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Close to 16,000 PPR residents to benefit from Sayangi Rumahku campaign

EP
10
NEWS

FundMyHome+ DepositKu participants now ready to move into their new homes

SEE STORIES ON PAGES 4 AND 5

FundMyHOME+ Skim DepositKu
Helping Malaysians to own a home



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A new chapter for KL's Chan Sow Lin

It is taking some time but the old industrial area is being gentrified. See Pages 6 to 8.

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Dairy Farm
shutters six Giant
and Cold Storage
stores in Malaysia

Hong Kong-based Dairy Farm International Holdings Ltd has shut down at least six Giant and Cold Storage outlets so far this year, reported *The Edge Malaysia*.

Sources told the weekly that more closures are expected.

Dairy Farm's local subsidiary is GCH Retail (M) Sdn Bhd. *The Edge* identified at least six stores that have closed this year: Giant Paramount and Giant Shah Alam Section 18 in Selangor, Cold Storage Subang Parade and Cold Storage at Sunway Pyramid mall in Petaling Jaya, Giant Sungai Petani in Kedah and Giant Wangsa Walk in Kuala Lumpur.

It is understood that Giant Bandar Puteri Puchong is shutting down next month while Cold Storage Jaya One in PJ may also close.

First phase of mall
at IKEA Batu Kawan
to open end-2019

IKEA Southeast Asia plans to open the first phase of a shopping centre that will be linked directly to its IKEA Batu Kawan outlet in Penang by end-2019. As of July 22, 85% of the retail extension space has been leased. Among the tenants are Sports Direct, Project Rock and Harvey Norman. Taking up 50,000 sq ft, Harvey Norman is bringing its flagship superstore concept beyond the Klang Valley for the first time.

The retail extension is part of the master plan for Aspen Vision City, a 245-acre freehold mixed

Property market shows
signs of bottoming out

The Malaysian property market is poised to gather momentum moving into the second half of 2019 as the residential market is "firing various cylinders", said Knight Frank Malaysia managing director Sarkunan Subramaniam.

"We may finally be seeing rays of hope in the housing market. The HOC (Home Ownership Campaign) 2019, which has been extended until Dec 31, 2019 and is expect-

ed to provide further traction for the housing market, including the high-end condominium or serviced apartment segment," he said in a press release accompanying its Real Estate Highlights 1H2019 report.

He added that the HOC will continue to stir interest among homebuyers while providing an opportunity for developers to clear existing stock.

to be ready in September.

In a press conference after a FundMyHome+DepositKu scheme event on July 24, Housing and Local Government Minister Zuraida Kamaruddin said the ministry is currently finalising the schemes.

"We are now in the process of finalising a few schemes, for example, the Cagamas scheme and another one with China partners on a rent-to-own scheme. A few banks are also finalising their schemes. All of these schemes are rent-to-own schemes."

Hannah Yeoh,
TTDI residents
reject scaled-
down Rimba Kiara
development

The Taman Tun Dr Ismail Residents Association, a group of longhouse residents of Taman Rimba Kiara and MP Hannah Yeoh have said no to the scaled down Taman Rimba Kiara development in Kuala Lumpur.

Yeoh said that only one of two outcomes would be accepted.

"Our proposed resolution is to revoke the development order given. If you want to continue to allow them to build, they must build in the current long house footprint — 4.4 acres and not go beyond the current footprint.

"The scaled-down version will never be accepted by me or the residents."

The scaled-down plan has 1.6ha of open space taken up for development, down from 3.2ha in the original plan.

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trending
now**LAUNCHES + EVENTS****Clay Art Workshop**
@ Eco Sky

Date: July 27 (Sat)
Time: 1pm to 2pm
Venue: Life Space @ Eco Sky, 1-29, Eco Sky, No. 972, Batu 6 1/2, Jalan Ipoh, Kuala Lumpur
Contact: (012) 336 7231 or (012) 336 1953

Pursue your interest in clay art-making at a workshop hosted by Eco Sky by EcoWorld. At RM25 per class, the workshop is open to participants aged four years and above.

Dim Sum Time
@ Tropicana Gardens

Date: July 27 (Sat)
Time: 11am to 5pm
Venue: Tropicana Gardens Sales Gallery, Lot 52581, Jalan PJU 3/21, Tropicana Indah, Petaling Jaya, Selangor
Contact: (03) 7880 0989
Head to Tropicana Gardens to

enjoy some freshly-prepared dim sum. There will also be a complimentary Touch N Go RFID installation on the spot for registered guests. RSVP now at Tropicana Corp Bhd's Facebook page.

TRIO by Setia
Sunday Funday

Date: July 28 (Sun)
Time: 10am to 5pm
Venue: TRIO Sales Gallery, Bukit Tinggi Klang, Selangor
Contact: (03) 3162 3322
Have some fun with baby goats, rabbits, parrots, hedgehogs and many other friendly animals. There will be food and a chance to make your own souvenirs to take home.

Talk by Hann Liew,
CEO of RinggitPlus

Date: July 27 (Sat)
Time: 12pm to 3pm
Venue: M Centura Sales Gallery, G-07, Maxim Citylights Sentul, No. 25 Jalan Sentul Pasar, Kuala Lumpur
Contact: (03) 9212 8309
Hosted by Mah Sing Group Bhd, discover how couples can maintain their personal financial security when obtaining

a joint loan in the current property market, featuring guest speaker Hann Liew, the CEO of RinggitPlus.

**Eco Pen Holder Workshop**

Date: July 28 (Sun)
Time: 2pm to 4pm
Venue: EcoWorld Gallery @ Eco Majestic, No. 1, Lingkar Eco Majestic, Eco Majestic, Semenyih, Selangor
Contact: (012) 338 7232
Eco Majestic is holding a workshop for those interested in creating their own eco-friendly pen holders. At RM10/pax, participants will go home with one of their own stationery stands.

Impian Bersama
Didi & Friends

Date: July 28 (Sun)
Time: 10am to 5pm
Venue: Galeri Impian @ No. 9-G, Jalan Anggerik Aranda BG 31/BG, Kota Kemuning, Seksyen

31, Shah Alam, Selangor
Contact: (012) 922 1533
Want to have some fun with Didi & Friends? Join Purcon at the launch of Taman Impian Melur 2 and enjoy delicious food and a variety of games and workshops while you mingle with your favourite characters from Didi & Friends.

Dinosaur Park
@ Bandar Rimbayu

Date: July 28 (Sun)
Time: From 8am onwards
Venue: The Arc @ Bandar Rimbayu, No. 1, Jalan Flora 3, Bandar Rimbayu, Telok Panglima Garang, Selangor
Contact: (03) 5637 3821
Learn more and have fun with the dinosaurs at this all-day family event organised by IJM Land Bhd. Children can also take part in the Dino Dash Challenge, obstacle courses and rodeo rides.



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NEWS

FMH+DepositKu participants now ready to move into their new homes

BY RACHEL CHEW

PUTRAJAYA: The first batch of homebuyers under the FundMyHome+DepositKu scheme are glad to finally have a home of their own. As many as 16 of these first-time homebuyers received their final documents for the scheme from Housing and Local Government (KPKT) Minister Zuraida Kamaruddin at an event held in Putrajaya on July 24.

