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ONLINE + OFFLINE



4 NEWS
What is the impact of Brexit on Malaysian property investors?



4 NEWS
UEM Sunrise's two-month campaign racks up RM228 mil in sales



5 DEALMAKERS
A little passion goes a long way



8 HOME IDEAS
Creating a five-star home spa

The outlook for landed homes in Cheras, Kuala Lumpur, is **Looking BRIGHT**

See story on Pg 6 & 7



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Ikea Cheras — one of the new landmarks in Cheras KL



Soaring house prices worry Penangites below 30

Despite the affordable housing programme by the state government, Penangites, especially those below the age of 30, are worried that they are unable to own a house in the future.

This is because housing prices on Penang island have risen by about 50% over the last five years including houses that were built under the affordable housing programme.

A Bernama survey showed that several affordable housing projects that were completed less than 10 years ago in Bandar Baru Air Itam originally priced at about RM175,000 are currently being resold at RM300,000 and above.

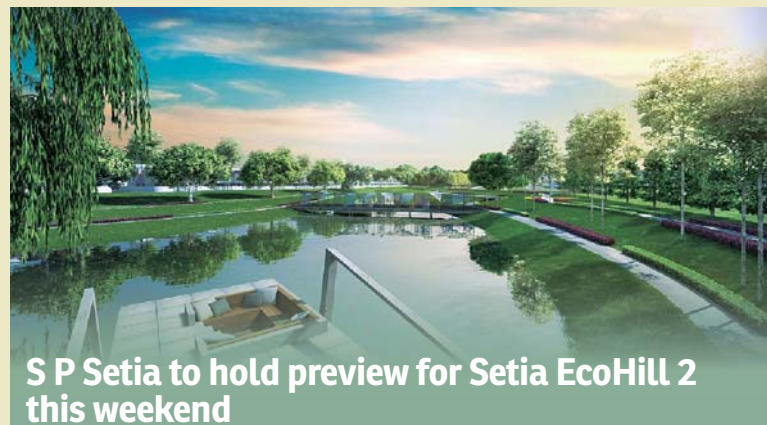
State Housing, Local and Town and Country Planning Committee chairman Jagdeep Singh Deo said the state government has no power to control the price of houses being sold by house owners.

The state government had set a moratorium of five years for affordable housing units and 10 years for low-cost housing units before they could be sold in the open market.

"There's nothing that can be done by the state government to control the price, but what we can do is to provide more affordable housing so that the people can buy at a lower price," he said. — Bernama

Fateh Iskandar continues to head Rehda

The Real Estate and Housing Developers' Association (Rehda) Malaysia president Datuk Seri Fateh Iskandar Mohamed Mansor will continue to



S P Setia to hold preview for Setia EcoHill 2 this weekend

S P Setia Bhd will hold a preview for Setia EcoHill 2 this weekend, with prospective buyers having the opportunity to choose their desired units at the township's sales gallery, said the group in a press release on June 20.

The new township in Semenyih is a 1,010-acre freehold development which adopts an eco concept that incorporates creativity, practicality and sustainability. Setia EcoHill 2 is located a mere 3km away from the highly successful Setia EcoHill township first launched in 2013.

In an earlier report, the developer said it will be launching the first phase of the new township sometime in June or July. The Springfield Residences, which has a GDV of RM228 million, will occupy 180 acres. It will consist of 258 2-storey terraced houses and 96 linked semi-detached homes.

The terraced houses will come in three designs with built-ups from 1,859 sq ft to 2,155 sq ft while the semidees have a built-up of 2,028 sq ft. The houses are indicatively priced between RM553,000 and RM668,000.

lead the association for another term of two years till 2018.

About 150 voting delegates from Rehda branches nationwide attended the Rehda Annual Delegates Conference (ADC) 2016 last Saturday.

Fateh Iskandar was elected as President in 2014. He has more than 20 years of experience in the property development industry.

According to Rehda, a healthy mix of new and old faces have been elected to serve the association for the new term.

