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FRIDAY, AUGUST 9, 2019 . ISSUE 2945/2019 . PP19055/06/2016(034530)

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TEP
05

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Which parts of a
condo should be
checked regularly?



TEP
06
NEWS

ONYX aims to
have 10 hotels in
Malaysia by 2024



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IWG introduces
SPACES co-working
places in Malaysia

TEP
06
NEWS

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When do we use the **SINKING FUND?**

Strata managers often gripe about the lack of funds for property maintenance and some may resort to dipping into the sinking fund. Is that a good idea? **See Pages 4 and 5.**



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EdgeProp.my pullout is published by The Edge Property Sdn Bhd. It is available with *The Edge Financial Daily* every Friday. The pullout is also distributed at more than 200 offices, shopping complexes, condos, medical centres and F&B outlets in the Klang Valley. You can also download it for free at www.EdgeProp.my

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REHDA Johor calls for measures to catalyse housing market

Putrajaya has to review the current housing policies and take a holistic approach in handling housing and property development issues in the state, said the Real Estate and Housing Developers' Association Malaysia Johor Branch (REHDA Johor) at a media conference on Tuesday.

REHDA Johor chairman Datuk Steve Chong Yoon On said in order to find a solution to problems confronting the industry and to regain investors' confidence in the Johor property market, all stakeholders "need to work together to create vibrancy in the quiet Johor housing market".

REHDA Johor committee members highlighted several key prob-

lems faced by industry players in the state including the lack of a transparent release mechanism for bumiputera units; compliance costs of construction; inflexible property price thresholds for foreign purchasers; and difficulties in securing housing loans by buyers.

Chong explained that these issues have been plaguing the Johor property market for years and the committee members felt that the state's property market may not improve if both the public and private sectors do not do anything about it.

"We are not pointing fingers at any party, but current market conditions have changed and we need more flexible housing policies and



all stakeholders, including banks and property valuers, need to have an open mindset to solve the problems," stressed Chong.

For instance, house prices could be more affordable if government agencies reduce compliance costs, he said.

As for the bumiputera quota issue, REHDA Johor branch deputy chairman Wong Kuen Kong noted that times have changed and a more transparent, flexible and time-efficient release mechanism is

needed for developers to clear their inventories.

REHDA Johor immediate past branch chairman Datuk Hoe Mee Ling pointed out that another issue affecting investors' interest in Johor Bahru properties is the price threshold for foreign purchasers. This has been set by the authorities at above RM1 million.

Chong noted that if the threshold for foreign buyers can be reduced, it could spur investors' interest.

Parkson closes store 18 months after opening

Department store operator Parkson Corp Sdn Bhd, which shut its 20-year-old store in Suria KLCC in Kuala Lumpur earlier this year, has closed another store — the Parkson M Square Mall in Puchong, Selangor. The store,

which shuttered on June 30, was operational for a mere 18 months.

When contacted, a spokesperson from Parkson who confirmed the closure said sales were below expectations.

"The retail market is very dynamic. New store openings and closures are part and parcel of our business. In Malaysia, shopping malls are mushrooming every-

Bye bye back pains!

PETALING JAYA: Suffering from chronic back pains but you have no idea why?

Here's your chance to find out from a professional physiotherapist about your pains when you visit the EdgeProp + Berjaya Land Fitness, Fruits and Fun Day to be held at the Berjaya Property Gallery in Bukit Jalil on Aug 18 (8.30am to 12pm). Entrance is free.

Carolynn Hum (pictured), a trained physiotherapist who was attached to the Putrajaya Precinct 9 Health Clinic and currently works at the Kuala Lumpur Health Clinic will be giving a talk on back pain and body ache management at the event.

A regular speaker on issues related to physiotherapy and muscle-related ailments for the Ministry of Health, Hum will be sharing about common back pain problems that plague urban folk and how they can manage it.



SCAN TO REGISTER



"Back pain or any type of pain resulting from prolonged sitting in the office, for example, not only affects your work performance and productivity but may bring on further medical complications in future," she said.