Launched early this year by Zuraida, the FundMyHome+DepositKu scheme is a joint initiative between EdgeProp Sdn Bhd (EdgeProp) and KPKT. It allows eligible FundMyHome (FMH) participants to apply for a loan of up to RM30,000 from the government through DepositKu. The loan is to assist the participants to pay off the 20% house price deposit required under the FMH scheme.

Developed by EdgeProp and officiated by Prime Minister Tun Dr Mahathir Mohamad in November last year, FMH is a platform that brings together first-time homebuyers and institutions in a mutually supportive relationship.

Under FMH, buyers only need to pay 20% of the property price. They do not need a bank mortgage, so there are no monthly repayments. The remaining 80% of the purchase price is contributed by participating institutional co-investors, who will be sharing the upside in the future value of the property.

"FMH is a viable alternative home-ownership scheme. The process of owning a home under the scheme may be tough at the beginning (20% down pay-



Tong (fifth from left), followed by Zuraida, Wong, KPKT deputy secretary-general (management) Zamri Salleh and deputy secretary-general (urban wellbeing) Datuk Azhar Ahmad with the homeowners of the FMH+DepositKu scheme.

ment), but the following five years you do not need to pay anything.

"Moreover, you can choose to stay on or sell the house five years later and share the upside of the property value. Who knows, the appreciation in the house price may offset the 20% you paid to own this home five years ago," said Zuraida in her speech at the event.

Participants of the scheme will also be offered a 30% discount in a special move-in package from Panasonic Malaysia, which comprises a refrigerator, washing machine, two ceiling



Zuraida: The process of owning a home under the FMH scheme may be tough at the beginning (20% down payment), but the following five years you do not need to pay anything.



fans and a 40-inch television. Those who were present also received gifts of rice-cookers and table fans from Panasonic Malaysia.

Also present at the event was EdgeProp chairman Datuk Tong Kooi Ong, KPKT deputy secretary general (Policy) Datuk Dr Mary Wong and other senior ministry officials.

According to Tong, since the launch of FMH, over 8,000 people have expressed interest in buying a home on the platform. However, the most common issue faced by these prospective homebuyers is their inability to raise the required 20% deposit towards the purchase.

"Today, we address the second challenge - the inability of buyers in paying the 20% down payment - with the DepositKu scheme by the Ministry of Housing. DepositKu will fund up to 10% of the home price for qualified buyers, subject to a maximum of RM30,000.

"This means that for a RM300,000 home, homebuyers need to only raise 10% down payment or RM30,000, while the other 10% will be from the DepositKu scheme with the balance 80% from the investors of the FMH platform," Tong said.

At the end of five years, the beneficiaries of the DepositKu scheme would have several options made available to them. They can either repay the loan or convert it into a subsidy. And under FMH, they can either: sell the property

and share the proceeds with co-investors; buy the property by cash or with a bank mortgage; or roll over the property on the FMH platform for another five years.

The FMH+DepositKu scheme is open for all first-time Malaysian homebuyers, aged from 21 to 60, with a household income of under RM10,000 per month.

This story first appeared on www.EdgeProp.my



One of the homeowners Hafizah Abdul Rahman receiving gifts from Panasonic Malaysia strategic B2B development general manager Tan Chee Hon (left) while Tong, Zuraida, and Wong look on.



Happy homeowners with their gifts, rice cookers and table fans from Panasonic.

(Seated from left): Zamri Salleh, Wong, Zuraida, Tong and National Housing Department deputy director-general Dr Alauddin Sidal.

'My own home, AT LAST!'

BY CHIN WAI LUN & TAN AI LENG

PUTRAJAYA: After waiting for more than 10 years, housewife **Hafizah Abdul Rahman** and her family now have a home of their own, thanks to the FundMyHome+DepositKu scheme.

Hafizah and her husband have been renting for more than a decade in Semenyih, Selangor and over the years, the couple applied for numerous housing loans but failed to get approval for any of them.

"All my many applications to banks for a housing loan were rejected. Why? Just because my husband and I prefer to pay cash for all our purchases, so we do not have any credit card track record!" said Hafizah after signing the Sale and



Faris (right): FundMyHome and Depositku provide an easier entry to own a home and I am not burdened by hefty down payments and monthly instalments.



VIDEO
Hafizah gets her home via FundMyHome+DepositKu

Zuraida with Hafizah, Tong (left) and KPKT Deputy Secretary-General (policy) Datuk Mary Wong Lai Lin (right).

Purchase Agreement (SPA) and FundMyHome (FMH) agreement to their first home on July 24 with her husband Mohamad Azhar Md Zahar.

"I still cannot believe it! My own home, at last!" exclaimed the 34-year-old mother of four children.

Eager to own their own home, Hafizah and her husband, who is a self-employed programmer, first heard about the FMH+DepositKu



Nur Saidatul hopes that the government will encourage more such schemes to be made available to better aid the people in obtaining homes.



PICTURES BY LOW YEN YEING | EdgeProp.my

scheme when they attended the launch of the scheme in February this year officiated by Housing and Local Government (KPKT) Minister Zuraida Kamaruddin.

Hafizah had met Zuraida then and had voiced her frustrations in getting a house of her own to the minister. Now, five months later, she now has a home to call her own under the FMH+DepositKu scheme.

Developed by EdgeProp Sdn Bhd (EdgeProp) and launched by Prime Minister Tun Dr Mahathir Mohamad in November last year, FMH is a platform that brings together first-time homebuyers and institutional investors in a mutually supportive relationship.

Under FMH, buyers only need to pay 20% of the property price. They do not need a bank mortgage, so there are no monthly repayments. The remaining 80% of the purchase price is contributed by participating institutional co-investors, who will be sharing the upside in the future value of the property. Meanwhile, DepositKu is a KPKT initiative providing loans of up to 10%



STORY
Hafizah's pain in trying to buy a home



VIDEO
Hafizah's loan application woes

of the house price or a maximum of RM30,000 to eligible first-time homebuyers.

At an event at KPKT officiated by Zuraida on July 24, Hafizah and 15 others received their FMH+DepositKu documents after signing their SPAs. Witnessing the joyous occasion with Zuraida was EdgeProp chairman Datuk Tong Kooi Ong and other senior KPKT officials.

The group of happy new homeowners, accompanied by their family members, were among the first batch of successful applicants of the

FMH+DepositKu scheme.

One of the homebuyers, **Muhamad Syafiq Fikri Nordin**, came to know about the scheme via his property agent.

Having faced loan rejections, Syafiq said: "It has been tough obtaining loans. FMH+Depositku is a welcome move especially to help homebuyers who are not yet financially stable. Therefore, I am very excited to be able to finally purchase an apartment for my family."

Nur Saidatul Izuanis Salleh, 22, who was also one of the successful homeowners, said the scheme is an excellent platform for young homebuyers especially fresh graduates like herself.

She also offered a few words of advice for the youth. "Start early. Read a lot about property during your university days. There are usually seminars and talks by property developers held on campuses. Take that opportunity to better understand about property and that will help you on your first home purchase."

