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picks Icon Residence



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Five plants that
mosquitoes hate

ARA DAMANSARA miles apart from Subang neighbour

One is a relatively new and affluent township while the other is an old industrial area known for housing the Sultan Abdul Aziz Shah Airport and aviation business-related offices. Both are interestingly diverging markets with contrasting price points.

See story on EP6.



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Get a new home or refurbish the old one?



Taman Desa — growing old gracefully

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NEWS ROUNDUP

Four bidders shortlisted for Bandar Malaysia project

Four out of 12 companies and/or consortia from domestic private developers, government-linked companies and foreign parties, have been shortlisted and approved by 1Malaysia Development Bhd (1MDB) as potential development partners for the 486-acre Bandar Malaysia in Kuala Lumpur.

CH Williams Talhar and Wong (WTW), the transaction advisor for the Bandar Malaysia Request for Proposal (RFP), is working to finalise the development partner(s) by the end of October.

Danny Yeo, deputy managing director for WTW said the final decision making process will be guided by value maximisation with terms that are fair and reasonable.

Bandar Malaysia is a mixed-use development located close to KLCC. It will be a central transport hub for the upcoming MRT line 2 and 3, KTM, Express Rail Link and future access to major highway networks.

Construction is expected to commence as early as 2017.

First phase of Aspen Vision City to be ready in 2018

Aspen Vision City Sdn Bhd, a joint-venture company between Aspen Group and Ikano Pte Ltd, expects the first phase of its RM8.4 billion integrated mixed development, Aspen Vision City, in Penang, to be completed in 2018.

Phase 1 of the project is Verve, a gated and guarded commercial precinct sprawled over 14ha with a gross development value of RM776 million.

Aspen Vision City chief executive officer Datuk M Murly expects Verve to be completed by 2018, while the entire development spanning over



99ha is estimated to be completed by 2025. He said this after the groundbreaking of the project by Penang chief minister Lim Guan Eng on Sept 14.

The project will include the first IKEA store in the northern region, the Columbia Asia Medical Centre and a 10ha central park. — *Bernama*

Bouygues UK bags £1 bil Battersea job

Battersea Power Station Development Co (BPSDC), the development manager of the Battersea Power Station project in London, has appointed Bouygues UK as the preferred contractor for Phase 3 of the project, with a contract worth over £1 billion (RM6.51 billion).

According to a recent statement, work on Phase 3 is due to start in early 2016. BPSDC said Phase 1, 2 and 3 together will be the largest single development project in central London since Canary Wharf.

Phase 3 features a new pedestrianised high street known as The Electric Boulevard. Phase 3 will also comprise 1,305 homes on either side of the 250m long boulevard that will offer 350,000 sq ft of space that will lead people through the Malaysia Square set to the immediate south of the power station.

Work is expected to start on the northern half of the Phase 3 site in 1Q2016, set to be completed in 2019. Works on the southern half,

meanwhile, will commence in 2018 and conclude in 2020, in parallel with the opening of the Northern Line Extension.

Bouygues Group is well known for its work on large residential and mixed-use developments. Such examples include Eikenøtt in Switzerland, The Sail @ Marina Bay in Singapore and the Brickell City Centre in Miami.

Emkay expects good demand for Mercu Mustapha Kamal

Emkay Group is confident its new office tower, Mercu Mustapha Kamal in Damansara Perdana, will be fully taken up by 1Q2016 due to the maturity of the location.

Emkay Group chief operating officer, finance, corporate and strategy Jayasangan Dhanapal said there is growing demand from companies for this project.

"Most of [the] corporate office towers in Damansara Perdana were already reaching 90% occupancy rates and we believe by effective

strategy and marketing, this building will be in high demand," Jayasangan told reporters during the signing ceremony between Paradigma Intan Sdn Bhd, wholly-owned subsidiary of Emkay Group, and MKN AT-Life Sdn Bhd on Sept 15.

MKN AT-Life is the official advertising consultant for Mercu Mustapha Kamal.

Mercu Mustapha Kamal has a gross development value of RM385 million. It comprises 27- and 14-storey towers, with net floor areas of 285,091 sq ft and 213,719 sq ft respectively.

The 14-storey Tower 2 is for lease and en bloc sale while the 27-storey Tower 1 will be for lease.

Tower 2 will be completed in December this year with a net lettable area of 183,000 sq ft, while Tower 1 will be completed in October 2016 and ready to be occupied in December 2016.

Mercu Mustapha Kamal has MSC status and is pre-certified Green Building Index (GBI) Gold.



(From left) Emkay group company secretary Lai Fook Pui, Paradigma Intan Sdn Bhd executive director Datuk Fazwinna Tan Sri Mustapha Kamal, MKN At-Life Sdn Bhd managing director Azmil Khuzaid Zakaria and MKN At-Life Sdn Bhd executive director Srikanth Ramachandran at the signing ceremony between Paradigma Intan and MKN At-Life. Photo by Suhaimi Yusuf/The Edge Property

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.



Tropicana's mid-autumn celebrations

Date: Tomorrow (Sept 19)
Venue: Tropicana Metropark Sales Gallery – 1, Jalan Delima 1/1, Subang Hi-Tech, 40000 Subang Jaya
Time: 12am to 5pm
Contact: (03) 7710 1018
Tropicana Corp Bhd invites all to be part of the mid-autumn celebrations at three of its sales galleries. Activities at Tropicana Metropark include Chinese cultural art, palm reading, making Chinese dough figurines, dragon beard candy and mochi mania.

Venue: Tropicana Heights – Jalan P6/2, 43500 Semenyih, Kajang
Time: 5pm to 9pm

Contact: (03) 7710 1018
Activities: Chinese orchestra, traditional Chinese folk dance, kids' performances, lantern-making presentation, lantern parade, fireworks. Mooncakes will be served and visitors treated to a special preview of show houses.

Venue: Tropicana Aman – 2, Persiaran Aman Perdana 3, Bandar Tropicana Aman, 42500 Telok Panglima Garang
Time: 5pm to 9pm
Contact: (03) 7710 1018

Activities: Crystal Gu Zheng performance, traditional Chinese folk dance, diablo performance, fireworks, making of Chinese dough figurines, dragon beard candy, mochi and mooncakes will be served.

Paramount Property introduces Utropolis

Date: Tomorrow (Sept 19)
Venue: Lecture Theatre 6, KDU University College Glenmarie, Jalan Kontraktor U1/14, Seksyen U1, 40150 Shah Alam
Contact: (03) 5123 6022, (03) 5565 0760
Paramount Property reveals new



serviced apartments at Paramount Utropolis, Glenmarie's only university metropolis. Drop by KDU this weekend to learn more about Utropolis and property investments. Guest speaker, Ahyat Isyak, will talk about the greatest value creators of property investments. Please RSVP by Sept 18.

