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ONLINE + OFFLINE



Where do **THE RICH** **LIVE?**

How much do their homes cost? Find out on **Page 4.**



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IJM Land launches 'Beli Rumah, Jom Umrah' campaign

IJM Land Bhd officially unveiled its "Beli Rumah, Jom Umrah" campaign on Wednesday, where bumiputeras can purchase IJM homes in Seremban and receive an all-inclusive Umrah trip for two worth RM22,000.

The campaign which was launched last month will be ending on July 31. For every one of IJM's bumiputera unit in Seremban purchased, the company will be offering an all-expense paid trip for 12 days to Mecca, Saudi Arabia, for two people, said IJM Land centre region senior general manager Hoo Kim See at the campaign's official launch.

The 12-day trip package will include flight tickets, accommodation at Hilton Towers Mecca for six nights and Mawaddah al Waha/ Mawaddah al Huda in Madinah for four nights, ground transport and international buffets.

He said projects under this campaign are Bandar Seremban 2, and Seremban 2 Heights or Seri Binjai at Rahang Seremban.

The type of properties on sale

I-Bhd to launch RM1.1b GDV project in i-City this year-end

I-Bhd – the developer of i-City in Shah Alam – is set to launch the RM1.1 billion Central Tower at year-end, said I-Bhd deputy chairman Datuk Eu Hong Chew at a media briefing after the group's annual general meeting on Wednesday.

According to Eu, the project will consist of residences, offices and retail units while details such as the built-up and price will be announced closer to the launch date.

Commenting on the sales of its two projects launched in 1Q2016 – the Hyde Tower apartments in i-City and high-end condominiums, 8 Kia Peng, in KL – he noted that the



take-up rate of the two projects are about 60% and 20%, respectively.

About half of buyers who have placed their booking fees have already secured the loans from the bank and have signed the sales and purchase agreements.

under this campaign include 20ft by 70ft, 2-storey linked homes priced from RM488,110, 22ft by 70ft linked homes priced from RM558,410, 24ft by 80ft super-linked homes priced from RM661,010, as well as 2-storey semi-detached homes priced from RM925,110.

Land Acquisition (Amendment) Bill passed

The Land Acquisition (Amendment) Bill 2016 was passed by the Dewan Rakyat, Bernama reported on Tuesday.

The bill to amend the Land Acquisition Act 1960, aimed at improving land acquisition procedures in the country, was debated by 22 Members

of Parliament before it was passed, without any changes.

Natural Resources and Environment Minister Datuk Seri Dr Wan Junaidi Tuanku Jaafar said the changes were needed especially for infrastructure development to boost the country's competitiveness.

Wan Junaidi said the amendments included important areas such as underground work like the construction of tunnels, drainage systems and underground infrastructure.

He added that land acquisition for economic development has to meet certain conditions "so that the interests and welfare of the people are not affected".

As for land acquisition by the government, which are later left idle, the min-

ister said this occurred for certain reasons and that the land could be used for other purposes in the interest of the people.

DBKL to spend RM92m on flood prevention infrastructure

Deputy Minister of Federal Territories Datuk Loga Bala Mohan said Kuala Lumpur City Hall (DBKL) will be spending a total of RM92 million to upgrade infrastructure in Kuala Lumpur (KL), to prevent further floods in the future.

This follows the flash flood incident in KL earlier this month, which was caused by unusually heavy rainfall and a clogged retention pond, resulting in damage to over 100 cars.

"The amount of rainfall was more than expected that day, which was around 165mm, exceeding our retention capacity of 70mm. Our current drainage system can handle only up to 70mm and cannot handle this kind of rainfall.

"We have submitted a report and requested for the government to help DBKL and the Ministry of Federal Territories to upgrade the infrastructure in the affected areas, as we need new pipes, a new pump station and more retention ponds to resolve this issue," said Loga.

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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**.



Ametis semi-dee villas viewing

Date: May 28 (Sat)

Time: 11am to 5pm

Venue: Subang Bestari,
Jalan Nova U5/97

Contact: (03) 9212 0401

There will be a viewing of the actual units of Ametis semi-dee homes by Worldwide Holdings Bhd this weekend. Visitors will also be able to test drive the MINI Countryman and experience MINI's signature go-kart handling at the event.