Mohamad Faris, another new homeowner, came to know about FMH+DepositKu when he attended a property seminar early this year and realised that the scheme could be a good opportunity for him to own his first home.

"FMH and Depositku provide an easier entry to own a home and I am not burdened by hefty down payments or monthly housing loan instalments.

"I could use this in five years' time to save more money while owning a starter home," said the 29-year old online business operator.

Faris was also impressed with FMH's property choices as the participating developers are reputable ones with good track records.

This story first appeared on www.EdgeProp.my

FundMyHome attracted more than 8,000 prospective homebuyers

BY SHAWN NG

PUTRAJAYA: FundMyHome (FMH) has proven that it is possible to make homeownership more accessible to Malaysians, especially those in the lower income group, with the signing of sale and purchase agreements by the first batch of homeowners under the FMH platform.

In an event held at the Ministry of Housing and Local Government (KPKT) in Putrajaya on July 24, 16 participants from the first batch received their documents from the ministry under the FMH+DepositKu scheme.

Under the FMH platform, aspiring homebuyers only pay 20% of the property price to own a home while the remaining 80% of the price will be contributed by participating institutional co-investors, who share the upside in

the future value of the property.

During the launch of the platform last November, Prime Minister Tun Dr Mahathir Mohamad challenged EdgeProp, the developer of FMH, to prove that such a "fantastic idea" can be proven viable.

"I hope and believe that this scheme could help encourage homeownership," Mahathir had said at that time.

"Today, we are delighted to witness the realisation of fellow Malaysians' dream in finally owning a place they can call their own," EdgeProp Sdn Bhd (EdgeProp) chairman Datuk Tong Kooi Ong said in his speech.

"The Prime Minister reminded me that the proof of the pudding is in the eating, I think today we have delivered it," he added.

Fast forward to today, the FMH platform has attracted more than 8,000 people who are interested



Tong: The Prime Minister reminded me that the proof of the pudding is in the eating, I think today we have delivered it.

in buying a home on the platform, including the 16 buyers present at the event.

Tong said FMH is "agnostic" when working with developers, and in future it would work with more developers to secure more homes for FMH.

Tong noted that the key challenges to homeownership for many Malaysians today, especially the working class living in the city, are the inability to get a mortgage and to pay the down payment for a home purchase, which can be attributed to two main reasons — buyers' incomes are too low and home prices are too high.

Hence, the FMH platform is launched to help those who are unable to own a home due to their inability to obtain a mortgage, he said.

"Going forward, FMH will make homeownership possible for many more Malaysians, as it

has proven today," he added.

He is also glad that KPKT is offering financial aid to the buyers under the FMH platform through the FMH+DepositKu scheme.

DepositKu will fund up to 10% of the home price for qualified buyers, subject to a maximum of RM30,000.

This means that for a RM300,000 home, homebuyers need to only raise 10% down payment or RM30,000, while the other 10% will be from the scheme with the balance 80% from the investors of the FMH platform.

For bumiputera buyers, if the bumi discount entitlement is available, they will pay even less.

With a 7% bumi discount, first-time bumiputera buyers only need to pay RM9,000 to buy a RM300,000 home.

Go to www.EdgeProp.my for more related stories and videos

FundMyHOME+ Skim DepositKu

Helping Malaysians to own a home



CHAN SOW LIN:

On the slow train to transformation



PICTURES BY LOW YEN YEING | EdgeProp.my

BY SHAWN NG

The Jalan Chan Sow Lin area is one of the oldest industrial areas in Kuala Lumpur. It was established over a century ago in the late 1900s.

Named after the late tin tycoon Chan Sow Lin, the area is home to many old and established manufacturing factories, warehouses and car service centres.

However, new developments can be seen popping up in this place over the past few years, including Mah Sing Group Bhd's Southgate Commercial Centre, The Trax mixed development by Utusan Melayu (Malaysia) Bhd and One Residences serviced apartment by Akisama Group. More developments are on the way, including a 66-storey skyscraper.

On top of that, a mass rapid transit (MRT) station constructed at Jalan Chan Sow Lin will be completed in three years' time. This MRT station will be connected to the existing light rail transit (LRT) Ampang line and sandwiched between the Tun Razak Exchange (TRX) station and Bandar Malaysia North station.

It is one of the 35 stations along the Sungai Buloh-Serdang-Putrajaya (SSP) MRT line, which is expected to become fully operational by July 2022. The second MRT line in the Klang Valley will connect Sungai Buloh and Putrajaya by running

through 37 stations to form a 52.2 km alignment.

It looks like Chan Sow Lin's gentrification is finally taking shape. But for homebuyers and property investors, should it be included in their watch list? What would the future of this shabby industrial spot look like in the years to come?

Becoming a popular location

Nawawi Tie Leung Sdn Bhd managing director Eddy Wong tells EdgeProp.my that the transformation of the Chan Sow Lin area, with the development of commercial and residential properties there, will make the area more popular in future.

"These developments are expected to improve the appeal of Chan Sow Lin. Its transformation with the development of commercial and residential properties will turn this area into another popular location for property buyers due to its proximity to KL city centre, what more with its improved connectivity and easy access to highways," he says.

Raine & Horne International Zaki + Partners Sdn Bhd associate director James Tan says that most of the lands in Chan Sow Lin are leasehold industrial lands with only pockets of freehold lands.

"A lot of the lands are industrial but some have been converted to commercial-title," he says, adding that there are three mid- to high-end projects in the area.

It looks like Chan Sow Lin's gentrification is finally taking shape. But for homebuyers and property investors, should it be included in their watch list?

A SWOT analysis of Chan Sow Lin



STRENGTHS

- Close to KL city centre
- Existing LRT station
- Upcoming MRT station

WEAKNESSES

- Untidy and rundown
- Leasehold tenure ending
- Tough to amalgamate the lands



OPPORTUNITIES

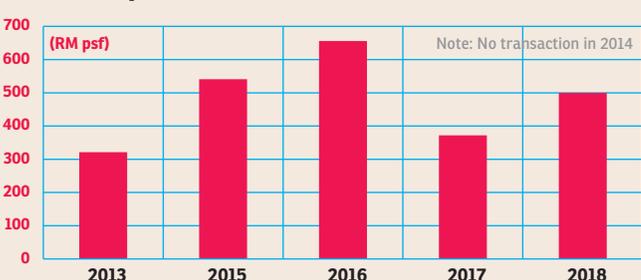
- Potential for growth
- Upcoming MRT station
- Spillover from Bandar Malaysia

CHALLENGES

- Overcoming industrial image
- Cleaning up its rundown environment



Highest average transaction price of development lands was recorded in 2016



SOURCE: EdgeProp.my

Average transaction price of industrial lands have been going up since 2012



SOURCE: EdgeProp.my

SOURCE: RAINE & HORNE



One of the latest completed residential projects is One Residences, a serviced apartment project by Akisama Group along Jalan Sungai Besi.

According to Tan, this leasehold project comprises two 35-storey towers housing 684 serviced apartments.