Mid-autumn festival at Setia Alam

Date: Tomorrow (Sept 19)
Venue: Setia Alam Welcome Centre, No 2 Jalan Setia Indah AD U13/AD, Seksyen U13, Shah Alam, Selangor
Time: 6pm to 9.30pm
Contact: (03) 3343 2255
Celebrate the mid-autumn festival with S P Setia Group

Bhd at its township of Setia Alam. Activities include lantern riddles, anklung heritage and kids' chinese opera mask changing. Early birds will get free lanterns.

Civic Heart exhibition

Date: Oct 3 and 4
Venue: Level 1, Malaya 1, Westin Hotel Kuala Lumpur, 199, Jalan Bukit Bintang, 55100 Kuala Lumpur
Time: 11am to 7pm
Contact: Diana (012) 340 4941/ William (016) 337 6664
WTW International introduces Civic Heart, South Perth by Finbar. This freehold, 38-storey residential tower is located eight minutes away from the Perth CBD. Civic Heart has a total of 294 units and its pre-sales starts now.



Hong Kong shines over the rest of Asia

BY ZATIL HUSNA WAN FAUZI

KUALA LUMPUR: Residential property price growth in Hong Kong was 16.43% in the second quarter of 2015 (2Q2015), outpacing that of the rest of Asia, according to UK-based Global Property Guide 2Q2015's recent report.

"Hong Kong's residential property prices surged by 16.43% during the year to 2Q2015, a sharp turnaround from a drop of 0.66% during 2Q2013 to 2Q2014. Hong Kong's housing market slowed sharply in the first half of 2014 due to government cooling measures but bounced back strongly with housing prices rising by 3.83% quarter-on-quarter (q-o-q) during 2Q2015," said the report.

Meanwhile, in the Philippines, the average price of a three-bedroom condominium unit in the Makati central business district (CBD) surged 6.61% in 2Q2015 on an annual basis, reflecting an acceleration from the 2.73%



Prices of existing homes have risen 9% this year in Hong Kong, according to Centaline Property Agency Ltd. Photo by Bloomberg

price increase in 2Q2014.

Other countries that have shown price growth in 2Q include Japan (6.13%), Thailand (3.72%) and South Korea (2.03%).

Meanwhile, half of Asia continued to lose steam, with five out of 10 Asian markets seeing prices fall during the quarter under review. These countries are Singapore (-3.38%), Taiwan (-2.16%), Indonesia

(-1.74%), Vietnam (-0.27%) and China (-0.12%). Four performed worse than the previous year.

Singapore's housing market continues to struggle, with house prices falling by 3.38% on an annual basis in 2Q2015, marking its seventh consecutive quarter of house price falls. House prices fell by 0.69% q-o-q during the latest quarter.

The report also compiled home prices from all over the world, which indicated that house prices have surged in some parts of Europe, namely Ireland (10.88%), Estonia (8.99%) and Iceland (6.19%).

Meanwhile, home prices in the United Arab Emirates, Russia and Ukraine declined 11.7%, 11.1% and 10.6% y-o-y respectively.

"House prices rose in 24 out of 39 of the world's housing markets y-o-y, which have published housing statistics using inflation-adjusted figures. The numbers have shown that house prices have surged in 28 countries and declined in 11 countries," said the report.

Perth-based Psaros introduces two projects to Malaysians

PETALING JAYA: Perth-based property developer Psaros will be introducing two residential projects in Perth, Australia, namely Sundance and Edge, to Malaysian investors this weekend.

The properties will be showcased at Evergreen Laurel Hotel in Gurney Penang and at Eastin Hotel in Petaling Jaya on Sept 19 and 20.

"Savvy property investors will welcome these releases as they increasingly recognise the significant investment potential the state capital of Perth offers due to the city's growth and the current exchange rate," said CEO Danny Psaros in a press release on Sept 17.

Sundance is a 7-storey, resort-style project featuring 100 luxury apartments located on Brighton Road, 500m from the beach.

It will include a pool, gym and sustainability initiatives designed to reduce living costs for residents. Sundance units are selling from A\$379,000 (RM1.6 million). Sundance is scheduled for completion in 2017.

Psaros said the suburb of Scarborough is currently undergoing a massive rejuvena-

tion, which will include A\$26 million ocean-side swimming pool, cafés, boardwalks and retail precincts.

"The sheer number of enquiries we've received so far is a ringing endorsement of the attitude towards this redevelopment of Scarborough. People can see Sundance's potential, both from a lifestyle and investment perspective, and they want to be part of Perth's next booming suburb," said Psaros.

Meanwhile, Edge, located in the city, comprises 96 units of one- and two-bedroom apartments and selling price starts from A\$445,000. Each unit will come with a parking space.

Edge is targeted for completion in April 2016.

According to Psaros, Edge has sustainability features such as solar power, hot water generation and solar passive design. It will have its own citrus grove with lemon and orange trees.

"The trees will be planted on the 6th floor recreation deck, situated 30m above the ground. Not only is it a Western Australia first, but it's also the highest citrus garden in the world," said Psaros.

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The Edge-Mah Sing Millionaire Contest winner picks Icon Residence

Brian Lim plans to share the condominium unit in Mont'Kiara with his sister

BY TAN AI LENG

It wasn't an easy decision but after careful consideration, Brian Lim Choon Wah — the winner of The Edge - Mah Sing Millionaire Contest — has decided on his dream home. He redeemed his RM1 million cash voucher for a 1-bedroom condominium unit in Icon Residence at Mont'Kiara, Kuala Lumpur.

The contest — a historic collaboration between Mah Sing Group Bhd and The Edge Media Group — has enriched not one, but two people, as Brian decided to share ownership with his only and younger sister, Crystal Lim Ai Ping.

The siblings were accompanied by their parents, Danny Lim and Lily Yoong, to sign the sale and purchase agreement at their dream home on Level 13A of Icon Residence yesterday.

They chose a unit with a built-up of 1,115 sq ft, which comes with a kitchenette fitted out with appliances and cabinets.

Mah Sing Group's group managing director and chief executive Tan Sri Leong Hoy Kum and CEO Ng Chai Yong, together with The Edge Communications Sdn Bhd and The Edge Property Sdn Bhd managing director Au Foong Yee, witnessed the signing.