The association's line-up now

includes immediate past president Datuk Seri Michael Yam, most recent past president Datuk Ng Seing Liong, deputy president Datuk Soam Heng Choon as well as vice-presidents Datuk Khor Chap Jen and Datuk Sivanyanam Sinnathamby.

Gamuda Land targets to launch Kundang Estates by end-July

Gamuda Land, the property arm of construction group Gamuda Bhd, aims to launch Kundang Estates residential development in Kampung Baru Kundang, Kuang, at the end of next month, said the developer's chief operating officer, Ngan Chee Meng.

"This boutique residential development situated on a 90-acre parcel of leasehold land in Kundang town comprises 573 units of 2-storey terraced houses surrounded by lush greenery," he told reporters during the soft launch on June 18.

The four-phase development will have a gross development value of RM600 million. The developer plans to launch the first two phases, which consist of 122 units, at the end of July. The remaining phases will be unveiled by year-end.

"The built-up sizes of the terraced homes range between 1,800 sq ft and 2,600 sq ft. The selling price starts from RM570,000 or RM320 psf on average," Ngan added.

He noted that Kundang Estates is perfect not just for locals who are looking for an upgrade but also city dwellers, especially those who work or stay at the north of Petaling Jaya and who want a suburban living environment.

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The Edge Communications Sdn Bhd
(266980-X)
Level 3, Menara KLK, No 1 Jalan PJU 7/6,
Mutiarra Damansara, 47810 Petaling Jaya,
Selangor, Malaysia

Publisher and Group CEO Ho Kay Tat

EDITORIAL
Senior Managing Editor Azam Aris

CORPORATE
Managing Director Au Foong Yee
Deputy Managing Director
Lim Shiew Yui

TheEdgeProperty.com

Managing Director Au Foong Yee
Editor Lam Jian Wynn
Contributing Editor Sharon Kam
Deputy Chief Copy Editor
James Chong
Senior Copy Editor
Shanthi Murugiah
Writers Rachel Chew, Tan Ai Leng
and Natalie Khoo

Art Director Sharon Khoh
Design Team Nik Edra, Nurul Aida
Mohd Noor

MARKETING & ADVERTISING
Account Director
Sharon Chew (012) 316 5628

Senior Account Manager
Jayne Law (016) 929 3309

Account Manager
Jayremy Sim (011) 1669 6039
Email: mkt.tep@bizedge.com

NEGOTIATOR ADVISORY SERVICE
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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.

Durian & Tropical Fruit Fest

Date: June 25 and 26
(Sat and Sun)

Time: 10am to 10pm

Venue: Windmill Upon Hills Sales Gallery @ B-P7 & B-P8, Jalan Permai, Genting Permai Avenue, Genting Highlands, Bentong

Contact: (011) 1787 8082
or (03) 6100 2339

OSK Property will be organising a Durian & Tropical Fruit Fest where participants can enjoy different types of tropical fruits amid the highland's fresh air.

Preview of Maison Carnegie

Date: June 25 and 26
(Sat and Sun)

Time: 10am to 5pm

Venue: Setia International Centre, Lot 215, Pantai Baru, Jalan Bangsar, Kuala Lumpur



Contact: (03) 2287 5522

S P Setia Bhd will be having a preview of its latest apartment project in Melbourne, the Maison Carnegie. Interested buyers will be able to select their preferred units before the official launch on Aug 6.

Setia EcoHill 2 grand preview

Date: June 25 and 26
(Sat and Sun)

Time: 10am onwards

Venue: Setia EcoHill Welcome Centre, No 2, Jalan Ecohill 1, Setia Ecohill, Semenyih

Contact: (03) 8724 2255
S P Setia will be launching the first phase of its Setia EcoHill 2 township, the Springfield Residences, comprising 258 units of 2-storey terraced houses and 96 units of linked semi-detached homes. Prices for the 2-storey terraced houses start from RM553,000.

