couture'.

The natural elements of the park infuse the colours and motifs of the interior design which are, in turn, contemporary stylisations of nature.

"It is quite abstract," says the award-winning designer. "We would like to embody the meaning of 'couture' by providing the



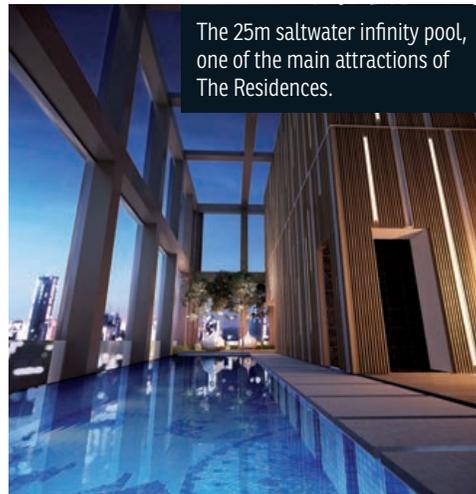
Lai: We were inspired by the nearby KLCC park.

residents custom, bespoke furniture and fixtures," explains Lai.

The apartments of The Residences will be designed with customised built-in wardrobes, kitchen cabinets and appliances, and even pieces of furniture such as dining tables and chairs.

One of the development's most striking features will be the main lobby.

"We try to capture the natural elements of the park in our selection of materials. We've used fittings and furnishing that exude a soft, organic feel. For example, the furniture and the rugs in the lobby resemble the shapes



The 25m saltwater infinity pool, one of the main attractions of The Residences.

of tree trunks," says Lai.

The main lobby will consist of two garden-themed feature walls. The first feature wall, which acts as a divider between the main lobby and the lift section, will have a curved layering that resembles a heliconia plant. "The motifs of the heliconia plant anchor a lot of the design features in the lobby, especially the walls," says Lai.

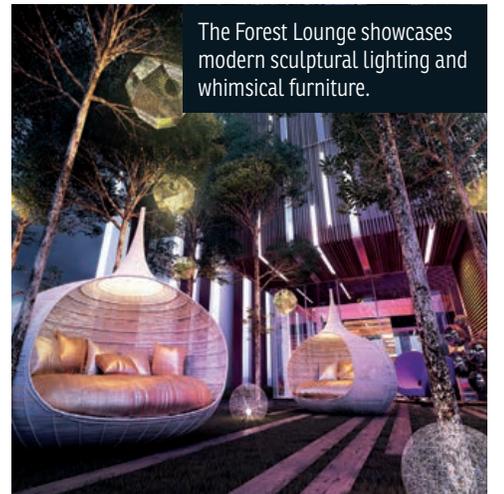
A second feature wall in the lobby will have flowing metal plates that appear like sequined fabric. Other nature-inspired accents in the main lobby include gobo lights and raindrop lights in the lift area.

"For the passageway near the lobby, the raindrop lighting gives the illusion of rain in the park. This passageway also appears like a fashion runway. This is a fine example of how the fashion and nature inspirations come together," Lai says.

The lift area will also feature timber panels, organic veneer layerings and textured pink mirrors to simulate tropical plants.

Fuchsia is one of the main colours used for the common areas, says Lai, because it complements the interior design concept. The colour is used for the furniture "but we also inject this colour in our lighting fixtures, to add to the mood of the design". The liberal use of mirrors enhances the feeling of spaciousness.

Nature's accents extend upwards, to The



The Forest Lounge showcases modern sculptural lighting and whimsical furniture.

Residences' 53rd floor, the location of the salt-water infinity pool, indoor lounge, aqua gymnasium, gymnasium, steam room, Forest Lounge, yoga zone and landscaped deck.

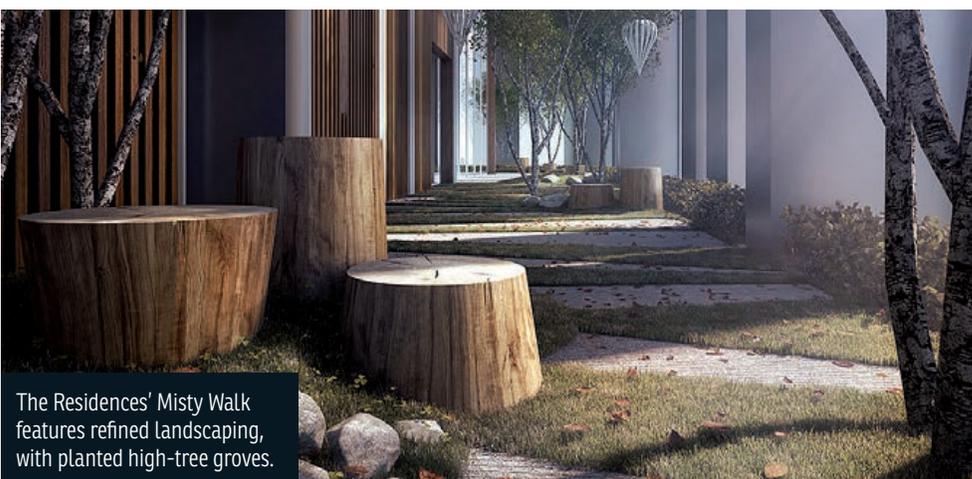
The 25m salt-water infinity pool features a concoction of tiles that form the shapes of flowers and plant imagery. The adjoining sky jacuzzi has a forest-themed landscape for its background, and opulent stone finishes for its pool deck area, juxtaposed with modern tiles for all water features.