"I want to thank Mah Sing Group and The Edge for organising this wonderful contest, giving me a once-in-a-lifetime opportunity to own this beautiful home," says the 32-year-old IT project manager, who was so excited he could not sleep the night before the signing.

Brian says he had a long discussion with his family about which property to choose. Their choices included Ferringhi Residence in Penang, M City in Jalan Ampang, D'sara Sentral in Sungai Buloh and Southville City in Bangi.

Crystal says it was a difficult decision as Mah Sing had offered them so many good properties. After nearly a month of deliberation, they decided on Icon Residence.

Brian says as Mont'Kiara is considered a hotspot in the Klang Valley, he believes Icon Residence will enjoy very good capital appreciation, not only for its location and nearby amenities but also for the eye-catching design.

"I plan to stay in this new unit. Although other options such as renting it out had crossed my mind, I decided to keep it as my new home and enjoy all the facilities here," he adds.

Leong says the contest not only gives the



(From left) Mah Sing's marketing and special projects deputy manager Rachel Leong, Leong, Brian, Crystal and Au at the signing of the SPA. Photos by Patrick Goh



Watch a video of this event at theedgeproperty.com

winner an opportunity to own a house, but a good start to move forward and achieve new milestones.

Icon Residence, he adds, is a good choice as it is located in one of the most sought-after locations in the Klang Valley. The condo has enjoyed a take-up rate of 94% since its launch in 2012. The current average selling price of the development, which was completed in June, is about RM1,000 psf.

Au hopes his first "pot of gold" will be a good start for him and help him to achieve even more in the future.

The online contest, which ran from June 20 to July 31, attracted thousands of participants who hoped to win a RM1 million cash voucher to purchase any Mah Sing residential property in Malaysia.

The 21 lucky finalists battled it out at the grand finale on Aug 22 at the Southville City @ KL South sales gallery in Bangi. Brian successfully went through four rounds of elimination challenges to emerge the winner.



The interior of a show unit at Icon Residence Mont'Kiara.



Icon Residence in Mont'Kiara was completed in June. Photo by Mah Sing

Icon Residence

ICON Residence Mont'Kiara is located in one of Klang Valley's most sought-after locations. This upscale development offers excellent accessibility due to its strategic location adjacent to a comprehensive network of highways and access roads that include the SPRINT Expressway, Penchala Link, North-South Expressway, Damansara-Puchong Expressway and Duta-Ulu Kelang Expressway.

The Kuala Lumpur city centre is just 15 minutes away while popular hotspots such as the commercial hub of Bukit Bintang, and corporate centres of Jalan Sultan Ismail,

Jalan Tun Razak and Jalan Ampang, are a 25-minute drive.

The development comprises three towers with 290 residential units, with built-ups ranging from 1,100 to 4,000 sq ft. Icon Residence offers a range of 1- to 4+1 bedroom units as well as six penthouses. There are only two to six all-corner units per floor, offering contemporary interior layout designs.

Icon Residence provides residents with comprehensive facilities such as a sky garden lounge, picnic lawn, herb garden, cascading pond, gymnasium and meditation and yoga deck.



Investing in buy-to-lease property schemes

It looks like a win-win deal but read the fine print to avoid future problems

BY TAN AI LENG

Many of us have seen advertisements or heard about “buy-to-lease” property schemes especially, serviced apartments that are used as hotel accommodation. They sound really good as they allow property investors to gain returns without the hassle of managing the property.

Under such a scheme, owners who purchase a property have to lease the unit back to the property developer or property management company. In exchange, they will get rental returns either based on a guaranteed return model or a profit-sharing scheme, for a set period of time, explains property consultancy PPC International chief executive officer Siva Shanker.

He adds that buy-to-lease properties are not only limited to hotels, serviced apartments and resort homes, as they can be a normal residential property such as a house and condominium, or even student accommodation, office space and industrial property.

In countries such as the UK, investors have numerous choices from hotel rooms, apartments to purpose-built student accommodation where the whole building consists of studio suites that come with kitchenettes.

“However, in Malaysia, the choices are limited as there are not many investment-grade properties available,” says Siva.

According to Siva, buy-to-lease property investments have gained investors’ attention in recent years as most of these schemes promise very attractive rental returns. The average rental return offered is about 5% to 7%, some even up to 12%.

“But keep in mind, like owning a property, owners still have to pay maintenance charges and towards the sinking fund,” he reminds.

One of the recent property projects offering guaranteed rental returns is PTS Properties Sdn Bhd’s luxury condominium hotel The Pines Melaka with leaseback returns of 7.5% per annum for the first nine years and 9% for the following six years. Others include Shama Medini by United Malayan Land Bhd (UMLand), The Ruma by Ireka Corp Bhd and Angsana Teluk Bahang by Banyan Tree Group.

UMLand will launch its buy-to-lease Shama Medini serviced apartments located in Iskandar Malaysia, Johor by the end of this year. Shama Medini offers 196 units of fully furnished apartments for investors. The units with built-ups ranging from 583 to 2,015 sq ft, are available in four layouts — studio, 1-bedroom, 2-bedroom and 3-bedroom. The average selling price is RM1,300 psf.

Buy-to-lease with ‘guaranteed’ rental returns checklist

DOS

- Do prepare a checklist on things to look out for, such as the rental yield, benefits and guaranteed return period.
- Do due diligence and research on the property and the developer.
- Do read the fine print, scrutinise the contracts closely.
- Do calculate other costs besides the money you use to purchase the property, such as income tax, maintenance charges and sinking fund.

DON'TS

- Don't just focus on the return rate and benefits, also check on the exit mechanism. Will the operator buy back your property at any time if you want to cash out?
- Don't fully trust promises such as financing assistance and guaranteed return rates. Check the company's track record.
- Don't just rely on information on the internet and brochures. If the property you plan to invest in is in Malaysia, grab your car keys and drive there to have a look. You may have second thoughts after the visit.



Paul: Check on who is providing the guarantees. **The Edge Property file photo**



Siva: In Malaysia, the choices are limited. **Photo by Suhaimi Yusuf/The Edge Property**



Prevedran: You may end up staying in another unit. **Photo by Haris Hassan/The Edge Property**

The owners of Shama Medini will enjoy 6% guaranteed rental returns for the first five years of the leaseback scheme. The next five years will be a revenue-sharing model, in which 45% of the rental revenue will be shared by the owners.

Ireka Corp launched The Ruma hotel and serviced residences in Kuala Lumpur in 2013. The one-acre development, which is located at the Jalan Kia Peng-Changkat Kia Peng junction in Kuala Lumpur, has a gross development value of RM635 million. It offered 253 units of hotel suites for leaseback investment.