Home and Living Exhibition

Date: June 24 to 26 (Fri to Sun)

Time: 10am to 9pm

Venue: Mid Valley Exhibition Centre

Contact: (03) 7859 7822

This home and living exhibition will see over 200 household brands of furniture, kitchen appliances, home security and many more. The event is open to the public and is free. However, registration is required.

Melbourne Property Exhibition

Date: June 25 and 26
(Sat and Sun)

Time: 11am to 7pm

Venue: DoubleTree Hotel KL, Level 10, Pine Room, The Intermark, 348, Jalan Tun Razak, KL; G Hotel Penang, Level 2, Salon II, 168A, Persiaran Gurney, Penang; and New York Hotel JB, Level 11, Meeting Room 2, No 22, Jalan Datuk Abdullah Tahir, JB.



Contact: (012) 208 1693 (KL)/
(016) 208 0488 (Penang)/ (016)
232 1099 (Johor Bahru)

Jalin Realty will be holding an exhibition of Crest which comprises 58 units of apartments with 1-bedroom units from A\$309,600 and 2-bedroom units from A\$445,000. There will be seminars daily at 2.30pm in Johor and Penang entitled "How much tax a foreign investor/home owner needs to pay for their Australian properties?" and "Financing for Australian properties" by OCBC Bank.

Yesteryear Childhood Games

Date: June 25 and 26
(Sat and Sun)

Time: 10am to 5pm

Venue: Park Manor, Sierramas, Sungai Buloh, Selangor

Contact: (017) 357 2266

Tan & Tan Developments will bring back memories of simple children's games from days gone by such as batu Seremban (five stones), donkey, old maid, and lompat getah (jump rope). Light refreshments will be served.

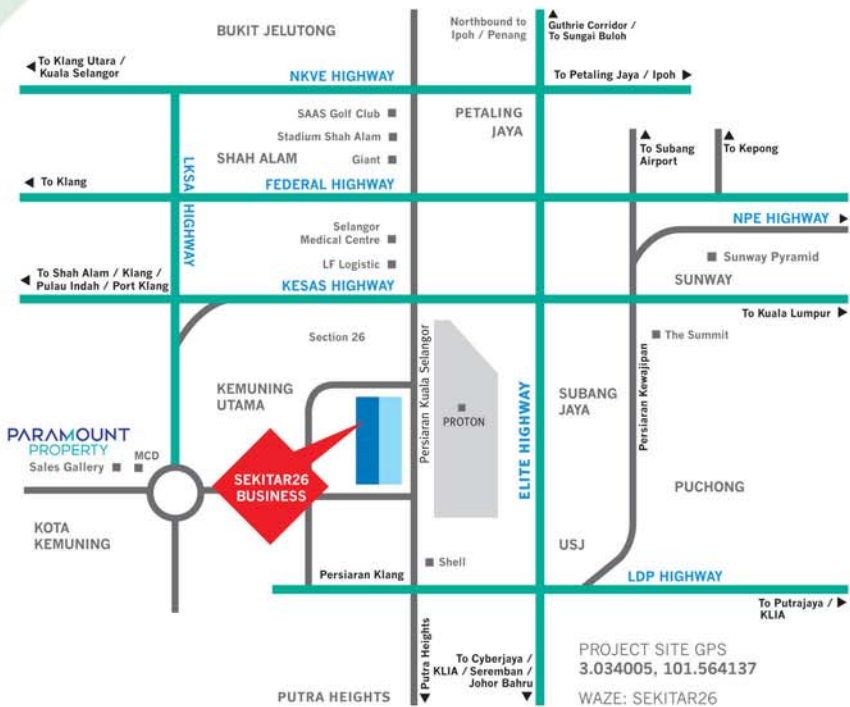
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What is the impact of Brexit on Malaysian property investors?

BY NATALIE KHOO

PETALING JAYA: Last night, a referendum was held to decide if the United Kingdom should stay or leave the European Union (EU), a political and economic partnership of 28 countries. At press time, voters appear to be evenly split along both lines.

