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Mah Sing to introduce park-and-live concept at M Arisa

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Demand for properties in this small enclave in Petaling Jaya has remained strong with property values resilient to the market slowdown. 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

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TTDI residents' appeal: Hearing rescheduled to Nov 22

Hearing of the appeal by Taman Tun Dr Ismail (TTDI) residents against the dismissal of their judicial review to challenge the development of a high-rise residential project in Taman Rimba Kiara has been rescheduled to Nov 22. The case had earlier been fixed for hearing on Sept 10.

Counsel Datuk Dr Gurdial Singh Nijar told the media that the court wanted the parties to prepare a map marking the area prior to and after development. Conditional planning permission and development order for the project had been granted by Kuala Lumpur City Hall (DBKL).

The applicants are seeking to quash DBKL's decision on the proposed development which included a 29-storey apartment comprising 350 units of affordable housing and eight serviced apartment blocks with eight storeys of podium parking space.

The residents' bid to stop the proposed project was dismissed by the High Court in November last year.

No more land deals for YWP

In view of the controversies surrounding the Yayasan Wilayah Persekutuan (YWP), its chairman Khalid Abdul Samad said it has decided to stop venturing into businesses involving land deals.

YWP ventured into land development in 2011, and it is currently the biggest contributor to YWP, according to Khalid.

However, he said the management has decided to step back and look at other business opportunities. Furthermore, there is not much land

Chin Hin partners education service provider for 8th & Stellar project

Chin Hin Property Development has partnered with early childhood education service provider Melody Kindyland to bring in the latter's kindergarten and daycare centre to its 8th & Stellar development in Sri Petaling, Kuala Lumpur and possibly to another project in Seri Kembangan, Selangor.

Represented by Chin Hin group managing director Chiau Haw Choon and Melody Kindyland CEO Samuel Swea, both parties inked a joint venture agreement on Sept 6 at 8th & Stellar Sales Gallery.

The event was witnessed by Chin Hin group deputy group executive chairman Datuk Seri Chiau Beng Teik, Chin Hin Property Development managing director Datuk Yeo Chun Sing and Melody Kindyland founder Adrian Swea.

The partnership will see a Melody Kindyland kindergarten and daycare centre set up in three



double-storey retail units at 8th & Stellar, which is expected to take up 6,000 sq ft of space and accommodate 160 children, Haw Choon said.

"We do not want to create just a house for our homeowners but also a holistic lifestyle. Hence the services we are bringing into our projects," he continued.

He added that the kindergarten and daycare centre can be expand-

ed to 8,000 or 10,000 sq ft in future if needed.

Targeted to be completed in the fourth quarter of 2022, 8th & Stellar is a twin-tower mixed development comprising corporate offices, retail shops and some 600 units of duplex lofts and serviced apartments.

Chin Hin's office will be relocated to 8th & Stellar as well.

left in YWP anyway, he added.

He estimates it will be another three to five years before its land development ventures end.

HOC to attract China property investors?

Putrajaya is looking at organising a Home Ownership Campaign (HOC) either in China or Hong Kong to attract buyers from there to invest in the Malaysian property market, which is cheaper by comparison,

said Housing and Local Government Minister, Zuraida Kamaruddin.

"I was thinking that we could organise this HOC campaign [in China or in Hong Kong] ... [because] it is cheaper to buy a house here.

"I went to one flat of 250 sq ft worth RM3 million in Hong Kong, and [they] said even a minister cannot afford to buy property in Hong Kong," she told reporters at the 5th Smart Cities Asia 2019 on Wednesday.

However, Zuraida said only high-end homes would be sold to the China investors.

**LAUNCHES + EVENTS****Mid-autumn Festival at Equine Residence****Date:** Sept 14 (Sat)**Time:** 12pm to 6pm**Venue:** Equine Residence Sales Gallery, Persiaran Akademi Perdana, Taman Equine, Seri Kembangan, Selangor**Contact:** (03) 2161 2345

Beverly Group invites all to celebrate the Mid-autumn Festival with fun games such as riddles, mooncake workshop and lantern workshop. RSVP for a special gift and workshop slots on its official Facebook page.

Launch of Lifestyle Tower & Breakfast with Marina Mahathir**Date:** Sept 14 (Sat)**Time:** 8:30am to 4pm
Venue: Lumi Sales Gallery, 17, Jalan Professor Khoo Kay Kim, Seksyen 13, Petaling Jaya, Selangor**Contact:** 1700-81-8981
Thriven Global invites all to the launch of Lifestyle Tower @ Lumi Tropicana and a breakfast session with Datin Marina Mahathir. The family-friendly event will also offer hand spas, tea appreciation, Blue Ribbon Artistry with Kid Chan Photography Exhibition and refreshments by Le Cordon Bleu.**Merdeka Fun Fiesta****Date:** Sept 14 & 15 (Sat & Sun)**Time:** 10am to 5pm**Venue:** KITA @ LBS Cybersouth, Cybersouth, Dengkil, Selangor**Contact:** 1700-81-8998

Celebrate the National Day month

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with LBS Bina Group in its latest township located in Dengkil. Some activities over the two fun-filled days are childhood games, food and lucky draws.