The Angsana Teluk Bahang, which is located in Penang, is developed by Senja Aman Development Sdn Bhd and is the first beach resort in Malaysia managed by the Banyan Tree group. It offered 83 units of serviced apartments for leaseback investment. Currently, there are fewer than 10 units available.

Main considerations

Zerin Properties chief executive officer Prevedran Singhe says there are three main considerations before deciding on a buy-to-lease investment: yield, benefits (free stay, for example); and discounts on hotel or apartment rentals.

He explains that some operators give

time-sharing benefits — certain days for free stays in their property. The stays could be under the same hotel brand, while others may extend the benefits to other brands under their umbrella.

For instance, “at Shama Medini serviced apartments, which will be managed and operated by the ONYX Hospitality Group, investors can enjoy 14 days free stay. They can choose to stay in Shama Medini for seven days, or OZO and Amari hotels, which are under ONYX’s umbrella, for up to seven days,” says Prevedran.

Another important point for investors to note is, although you own the property, you can’t occupy it, because once the property is leased back, the owner will not have a say over the property.

“Even if some operators offer you free stays, these are subject to availability, if your unit has been rented out, you may end up staying in another unit,” Prevedran explains.

‘Scrutinise contracts closely’

Buy-to-lease schemes are not new to Malaysia, however, there are some things investors need to be aware of.

According to Carey Real Estate Sdn Bhd managing director Nixon Paul, the returns on

investment attracted many in the early days, especially for projects located in prime locations catering to the expatriate community.

There were some good quality properties offering buy-to-lease schemes that were worth investing in, but as more investment schemes were introduced, not every one of them honoured their guarantees and many investors became apprehensive about these investments.

“Usually, young and new investors tend to subscribe to these type of property investments. The older and more savvy investors will stay away from guaranteed returns,” says Paul.

For investors who are interested in investing in a property offering guaranteed returns, the first thing to do would be to scrutinise the contracts closely. “Check on who is providing the guarantees and if there are escape clauses,” advises Paul.

Investors also need to check on the financial strength of the developer offering the guarantees. “Further to that, one would need to know if there is legal recourse if the rental payments due are not forthcoming,” he adds.

There are also some companies offering a profit-sharing business model instead of guaranteed rental return. Paul says investors may need to find out whether they possess a licence to do so.

“In Malaysia, profit-sharing on rental income with the developer or an investment company is illegal unless they have a licence from Bank Negara Malaysia to sell these type of investments,” he explains.

Overseas properties

More due diligence would be required if the property investment is located overseas. On the checklist would be details regarding income tax, property management fees, commissions, repair and replacement costs, forex gains/losses and several other costs.

“When it comes to investing in a foreign property, it is best to visit the property and conduct a proper due diligence before making your decision,” he explains.

There are other issues related to valuations and property financing which can be a tedious and difficult experience. For instance, a developer overseas may promise to secure financing for the investor, but this may only be done when the property is nearing completion.

“At the time of completion, if the valuation on the property is unable to meet the price that it was purchased for. It means that the investor have to fork out more money for their investment,” he explains.

Hence, there are many things one needs to be aware of before jumping into an investment.



Ara Damansara is a sleek township mainly made up of gated and guarded terraced housing and high-rise condominiums, targeted at the upper middle class. Photos by Suhaimi Yusuf/The Edge Property

Ara Damansara set to mature

Its upmarket appeal is earning it a reputation as one of the most sought-after addresses in the Klang Valley

BY HANNAH RAFEE & NATALIE KHOO

Ara Damansara, Selangor is a relatively new and affluent township that is becoming increasingly popular among city dwellers in the Klang Valley. Originally made up of large parcels of freehold land in Petaling Jaya North along the Sultan Abdul Aziz Shah Airport road, this modern suburb was first developed in 1999 by Sime Darby Bhd.

Hedged by rows of mature trees, Ara Damansara is evidently well-planned. The sleek township is mainly made up of gated and guarded terraced housing and high-rise condominiums, targeted at the upper middle class. Most of the developments boast modern designs and green features. Some of the notable landed high-end developments include the stunning Seri Pilmoor bungalows and semi-detached homes by Sime Darby.

Ara Damansara has a wealth of amenities such as malls, commercial centres and a medical centre. The Oasis Square by Sime Darby Bhd, is one of the coolest hang out spots in Ara Damansara. It has numerous high-profile restaurants, cafés, sky bars and bistros such as Rakuzen, The Royal Flush and Crazy Crabs. Situated about 15 minutes away from the mixed-use commercial development is British hypermart chain, Tesco.

One of the earliest and

best known shopping landmarks in Ara Damansara is Citta Mall, offering a wide selection of restaurants, services and entertainment for local residents such as the Firezone Family KTV Karaoke and MBO Cinemas. Ara Damansara Medical Centre, is also situated in the heart of Ara Damansara.

This township has excellent schools nearby such as IOP International Preschool, Kinderland and the Japanese School of Kuala Lumpur. Neighbouring Ara Damansara are golf courses such as Saujana Golf and Country Club and Tropicana Golf and Country Resort. In terms of connectivity, Ara Damansara is well-connected to highways such as the New Pantai Expressway (NPE), New Klang Valley Expressway (NKVE), Lebuh raya-Damansara Puchong (LDP) and Federal Highway.

Surrounded by greenery, Ara Damansara certainly exudes a cool vibe and an upmarket appeal, earning it a reputation as one of the most sought-after addresses in the Klang Valley.

Next to Ara Damansara is Subang, an old industrial area known for housing the Sultan Abdul Aziz Shah airport and aviation business-related offices. Covering the areas of Taman Subang Pelangi,

Chua: While Ara Damansara is targeted at the upmarket set, Subang offers low-to-medium cost developments. Photo by Kenny Yap/The Edge Property



Ara Damansara and Subang are both minutes away from the Sultan Abdul Aziz Shah Airport.

Taman Desa Subang and Subang New Village, Subang, it is bounded by the Guthrie Corridor Expressway. Unlike its newer residentially-concentrated counterpart Ara Damansara, Subang has plenty of commercial and industrial areas such as Mah Sing Integrated Industrial Park (MSIIP) by Mah Sing Group Bhd.

Despite their proximity, Ara Damansara and Subang offer very different landscapes.