Investors — including those in Malaysia — await the outcome with bated breath, given its far-reaching implications.

“If Britain does exit the EU, there will be a period of rewriting of a lot of trade agreements with Britain’s respective trading partners and there may be a revision of policies in the nation. Ultimately, all sectors are intertwined, including the property market,” independent economist Lee Heng Guie told TheEdgeProperty.com.

“Nonetheless, it is important to note that those who already have property investments in Britain are mostly long-term investors, so they would just have to stomach this period of uncertainty until things are more stable,” he added.

Why was the referendum held? In 2015, British prime minister David Cameron — an advocate of the remain stance — had promised to hold this referendum should he win the election in response to growing calls from his own Conservative MPs and the UK Independence Party (UKIP). They claim that Britain has not had a say since 1975, when it voted to stay in the then-Eu-

ropean Economic Community.

Proponents of the “stay” vote say trade among EU members is easier, and a smoother flow of immigrants — mostly job-seeking youths — through the union will boost economic growth and help pay for public services.

Sadiq Khan, the newly appointed mayor of London, concurred. “About half a million jobs in London directly depend on Europe. As a city, we export more than £12 billion [RM71 billion] a year to Europe, and London is home to the European HQ of 60% of the world’s non-European global businesses. Having access to the EU markets is crucial to the success of the City of London. This is why the prospect of Britain leaving Europe is so catastrophic,” Khan said in a statement published by *The Evening Standard*.

An advocate of the “leave” campaign, ex-London mayor Boris Johnson said if Brexit is successful, the UK will be like a “prisoner escaping jail”. It will finally be able to negotiate its own free trades, he added.

What does this mean for the property market?

JLL London head of residential research Adam Challis believed that the mainstream residential market is broadly undeterred by the EU referendum, although the risks of leaving the EU are becoming a bigger concern.

“Buyers are centrally focused more on economic and job prospects, both of which are expected to experience modest negative



AFP
Britain’s former prime minister Gordon Brown attending a ‘Britain Stronger In Europe’ rally event campaigning for people to vote to remain in the EU in Birmingham, central England.

impact should British voters wish to leave the European Union. Some purchases are now being delayed until after June 23, which could mean a busier than usual summer selling period, particularly if voters chose to remain,” Challis told TheEdgeProperty.com.

He said international investors will balance uncertainty against potential currency arbitrage opportunities.

“London’s role as the world’s de facto capital city will remain unchallenged and this will continue to support and draw demand for real estate,” said Challis.

Knight Frank global head of research Liam Bailey noted that the mainstream UK housing market is primarily driven by domestic

dynamics and an exit from the EU will not impact the demand and supply imbalance, which is a key feature underpinning current housing market trends.

JLL’s Challis agreed. “There are downside market risks if Brexit takes place, but there are also arguments to suggest that the UK will adjust relatively quickly to the new reality. While institutional structures will undergo quite large changes, the trading relationship with the rest of Europe will remain vital to both the UK and the rest of Europe regardless of the outcome,” he concluded.

Log on to TheEdgeProperty.com for the latest developments on Brexit.

UEM Sunrise’s two-month campaign racks up RM228 mil in sales

BY LAM JIAN WYN

PETALING JAYA: UEM Sunrise Bhd’s Signature Selection-Rendezvous in France 2016, which ran from April 1 to May 31, had generated RM228 million in sales, said its chief operating officer-commercial, Raymond Cheah.

The campaign culminated in a lucky draw that saw 28 winners walk away with luxurious all-expenses paid trips to watch the UEFA Euro 2016 quarter finals, semi finals and final matches in France, as well as a grand prize winner who drove away with a Jaguar XF sedan worth RM400,000.

“The property ownership campaign offers our Trésorians (holders of UEM Sunrise’s Trésor loyalty cards) as well as our new customers the opportunity to own UEM Sunrise-developed properties in highly sought after locations at exceptional value and, in return, we reward them with an all-exciting European football championship tournament that happens only once every four years to express our gratitude for all their support,” he said.