Mid-autumn Festival at Tropicana Metropark**Date:** Sept 14 & 15 (Sat & Sun)**Time:** 11am to 5pm**Venue:** Tropicana Metropark Property Gallery, No. 1, Jalan Delima 1/1, Subang Hi-tech Industrial Park, 47500 Subang Jaya, Selangor**Contact:** (03) 5636 6888

Tropicana Corp Bhd welcomes all to celebrate the Mid-autumn Festival and take part in fun workshops including lantern painting, clay lantern fridge magnet making and snow skin mooncake making. Mooncake and mid-autumn delicacies will be served.

SkyMeridien's Hearty Day**Date:** Sept 15 (Sun)**Time:** 10am to 5pm**Venue:** SkyMeridien Sales Gallery, Jalan 1/48a, Bandar Baru Sentul, Kuala Lumpur**Contact:** (03) 4270 9968

Organised by SkyWorld in conjunction with World Heart Day 2019, guests can take part in the blood donation drive, visit the health check counters and participate in a healthcare sharing session by fitness YouTuber Joanna Soh.

Snow skin mooncake workshop**Date:** Sept 15 (Sun)**Time:** 2pm to 5pm**Venue:** Function Hall, Eco Majestic Sales Gallery, 1, Lingkaran Eco Majestic, Eco Majestic, Semenyih, Selangor**Contact:** (03) 8723 2255

Learn to make the snow skin mooncake at RM25 per admission to the workshop. There are two sessions available at 2pm and 3.30pm. Please RSVP as limited seats are available on a first-come, first-serve basis.

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Mah Sing to introduce park-and-live concept at M Arisa

BY SHAWN NG

PETALING JAYA: Following the success of M Centura, Mah Sing Group Bhd will be launching its second project in Sentul called M Arisa in the fourth quarter of 2019 with an estimated GDV of RM656 million.

M Arisa is a freehold development comprising 1,598 serviced residences across two 55-storey towers on a 3.31-acre site.

With built-ups from 550 to 1,008 sq ft, the units will be priced from RM299,000 to RM650,000 — similar to the pricing of M Centura serviced residences which were launched in November 2017 with a GDV of RM570 million. It has achieved some 90% take-up for its 1,413 units as at July 15 this year.

Mah Sing CEO Datuk Ho Hon Sang told EdgeProp.my that the upcoming M Arisa shows the developer's commitment to build affordably priced products of good quality in strategic and mature locations with easy access to highway connectivity and public transport hubs.

Sentul itself, he added, has been transformed from an old railway depot town into a preferred location among homebuyers

LOW YEN YEING | EdgeProp.my



Ho: New developments can be seen mushrooming within Sentul.

offering excellent connectivity such as the Duta-Ulu Kelang Expressway (DUKE) and Middle Ring Road 2 (MRR2); as well as ample amenities such as shopping malls, public transport and schools, he said.

"New developments can be seen mushrooming within Sentul. The DUKE highway, deemed as a catalyst or a game changer for the transformation of Sentul, is located merely 1.5km from M Arisa and connects it to the rest of the Klang Valley," Ho said.

Furthermore, the Sentul Timur LRT (Light Rail Transit) Station and three KTM train stations are less than 4km from the project, providing an alternative travelling option

for future M Arisa residents, said Mah Sing general manager of sales and marketing Chris Chen.

M Arisa, he offered, will be an ideal choice for first-time homebuyers, upgraders and some young families as it offers improved designs that the developer curated based on customer feedback.

"Some people may be concerned with the density of the project but actually, over 50% of the units are one- and two-bedroom units where only one or two persons would be staying.

"On top of that, we are incorporating the concept of park-and-live with a speed parking ramp to offer a hassle-free lifestyle for the residents," he said.

The park-and-live concept means that some residents will have their parking space located at the same level of their units. With the speed parking ramp, a resident can directly access his/her own parking slot without having to drive around the car park.

The project will also feature Sentul's first multi-level sky garden on Level 36 with an urban amenity forest concept that encompasses the landscape or vegetation of a city.