Melbourne Property Expo

Date: May 28 and 29 (Sat and Sun)

Time: 11am to 7pm

Venue: Double Tree Hilton KL, Level 10, Pine Room, The Intermark, 348, Jalan Tun Razak, KL

Contact: (012) 779 2008

or (012) 208 1693

Jalin Realty is organising an expo to showcase the Embassy

townhouses and apartments at Melbourne East, 3km from the CBD. Prices for the homes – which include a car parking bay each – start from A\$440,000 (RM1.3 million). There will also be a seminar on Sunday at 2.30pm by Global Migration Solutions.

AG Football Madness 2016

Date: May 23 to 29 (Mon to Sun)

Time: 10am to 10pm

Venue: IPC Shopping Centre,
Mutiar Damansara

Contact: (04) 227 5000

Aspen Vision Development is offering purchasers a chance to win up to RM1 million cash by purchasing selected properties now. Purchasers will have to nominate one country that they think will win the 2016 UEFA European Championship and answer two simple questions. The campaign runs from May 16 to July 28.

World Environment Day

Date: May 29 (Sun)

Time: 10am to 6pm

Venue: Cybersouth Property Gallery, 43800 Dengkil, Selangor

Contact: (019) 243 5071

In conjunction with World Environment Day, MCT Bhd will be organising activities such as a 3D photobooth and children's DIY corner at its property gallery. There will also be a donation drive for newspapers, magazines, old furniture and clothing. A mystery gift awaits visitors.

Preview of semi-dees at Tropicana Aman

Date: May 27 (today)

Time: 9.30am to 6.30pm

Venue: Tropicana Aman property gallery, No 2, Persiaran Aman Perdana 3, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Selangor

Contact: 1700 81 8868

Tropicana Corp Bhd will be holding a special preview of Cheria Residences, the third phase of Tropicana Aman, which features 272 units of semi-dees before its official launch.

Vista Residences exhibition

Date: May 28 and 29 (Sat and Sun)

Time: 10am to 7pm

Venue: Mandarin Oriental

KL, Level 2, Topaz Room

Contact: (012) 326 3800

or (012) 908 6318

JLL Property Services (Malaysia) is organising an exhibition for Vista Residences in Chicago, in KL this weekend. The 94-storey luxury condo offers units ranging from 1-bedroom units to full-floor penthouses with prices starting from US\$984,370 (RM4.06 million). There will be a seminar at 3pm daily. Registration is required for the seminar.

Ride with Nature at Sunway Iskandar

Date: May 28 (Sat)

Time: 7am to 12pm

Venue: Sunway Iskandar Sales Gallery, Lot PTD 199241, Mukim Pulau, Daerah Johor Bahru, 79250 Nusajaya, Johor

Contact: (07) 509 6575

In conjunction with World Environment Day, Sunway Iskandar will be organising a Ride with Nature @ Sunway Iskandar – a 20km bicycle ride coupled with meaningful green activities. There are no registration fees and interested participants can register now by calling the number above.

Another Prestige Project by:

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If you have not RM1 million, nor RM5 million, but RM10 million to spend, what would you do? For one, you could consider getting a RM10 million ringgit home in what many would call the most exclusive residential addresses in the country. For many of us, we can only dream of this ever being a reality, but dream we must.

Back to reality, interestingly, despite the overall downturn in the Malaysian economy and poor market sentiment in the property sector, demand for luxury residences have not waned.

According to the National Property Information Centre's (Napic) 10 Million Ringgit Property Deals of 2015 report, there were 8 residential properties that transacted at RM10 million and above last year. They were located in Kuala Lumpur, Selangor, Johor and Penang.

More than half of them were located in the Klang Valley, namely in the premium addresses of Bukit Tunku, Bukit Bandaraya, Damansara Heights, Taman Duta (all in the capital city, Kuala Lumpur) and Country Heights, the high-end bungalow enclave in Kajang, Selangor.

Steady demand for high-end landed homes

Knight Frank Malaysia associate director of residential sales and leasing Kelvin Yip tells TheEdgeProperty.com that luxury homes, particularly those worth RM10 million and above, receive steady demand from local ultra-high-net-worth individuals (UHNWI).

"We see steady demand from UHNWI for completed luxury bungalows, especially within gated communities, due to the prestige of owning trophy homes or iconic assets," explains Yip.

So where are these top-end homes located? Let's take a look at the addresses of the top six luxury residences transacted at RM10 million and above in the Klang Valley last year. Of note is that all of them were landed homes with land area sizes of over 6,000 sq ft.