The campaign — which cost RM2 million — saw buyers snap up 280 units of UEM Sunrise’s properties in Malaysia’s central and southern regions, in order to be in the running for the trips to France.

The projects in the central re-



Joanne Cheah receiving her grand prize of a brand new Jaguar XF from UEM Sunrise general manager of marketing and sales Everlyn Khaw.



Dr Chandra Mohan and wife, Vimala, receiving their prize from Cheah.

PICTURES BY UEM SUNRISE

gion were Verdi “ecodominiums” (condominiums) in Symphony Hills, Cyberjaya; Serene Heights in Bangi; Residensi22 Mont’Kiara; Residensi Sefina Mont’Kiara; and 11 Mont’Kiara in Kuala Lumpur.

Down south, buyers picked up units mostly from Melia Residences in Gerbang Nusajaya, Estuari Gardens in Puteri Harbour and Noble Park in East Ledang.

“The sales were based on sale and purchase agreements signed. The buyers had to come with approved loans before they could sign the agreements,” he added.

According to Cheah, the campaign had contributed significantly to the group’s mid-year sales target of RM600 million.

Eye specialist Chandra Mohan who purchased his first UEM Sunrise property — a unit of Noble Park in East Ledang — won a pair of tickets to watch the final match, a pair of return flight tickets, a five-day four-night stay at a five-star hotel, and a guided tour to places of interest in Paris.

The 51-year-old from Johor Bahru who did not expect to win a prize said he and his wife are excited about their first trip to France.

“This is amazing. We thought we had missed the luxury cars offered during the first Signature Selection campaign, but now that we have

won a trip to France on the second Signature Selection campaign, we would like to thank UEM Sunrise for that. It will be a real rendezvous in France for us,” he said.

Meanwhile, 93 buyers of the developer’s projects in Australia — namely Aurora and Conservatory in Melbourne — who spent at least RM3 million, took part in a separate draw to win the Jaguar XF.

Joanne Cheah, a housewife in her early 40s who bought a unit at Aurora, was the winner of the car.

“I am speechless and shocked to have won a brand new Jaguar XF as I did not expect to win any prize tonight. When we purchased a unit of UEM Sunrise’s Aurora Melbourne Central, we did not even know that we would be in the running for a lucky draw contest,” said Joanne.

“My husband and I have been UEM Sunrise’s purchasers for the last eight years and we are confident with what the developer has to offer thus far. We will continue to invest in the developer’s properties because we like the locations of their properties, which we feel are different from other developers, and, most importantly, the quality of their product offerings,” she added.

UEM Sunrise’s Cheah said the group was planning to have another similar campaign in 2H2016, and is firming up details.



A little passion goes a long way

Love for the job is pushing RealProperty.My principal Amanda Goh to aim for greater heights

BY TAN AI LENG

Love your job and your job will reward you well. That is the belief of RealProperty. My principal Amanda Goh.

“There are all kinds of challenges out there. You need to have passion and love for your job, so you can turn every obstacle into an opportunity,” says the young entrepreneur in the real estate industry.

Goh notes that with passion, one will have the desire to continue learning new things and the knowledge obtained could enhance his/her career.

“The fact is our job as a real estate agent is not just to post listings or to open doors for viewing. Being knowledgeable and knowing what you are doing will build your professional image, giving your clients confidence in you so they can trust and rely on you,” Goh emphasises.

“Many people have a misconception about this job. They think they can just come in and hit the jackpot, but life is not that easy,” she says.

Goh, a chartered accountant, had the choice of having a career in the family business — a building materials distribution company; or to work with an accounting firm; or start her own business. She decided to choose the latter and became a real estate agent.

Goh is also the honorary treasurer in the Malaysian Institute of Estate Agents.