Completed in January 2019, One Residences was launched with prices from RM577,000 or RM650 psf. The take-up rate stood at 60% as at end-May.

Currently, there are two ongoing developments in the area, namely Trion @ KL and Damai Residence.

Situated at the former Volkswagen showroom site at Jalan Dua, Trion @ KL is a mixed development by Binastra Land Sdn Bhd. It comprises three towers and a podium offering retail lots, a hotel and serviced apartments.

Of the three towers, there will be a 66-storey skyscraper that is expected to become one of the tallest buildings in the vicinity.

According to Raine & Horne, there are 1,344 serviced apartment units at Trion @ KL with built-ups from 689 to 1,055 sq ft. With an average price of about RM800 psf, the units were 70% sold as at end-May.

Damai Residence, on the other hand, is a serviced apartment project by Damai Cheras Sdn Bhd. Sitting along Jalan Sungai Besi, it comprises 443 units with built-ups from 695 to 1,051 sq ft. Priced from RM600 psf, these units were 50% sold as at end-May.

The ongoing developments in the area will provide more exciting products and more choices for homebuyers, says Wong.

"If and when the Kuala Lumpur-Singapore High Speed Rail (HSR) project is revived, Bandar Malaysia will be a transportation hub and the surrounding areas including Chan Sow Lin will benefit from the improved connectivity. Homebuyers will enjoy higher capital appreciation of their properties, and investment properties will offer good rental returns," he adds.

Chan Sow Lin and Bandar Malaysia are divided by Jalan Sungai Besi. It is a mere 3km drive between Jalan Satu in Chan Sow Lin and Galleria Bandar Malaysia, which is located at Jalan Lapangan Terbang Lama, off Jalan Istana at the former airbase.

The revival of Bandar Malaysia was announced by the government in April this year and according to a statement by the Prime Minister's Office, the development is expected to generate an estimated gross development value of RM140 billion with the construction of a People's Park and 10,000 units of affordable homes, among others.

The KL-Singapore HSR, on the other hand, is being reviewed by the government on cost reduction after it has been postponed until end-May 2020.

While the details may be changed from its original plan due to the cost reduction exercise, information on MyHSR Corp Sdn Bhd's website shows that the HSR will have seven stations in Malaysia, namely Bandar Malaysia, Sepang-Putrajaya, Seremban, Ayer Keroh, Muar, Batu Pahat and Iskandar Puteri, before reaching its last destination in Jurong East, Singapore.

Improving infrastructure

Wong notes that Bandar Malaysia is a huge development that will see infrastructural improvements being undertaken in the surrounding areas as well. Hence, Bandar Malaysia is expected to be a catalyst for growth in the neighbouring areas, including Chan Sow Lin.

Meridin Properties Sdn Bhd senior consultant Cogan Law, who specialises in the locality, believes Chan Sow Lin's strategic location is what has attracted developers to venture into the area.

"Chan Sow Lin is located opposite Bandar Malaysia and nearby TRX, a new financial district in the city centre. Furthermore, it is surrounded by matured areas, such as the KL city centre, Taman Maluri and Cheras," he says.

"The MRT station is expected to further enhance the connectivity of the area as one can easily commute to Bandar Malaysia and TRX," Law offers.

CONTINUES NEXT PAGE

FOOD GEMS in Chan Sow Lin

Steamed fish head is no doubt one of the most famous dishes in Chan Sow Lin, and due to its reputation, many stalls and restaurants that are selling the dish outside the area have "borrowed" the name to attract foodies.

One of the restaurants that serves this dish in Chan Sow Lin is **Chong Yen Steamed Fish Head Restaurant**, located at Jalan 2/89c.

The restaurant is more than three decades old and only serves one type of fish — Asian Carp which is better known as Soong Yi with a choice of two types of sauce — the classic with minced ginger, garlic, scallion, chili padi and soya sauce; or the "spicier" version.

Open from 10am to 4pm on Monday to Saturday, Chong Yen's popularity is well known not just among the locals but also foreign patrons.

"There were Singaporeans who purposely took a flight from Singapore to try our steamed fish head," claimed the lady boss, who is the daughter of the first generation owners.

"There were also customers from the US and they told me that there is a restaurant that serves steamed fish head in a China Town there using the name 'Chan Sow Lin'," she said with a chuckle.

Her parents started Chong Yen as a roadside stall along Jalan Tiga in 1983 before it moved into the current shoplot about nine years ago.

There are quite a few food gems hidden in Chan Sow Lin. Along Jalan Dua are some humble food stalls and the most popular among them is **Warung Sinar Nor Nasi Lemak Kukus**, a roadside stall that has 50 years of history and known for its nasi lemak with a wide a range of side dishes.

Netizens who reviewed the stall rated it



as one of the best nasi lemak in town and a great breakfast to start off your day as it opens from 6.30am to 11.30am every day.

One of the must-have side dishes at Warung SinarNor is the *sambal sotong*. The cuttlefish is tender and rich in flavour, both spicy and sweet. The price seems quite reasonable — a plate of nasi lemak with fried chicken, sambal cuttlefish and bull's eye egg costs RM10. So, if you are planning to visit them, better be early to avoid the crowd.



Law: Investors would have to hold on for a longer period to see decent profits if they invest in the area today.

ABDUL GHANI ISMAIL | THE EDGE



Tan: This area definitely has potential and given time, it will rise up although there are challenges.



Wong: If and when the KL-Singapore HSR project is revived, the surrounding areas including Chan Sow Lin will benefit from the improved connectivity.

Latest developments in Chan Sow Lin

One Residences (completed)

LOCATION	128, Jalan Sungai Besi, Chan Sow Lin, 57100 Kuala Lumpur
DEVELOPER	Akisama Group
TENURE	Leasehold
TYPE	Serviced apartment
NO. OF STOREYS	35
NO. OF BLOCKS	2
NO. OF UNITS	684
BUILT-UP	888 to 1,273 sq ft
LAUNCH DATE	March 2015
COMPLETION DATE	January 2019
LAUNCH PRICE	From RM577,000 or about RM650 psf
ASKING PRICE ON THE SECONDARY MARKET	RM570,000 to RM1.02 million
TAKE-UP RATE	60% (as at end-May)



Trion KL (ongoing)

LOCATION	Jalan Dua, Chan Sow Lin, 57100 Kuala Lumpur
DEVELOPER	Binastra Land Sdn Bhd
TENURE	Freehold
TYPE	Serviced apartment, hotel and retail
NO. OF STOREYS	59 to 66
NO. OF BLOCKS	3 blocks of serviced apartments, hotel rooms and 2 levels of retail lots
NO. OF UNITS	1,344 serviced apartments and 235 hotel rooms
BUILT-UP	689 to 1,055 sq ft
SOFT LAUNCH DATE	1Q2019
ESTIMATED COMPLETION DATE	4Q2023
LAUNCH PRICE OF SERVICED APARTMENT	From RM549,800 or about RM800 psf
TAKE-UP RATE	70% (as at end-May)



Damai Residence (ongoing)

LOCATION	326, Jalan Sungai Besi, Chan Sow Lin, 57100 Kuala Lumpur
DEVELOPER	Damai Cheras Sdn Bhd
TENURE	Leasehold
TYPE	Serviced apartment
NO. OF STOREYS	30
NO. OF BLOCKS	1
NO. OF UNITS	443
BUILT-UP	695 to 1,051 sq ft
LAUNCH DATE	2018
ESTIMATED COMPLETION DATE	2021
LAUNCH PRICE	From RM420,000 or RM600 psf
TAKE-UP RATE	50% (as at end-May)





PROPERTY MANAGEMENT — Ask the experts



Q What problems can cause a residential building to be unsafe?