"Therefore, it is important to understand why and how to counter body pain," she shares.

She welcomes all to the free talk on Aug 18, especially those who are suffering from body pain as a result of their city lifestyle.

The health talk is free but registration is required on a first-come, first-served basis. There are limited places available, so book your seats here now.

The EdgeProp + Berjaya Land Fitness, Fruits and Fun Day will also feature trampoline jumping sessions and free body composition checks.

Refreshments will be served, including a variety of local fruits.

where and the demographics are ever changing. Understandably, we are always cautious and selective when choosing new store locations. However, when sales do not meet expectations, we have to cut losses and move on," the spokesperson told *theedgemarkets.com*.

Mah Sing buys Wangsa Melawati land for RM61m

Mah Sing Group Bhd has acquired a 4.515-acre site that comes with an approved development order for a residential development in Wangsa Melawati, Kuala Lumpur for RM61.97 million.

Preliminary plans reveal the proposed project named M Adora will comprise two blocks of affordable housing with an estimated gross development value of RM378 million, said the developer in a statement on Tuesday.

The units in the project have

indicative built-up sizes from 850 sq ft while the indicative starting price is from RM468,000.

The M Adora site is located 800m from the Middle Ring Road 2 (MRR2) with direct access from Jalan Wangsa Melawati 1.

Kylie Jenner books Equanimity for birthday bash

Kylie Jenner (of the Kardashians) has booked the superyacht Equanimity (recently renamed Tranquility) to celebrate her 22nd birthday.

Reports by TMZ said the superyacht formerly owned by the fugitive businessman Jho Low will ferry Jenner and her party guests to various locations in the Mediterranean, and costs over RM5 million per week to rent.

Now owned by Genting Malaysia Bhd which bought the boat for RM527.4 million in April, Tranquility will set sail later this month.

LAUNCHES + EVENTS



Wonder Classroom at Ara Sendayan

Date: Aug 10 (Sat)

Time: 10am to 4pm

Venue: Matrix Galleria @ Ara Sendayan, Bandar Sri Sendayan, Seremban, Negri Sembilan

Contact: 1 800 88 2688

Matrix Concepts is hosting a moving classroom for kids to take on a fun learning journey exploring the ocean, space and the world. Limited seats are available. Call to RSVP for a spot.

World Blood Donor Day '19

Date: Aug 10 (Sat)

Time: 11am to 4pm

Venue: Level 3, Prangin Mall, Jalan Dr Lim Chwee Leong, George Town, Penang

Contact: (04) 210 8000

Ivory Properties Group Bhd and the Penang General Hospital

are jointly organising a blood donation campaign in conjunction with World Blood Donor Day 2019. Contact for further information.

Aroma Stone Workshop

Date: Aug 11 (Sun)

Time: 10am to 12.30pm

Venue: Eco Arden Life Space, Persiaran Setia Alam, Shah Alam, Selangor

Contact: (016) 699 1628

Join Eco World Development Group Bhd as they teach you how to make aroma stones. Attendance certificate will be provided. The event is open to children from ages 4 to 12 years. Fee to join the class is RM100 per pax including materials for the class. Students also get to bring home one piece of aroma stone.



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Is your **SINKING FUND** being abused?



BY NATALIE KHOO

Owners of strata properties would certainly be familiar with maintenance charges and sinking fund payments that they need to fork out each month. According to the Strata Management Act 2013 (SMA 2013) which came into effect in June 2015, a strata owner or occupier needs to pay a monthly maintenance fee or service charge to the Joint Management Body (JMB) or Management Corporation (MC) which will be used to manage and maintain the common property of the strata development. Under the same Act, strata

owners are also required to contribute to the sinking fund which is normally at the rate of 10% of the total amount of the maintenance charges.

While you may be told that the funds are being used to maintain the common property of the development, have you as an owner ever checked to ensure the funds are being appropriately used for the purpose specified under the Act? Do you know that there is a provision under the SMA 2013 which tells you exactly what the sinking fund can be used for?