“I like to do sales and I want to be an entre-

Goh: Being meticulous is one of the most important criteria of a professional real estate agent



preneur. My passion in both drove me to start my own business,” says Goh, who began her career as a real estate agent seven years ago.

In school, she had a fondness for numbers and mathematics which led her to pursue her studies in accountancy and go through a lengthy period of exams to gain the chartered accountant licence.

After graduating in London, she came back to Malaysia and helped out in the family business for a few years and was appointed business development director of the company.

However, she was not satisfied and decided to leave her comfort zone.

“I like to sell things and meet people. Since I have a masters degree in real estate, I decided to get the real estate agent licence with the hope that I could eventually set up my own real estate business,” she explained.

Goh had obtained a masters degree in real estate in 2003 in London after receiving her accountancy degree.

She fell in love immediately with her new career as a real estate agent. Her dream to become her own boss was fulfilled a few years later at the end of 2011.

Being meticulous

Besides being passionate, one also needs to be meticulous in this job. Goh says all sorts of unforeseen situations could arise before, or nearing or even after closing a deal and there

is no manual that can teach someone how to handle every situation. Being meticulous, however, could help the real estate agent avoid some unwanted situations.

She cites one incident that almost killed one of her deals a few years ago. She had just closed a deal of a sub-sale condominium unit. Before handing over the unit to the new owner, she got a contractor to fix the air-conditioner and water filter as well as to clean up the house — all part of the services she promised the new owner.

“That afternoon when I went over to check the condo, I saw to my horror that the house was flooded in water a few inches high. And it was laminated flooring!” she recalls.

Goh found out that the contractor had accidentally turned on the water in the yard without realising it. She had planned to hand over the house the next day! She immediately called a cleaning company and fortunately the house was cleaned within an hour.

Goh said she learnt a huge lesson from that incident. A professional real estate agent has to be responsible throughout the transaction process to ensure everything is intact until the key is handed over to the owner.

If she had assumed everything was alright and did not take the initiative to check on the condition of the house the day before, the flooding might have caused her to lose the deal and, more importantly, her credibility.

Currently, there are 18 negotiators in her company and she is looking to expand.

Apart from that, Goh is hoping to learn from Australia’s real estate agents especially when it comes to after-sales services, which could be adopted by her agency locally.

For instance, a real estate agency in Australia will provide the services of a handyman or a gardener to a client for a period of about six months to a year to do any repairs or gardening work.

“I am looking into this and hope to set up a system which could add value to our clients,” she adds.



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Agency Address: Unit 50-4-13A, 4th Floor, Wisma UOADamansara, 50 Jalan Dungun, Bukit Damansara, 50490 Kuala Lumpur, Malaysia
T: +603 2092 2115 F: +603 2092 4115 E: cg_asia@steamyx.com



Kuala Lumpur's Cheras is known as a food haven and it houses one of the largest night markets in the city offering a variety of street food. Food aside, Cheras has also gained a reputation for being a congested area filled with old housing estates and choked with traffic. Cheras is, after all, one of the city's oldest residential areas.

Located south-east of Kuala Lumpur, the entire Cheras is a mature township that is spread over Kuala Lumpur and Selangor. Cheras borders Kuala Lumpur city centre, Kajang, Balakong and Sungai Besi.

The Kuala Lumpur portion of Cheras is only 6km away from Kuala Lumpur City Centre and has always been popular among homebuyers and property investors given its location, relative affordability of its properties and established amenities.

"Cheras is one of the most established and oldest residential areas in Kuala Lumpur. Landed property prices are generally still within the affordable range and enjoy stable demand," says PA International Property Consultants Sdn Bhd managing director Jerome Hong.

Hong says there are more than 10 developed landed housing areas in Cheras Kuala Lumpur. Bandar Tun Razak, Taman Midah and Taman Connaught are among the most sought-after areas.

"Bandar Tun Razak is located near an existing LRT station and the urban park of Taman Tasik Permaisuri while Taman Midah is an established and popular residential scheme featuring predominantly landed housing. Taman Connaught is another established housing area that offers many conveniences such as shopping malls and colleges," Hong explains.