The highest transacted price for a residential property recorded in 2015 was in Bukit Tunku at an astounding RM22 million for a freehold double storey bungalow on a 5,330 sq m (57,371 sq ft) plot. Bukit Tunku, or Kenny Hills, is a quiet high-brow residential area nestled on a rather green hill located just 7km from Kuala Lumpur City Centre.

According to our listings, there are more than 20 Bukit Tunku landed property listings in the TheEdgeProperty.com. The highest asking price is RM40 million for a bungalow with 20,000 sq ft built-up, separate guest house and swimming pool.

Neighbouring Bukit Tunku is Taman Duta. Similar to Bukit Tunku, Taman Duta is another upper-class residential area that mostly comprises luxury bungalows. The area saw a double storey house on a 1,458 sq m (15,693 sq ft) freehold plot sold at RM10 million last year. The highest asking price listing is RM18 million while the lowest is RM6.8 million.

A skip and a hop away in Bukit Bandaraya, Bangsar, two residential properties were sold at RM12 million and RM14 million with land sizes of 1,385 sq m (14,908 sq ft) and 1,707 sq m (18,374 sq ft), respectively. Developed since the 1970s, luxury houses in the area have a distinctive 70's design and are extra spacious.

Based on the website's listings, in Bukit Bandaraya, the highest asking price stands at RM25 million and the lowest is RM1.7 million.

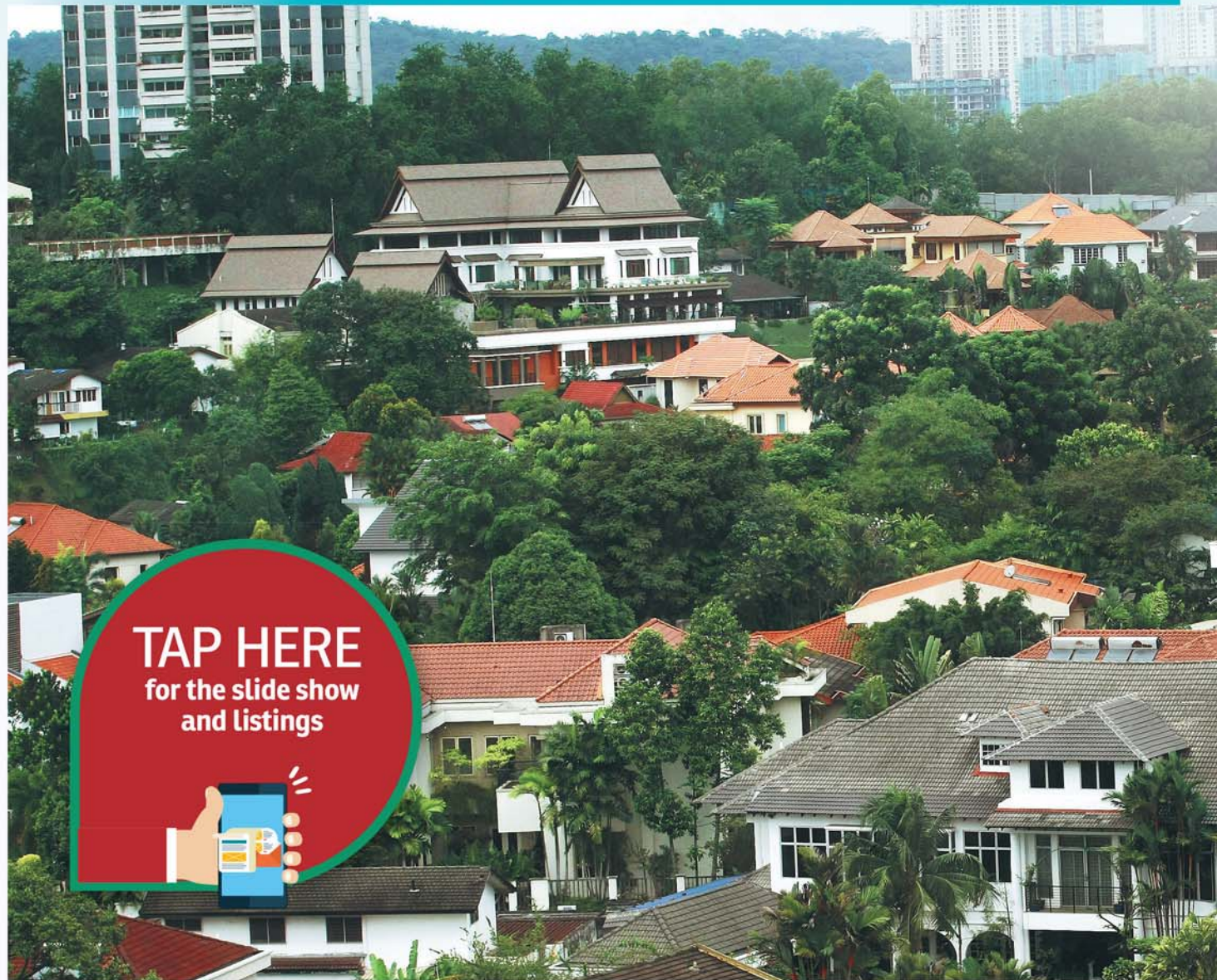
Meanwhile, in Damansara Heights, across the road from Bangsar, a residence on a land area of 640 sq m (6,889 sq ft) transacted at RM11 million last year. It is a mere 3km away from Bukit Bandaraya, surrounded by various amenities. It is easily accessible via Jalan Maarof, Jalan Damansara, Jalan Duta and Jalan Semantan. Given its location, luxury homes here are attractive to buyers.