Unsafe building conditions can be attributed to non-compliant design and specification, inferior construction workmanship, inadequate maintenance and unregulated renovations/alterations.

Buildings in Malaysia undergo vigorous and stringent compliance for purposes of design, construction and occupation. Generally, there are adequate laws and regulations that cover all aspects of building design, safety, piling, structure, slopes, roads, drains, fire protection, electrical installation, mechanical engineering for lifts, pumps and pipes, etc. In this respect, homeowners must be wary of unscrupulous players in the industry that deliver buildings of substandard workmanship or specifications.

Once the Joint Management Body (JMB) has been established, it should take a proactive role to comprehensively identify and rectify defects in common areas related to

cracks, water leaks, slopes, retaining walls, electrical installations, active and passive fire fighting equipment, lifts, pumps and gensets. Defects must be rectified within the Defect Liability Period. If left unattended, common area defects such as inoperable fire protection equipment — pumps, genset, detectors and control panels can lead to unsafe conditions exposing the property and occupants to fire and electrocution.

As the JMB (eventually the Management Corporation) is tasked with managing the building, the understanding of preventive and predictive maintenance will ensure the continued functionality and performance of all the installations and systems.

'Prevention is better than cure' rings very true here. Building maintenance must be carried out properly and diligently. Not only will it be more costly to fix but in the event of an emergency, faulty equipment can lead to loss of property or lives.

Owing to ignorance or just



outright apathy, many carry out renovations and alterations without proper approvals or professional help. For example, dilapidated fire resistant-rated doors replaced with normal door or lock sets thus allowing the spread of smoke or fire; conversion of electrical rooms into storerooms; obstructed access to fire hydrants with plants, hose reels; and locked security grilles within fire escape corridors and doors.

Q Is it necessary to renew the fire certificate of a building every year?

Properties that fall under 'DESIGNATED premises' in the Fire Services Act 1988, Fire Services (Designated Premises) Order 1998 and Fire Services (Fire Certificate) Regulations 2001 require yearly fire certificate renewal. These designated premises are typically commercial and institutional buildings such as shopping malls, offices, libraries, hostels, hotels, factories, hospitals, nursing homes, storage buildings, places of assembly and underground car-parking structures.

Strata residential properties used as apartments and condominiums are exempted; but apartment blocks that sit on top of shopping/commercial podiums are NOT exempted.

In this context, the Joint Management Body or Management Corporation is well advised to maintain in good order the fire-fighting and protection equipment in their buildings.



ANTHONY LEE

Architect Centre trainer and consultant; EdgeProp Malaysia's Best Managed Property Awards 2019 judge and EdgeProp.my Symposium on Excellent Property Management 2019 speaker

If you have any questions regarding property management, please email editor@edgeprop.my. Questions will be answered at the discretion of the editor and the respective experts.

Disclaimer: The answers are only proposed solutions by the expert based on the limited information given in the questions.



Scan for hassle-free maintenance

COVER STORY



Challenges hampering growth

FROM PREVIOUS PAGE

Bright outlook

Raine & Horne's Tan considers the outlook for Chan Sow Lin to be fair to bright due to its strategic location and potential spillover from Bandar Malaysia. However, he expects some challenges that could hinder the growth of the area.

One of the issues is that it has long been entrenched in people's minds that Chan Sow Lin is an industrial area. That image could deter people from moving into the area, says Tan.

"There is a number of factories still operating in this area, some of which are heavy industries. Would you want to live in an area surrounded by factories?" he asks.

Furthermore, most lands in Chan Sow Lin are leasehold-titled, which would pose a challenge for developers to amalgamate big parcels of land.

"However, there is light at the end of the tunnel — some of the leases are expiring soon and unless the owners have deep pockets to renew [the tenure], they may want to cash out. But it will take time for the relocation and leases to expire. Once a lot more of these factories move out and the area is 'spiced' up, then this area will come up," he elaborates.

"This area definitely has potential and given time, it will rise up although there are challenges," he concludes.

Law concurs, adding that although Chan Sow Lin is one of the urban renewal areas that is listed under the Kuala Lumpur City Plan (KLCP) 2020, it will take a longer time to see things falling into place as a few of the factories have just started to move out.

"Hence, for investors who are banking on the growth of Chan Sow Lin, they would have to hold on for a longer period to see decent

profits if they invest in the area today," he says.

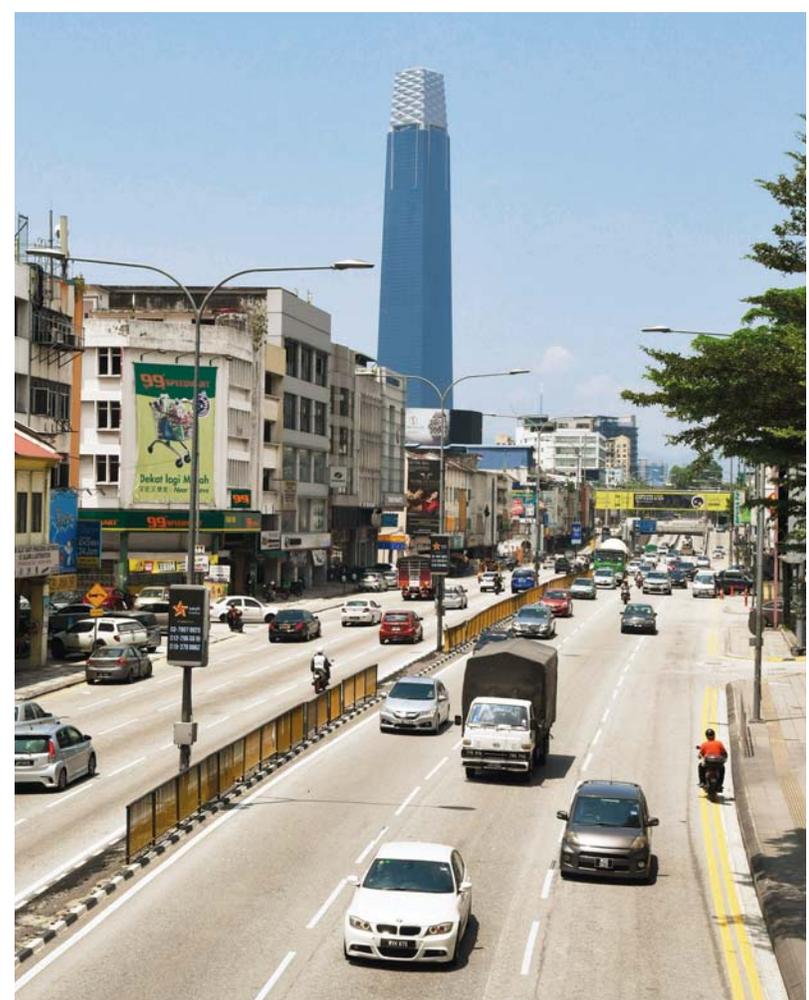
The KLCP 2020 was gazetted last October while the KLCP 2020-2040 is expected to be gazetted in 2020.