Chur Associates managing partner and founder Chris Tan tells EdgeProp.my that during the developer's management period, the amount of contribution to the

sinking fund is fixed at 10% of the charges also known as the maintenance fees in Subsection 13(4) of SMA 2013 whereas during the period managed by the JMB or MC, the amount of contribution to the sinking fund shall not be less than 10% of the charges.

Pursuant to Subsections 25(4) and 61(3) of the SMA 2013, the JMB and MC may fix the rate of the sinking fund to more than 10% of the charges provided that such a rate is passed during a general meeting.

"The rationale [to fix the sinking fund at more than 10% of the charges] is simple. The sinking fund is important — it is called the rainy day fund.

"One day, if the lift breaks down and it

costs RM200,000 to repair, it will be very taxing on everyone. If we look at the expenditure during the developer's management period, you may find that you hardly touch the sinking fund as everything is still new and under a warranty. But moving forward, when the JMB or MC takes over, which can be many years down the road, and a huge capital expenditure arises, you would need to use the sinking fund and sometimes, whatever collected may not even be enough," says Tan.

When to use the sinking fund?

Under the SMA, one of the times you can use the sinking fund is for "the acquisition of any moveable property for use in relation to the common property".

"For instance, if you have a swimming pool [as a common property], you would need a pump in order to be able to use the swimming pool. In this context, the pump is a moveable property for use in relation to the common property which is the swimming pool.

"Let me pose another example. What if the JMB or MC decides that they want to buy a shuttle bus to chauffeur the residents from one place to another? Then you can't use this clause in this context. Although you are buying a shuttle bus which is a moveable property, it is not for use in relation to any common property," Tan explains.

The Act also allows the sinking fund account to be used for the "renewal or replacement of any fixture or fitting comprised in any common property" such as the lifts, while another clause states that the sinking fund can be used for any other capital expenditure as the JMB deems necessary.

"But a lot of times, a lot of things (expenditures) which the JMB is not sure of will fall into this clause. For example, the shuttle bus. Buying a bus to shuttle the residents is not for use in relation to the common property, but if you want to get a buggy to be used for maintaining the roads which are deemed common property, then it may fall under the clause," offers Tan.

When the JMB or MC is not sure whether to use the sinking fund or not, it is better to tap on the wisdom of the crowd and have a resolution passed at a general meeting.

"A decision made in the general meeting means that it is made by all owners. This is provided that all the necessary quorum has been met and there is no irregularity in the way the general meeting has been conducted. But then again, if it is an outrageous [resolution] like buying a Lamborghini for the chairman, then that is outright wrong," Tan explains.

USE OF MAINTENANCE CHARGES

Under Act 757 of the Strata Management Act 2013, the maintenance account shall be solely used for the purpose of meeting the actual or expected general or regular expenditure necessary in respect of the following:

- Maintaining the common property in good condition on a day-to-day basis
- Paying for the expenses incurred in providing cleaning services for common property, security services and amenities for the occupiers of the building
- Paying any premiums for the insurance effected under this Act or any other insurance approved by a special resolution in a general meeting
- Complying with any notice or order given or made by the local authority in respect of periodical inspection of any building in the development area in the manner as specified in the Street, Drainage and Building Act 1974
- Minor painting works on the premises of the common property
- Carrying out inspection of all electrical wiring systems of the common property and replacing or repairing any faulty wiring systems;
- Carrying out inspection, maintenance and repair of the main water tanks
- Paying rent and rates, if any
- Paying any fee incurred for the auditing of the accounts required to be maintained by the JMB under this Act
- Paying all charges reasonably incurred for the administration of the accounts required to be maintained by the JMB under this Act as may be determined by the Commissioner of Buildings
- Paying the remuneration or fees for the managing agent appointed under the strata management before existence of the Management Corporation
- Paying any expenses, costs or expenditure in relation to the procurement of services, including the engagement of consultants, legal fees or costs and other fees and costs, properly incurred or accepted by the JMB in the performance of its functions and exercise of its power under this Act
- Meeting other expenses of a general or regular nature relating to the maintenance and management of the building or land intended for subdivision into parcels and the common property