The Forest Lounge has a Misty Walk, a green lane overlooking the city skyline. The former showcases modern sculptural lighting and whimsical furniture in line with the garden couture concept, while Misty Walk features refined landscaping, with planted high tree groves.

Still not familiar with garden couture? The indoor lounge, called The Penthouse, will have walls clad in graphic glass of abstract pink-tinted grass patterns to separate its corridors and the gym.

"We want to create something fashionable yet functional for the residents," says Lai. The Penthouse will also have oversized doors finished in a fuchsia-dyed woven material.

And now, if you must know, the apartments of The Residences come in layouts of 1-bedroom (710 sq ft) to 3-bedroom (1,604 sq ft). The project is expected to be completed in 2017. The average price is RM2,500 psf.



The Residences' Misty Walk features refined landscaping, with planted high-tree groves.



The worm farm bedding should comprise a mixture of components such as compost, humus and soil.



The bedding should take up one third of the worm farm and should be slightly dampened.



The worms thrive in temperatures of between 18C and 27C.



Worm farms come in single-tier or multi-tier formats. Photos by Michael Remillard

The constant gardeners

Earth worms eat and turn organic waste into vermicast that makes plants grow into jolly green giants

BY LIM KIAN WEI

Attention all readers with budding green fingers: red worms are probably your best friends. This is because the vermicast created by red worms provides nutrients for plants.

Vermicast is a dark and rich compost that improves the composition of a soil's nutrients. It's also known as worm castings or worm manure, or worm tea in liquid form. Vermicast is the product of vermin composting, the process which enables red worms to convert organic waste such as fruits and vegetables. Vermicast contains higher saturation of nutrients compared to natural composting of organic materials. Humus is also a material formed during the breakdown of organic matter by the red worm.

Vermicast enables plants to absorb nutrients easily because they are broken down into their elemental form, hence stimulating plant growth. Other benefits include enhancing soil structure to improve aeration and water retention; balancing the soil's pH level; and improving the plants' immunity against disease.

Some avid gardeners harvest their own vermicast by nurturing their own "worm farms" which are rather easy to set up and maintain.

Red worms are also known as red wigglers, tiger worms or Eisenia Fetida. They are suitable for worm farms as they can

withstand both warm and frigid weather conditions. They also have great appetite for organic waste and reproduce quickly.

They thrive in temperatures of between 18°C to 27°C. The wriggling creatures prefer to be in shaded areas and like their bedding moist and non-acidic. A moist environment facilitates the breakdown of organic matter in their bedding. However, they do not perform well if their home gets too wet or flooded.

It typically takes about two and a half months for a red worm to produce a cocoon, which holds an average of five red worms. Once hatched, a baby red worm takes nine weeks to mature.

The worms feed on vegetable and non-citrus fruit (such as apples, grapes, bananas) waste, decaying tree leaves, grasses, wood, egg shells, coffee grounds, shredded cardboard, garden waste and starch (pasta, rice and potatoes). They prefer a mixture of soft and small decaying food and microbes. (See table for list of recommended worm feed)

Klang-based earthworm supplier earthworm.com.my advises that it is best to use vegetable and fruit scraps such as lettuce, watermelon and apple skins. Meat and bones are not recommended as these cause the waste to smell!

earthworm.com.my began operations in 2004 as a pioneer supplier of earthworms and vermiculture starter kits. The company sells 1kg of red worms from RM280 upwards, while the starter kit at RM399 includes 1kg of

red worms, one by two-foot worm bin with a cover, 10kg of worm food and a guide book.

It says that the smaller the feed, the easier it is for the worms to eat. Feeding them once a week is sufficient, while overfeeding the worms might result in a population explosion. If you're going to be away from home for more than a week, place a dampened sheet of newspaper over the worm farm and they will consume the newspaper after completely processing their food. (Though we do wonder about the edibility of the ink.)

earthworm.com.my also says it normally takes less than a week for red worms to consume food scraps and produce vermicast. Rest assured that vermicast is organic matter that will not harm plants even if they overdose on it.

Preparing the worm farm

Worm farms come in single-tier and multi-tier. While single-tier farms are easier to set up and maintain, multi-tier ones will allow you to easily harvest vermicast without removing the worms or unprocessed food waste. Red worms are surface dwellers and naturally inclined to move up different tiers of farms once they have completely processed the scraps on one tier of the farm — leaving the castings ready to be harvested.

For those using plastic bins as worm farms, it is important to have multiple coin-sized holes that allow for adequate ventilation. Otherwise, the worms may become

WHAT TO FEED, AND NOT TO FEED

What to feed

- Vegetable scraps, such as lettuce, beans and carrots
- Non-citrus fruit scraps, such as bananas, plums and grapes
- Crushed egg shells
- Coffee grounds
- Shredded cardboard
- Garden waste, such as bean stalks, pea vines
- Starches, such as pasta, potatoes and grains
- Commercial worm food, such as worm chow

What NOT to feed

- Citrus fruits, such as orange, lemon and lime
- Meat or bones
- Dairy waste
- Grease
- Human waste
- Exotic tree leaves

unproductive or die from a lack of oxygen.

Worm farm bedding should comprise a mixture of components such as compost, potting mix, humus, rotted pea straw, soil and paper. The bedding should take up one third of the worm farm and should be slightly dampened for the bedding to be moist.

According to gardening tips website growingandgathering.com, a healthy worm farm is one that produces little or no smell and has a large number of worms. The worm castings and worm tea should also have no smell.

When the worm farm becomes overpopulated, one may harvest the worms to start a new worm farm or sell or give them away.