Bandar Tun Razak and Taman Midah consist of mainly 1- and 2-storey terraced houses that have average asking prices

CHERAS KL shines in a GLOOMY MARKET

Terraced houses in this area continue to be in demand

BY RACHEL CHEW



Hong: Cheras is one of the most established and oldest residential areas in Kuala Lumpur



Wong: The freehold land title is one of the attractions to homebuyers

ranging from RM530 to RM550 psf, and RM480 to RM500 psf, respectively.

Meanwhile Taman Connaught mainly offers 2-storey terraced houses with average prices going from RM450 to RM480 psf.

Limited landed housing supply

With mainly old houses and limited new supply, the landed housing market in Kuala Lumpur's Cheras still looks bright for the near future.

"The outlook is encouraging as demand for properties in the more popular housing areas is expected to be sustained due to limited new supply of landed properties in the localities which are supported by good amenities and facilities.

"The improved accessibility and connectivity via the upcoming MRT would

A part of Cheras KL which is seeing new developments. Picture taken May 2015.





PICTURES BY SAM FONG | TheEdgeProperty.com



Taman Maluri is one of the oldest housing areas in Cheras KL



Ever since its opening in end of 2015, Ikea has become a landmark in Cheras KL

also help add a bit of catalyst to the local housing market," Hong says.

There will be six mass rapid transit (MRT) stations in Cheras KL operating from July next year. The six stations are Cochrane, Maluri, Taman Pertama, Taman Midah, Taman Mutiara and Taman Connaught.

According to data extracted from a property market report by the National Property Information Centre (Napic), there were 41 Cheras KL terraced homes transacted in 2015 compared with 43 in 2014. The average value per transaction in 2015 was RM431,707 versus RM423,721 in 2014.

"The market for landed residential property in Cheras Kuala Lumpur has remained fairly active although the total volume dipped marginally in 2015 due to the overall market slowdown," Hong says. However, there was an increase in the average value per transaction in 2015 from the previous year.

DTZ Malaysia managing director Eddy Wong says demand for landed homes in Cheras KL is generally still strong, hence the price growth in 2015, although transactions were less than the previous year.

"The landed housing supply is limited due to the scarcity of land here but demand is strong, especially with the expected com-

pletion of the MRT line by this year-end," Wong notes.

He also says the freehold land title is one of the attractions to homebuyers.

"Most of the properties are freehold. It is also in a centralised location with easy access to major highways such as the Middle Ring Road 2, East-West Link and the Smart Tunnel, making Cheras Kuala Lumpur a very attractive proposition for homebuyers," Wong says.

He also believes that the major new developments in the vicinity such as Ikea Cheras, Mytown Shopping Centre and Sunway Velocity, which are located five minutes or 3.8km from KLCC in the Cochrane and Maluri areas, and the upcoming Bukit Bintang City Centre (BBCC) project nearby will add to the appeal of living in Cheras KL with its improved accessibility to shopping, dining and entertainment options.

The BBCC is a mixed-use development to be undertaken on the former Pudu Jail site (19.4 acres) over the next 10 years.

"In a nutshell, now is a good time to buy as market sentiments are weak and sellers are less demanding. Buyers should not hesitate if they see something that they like which is fairly priced," Wong offers.

TheEdgeProperty.com | GRAPHICS: NURUL AIDA MOHD NOOR

Cheras KL's solid landed housing market

Transaction volume of terraced homes

(unit)

Year	Transaction Volume (unit)
2011	69
2012	69
2013	45
2014	43
2015	41

SOURCE FROM PA INTERNATIONAL PROPERTY CONSULTANTS AND NAPIC

Transaction value of terraced homes (RM mil)