Decoding the paradox of Ara Damansara, Subang

Ara Damansara and Subang have collectively witnessed significant growth in the past couple of years. Based on theedgeproperty.com's research, the combined prices of non-landed residential property in Ara Damansara and the adjacent Subang area have remained stable in 2012 and 2013, averaging just under RM300 per sq ft (psf), before shooting up to RM384 psf in 3Q2014. This represents a 29.8% year-on-year growth from RM294 psf in 3Q2013. (Chart 1)

Despite the recent poor market sentiments, demand for homes in Ara Damansara and Subang remains strong. "At present, the demand for properties in both areas is still intact. Occupancy of existing schemes are relatively high at 80% and above," says Anthony Chua, director of KGV-Lambert Smith Hampton (M) Sdn Bhd.

Ara Damansara and Subang are inter-

estingly diverging markets with contrasting price points. The luxury resort condominium development Ara Hill by Sime Darby is the most expensive non-landed residence with an average transacted price per unit at RM1,308,000. The second most expensive project, at an average transacted price per unit of RM568,000, is Oasis Serviced Suites, also developed by Sime Darby.

The least expensive units can be found among low-cost apartments scattered around Subang, such as the flats around Taman Subang Perdana (average RM94,000 per unit), Subang Suria apartments (RM136,000) at Taman Subang Intan, and Subang Impian (RM142,000) at Subang 2.

Chua notes the disparity between the areas. "Ara Damansara is a new and well-planned scheme by an established developer while Subang is collectively made up of older and smaller schemes," he says, adding that Ara Damansara has wider roads and landscaped parks.

"While Ara Damansara is targeted at the upmarket set, Subang offers low-to-medium cost developments," says Chua.

Based on theedgeproperty.com's analysis of data in the 12 months to 3Q2014, the largest market share of transactions (41.5%) falls between

Wang: Ara Damansara is a relatively quiet area that has a good concept. Photo by Abdul Ghani Ismail/The Edge Property





Dataran Ara Damansara, where one can find many amenities.



Ara Hill by Sime Darby is the most expensive non-landed residence in Ara Damansara.

RM100,001 and RM200,000. This is due to Subang's large number of low-cost apartments and flats.

The second largest share of transactions (12%) range from RM500,001 to RM600,000. This comes exclusively from Ara Damansara. Also in the same review period, some 5% of transactions were for homes above RM1 million in Ara Damansara.

"Ara Damansara's excellent infrastructure and accessibility to areas such as Taman Mayang, Bandar Utama and Tropicana are some of the reasons why the township is doing significantly better than the neighbouring Subang," notes Lee Jastin, director of Oriental Realty.

Due to the disparity in infrastructure and price points, Ara Damansara and Subang clearly draw different markets. Lee says the target market in Subang is the lower middle-class segment. "They are mostly owner occupiers and more mature families compared to the younger segment in Ara Damansara," he adds.

Over in Ara Damansara, the target market is mainly the upper middle class. "The buyers are mostly owner occupiers between the ages of 33 and 55," says Datuk Adrian Wang, managing director of CBD Properties Sdn Bhd. They tend to be upgraders comprising both locals and expatriates.

"The best-selling property types in both Ara Damansara and Subang are still the double-storey link homes," says Nicole Chew, principal of Reapfield Properties Sdn Bhd (Ara Damansara Branch). "There is a higher demand for landed properties in the areas due to an undersupply of landed properties. There is less demand for non-landed properties as there are many newly-completed and upcoming high-rise projects here," she adds.

Steady rental yields

In terms of price growth, the low-cost apartments and flats chart the highest growth in capital values on a percentage basis, based on research by theedgeproperty.com. With low starting capital values, even modest absolute gains in the average transacted prices would lead to higher percentage growth.

According to the data by theedgeproperty.com, Subang Impian has gained RM43 psf, a growth of 35.6% y-o-y to reach RM163 psf in average price, in the 12 months to September 2014. Puncak Nusa Kelana in Ara Damansara has recorded a growth of up to 30.8% y-o-y to RM443 psf over the same period.

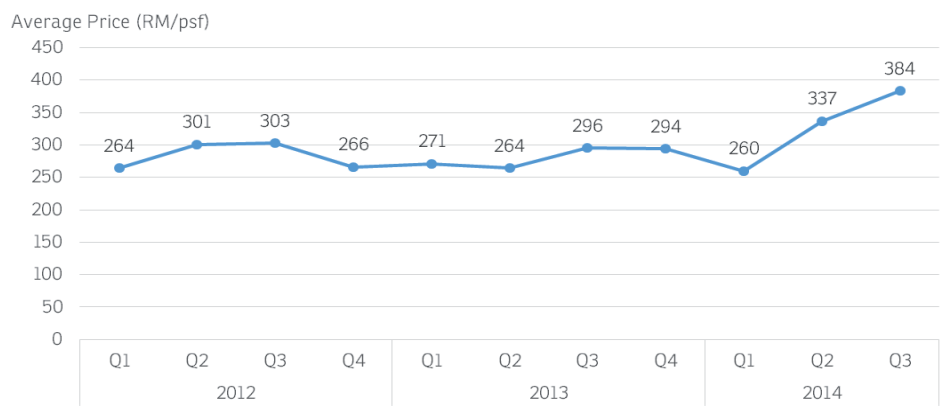
"The current rental yields in Ara Damansara range from 4% to 5%, while the rental yields in Subang are from 7% to 8%," notes Oriental Realty's Lee.

Based on the data by theedgeproperty.com, as at June 2015, Pangsapuri Merak in Kampung Melayu Subang generated the highest rental yields at 8.0% annually, due to its low capital value (RM179 psf). In Ara Damansara, the highest yields can be found in Puncak Nusa Kelana (4.9%), Oasis Serviced Suites (4.7%) and Puncak Seri Kelana (4.6%) (Chart 2). However, Pacific Place recorded a lower average



Lee: Compared with Subang, Ara Damansara has more upcoming developments. I believe there is more potential for Ara Damansara due to its amenities. **Photo by Haris Hassan/The Edge Property**

Source: theedgeproperty.com
Chart 1: Subang/Ara Damansara non-landed residential average price



Source: theedgeproperty.com
Chart 2: Top 5 condominiums/apartments in Subang/Ara Damansara with highest indicative asking rental yield by average price annual growth

Project Name	Average Transacted Price (RM/psf)	Average Asking Monthly Rent (RM)	Average Asking Monthly Rent (RM/psf)	No. of Listings	Indicative Asking Rental Yield
Pangsapuri Merak	179	1,082	1.20	11	8.0%
Ilham Apartment	234	1,165	1.46	10	7.5%
Puncak Nusa Kelana	443	2,291	1.82	47	4.9%
Oasis Serviced Suites	744	2,308	2.92	149	4.7%
Puncak Seri Kelana	454	1,887	1.75	52	4.6%

rental rate of RM1.74 psf, with an indicative rental yield of 3.7% per annum due to its higher supply of units available for rent.