USE OF SINKING FUND

The sinking fund account shall be used solely for the purpose of meeting the actual or expected capital expenditure in respect of the following matters:

- The painting or repainting of any part of the common property
- The acquisition of any moveable property for use in relation to the common property
- The renewal or replacement of any fixture or fitting comprised in any common property
- The upgrading and refurbishment of the common property
- Any other capital expenditure as the JMB deems necessary





PROPERTY MANAGEMENT — Ask the experts



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Q Which are the main parts of a condominium that must undergo regular checks?

There are mandated periodic inspections stipulated by various authorities after the first and/or second year of Vacant Possession.

1. FIRE FIGHTING EQUIPMENT AND PROTECTION

Active fire equipment – fire control, firemen lift, genset, sprinklers, pumps, exhaust fans, hydrants, hose reels, extinguishers, alarms, detection equipment, emergency lights and lighted evacuation panels
Passive – fire doors, no obstructions in escape staircases, signages and fire stops
However, a single strata condominium is not a 'designated premise', so it is exempt from yearly Fire Certificate renewal. Nevertheless, the Joint Management Bodies/Management Corporations (JMBs/MCs) must at all times maintain the active and passive fire-fighting equipment protection systems.

2. LIFTS, GENIE AND GONDOLAS

– inspection by the Department of Occupational Safety and Health (DOSH); and renewal of hoisting machine permit (Permit Mesin Angkat, PMA) certificate every 15 months

3. BUILDING STRUCTURE (ABOVE FIVE STOREYS) –

every 10 years by a structural engineer

4. GAS – central gas pipes to be inspected once every three years by a competent person from the Energy Commission (ST).

5. ELECTRICAL INSTALLATION under the Electricity Supply Act 1990 (Act 447), Electricity Supply (Successor Company) Act 1990 (Act 448) & Regulations:



- Regulation 110 (1) – An installation shall be maintained in good working order and safety precautions observed at all times to prevent danger.
- Regulation 110 (3) – An installation, other than a domestic installation, shall be checked and tested by a competent person at least once every five years, or at any time as directed by the Commission.
- Regulation 110 (4) – Any protective relay and device of an installation shall be checked, tested and calibrated by a competent person at least once every two years, or at any time as directed by the Commission.

Recommended, not currently mandated:

6. **Slopes, retaining walls, roads and drains** – yearly inspection by Civil Engineer.
7. **Gas cooker** and final connection to **central gas pipes** – yearly inspection by a competent person from ST
8. **Handrail** condition
9. **Water tanks** and quality of drinking water stored in them
10. **Glass** installed at common areas
11. **Air conditioning** brackets and ledges
12. **Water heaters**
13. **Rainwater outlets**

Q Often, defects occur due to poor design or quality such as water coming into lifts, flooded corridors and other issues. Can these be claimed against the developer?

For any claims against the developer, JMBs are advised to obtain a professional independent report in order to establish defective (or unsafe) conditions, root cause(s) and recommendation for repairs/remediation. For a compelling argument or claim(s) made over latency, the defect(s) should have been documented and recorded during the Defects Liability Period, regardless if it was related to workmanship or design.



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.



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COVER STORY



What about maintenance charges?

When it comes to maintenance charges, the funds collected are to be used only to maintain the common property.

"There should be a budget prepared each year outlining the items to be paid. For instance, you will expect to spend a certain sum for cleaning the swimming pool, to maintain the lift, landscaping, security and others. Such expenditure will be presented in the budget with an indication of how much is expected to be spent. But if you have to go over and above the budget, then it would be wise to get it tabled during the general meeting," offers Tan.

Strata property owners should also "check the books" and play their part in ensuring that the maintenance fee collections are used appropriately.

Don't ignore the common property

To prevent unwarranted spending in the long run, Architect Centre Sdn Bhd accredited architect and trainer Anthony Lee says owners should pay attention to the common property areas and note any defects once they get the keys to their properties.