The highest asking price in our listings for Damansara Heights is RM20 million. It is a freehold bungalow with seven bedrooms and seven bathrooms.

BY RACHEL CHEW

The most EXCLUSIVE suburbs in town

The highest end of the market will always be in vogue



TAP HERE
for the slide show
and listings

Damansara Heights is
only 15km away from
Kuala Lumpur

Bukit Bandaraya has the
lowest average asking
price at RM7.6 million





Rounding up the six highest completed home sales in 2015 was a property in Country Heights, Kajang sold at RM11 million. It has a 2,136 sq m (22,991 sq ft) land size. Country Heights was formerly a rubber estate. It is also the first gated- and-guarded country living community in the country. Former Malaysian prime minister Tun Dr Mahathir Mohamad used to be a resident here.

TheEdgeProperty.com shows the highest asking price listing in Country Heights is RM18 million. It is a 3-storey bungalow with a swimming pool, surau, and a self-contained 2-storey, 2-bedroom guest house.

KG V Lambert Smith Hampton (M) Sdn Bhd director Anthony Chua says one of the factors bolstering the prices of residential property in these five areas is that they are low density.

"The low-density factor creates exclusive residential enclaves that appeal to the high-income group who wants privacy and space," Chua notes.

However, given the current weak market situation, he believes the outlook for luxury homes is less promising now than two to three years ago. "We expect the slow market to persist over the next 12 months but barring unforeseen circumstances, prices are unlikely to drop drastically," Chua says.



Yip: We see steady demand from UHNWI for completed luxury bungalows

KENNY YAP | TheEdgeProperty.com



Chua: The low-density factor creates exclusive residential enclaves that appeal to the high-income group who wants privacy and space



HARIS HASSAN | TheEdgeProperty.com

SOURCE: NAPIC

8 most expensive residential properties and land in Malaysia in 2015

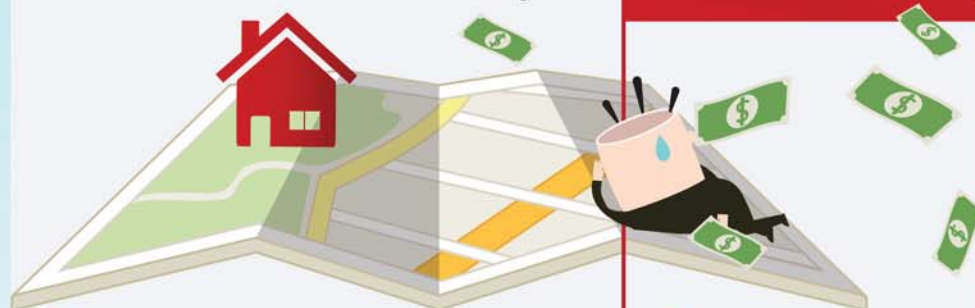
| Location | Existing land use | Land area (sq ft) | Tenure | Transaction price (RM) |
|------------------------|-------------------------|-------------------|-----------|------------------------|
| Kenny Hill | 2-storey detached house | 57,371 | Freehold | 22 mil |
| Bukit Bandaraya | 2-storey detached house | 18,373 | Freehold | 14.8 mil |
| Bukit Bandaraya | 2-storey detached house | 14,908 | Freehold | 12 mil |
| Damansara Heights | 3-storey detached house | 6,888 | Freehold | 11 mil |
| Country Heights Kajang | 3-storey detached house | 22,991 | Freehold | 11 mil |
| Bandar Tanjong Pinang | 2-storey detached house | 13,885 | Freehold | 11 mil |
| Country Heights Parade | 4-storey detached house | 23,906 | Leasehold | 10.5 mil |
| Taman Duta | 2-storey detached house | 15,693 | Freehold | 10 mil |