There are certain pros and cons in living in Ara Damansara and Subang. "Ara Damansara is a relatively quiet area that has a good concept with plenty of green surroundings," says CBD Properties' Wang. "Besides its great amenities, there is still much land for new developments to come in. The concept of Ara Damansara is comparable to Bukit Jelutong, Shah Alam, where you see well-planned roads and cul-de-sacs, with rows of well-designed resort homes and nice landscaping. I believe Ara Damansara is the first area in Petaling Jaya to introduce this luxurious, resort-like concept," says Wang.

Lee, concurs. "Ara Damansara and Subang are also both minutes away from the Sultan Abdul Aziz Shah airport, which is a huge plus for its residents."

"However, there will be many upcoming high-rises in Ara Damansara that may be taxing the current infrastructure. They will also increase the traffic congestion along the Sultan Abdul Aziz Shah Airport road," says KGV Lambert's Chua. "And although the prices of homes in Subang are comparatively more affordable, there is a lack of amenities in the area," adds Chua.

"Another challenge is the fact that both areas do not have enough corporate tenants and high-income professionals to catch up with the

current rental in most premium areas such as Bangsar and Mutiara Damansara," adds Wang.

Spillover potential

In terms of residential supply, there is a shortage of landed homes in both Ara Damansara and Subang. "Currently, there is a shortage of landed properties in Ara Damansara. There will be a few thousand condominium units available in the area in the next two to three years. If these are owner-occupied, then the supply for the speculation market will be limited. In contrast, if it is the other way round, you will see many units up for rental or subsale," says Wang. "In Subang, there is also a shortage of landed homes and the high-rises are limited to residential only," he adds.

Although Ara Damansara and Subang possess different qualities, both areas have positive property outlooks. "Values in both areas are expected to appreciate between 10% to 20%," says Chua.

There are future catalysts for Ara Damansara and Subang. "For Ara Damansara, the upcoming LRT station will be one of the key drivers to its growing market," says Chua. Connectivity in Ara Damansara is set to improve when the new LRT station on the Kelana Jaya line extension is completed.

"Meanwhile, the upcoming Kwasa Damansara by Kwasa Land, will be a catalyst for the Subang area. Kwasa Damansara lies within Subang and Sungai Buloh. The future developments of the 2,330-acre Kwasa Damansara township in the next 20 years may spill over into Subang," adds Chua.

"However, before a spillover could happen in Subang, the area within Ara Damansara itself has to be more mature. There are still many ongoing projects which need to be filled," says Lee. "The values will remain

consolidated and stable for the next few years before it rises again," he adds.

Indeed, Ara Damansara is witnessing a number of new non-landed residential launches such as Maisson Residences by Newfields Property, AraGreens Residences by HSB Development and The Potpourri by See Hoy Chan Sdn Bhd. These projects are poised to boost the secondary market prices in Ara Damansara in the near future.

"The Potpourri and AraGreens Residences are among the high-end developments in Ara Damansara," says Wang. Due to be completed in 2018, The Potpourri has 743 apartment units with built-ups of 525 to 2,440 sq ft. The leasehold development is priced at RM800 psf and has a take-up rate of 70% so far.

The avant-garde AraGreens Residences consist of six blocks of 15-storey apartment buildings, with a total of 700 units (eight units on each floor). With built-ups from 715 to 3,143 sq ft, this serviced apartment is aptly priced at RM700 to RM800 (according to floor level) and is expected to complete by the end of 2015. Since its launch in August 2012, Ara Greens has had a take-up rate of 80%.

On the other hand, Maisson Residences is a medium to high-end development, according to Wang. With a gross development value (GDV) of RM850 million, the 8.9-acre Maisson Residences was previously known as Platinum Damansara that was abandoned for about seven years, before Newfields Property took over in 2014. With built-ups ranging from 500 to 1,385 sq ft, its prices start from RM360,000. Due to be completed in March 2017, Maisson is 93% taken up since its launch in April last year.

"Compared with Subang, Ara Damansara has more upcoming developments. I believe there is more potential for Ara Damansara due to its amenities," says Lee. "Subang's limited amenities and industrial characteristics may continue to hinder potential price growth," Lee offers.

Hence, despite the potential for a spillover from Kwasa Damansara, both the Ara Damansara and Subang property markets are likely to continue to perform differently.

What to invest in now?

According to Wang, investors who are interested in Ara Damansara/Subang should consider buying landed homes for their own stay as the capital appreciation may hold in the next five years at least. "Investors should also consider investing in commercial properties in Ara Damansara because their price points have not reached their highest points. Sime Darby is forecast to bring in more anchor tenants and corporations into commercial developments in the area," says Wang.

Reapfield's Chew, concurs. "The landed properties in Ara Damansara generally have better capital appreciation. Thus, landed properties are the best investments due to scarcity of land.

"If you are looking for higher rental yield, the high-rises below the RM1 million mark may be the better choice," she says.

See property listings for this area on [Market Watch EP8](#)

Go to theedgeproperty.com for more listings

FOR SALE [in Ara Damansara/Subang, Selangor]

Oasis Serviced Suites

Type: Condominium/serviced residence
Tenure: Freehold
Asking price: RM490,000
Built-up area: 572 sq ft
Bathroom(s): 1
Description: Unit facing pool and fully furnished. Comes with one covered parking bay. Oasis Ara Damansara is a commercial hub that comprises two blocks of office towers, five blocks of office suites, two blocks of serviced suites with condo facilities, 42 shops with a bank and a Central Piazza which has 15 units of food and beverage kiosks, a floating stage and water features over two storeys. The development is easily accessible via major highways — the NKVE, LDP, KESAS, Federal Highway, ELITE, Subang Elevated Highway and GCE. It is located near the Subang Skypark Terminal, Sime Darby Medical Centre, Citta Mall, Tesco hypermarket, Japanese International School, APIIT International College and Saujana Golf and Country Club. Each suite has an alarm system, intercom, panic button, hot water system, wardrobes, kitchen cabinets, cooker hood & hob and air conditioners.
Agent/negotiator: Yvonne Quah of Chester Properties Sdn Bhd
Tel: (012) 585 0323
Email: yvonne.excelhome@gmail.com