Often, Lee says, the new owners will merely focus on their own units and facilities.

"Between the first six months to two years [when the project is completed], this is the time where people start moving in. They are usually not technical people. They could have been living in landed properties and they may not fully understand what strata living is all about. Furthermore, during that initial period when a new property is

PICTURES BY LOW YEN YEING | EdgeProp.my



Lee: To prevent unwarranted spending in the long run, owners should scrutinise common property areas and note any defects once they get the keys to their properties.

handed over, some of the common property areas may not be completed yet," Lee explains, homing in on areas such as external wall painting, the roofs, pumps and big ticket items such as mechanical and electrical fixtures.

"The owners may assume that the developers will solve all these issues but sometimes, the contractor who is supposed to fix the things may not do it properly," says Lee.

Furthermore, many issues do not man-



Tan: The rationale [to fix the sinking fund at more than 10% of the charges] is simple, the sinking fund is important – it is called the rainy day fund.

ifest themselves when the building is new.

"When the JMB comes in later, they may find that the Defects Liability Period (DLP) has expired or is almost expiring and all these common property defects have not been picked up, because how do you expect untrained people to pick up these technical issues such as leaks, cracks, equipment failure and untested electrical installations? When the problem escalates, that is when they (the JMB or MC) have to dig into the

sinking fund to repair these things which could have been repaired by the developer if the problem was detected in the early days," he says.

"The JMB or MC will have to engage independent accredited building inspectors to produce a report on what went wrong. Who pays for that? The money will come from the service charges or the sinking fund," Lee elaborates.

Lee also highlights the need for managements to have transparency in their financial accounts. Chur Associates' Tan concurs, adding that when owners take over the accounts from the developer during the JMB period, they have to be very cautious and look into the details.

Thus, Lee wants to encourage owners to not just focus on their own units but the overall development, because when they buy into a property, they are essentially buying into the entire building.

"Yes, we are not buying into the neighbour's house but we are buying the walls, the lifts and the pumps. Property developers should be honest during the sales period on sustainable management – whereby the developer should be putting up an expected future cost of running the building. They need to be very truthful such as when you are buying into exclusivity, it equates to less people living in the building [which means higher maintenance fees for each owner]," says Lee.

The developer is usually there to help you in the transition phase [handover from the developer to the owners] so that the owners can carry out their own sinking fund plan subsequently.



Thai hospitality group aims to have 10 hotels in Malaysia by 2024

BY SHAWN NG

PETALING JAYA: Thailand-based hospitality management group ONYX Hospitality Group (ONYX) targets to manage at least 10 hotels across its hotel brands in Malaysia by 2024.

This is in line with the company's long-term roadmap to manage 99 hospitality properties in the Asia Pacific region by 2024 to boost the revenue of its parent Italthai Group, one of the most established conglomerates in Thailand with more than six decades of history.

Currently, ONYX has six hotels under its portfolio in Malaysia, namely Amari Johor Bahru at Jalan Trus; OZO Penang at Jalan Argyll; Amari Penang at Setia SPICE Convention Centre; OZO Medini and Shama Medini at the UMCity Medini Lakeside development in Johor; and Amari Kuala Lumpur at KL Eco City.

Of the six hotels, Amari JB is the first, and has been operating since May 2017 while the rest are set to be opened from early 2020 to early 2021.

The company is hoping to secure three more deals over the next 12 months, expecting to grow its portfolio to nine hotels in the country,

said president and CEO Douglas Martell.

He revealed that two of the three new hotels could be in KL and Penang.

"Malaysia has always been really important to us, for a few reasons. Firstly, it is a neighbouring country, so for us it is very easy to support and make sure that we can drive business in this country.

"Given the increase in the number of Malaysian visitors to Thailand and the rest of Asia, having our brands here means that our brands resonate with them (Malaysians) when they visit outside Malaysia.

"We feel that having a strong presence in Malaysia is key if we are going to go across Asia and achieve our aim of operating 99 hotels in the region by 2024," he elaborated.