Nevertheless, more mixed developments are expected to come up in the area due to the merits of Chan Sow Lin, he adds.

One of the new projects in the pipeline could be Trax II, a mixed development that will comprise retail outlets and residences on Lot 351, Jalan Tiga at Chan Sow Lin, based on information from The Trax's website.

Data collated by EdgeProp.my shows that the average transaction price of development lands in Chan Sow Lin was at RM500 psf in the second quarter of 2018 (2Q2018), after hitting its peak of RM736 psf in 1Q2016.

Meanwhile, industrial lands in the area saw average transaction price go up from RM130 psf in 2Q2012 to RM560 psf in 4Q2017.



Through Jalan Sungai Besi, TRX is merely a few kilometres away from Chan Sow Lin.

BY TAN AI LENG

Selangor, KL and Melaka lead in deals above RM10m in 2018

In 2018, Malaysia recorded 237 property transactions of above RM10 million from 13 states including the federal territories (Kuala Lumpur, Labuan and Putrajaya).

According to the National Property Information Centre's (Naptic) "RM10 million Transacted Property Deals - Volume 14", all states have recorded deals over RM10 million except Terengganu and Kelantan.

The top three states with the highest number of property deals above RM10 million were Selangor (96 cases), Kuala Lumpur (43) and Melaka (30).

States that have seen more than 10 real estate deals exceeding RM10 million include Johor (29), Sabah (15), Penang (14) and Perak (12) while Kedah, Negeri Sembilan, Pahang and Sarawak each recorded four deals.

The federal territories of Labuan and Putrajaya each saw only one above RM10 million deal concluded last year.

Selangor

Selangor tops the list with 96 deals of which 45 were commercial lots and 30 were land deals. There were also 20 commercial properties and one agricultural land deal.

The deal with the highest value in the commercial segment was a 5,046 sq m leasehold office lot in Seksyen 13, Shah Alam with a price tag of RM61.3 million.

The second highest was a freehold vacant office lot of 9,652 sq m in Taman Setia Impian, Hulu Langat, sold for RM47.26 million. This was followed by a freehold lot in Cyberjaya with a land area of 29,070 sq m that changed hands for RM47 million.

As for development land, the state has seen only one freehold commercial development site of 36,912 sq m in Subang Hi-Tech Industrial Park, Shah Alam sold for RM143 million.

There was also leasehold industrial development land measuring 38,043 sq m in Kota Damansara that was sold for RM92.13 million and leasehold commercial development land measuring 38,155 sq m located at PJS 9 in Bandar Sunway that was sold for RM92 million.

Interestingly, there was no residential property in Selangor that was sold for over RM10 million last year.

Kuala Lumpur

The capital city has seen 43 real estate transactions of over RM10 million in 2018. The largest concluded deal was the Swiss Garden Hotel in Kuala Lumpur, which was sold to Allstar Odyssey Sdn Bhd for RM130 million. The hotel is built on a 2,236 sq m freehold tract.

This was followed by a small freehold hotel building with a built-up of only 646 sq m in Jalan Bukit Bintang, which changed hands at RM95 million, and a freehold purpose-built office building with a built-up of 920 sq m located at Jalan Cheng Lock which was sold for RM43 million.

In the residential segment, there were 10 transacted properties tagged over RM10 million last year. The most valuable residential deal in KL last year was a three-storey freehold detached house in Country Heights Damansara with a land area size of 1,121 sq m which was sold for RM16.25 million.

Coming second was another three-storey freehold bungalow, this time in Damansara Heights with a land area of 1,982 sq m which transacted at RM13.8 million. There were also four freehold vacant residential lots in Damansara Heights with land area sizes from 2,263 to 2,265 sq m that were sold for over RM14 million each.



LOW YEN YEING | EdgeProp.my

Of note in the residential segment is the enbloc sale of 1 Damai Residence in Kg Datuk Keramat, which was sold for RM12 million last year. This three-storey, low density development was built on a 1,209 sq m leasehold plot. It comprises eight two-storey units with built-ups ranging

between 1,677 sq ft and 3,961 sq ft, private car parks, swimming pool and gymnasium on the ground floor.

Meanwhile, a freehold condominium unit at Serai at Bukit Bandaraya with a built-up size of 6,759 sq ft was sold with a price tag of RM11 million last year.

Notable deals of above RM10m in Malaysia in 2018

PROJECT AND DETAILS	LAND AREA (SQ M)	PRICE (RM, MIL)
A freehold development land at Jalan Sungai Danga, Johor Bahru	741,150	310
The freehold office building Menara Ansar, Johor Bahru city centre	3,821	143.2
A freehold commercial development land at Subang Hi-Tech Industrial Park, Selangor	36,912	143
The freehold Swiss Garden Hotel, Kuala Lumpur	2,236	130
A freehold hotel building at Jalan Bukit Bintang, Kuala Lumpur	646	95
A leasehold industrial development land in Kota Damansara, Selangor	38,043	92.13
A leasehold commercial development land at PJS 9 in Bandar Sunway, Selangor	38,155	92
A freehold commercial property in Taman Century, Johor Bahru	9,586	73
A freehold office lot in Seksyen 13, Shah Alam, Selangor	5,046	47.26
A freehold commercial lot in Cyberjaya, Selangor	29,070	47

SOURCE: NAPIC

in Bandar Jasin Bistari that sold for RM37.1 million.

The second most expensive deal was an 88,130 sq m residential development tract in Taman Bukit Serindit in Padang Sembang, Melaka Tengah, sold for RM24 million.

The next deal with the highest value in Melaka was a freehold commercial development plot of 24,056 sq m at Jalan Tengker, Melaka Tengah, which changed hands at RM23.32 million.

Another vacant land in Jalan Klebang, Melaka Tengah with land area of 40,133 sq m was also sold for RM23.32 million while another measuring 32,440 sq m in the same area was sold for RM18.85 million.

A notable deal in the commercial segment was a hotel that was sold for RM13.69 million. The property is located at Jalan Parameswara, Melaka Tengah, which has a land area of 1,711 sq m.

Johor

The southern state of Johor has seen 29 real estate deals of over RM10 million concluded last year. The commercial property segment took the lead with 10 transactions followed by industrial property and development land deals with seven deals each. There were also two residential land and three agricultural land deals.

Johor's highest priced deal in 2018 was for a development land worth RM310 million. This piece of freehold tract with a land area of 741,150 sq m is located at Jalan Sungai Danga in Pulai, Johor Bahru.

The next highest priced deal was for commercial property Menara Ansar. The 23-year-old freehold office building was sold for RM143.2 million. The 21-storey building in Johor Bahru city centre has a net lettable area of 240,991 sq ft.