TheEdgeProperty.com | GRAPHICS: NURUL AIDA MOHD NOOR

Top 5

* Prices and rentals based on listings on **TheEdgeProperty.com** as at 10 May 2016

prime residential addresses in the country



1

Bukit Tunku / Kenny Hill

RM14.2 mil
Average asking price

RM952
Average asking price psf

RM1.62
Average asking rental psf

- Highest transacted price in 2015: **RM22 mil**
- Less than **10km away** from **Kuala Lumpur City Centre**
- Bukit Tunku is formerly known as **Kenny Hill**

3

Country Heights, Kajang

RM10.5 mil
Average asking price

RM997
Average asking price psf

RM2.89
Average asking rental psf

- Highest transacted price in 2015: **RM11 mil**
- 26km away** from **Kuala Lumpur City Centre**
- Surrounded by a golf course and greenery

4

Damansara Heights

RM8.1 mil
Average asking price

RM1,226
Average asking price psf

RM2.59
Average asking rental psf

- Highest transacted price in 2015: **RM11 mil**
- Only **15km** from **Kuala Lumpur City Centre**
- Located in a quiet place but surrounded by matured neighbourhoods, such as Mont'Kiara

5

Bukit Bandaraya, Bangsar

RM7.6 mil
Average asking price

RM1,158
Average asking price psf

RM2.99
Average asking rental psf

- Highest transacted price in 2015: **RM14 mil**
- Next to Bangsar, **15km** away from **Kuala Lumpur City Centre**
- Surrounded by many amenities and public transport



S P Setia's Corporate Headquarters wins Fiabci Gold award

Malaysian developers take home eight awards in total

BY SHARON KAM

PANAMA CITY (May 25): S P Setia Bhd's Corporate Headquarters made Malaysia proud at the Fiabci Prix d'Excellence Awards 2016 held in the Central American city today.

The developer's Corporate Headquarters in Setia Alam's Setia City commercial centre emerged the Gold winner in the Sustainable Development category.

This adds a global award to the already impressive string of awards the green building has received locally.

The building had earlier won the QLAS-SIC Excellence Award 2014 by the Construction Industry Development Board Malaysia and The Edge-PAM Green Excellence Award 2015.

It had also received the Best Sustainable Development title at the Fiabci Malaysia Property Award 2015. Fiabci is the French acronym for The International Real Estate Federation.

"Winning this award proves that our commitment towards developing sustainable developments is being recognised not only locally but on the international level," said elated president and CEO Datuk Khor Chap Jen who

received the award from Fiabci World President Danielle Grossenbacher.

The corporate headquarters has a gross floor area of 363,798.64 sq ft and was developed on a 3.04-acre site.

It is a Malaysian Green Building Index – Platinum certified building; the first private sector-owned corporate office in Malaysia to be accorded the GBI Platinum rating.

Its green features include high-performance double glazing glass windows and louvres to reduce heat gain, an energy measurement system to gauge and manage energy and water usage, energy-efficient lighting, solar panels, rainwater harvesting for landscape irrigation, and a roof garden to reduce heat gain.

The developer's flagship township of Setia Eco Park in Setia Alam was its first development that embraced eco concepts and sustainability.

This is the seventh award for the developer at the Fiabci Prix d'Excellence Awards and its first in this category.

Meanwhile, seven other Malaysian developers also took home three Gold and four Silver awards.

The other Gold winners from Malaysia were The Mansions super-linked homes in



Khor (middle) receiving the FIABCI Prix d'Excellence 2016 Sustainable Development category Gold Award for S P Setia Corporate HQ from Grossenbacher. Looking on is Ir Yeow Thit Seng, FIABCI World Prix d'Excellence Awards committee president.