He added that Amari JB has been performing strongly with an average occupancy rate of mid-to-high 70% and is often fully booked on weekends.

"JB is a good stepping stone for us in Malaysia. It has been a very good platform for us to show that even when the market is tough, the Amari brand and ONYX can perform well," he added.

The three core brands under ONYX are Amari, Shama and

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Martell: A strong presence in Malaysia is key, to achieve our aim of operating 99 hotels across the Asia Pacific region by 2024.

OZO, which enables the company to cater to different market segments. For instance, Amari is an experience-driven brand that offers authentic local experiences to its guests while enhancing the renowned traditions of Asian hospitality.

"Our ambition is not to be a global player, but a very strong, small Asian company. These days when the large companies are merging, we see a niche market for us to be a well-respected and recognised Asian player," Martell said.



Amari JB has been performing strongly with an average occupancy rate of mid-to-high 70% and is often fully booked on weekends.

Looking ahead, ONYX is upbeat about Malaysia's long term outlook. While it plans to widen its footprint in KL, Penang and Johor, it is also eyeing opportunities in resort destinations such as Cherating in Pahang and Kota Kinabalu, Sabah.

"I think it is a positive sign that more and more brands want to expand into this country. It is a clear sign that people see potential in the country and the region," he said.

Martell added that the company would like to establish all the three brands in KL and Penang as has

been done in Johor — while looking to introduce the YOO brands which consist of the YOO Collection and Yoo2 hotels, to the country.

In 2017, the company entered an agreement with UK-based YOO Hotels & Resorts to manage and further develop the YOO Collection and Yoo2 hotels across Asia.

"Even in a tough market, some locations are more successful than others. It is all about working with good partners to find the right locations that hold lower risk in the long term," he said.

IWG introduces SPACES co-working places in Malaysia

BY CHELSEY POH

SINGAPORE: Rapidly-expanding global co-working space provider IWG will be launching the first SPACES co-working place in Malaysia this September. Located at the Platinum Sentral Kuala Lumpur in KL Sentral, covering 5,516 sq m, the space will be the largest office space by IWG in Malaysia.

Designed in standard contemporary European style, SPACES Platinum Sentral will house 1,128 dedicated desks and five meeting rooms. Membership fees start from RM210 per month.

SPACES is an operating brand owned by IWG, a multinational serviced office and co-working space provider listed on the London Stock Exchange.

At a press conference during a media familiarisation trip to SPACES co-working spaces in Singapore on Aug 1, Country Head of IWG Malaysia, Indonesia and Brunei Vijayakumar Tangarasan said SPACES Platinum Sentral has already achieved around 80% occupancy thus far.



SPACES aims to provide contemporary-lifestyle work environments.

He said the brand will be aggressively expanding in Malaysia. The next launch will be another SPACES co-working space at Beach Street, Penang in October, consisting of 283 dedicated desks and three meeting rooms set over two floors with a total area of 1,508 sq m.

IWG also plans to open a third SPACES co-working place in

Menara Prestige, Kuala Lumpur with works to start in Q4 this year.

SPACES provides contemporary lifestyle working environments that differentiates it from IWG's more established Regus brand of work environments which have more "conventional looks".

Compared with Regus, SPACES will also focus more on co-working

SAM FONG | THE EDGE



Vijayakumar: More competition would bring the concept of co-working spaces to the mainstream.

places and in building up communities of members.

In Malaysia, IWG is partnering landlords to lease space for the expansion of both its brands. The company has also recently launched a franchising scheme for Regus.

"We anticipate growing extremely fast over the next two to three years. We are in discussions to have many more SPACES to come," said Vijayakumar, adding that the brand looks for high traffic and easily accessible places as well as quality buildings, "as we need membership and people who have purchasing power".

Every now and then, SPACES conducts community events for

its members. "This is attractive to smaller start-ups and SMEs, as they get the chance to engage with larger and more established companies," Vijayakumar pointed out.