Year	Transaction Value (RM mil)
2011	32.92
2012	32.92
2013	25
2014	20
2015	17.70

SOURCE FROM PA INTERNATIONAL PROPERTY CONSULTANTS AND NAPIC

Top performing housing areas in Cheras KL

Asking price psf – terraced homes

Area	Asking Price (psf)
Bandar Tun Razak	RM530 to RM550
Taman Midah	RM480 to RM500
Taman Connaught	RM450 to RM480

Average value per transaction of terraced homes (RM)

(000)

Year	Average Value (RM)
2011	477,101
2012	477,101
2013	450,000
2014	431,707
2015	431,707

SOURCE FROM PA INTERNATIONAL PROPERTY CONSULTANTS AND NAPIC

RM1.04 psf OR **3.6%** indicative asking rental yield

Average asking rent of terraced homes

SOURCE FROM: THEEDGEPROPERTY.COM

UPSIDE

- Improving accessibility and connectivity such as MRT
- Close to KLCC
- Entry of new landmarks in the area such as Ikea Cheras

DOWNSIDE

- Old and dated houses
- Limited facilities
- Traffic jam along Jalan Cheras



Creating a five-star home spa

- Install a rain shower head to enhance your daily experience

- A double basin vanity is always very practical

- Thick bath mats for luxury underfoot



PICTURES BY CHRIS LEONG

- Roller blinds make a most practical option for window dressing in bathrooms

- Green plants or fresh flowers add a nice touch

- A stand-alone bathtub is such a treat if you have the space

BY RAYMOND LEE



With a little planning and a few thoughtful touches, your bathroom can easily be transformed into a blissful sanctuary.

One of the most enduring features of a spa-like bathroom is having a full-sized bathtub where you can relax neck deep in a luxurious bubble bath. Of course, not every bathroom can fit a separate bathtub and shower but if you have the luxury of space, a stand-alone bathtub is ideal for creating a calming and rejuvenating sanctuary.

The vanity counter should be the next big item in your consideration. Twin-basin vanities are great if you have the space. The choice of basins available are too many to list so finding one to suit your decor style and personal preference should not be too difficult.

Some prefer drawers below the counter for storage while others may prefer open shelves for easy access to towels and bathroom toiletries.

In a recent project, we had selected a beautiful stand-alone vanity by Duravit which came with a deep soft-close drawer. It was matched with a Kartell Ghost-Buster clear acrylic shelf that was handy for toiletries, cosmetics, extra towels and even some reading material. The original wall and floor tiles were all removed and substituted by beige travertine marble for a touch of luxury. Indeed, dark materials such as black marble or granite are often used for that cavernous luxe experience.

It certainly pays in the long run to invest in high-quality fittings. In the above project, we chose Dornbracht tap fittings.

A good-sized shower cabin is a must and having tall tempered glass walls are more practical and a good option to the shower curtain.

Nevertheless, shower curtains featuring interesting motifs/designs and prints can add colour and interest to a bathroom.

01. Top of the line Duravit basin/vanity console and Kartell's Ghost-Buster shelf make this bathroom truly special

02. Carefully selected acrylic accessories and a vase of fresh flowers for that luxe effect



01



02

A good shower helps to loosen the knots in our muscles and ease the stress of the day away. Again there are many choices out there. A large shower head such as the popular "rain shower" models can certainly help you unwind daily while there are other shower heads that offer more than one setting — from soft rainfall to massaging jets.

Nothing evokes a sense of relaxation more than a serene natural setting. At another design job in a semi-detached house, timber slats were placed underfoot in the shower cabin to simulate the sense of being outdoors. This is often seen at high-end tropical resorts in Bali or Sri Lanka.

If you are renovating, consider adding large windows to a bathroom. A bathroom with large

windows often exudes an expansive feel. Large windows allow lots of natural light in and will make for an airy and bright bathroom.

Other items on your checklist should include luxury bath toiletries, fluffy towels and bathrobes, thick bath mats, potted plants and a playlist on your sound system of your favourite tunes. And don't forget — light some gorgeous Diptyque candles and pop in a few sprigs of fresh cut flowers into the vase. Enjoy!

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