Desa ParkCity, Kuala Lumpur by Perdana ParkCity Sdn Bhd in the Residential (Low-rise) category; Selangor Dredging Bhd's Dedaun, a luxury condominium in Ampang Hilir, Kuala Lumpur in the Residential (Mid-rise) category; and Batu Batu Resort Sdn Bhd's Batu Batu Resort located in Pulau Tengah, Johor in the Resort category.

Meanwhile, among the Silver winners was Senibong Cove in Johor by Front Concept Sdn Bhd in the Master Plan category. It was developed by the Malaysian arm of Australian property developer Walker Corp.

The other Silver winners were UEM Sunrise

Bhd's 28 Mont'Kiara in the Residential (High-rise) category; Mammoth Empire's Wolo Hotel located in Bukit Bintang, Kuala Lumpur in the Hotel category and Menara Shell by Malaysia Resources Corp Bhd in the Office category.

The awards this year saw 16 Gold winners and 13 Silver winners in 14 categories. The Fiabci World Prix d'Excellence Awards 2016 is held in conjunction with the Fiabci 67th World Real Estate Congress, which is being held from May 21 to 26.

It gathers real estate brokers, property and asset managers and developers from member countries around the world.

TheEdgeProperty.com's number of visitors triple in first year

BY RACHEL CHEW

KUALA LUMPUR: TheEdgeProperty.com – which recently turned one – achieved a notable 295% growth in monthly visitors over the past year, said product and business development director Alvin Ong.

"We want our users to have a great experience with us, regardless of their consumption channel. (We are) not just an online portal, we have the physical publication that is available for free," Ong said during a presentation of the property portal's milestones at its "birthday" party last Friday.

More than 150 industry players – developers, bankers, valuers, consultants, real estate negotiators, and media agencies – attended the party last week.

He said since the official launch of the portal in May last year, it had attracted more than 2.5 million visits.

The portal offers listings and information on the property market, as well as legal, feng shui and life-style tips.

Currently, the portal's active users stand at close to 250,000, generating more than 6.5 million page views over the past eight months.

In terms of user profile, over half of the users are 25 to 44 years old, 14% are 45 to 54 years old, 22% are 55 years old and 7% are 18 to 24 years old.

"In the last one year, we have executed a total of 22 events and partnerships. These ranged from property seminars and contests to roadshows promoting both new and lived-in homes," said The Edge Commu-



KENNY YAP AND PATRICK GOH / TheEdgeProperty.com



1. (From left) Phoebe Teoh, assistant manager, sales & marketing, IJM Land Bhd; Grace Foo, manager, sales & marketing, IJM Land; Edward Chong, managing director, IJM Land; Hoo Kim See, senior manager, central region, IJM Land; Elly Chin, senior executive, sales & marketing, Bandar Rimbayu Sdn Bhd; Tan Pei Wen, assistant manager, sales & marketing, Bandar Rimbayu Sdn Bhd; and Lee Choong Thong, manager, sales & marketing, IJM Land Bhd

2. (From left) Bernard Tong, managing director of The Edge Property Pte Ltd; Datuk Joey Yap, chief consultant, Joey Yap Consulting Group; Au Foong Yee, managing director of The Edge Communications and The Edge Property; Wong Sheue Yann, divisional general manager of group corporate services, Eco World Development Group Bhd; and Kumar Tharmalingam, senior advisor to AREA Managers

3. (From left) Datuk David Tan, managing director, KL-Kepong Country Homes Sdn Bhd; Sarena Cheah, managing director of the Property Development Division for Malaysia and Singapore, Sunway Bhd; Au Foong Yee, managing director of The Edge Communications and The Edge Property; and Koong Wai Seng CEO, Sunsuria Bhd

tions Sdn Bhd and The Edge Property Sdn Bhd managing director Au Foong Yee in her welcome speech at the party.

She said the last 12 months have been an amazingly busy period for the team as they worked hard to align to the interests of all stakeholders – property buyers, prospective investors and those looking to rent homes or offices,

property developers, banks, valuers, architects, and real estate negotiators.

Au also pointed out that the fundamental strength of TheEdgeProperty.com is that "it wins by enabling our stakeholders to win."

"There are no comparable property platforms around in terms of comprehensiveness," she said.