With its global presence, members could access both SPACES and Regus brand office spaces, allowing them to utilise more than 3,000 offices worldwide. "This is attractive to businesses that are looking to expand globally," he noted, adding that SPACES' clients include multinational companies that are venturing into new markets.

On the mushrooming of co-working spaces in the market, he opined that more competition would bring the concept of co-working spaces to the mainstream. "Competition gives diversification to the market," he said.

In the long term, he believes that the market will eventually see a stream of acquisitions. "I believe that the number of competitors will decrease in the long term," he said, adding that IWG will definitely want to take up more of the market share.

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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!**

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!)

For enquiries:

www.EdgeProp.my

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Properties for sale and rent



Commercial



Residential



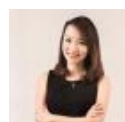
LIDM1125708



RM630,000

Le Yuan Residence, Kuchai Lama, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 1,164 sq ft **Bedroom:** 2
Bathroom: 2



ADELINE TEH (REN 04207)
TECH REALTORS PROPERTIES
SDN BHD E (I) 1492
☎ +6012 320 6520



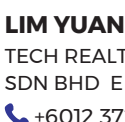
LIDM1128479



RM95,000

Taman Kajang Utama Flat, Kajang, Selangor

Type: Flat **Tenure:** Freehold
Built-up: 600 sq ft **Bedroom:** 2 **Bathroom:** 1



LIM YUAN LING (REN 25667)
TECH REALTORS PROPERTIES
SDN BHD E (I) 1492
☎ +6012 372 9330



LIDM1090146



RM1,388,888

USJ 20, USJ, Selangor

Type: Semidee house **Tenure:** Freehold
Built-up: 2,300 sq ft **Land size:** 3,637 sq ft
Bedroom: 6 **Bathroom:** 3



JOHN OH (REN 07002)
IQI REALTY SDN BHD
E (I) 1584
☎ +6012 298 6266



LIDM1132582



RM3,500,000

Setia Eco Park, Selangor

Type: Bungalow **Tenure:** Freehold
Built-up: 4,100 sq ft **Land size:** 5,550 sq ft
Bedroom: 5 **Bathroom:** 5



LAW YONG SEIN (PEA2212)
CHESTER PROPERTIES SDN BHD
E (I) 1321/1
☎ +6010 226 1608



LIDM1119190



RM780,000

Callista, Skudai, Johor

Type: Semidee house **Tenure:** Freehold
Built-up: 3,080 sq ft **Land size:** 4,000 sq ft
Bedroom: 4 **Bathroom:** 5



USHA SHA (REN 17124)
GATHER PROPERTIES SDN BHD
E (I) 1536/3
☎ +6016 720 0135



LIDM1085058



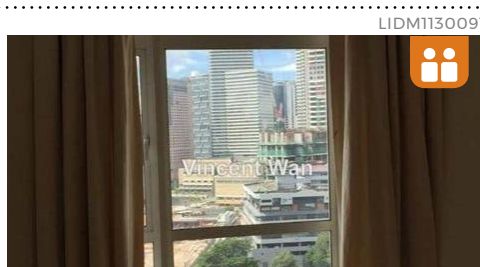
RM718,000

Nadayu 92, Semenyih, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 2,637 sq ft **Land size:** 1,430 sq ft
Bedroom: 5 **Bathroom:** 4



VIVIAN LIONG (REN 17134)
TOTAL REALTY SDN BHD
E (I) 1572
☎ +6016 510 0199



LIDM1130091



RM1,888,000

Binjai Residency, KLCC, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 2,096 sq ft **Bedroom:** 4
Bathroom: 5



VINCENT WAN (REN 04082)
PRESTIGE PROPERTIES SDN BHD
E (3) 1120
☎ +6013 966 5552



LIDM1107890



RM690,000

M Residence, Rawang, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 2,400 sq ft **Land size:** 1,760 sq ft
Bedroom: 4 **Bathroom:** 3