Oasis Serviced Suites



Type: Condominium/serviced residence
Tenure: Freehold
Asking price: RM510,000
Built-up area: 669 sq ft
Bathroom(s): 1
Description: Fully furnished unit on a high floor. The unit, with a spacious balcony, faces a green field. Included are built-in wardrobes and a dressing table, built-in kitchen cabinets, cooker hood and hob full air conditioning, hot water system, sofa, alarm, intercom and panic button. Comes with one parking bay. Oasis Ara Damansara is a commercial hub located opposite the Saujana Golf and Country Club. It features office towers, shops, jogging track, serviced apartments and a Central Piazza. Amenities close by include Subang Skypark Terminal, Sime Darby Medical Centre Ara Damansara, Citta Mall, Japanese International School and APIIT International College. It is easily accessible via major highways — NKVE, LDP, KESAS, Federal Highway, ELITE, Subang Elevated Highway and GCE. Facilities include 24-hour security, barbecue area, business centre, gymnasium, jacuzzi, jogging track, playground, sauna and swimming pool.
Agent/negotiator: Steven Wong of Rina Properties
Tel: (019) 361 8806
Email: ultimate.property@yahoo.com

Pacific Place

Type: Condominium/serviced residence
Tenure: Leasehold
Asking price: RM520,000
Built-up area: 864 sq ft
Bedroom(s): 2
Bathroom(s): 2
Description: Unit in Block C. Currently tenanted, partly furnished with air conditioners, water heater and kitchen cabinets. Walking distance to upcoming LRT station and shopping mall. Near amenities.
Agent/negotiator: KH Goh of DTZ Nawawi Tie Leung Sdn Bhd
Tel: (012) 268 5454
Email: gohworkmail@gmail.com

Sri Ara Apartment

Type: Condominium/apartment
Tenure: Freehold
Asking price: RM380,000
Built-up area: 758 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Well kept, partly furnished corner unit with kitchen cabinets, cooker hood and hob, water heaters, and grilles. Comes with one parking bay.
Agent/negotiator: Gin Ting of Hartamas Real Estate (M) Sdn Bhd
Tel: (017) 380 3381
Email: ginting@hartamas.com

Ara Hill Condominium



Type: Condominium/serviced residence
Tenure: Freehold
Asking price: RM1,199,000
Built-up area: 1,442 sq ft
Bedroom(s): 3
Bathroom(s): 3
Description: This unit with high-quality renovations and finishing is partly furnished with kitchen cabinets, wardrobes, dining table and chairs, sofa set, three air conditioners, fans, lights and washing machine. Only two units per floor. This unit is above the facilities area (swimming, wading and spa pools, table tennis, squash court and water features). Comes with two parking bays in front of the lift. A mid-rise condominium in an exclusive and very quiet environment, Ara Hill is nestled in the sought-after locality of Ara Damansara. The resort-style, low-density development offers Ara Hill Resort Villa and Ara Hill Resort Condominium. The Resort Villa comprises 20 blocks of 3-storey condos consisting of 110 units measuring between 1,600 and 4,200 sq ft. The Hill Resort Condo comprises eight 10-storey blocks with units ranging from 1,600 to 2,390 sq ft in size. Facilities include a clubhouse, swimming pool, tennis court and gymnasium. There are also retail outlets, a community hall and jogging track. The condo has 24-hour security.
Agent/negotiator: Kelvin Thong of Vivahomes Realty (KD)
Tel: (016) 660 8856
Email: kelvin1600@hotmail.com

Puncak Nusa Kelana

Type: Condominium/serviced residence

Tenure: Leasehold
Asking price: RM650,000
Built-up area: 1,327 sq ft
Bedroom(s): 3
Bathroom(s): 3
Description: Renovated unit. Living and dining areas with laminated flooring, built-in kitchen cabinets; master bedroom with built-in wardrobe; air-conditioners and water heater.
Agent/negotiator: Jane Wong of TPE Realty
Tel: (016) 232 3943
Email: wongwk1870@yahoo.com

Puncak Seri Kelana



Type: Condominium/serviced residence
Tenure: Leasehold
Asking price: RM520,000
Built-up area: 1,018 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Surrounded by Hyatt Saujana Golf and Country Club, Kelab Golf Negara Subang and Tropicana Golf and Country Club, Puncak Seri Kelana is across from Dana 1 commercial centre, which hosts several eateries and other amenities. It is a five-minute walk to Citta Mall. Other nearby shopping centres are five to seven minutes' drive away including Subang Parade and Empire Subang. Easy access to highways like NKVE, LDP, NPE, KESAS, Federal Highway and Jalan Lapangan Terbang Subang. Close to Sime Darby Medical Centre, Japanese International School and SMK Lembah Subang. Walking distance to the upcoming LRT station in Jalan Lapangan Terbang Subang. Comes with one parking bay, bedrooms have airconditioners, divans, curtains and wardrobes. Renovated kitchen. Move-in condition.
Agent/negotiator: Karen Chan of Goldman Properties
Tel: (017) 317 1536
Email: karenchan5420@gmail.com

Subang Suria Apartment

Type: Condominium/apartment
Tenure: Leasehold
Asking price: RM185,000
Built-up area: 778 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Intermediate well-maintained unit. Facilities include a playground, badminton court, jogging track, parking lot, mini mart, surau and 24-hour security. Subang Suria is a medium/low-cost apartment located quite deep inside Subang, and is approximately a half hour's drive away from the city centre of Kuala Lumpur, Bangsar and Petaling Jaya.
Agent/negotiator: Sukyie Loh Total Realty Sdn Bhd
Tel: (010) 221 8165
Email: sukyie99@gmail.com

FOR RENT [in Ara Damansara/Subang, Selangor]

D'Aman Crimson

Type: Condominium/serviced residence
Tenure: Freehold
Asking rent: RM1,350
Built-up area: 845 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Corner unit with one parking bay. D'aman Crimson has four blocks housing 1,068 units with shops and restaurants on the ground floor. It can be easily accessed via several highways like the LDP, Federal Highway and the elevated highway that connects Jalan Lapangan Terbang Subang to USJ. Once the new LRT station next to the condo is built, there will be more options to commute to other places.
Agent/negotiator: Billy Tan of BT Properties
Tel: (012) 379 9368
Email: btproperties07@gmail.com

Oasis Serviced Suites

Type: Condominium/serviced residence
Tenure: Freehold
Asking rent: RM1,800
Built-up area: 382 sq ft
Bedroom(s): 1
Bathroom(s): 1
Description: Partially furnished unit on mid-level comes with one parking bay. This unit is equipped with built-in wardrobes, kitchen cabinets, cooker hood and hob, one air conditioner, hot water system and built in security alarm system with intercom.
Agent/negotiator: Taq Latif of MIP Properties
Tel: (012) 613 1220
Email: taqlatif@mipproperties.com.my