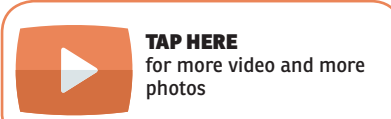
"We have a team of experienced

journalists tasked with gathering news that are timely and relevant for decision-making. We have details on new property launches, listings and a full range of analytical tools such as The Edge Reference Price, past property transactions, trends and hotspots," said said.

She added that the IT team is also working continuously to en-

hance user experience.

"You can expect more new, innovative and exciting developments to be rolled out in the near future," she remarked.



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Design inspirations from Bali for your urban home

BY RAYMOND LEE



In more recent years, the line between hospitality design and residential design has been blurred with many hotels and resorts beginning to look more like high-end homes and vice versa. As a designer, I am always on the lookout for the latest ideas in interiors.

Each time I travel, I make sure I visit and experience interesting hotels, restaurants and cafés to look for inspiration.

Recently, on a shopping trip with my clients to Bali, I stayed at the newly-opened Ritz Carlton Mandapa and

visited the evergreen Como Shambhala Estate, both in Ubud. I also made my way down to Seminyak to experience the Alila Seminyak.

The beautifully-designed spaces showcased here contain many great ideas you can easily adapt for your urban sanctuary. Be inspired!

Raymond Lee is an interior designer and founder of Xceptional Interiors. He can be contacted at Email: raymond@xceptional-interiors.com or check out www.xceptional-interiors.com

The Reserve Suite at The Ritz Carlton Mandapa

Interior design by Jeffrey Wilkes of Designwilkes

- A large capiz chandelier enhances the tall ceilings in this space
- A single artwork featuring village life in Ubud adds character and provides a focal point
- The rug is made of natural woven plant fibres (such as water hyacinth). You can also use rugs made from sisal, jute, cotton or wool



- The feature wall is covered in timber panels stained a dark shade for warmth and contrast
- Table lamps with simple drum shades made of off-white parchment paper
- A two-tiered coffee table made of local tropical hard wood features a woven mat surface

Grand reception of the Como Shambhala Estate

Architecture by Cheong Yew Kuan and interiors by Koichiro Ikebuchi

- Custom-designed teak wood sofas are upholstered in simple all-white cotton
- An upholstered ottoman doubles up as a coffee table and provides extra seating when the need arises. Note the tray which helps to organise magazines and remote controls.
- A gorgeous hard-wearing Turkish kilim adds colour and an exotic touch to the serene setting

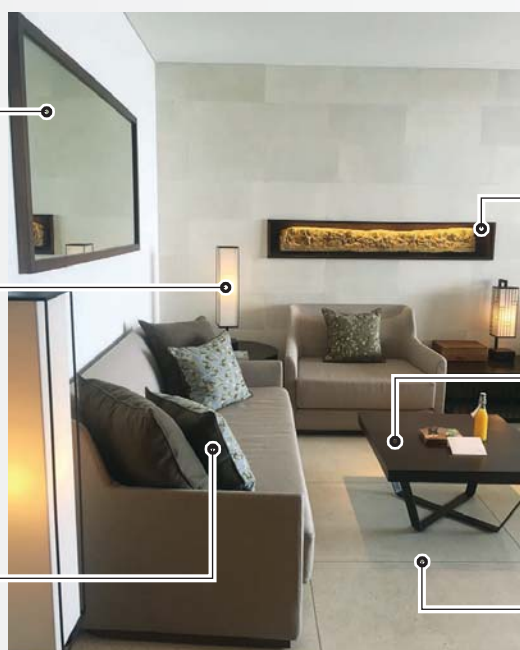


- A single large painting in green helps bring the outdoors into the space
- Note the simple vase with just a single leaf for that dramatic but effective touch of nature
- A pair of Italian-style armchairs upholstered in dark grey fabric provides additional seating and contemporary style to the setting

Modern Asian style at Alila Seminyak

Designed by Gaurang Khemka and Singapore firm URBNarc

- A large mirror reflects light and makes the room cheerful and bright
- Beautifully-designed floor lamps and table lamps are reminiscent of oil lamps of some ancient kingdom
- The Batik fabric makes excellent cushion covers for that touch of Asia



- Note the stone carving that has been set inside an alcove. A simple, unusual and most dramatic piece of artwork.
- A square wooden coffee table with metal legs anchors the room
- Large homogenous tiles or marble slabs in a light beige colour make perfect material choices for the floor