YIJO PHOON (REN 27634)
WTW REAL ESTATE SDN BHD
E (I) 0507/6
☎ +6012 290 9100



LIDM1129600



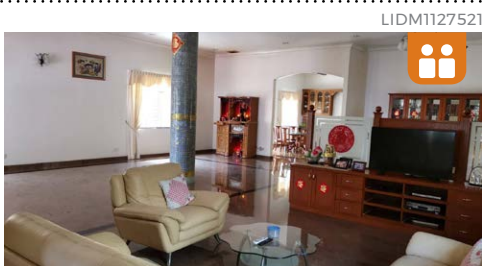
RM330,000

Prisma Perdana, Cheras, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 817 sq ft **Bedroom:** 2 **Bathroom:** 2



ERNEST CHUAN (REN 27765)
FULL HOMES REALTY SDN BHD
E (I) 1501/8
☎ +6012 259 0251



LIDM1127521



RM5,500,000

Bukit Jalil Golf and Country Resort, Bukit Jalil, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold
Built-up: 9,000 sq ft **Land size:** 8,322 sq ft
Bedroom: 7 **Bathroom:** 7



IGEN MAK (REN 24862)
TECH REAL ESTATE SDN BHD
E (I) 1537
☎ +6016 350 3071



LIDM1126039



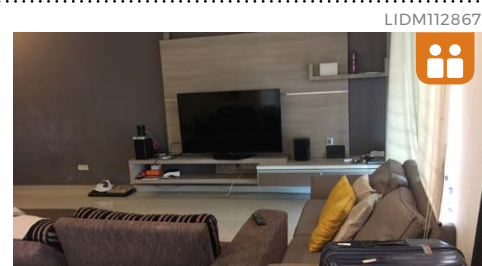
RM1,980,000

Amberhill, Taman Melawati, Selangor

Type: Bungalow **Tenure:** Freehold
Built-up: 4,616 sq ft **Land size:** 4,316 sq ft
Bedroom: 5 **Bathroom:** 4



TERENCE TIH (REN 01644)
TECH REAL ESTATE SDN BHD
E (I) 1537
☎ +6017 668 2669



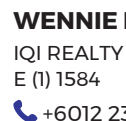
LIDM1128672



RM800,000

Sutera Damansara, Damansara Damai, Selangor

Type: Terraced house **Tenure:** Leasehold
Built-up: 1,650 sq ft **Land size:** 1,650 sq ft
Bedroom: 5 **Bathroom:** 4



WENNIE LIEW (REN 16099)
IQI REALTY SDN BHD
E (I) 1584
☎ +6012 233 3013



LIDM1097756



RM1,680,000

Shah Alam, Selangor

Type: Bungalow **Tenure:** Leasehold
Built-up: 3,000 sq ft **Land size:** 11,743 sq ft
Bedroom: 4 **Bathroom:** 3



ELVIE HO (REN 22102)
REAPFIELD PROPERTIES (KL)
SDN BHD E (I) 0451/1
☎ +6012 303 3788



LIDM1007168



RM2,500,000

Taman Tun Dr Ismail, Kuala Lumpur

Type: Terraced house **Tenure:** Freehold
Built-up: 1,920 sq ft **Land size:** 5,985 sq ft
Bedroom: 4 **Bathroom:** 4



AIMAN (REN 20482)
FML ZI VALUERS & PROPERTY
CONSULTANTS SDN BHD
VE (I) 0294 ☎ +6014 669 6250



LIDM1132403



RM495,000

Seksyen 19, Shah Alam, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 1,600 sq ft **Land size:** 1,400 sq ft
Bedroom: 4 **Bathroom:** 3



MOHD FAIZ (REN 04003)
TRUE VEST PROPERTY
CONSULTANTS SDN BHD
VE (I) 0249 ☎ +6013 308 3063



LIDM1062603



RM1,083,600

Arcoris Mont'Kiara, Mont'Kiara, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 903 sq ft **Bedroom:** 2 **Bathroom:** 2



IAN TANG (REN 22803)
REAPFIELD PROPERTIES
(HQ) SDN BHD
E (I) 0452 ☎ +6018 278 3154