Oasis Serviced Suites

Type: Condominium/serviced residence
Tenure: Freehold
Asking rent: RM2,000
Built-up area: 572 sq ft
Bathroom(s): 1
Description: Fully furnished studio suite with one parking bay. Comes with bed, dining table, built-in kitchen and wardrobe, washing machine, air conditioners, fans and lights. Unit faces Oasis Square with a view of the fountain. Located close to Subang Skypark Terminal, Sime Darby Medical Centre Ara Damansara, Citta Mall, Japanese International School and APIIT International College. Easily accessible from major highways including NKVE, LDP, KESAS, Federal Highway, ELITE, Subang Elevated Highway and GCE. Minutes away from Saujana Golf and Country Club, Glenmarie Golf and Country Club and Tropicana Golf and Country Club.
Agent/negotiator: Joanne Chen of GS Realty Sdn Bhd
Tel: (012) 388 4838
Email: jochencx@gmail.com

Ara Hill Condominium

Type: Condominium/serviced residence
Tenure: Freehold
Asking rent: RM5,500
Built-up area: 2,200 sq ft
Bedroom(s): 4
Bathroom(s): 5
Description: Fully furnished unit

in a resort-like condominium. Quiet environment
Agent/negotiator: Jimmy Lee of CBD Properties Sdn Bhd
Tel: (016) 500 8660
Email: imjimmylee@gmail.com

Pacific Place

Type: Condominium/serviced residence
Tenure: Leasehold
Asking rent: RM1,500
Built-up area: 864 sq ft
Bedroom(s): 2
Bathroom(s): 2
Description: Partly furnished serviced apartment unit. Facilities: Tai Chi garden, games room, rooftop garden and swimming pool.
Agent/negotiator: Amber Tho of Total Realty Sdn Bhd
Tel: (012) 701 8559
Email: ambercytho@gmail.com

Pacific Place

Type: Condominium/serviced residence
Tenure: Leasehold
Asking rent: RM1,900
Built-up area: 908 sq ft
Bedroom(s): 2
Bathroom(s): 2
Description: Serviced apartment with wet and dry kitchen layout, partly furnished with three air conditioners, water heater, fans, fancy lights, kitchen cabinets, dining table and fridge. Facilities: Roof-top recreational arena (playground, swimming pool, multi-purpose hall, Tai Chi garden, roof garden); and 24 hour security with CCTV. Strategically located in Jalan Lapangan Terbang Subang with good access To NKVE, Federal Highway, Kelana-Subang Jaya Link and KESAS. Next to LRT station. Short drive to Citta Mall, Tesco, Empire Subang, Aeon Big, Subang Parade. Near To Japanese School Of Kuala Lumpur, Sime Darby Medical Centre, Subang SkyPark Airport and Oasis Ara Damansara. Quiet and peaceful place.
Agent/negotiator: Simon Khoo of Gather Properties Sdn Bhd
Tel: (012) 252 5693
Email: aimankhoo99@gmail.com

Puncak Seri Kelana

Type: Condominium/serviced residence
Tenure: Leasehold
Asking rent: RM1,900
Built-up area: 1,040 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Fully furnished unit in a walk-up condominium located in Jalan PJU 1A/46. Very convenient with restaurants and supermarket close by. Easy access to LDP, NKVE and Federal Highway. Less than 10 minutes to Saujana Golf and Country Club, upcoming LRT station, Sime Darby Medical Centre and colleges. Located between Petaling Jaya and Subang Jaya. Facilities: Gymnasium, jacuzzi, jogging track, swimming pool, 24-hour security, swimming pool, badminton court, and others.
Agent/negotiator: Edmund Liao of Kim Realty
Tel: (012) 619 3102
Email: leongfuture@kimrealty.com.my



Five plants that mosquitoes hate

A little bit of help from nature to make your homes uncomfortable for those blood-suckers

TEXT & PHOTOS BY RACHEL CHEW

No one likes to have mosquitoes hanging around the house — not only are they irritating but some also carry viruses that are harmful to humans. There are some plants that repel insects, including mosquitoes, and although they may not have been proven effective, some people still have them around, hoping that they will help make their homes less friendly to bugs.

Shaan Lalwani, a young horticulturist and landscaping designer based in Mumbai, India, shares his top five favourite plants that can repel mosquitoes. These plants can be added to your garden, yard or balcony, although you may need a number of them to be effective. Their leaves can also be crushed and rubbed onto the skin to keep mosquitoes at bay. To avoid an allergic reaction, do try it on a small part of the skin first.



1. PEPPERMINT/HORSEMINT/SPEARMINT

Oil from the peppermint plant has been evaluated for larvicidal activity against different species of mosquitoes such as *Aedes aegypti* and *Anopheles*. In fact, it was found that mosquitoes are not the only insects that hate the smell of peppermint. Ants, spiders, cockroaches, ticks, mice and even lice will be repelled too.

Planting tips: Well-drained soil; partial to full sunlight (three to four hours); 30 to 50ml of water for a six-inch pot, avoid waterlogging.



2. ROSEMARY

This plant has been used for centuries to keep pesky mosquitoes away. Researchers at Seoul National University in South Korea have found that rosemary volatiles repelled mosquitoes as well as or even better than diethyltoluamide (DEET), and that the volatiles lasted as long as DEET.

Planting tips: Well-drained red soil, add coco peat or small stones to make it more permeable; partial to full sunlight (two to three hours); 30 to 50ml of water for a six-inch pot, avoid waterlogging.



3. CARNIVOROUS PLANTS

Nepenthes or pitcher plants and venus flytraps “eat” mosquitoes and other small insects rather than repel them. Insects are drawn into the pitchers by their attractive scent and sometimes colourful pigmentation.

Planting tips: Poor nutrient-free soil; generally likes bright sunlight without much direct sun; 30 to 50ml of water for a six-inch pot, use distilled, rain or well water only.



4. CITROSA

This is a popular natural insect repellent. Its qualities have been verified by research, including its effectiveness against *Aedes* mosquitoes. The plant is actually a variety of the scented geranium that produces the citronella scent when the leaves are crushed.

Planting tips: Well-drained soil; full outdoor sunlight; 30 to 50ml of water for a six-inch pot, avoid waterlogging.



5. CATNIP

We all know cats love catnip, but not mosquitoes. The oil from the leaves has been proven to be 10 times more effective than DEET in repelling mosquitoes. Apart from its intoxicating effect on cats and repelling mosquitoes, the leaves make a very soothing tea as well.

Planting tips: Light, well-drained soil; can be kept both indoors and outdoors; 30 to 80ml of water for a six-inch pot.