Making up the top three in Johor was a freehold commercial property with a land area of 9,586 sq m in Taman Century, JB, which changed hands at RM73 million. According to the Naptic report, the transacted property was a shop.

Melaka

Melaka had the third highest number of above RM10 million property deals last year with 30 transactions, of which 24 were development land while four were commercial properties, one residential lot and one agricultural land deal. All were leasehold properties.

The deal with the highest value was a residential development plot of 336,800 sq m



SOURCE: NAPIC

Sabah

In Sabah, a total of 15 deals worth over RM10 million each were recorded, mainly driven by oil palm land deals (seven) and commercial development land (four).

Last year, seven oil palm plantation tracts with land area sizes ranging between 80ha and 603ha changed hands, led by a 603ha leasehold tract in Labuk Sugut, Sandakan which were sold at RM41 million.

Coming in second and third respectively, were oil palm tracts in Kinabatangan, Sandakan which transacted at RM27.92 million (364ha leasehold plot) and RM24.78 million (324ha leasehold land).

As for development land, the majority of the deals (three) involved commercial development land at Jalan Tuaran in Pantai Barat Selatan, Kota Kinabalu.

The deal with the highest value among them was for a leasehold 43,226 sq m site sold for RM13.5 million.

Meanwhile, the state's residential segment saw only one deal of above RM10 million — a leasehold vacant plot at Jalan Tuaran in Pantai Utara worth RM15 million.



Close to 16,000 PPR residents to benefit from Sayangi Rumahku campaign

BY TAN AI LENG

PETALING JAYA: Residents of the People's Housing Programme (PPR) public housing schemes in PPR Lembah Subang 1, PPR Seri Cempaka and Perumahan Awam Seri Kedah in the Klang Valley will soon see the sports courts in their communities undergo a makeover thanks to a private initiative under the EdgeProp.my-Paramount Property Sayangi Rumahku Campaign.

The campaign will be jointly undertaken by EdgeProp Malaysia, Paramount Property and Nippon Paint Malaysia, and will benefit close to 16,000 residents living in the 4,116 homes in these PPRs.

A ground-breaking ceremony officiated by Housing and Local Government Ministry (KPKT) Secretary-General Datuk Sri Mohammad Mentek at PPR Lembah Subang 1 last Friday marked the start of the campaign and the refurbishment works which are expected to be completed this year.



The Sayangi Rumahku campaign is in line with the National Community Policy (Dasar Komuniti Negara or DKN), which was launched by Prime Minister Tun Dr Mahathir Mohamad in February this year. It aims to empower the lives and improve the living environment of the B40 group.

Formulated by KPKT, DKN is a feature of the National Housing Policy or Dasar Perumahan Negara 2018-2025.

In his speech, Mohammad said the sports courts of these three PPRs will be transformed to colourful and vibrant new looks while maintaining their existing functionality.

"One of DKN's objectives is to nurture a sense of belonging to their community by improving the common facilities and the common space safety, hence, encouraging residents to come out from their homes and have more community activities.

"While encouraging PPR residents to be more united and care about their community, KPKT also hopes such community-initiated activities could help nurture community leaders and volunteers from among them who will go on to continue improving their living environment," said Mohammad.

Besides the sports court refurbishments, KPKT also plans to collaborate with the Ministry of Youth and Sports (KBS) to run a programme to train PPR residents who are keen to become sports coaches for badminton and futsal for example, to train the younger ones in the community.

"Through such efforts, we can indirectly cultivate a healthy lifestyle while fostering the spirit of unity and togeth-



PICTURES BY LOW YEN YEING | EdgeProp.my

(Seated, from left): Beh, KPKT local government department director-general Datuk Noor Ihsan Che Mat, Mohammad, KPKT deputy secretary-general (Policy) Datuk Dr Mary Wong, Au and Nippon Paint Malaysia's general manager, paint company marketing Tay Sze Tuck taking a group photo with the representatives of PPRs, Paramount Property, KPKT and EdgeProp.my.



(From left): Beh, Au, Mohammad, Wong and Tay at the ground-breaking ceremony.



Wong and Mohammad taking a selfie with EdgeProp.my writers after the ceremony.



Mohammad (above): We can indirectly cultivate a healthy lifestyle while fostering the spirit of unity through sports among the PPR residents regardless of their age, race and religion.

ness through sports among the PPR residents regardless of their age, race and religion," said Mohammad.

The ministry is also mulling an Inter-PPR Sports Carnival which aims to integrate community relationships between one PPR and another PPR via sports activities.

"In other words, when we live together, we can continue to live, play and solve problems together in harmony.

"I also hope that this sports court can be utilised as best as possible, so that it's not neglected and becomes a white elephant or is damaged by

irresponsible parties," he added.

EdgeProp.my managing director and editor-in-chief Au Foong Yee said DKN's objectives and plans involving the government, the private sector and community are well thought out and truly a life-changing policy for the B40 group.

"EdgeProp.my has been working hard to rope in real estate industry players to support DKN. Despite the current trying times, we are pleased to receive good support. We hope more companies could join us in this very meaningful journey," Au added.

Paramount Property Development Sdn Bhd CEO Beh Chun Chong said the company is honoured to be part of this initiative to raise the standards of living in the PPR community.

"Specifically, we will be involved in upgrading sporting facilities to encourage a healthier and more active lifestyle amongst residents, especially the youth. This is in line with Paramount's vision of 'changing lives and enriching communities for a better world,'" he noted.

This story first appeared on www.EdgeProp.my



EdgeProp.my-Paramount Property Sayangi Rumahku campaign organisers and partners taking one for the album after the ground-breaking ceremony.

THANK YOU



YANG BERBAHAGIA DATO' SRI HAJI MOHAMMAD BIN MENTEK

Secretary General
Ministry of Housing and Local Government Malaysia

For being the guest of honour at the ground breaking of



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In support of the National Community Policy

on 19 July 2019

PROPERTY CHAT



BY DATUK CHANG
KIM LOONG



The ABCs of: AGM, EGM and committee meetings

Nancy (not her real name) and her fellow committee members were recently elected as Joint Management Committee (JMC) members of the Joint Management Body (JMB) of a relatively new condominium in Selangor. As this was the first time they were tasked to helm a JMB, they had mixed feelings. They were excited to have the blessings of fellow owners to run the JMB, but at the same time, they were not too familiar with the intricacies of the Strata Management Act, 2013 (SMA) and its regulations. During one of HBA's Meet the Public Sessions, HBA volunteers enlightened Nancy on the Annual General Meeting (AGM), Extraordinary General Meeting (EGM), Quorum of meeting, etc. Here is a summary of the Q&A for everyone's benefit.

It is pertinent to note that the executive committee of the JMB is known as the JMC, and the executive committee of the Management Corporation (MC), is simply known as the Management Committee under the SMA.

We had our last AGM in June this year. When should we have the next AGM and what should the agenda be?

AGMs shall be held once every year provided that no more than 15 months shall lapse between the date of one AGM and the next. This means that Nancy's JMB shall convene the next AGM no later than Aug 31, 2020.

Nevertheless, if the AGM breaches this rule, it shall not affect its validity. This means that if an AGM is held 15 months after the last AGM, the resolutions passed are valid under the SMA.

The usual business transacted at an AGM includes considering the audited annual accounts, election of the JMC and other matters related to the management and maintenance of the common property in the development.

What are the consequences of missing the deadline?

It is an offence under the SMA if an AGM fails to be convened before the deadline. In this case, the JMC and/or the members of the JMB have committed an offence and shall, on conviction, be liable to a fine not exceeding RM50,000 or imprisonment for a term not exceeding three years or both unless they can prove to the Court that they have tried to prevent missing the deadline.

If the JMC refuses or neglects to hold an AGM despite the fact that the last AGM were held more than 15 months ago, complaints may be lodged with the Commissioner of Buildings (COB) of the local authority area who is tasked with enforcing the SMA.

What are the things we are expected to do before an AGM?

The JMC shall give at least 14 days' notice of an AGM to every parcel owner, either:-

- By hand with proper acknowledgement in writing, or
- By registered post addressed to the last-known address of business, parcel or residence of the person to be served or
- By attaching the notice or order in a prominent part of the last-known address of business, parcel or residence of the person to be served.

The notice of AGM may be displayed at a conspicuous part of the development area.

Every notice for AGM shall include the following information:-

- The place, date and time for the meeting;
- Each proposed resolution to be considered at the meeting;
- Each parcel owner's voting rights to vote in person or by proxy at the meeting.

In addition, a notice of AGM shall include the following documents:-

- A copy of the minutes of the last AGM;
- A copy of the audited accounts together with the auditor's report on the accounts of the JMB;
- Information on any other matters to be considered at the meeting.

It is common to include a reminder in the notice of AGM that a parcel owner may appoint a proxy to attend and vote during the AGM provided that an instrument of appointing a proxy shall be deposited at the address of the JMB (which is usually the management office) at least 48 hours before the time of the AGM.

Parcel owners who have money due and payable to the JMB after the seventh day before the AGM are not entitled to vote during the meeting. The JMC shall put up a list of names of the persons who are entitled to vote on the notice board at least 48 hours before the meeting.

If some owners have issues pertaining to how the condominium is managed, how can a parcel owner introduce a new motion to be considered at the AGM?

No new fresh motion is allowed unless a 14-day notification of such motion has been given to every parcel owner pursuant to paragraph 12 of the Second Schedule, SMA.

This is to ensure that no fresh motion can be considered at a general meeting unless every parcel owner has been duly notified. This will give every parcel owner the opportunity to make himself available at the general meeting to debate and vote on the motion if it affects his or her interest.

However, pursuant to paragraphs 12 and 13 of the Second Schedule, SMA, any parcel owner may, by notice in writing to the management office of the JMB, not less than seven days before the meeting time, request for inclusion of a motion into the existing agenda.

In this case, it is best that the said motion is seconded by another parcel owner during the submission to the JMB.

What is the quorum required for an AGM?

The quorum is half of the total persons entitled to vote, either in person or by proxy. The said quorum is usually difficult to reach. Hence, the SMA adopts a pragmatic approach in order to avoid wastage of meeting expenses and also time, especially for those who have set aside their precious time to attend the meeting. Therefore, if a quorum is not present within half an hour after the appointed time for the AGM, those persons entitled to vote who are present shall constitute a quorum under the SMA and the AGM can then proceed.

Who shall preside over the AGM?

Every AGM shall be presided over by a chairman who shall be elected from amongst those persons entitled to vote

who are present at the AGM. The elected chairman shall preside over the AGM until its conclusion. The chairman of the JMC need not be the chairman of the AGM.

What about an EGM? Under what circumstances could an EGM be held?

A general meeting of the JMB other than an AGM is known as an EGM. The JMC shall convene an EGM in one of the three circumstances as follows:-

- Upon a requisition in writing made by the parcel owners who together hold no less than 25% of the aggregate share units;
- Upon receiving a direction in writing from the COB for the transaction of such business as the COB may direct;
- On such other occasions as the JMC thinks fit.

The requisition in writing by the parcel owners to convene an EGM shall state the objects or motions of the EGM and shall be signed by the requisitionists and deposited at the registered office of the JMB. In order to ease the process of collecting signatures of the requisitionists for EGM, the requisition in writing may not be in a single document. It may consist of several documents in like form, each signed by one or more requisitionists.

Is there a deadline to convene an EGM upon receiving the requisition in writing or direction from COB?

The EGM shall be held as soon as practicable but no later than six weeks upon receiving the requisition in writing or as directed by the COB.

The COB can authorise in writing any person to convene an EGM in the event, for example, a requisition in writing has been received by the JMC but an EGM is not held within the deadline.

All costs incurred by the person in convening the meeting shall first be paid by the JMB to that person and such costs shall be recoverable as a debt due from all the members of the JMC personally to the JMB.

What is the quorum required for ordinary JMC meetings? How frequently should we hold committee meetings?

The JMC shall meet at such time and place and at such intervals as the chairman decides. However, the chairman shall not allow more than two months to lapse between meetings.

Furthermore, the chairman shall call for a committee meeting if requested by the COB or by at least two members of the JMC.

The quorum of a committee meeting is half of the number of committee members rounding upwards. For example, where there are nine members, the quorum is five. If there is an even number, the chairman shall have a casting vote in the event of a tie in votes.

The above procedures will apply to any general meeting of the JMB, MC and subsidiary MC. The general rule for the notification period of a general meeting is 14 days for ordinary resolution; 21 days for special resolution and unanimous resolution; and 30 days for comprehensive resolution.



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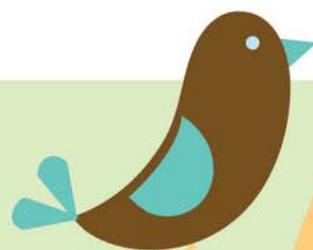
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HURRY!
Limited spaces left!

Come join **EdgeProp Malaysia** and **Setia Eco Templer** on 25 August for the **EdgeProp.my Waterfall Hike** at **Kanching Rainforest Waterfall, Rawang**.

Spend a Sunday morning to rekindle your love affair with nature alongside experienced rangers up the 208m, seven-tier cascading Kanching Falls located just a stone's throw away from KL city centre.

Of course, you could hike the waterfall on your own, but doing it in a group is so much more fun!

Not only will you be rewarded with a completion medal but we are throwing in **FREE light refreshments and lunch!**

Places are limited – Register now!

EVENT DETAILS

Date: 25 August 2019

Time: 7.30am – 1.30pm

Meeting point:



Setia Eco Templer Sales Gallery

Choose your preferred hike route

- 1 **Level 4 route** – 140m above sea level (Total of 1.5 hours hike return).
- 2 **Level 7 route** – 208m above sea level (Total of 3.5 hours hike return; expect steep jungle terrain!)

Register now!

www.EdgeProp.my

03 7721 8000 (ext 2015)

SCAN TO REGISTER

First-come first-served basis.



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Thank you

YB Puan Hajah Zuraida Kamaruddin

Minister of Housing and Local Government

You made it possible for all these Malaysians,
and more, to own their first home.

24 July 2019



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