MAH SING

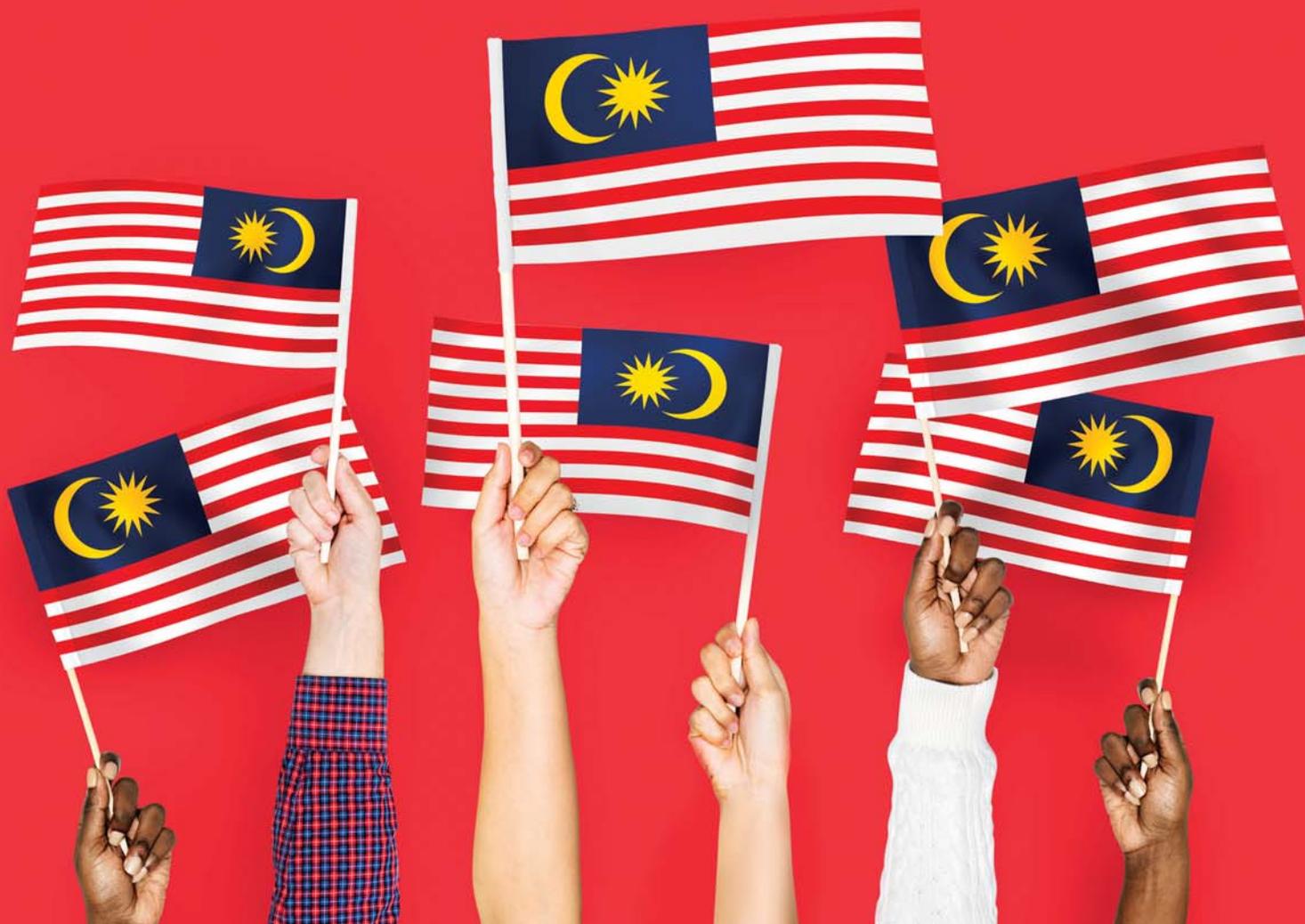
Some residents will have their parking space located at the same level of their units with the speed parking ramp.

Meanwhile, Ho is positive that Mah Sing will achieve its RM1.5 billion sales target for the current financial year ending Dec 31, 2019.

"Our products are affordably priced and are located in strategic locations — supported by our strong track record and established brand presence. Despite the current challenging market, the take-up for our launches has been reasonable at an average 50% to 60% within the first year of launch," he said.

Backed by a healthy balance sheet with cash and balance of RM1.3 billion, the developer will continue focusing on replenishing prime lands in the Klang Valley. Mah Sing's remaining landbank stands at 2,086 acres with total GDV and unbilled sales of about RM25.8 billion.

HAPPY MALAYSIA DAY!



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EdgeProp.my

COVER STORY



DAMANSARA KIM: Small but resilient



An aerial view of Damansara Kim.

PICTURES BY LOW YEN YEING | EdgeProp.my

BY CHIN WAI LUN

SS20

is part of the greater Damansara Utama suburb in Petaling Jaya, Selangor. This area consists mainly of residential properties, unlike the other Damansara Utama suburb, SS21 which is mainly a commercial hub and is popularly known as Damansara Uptown.

Often referred to as Damansara Kim, a large portion of SS20 was developed in 1983 by Capital Land Sdn Bhd, the property division of Tan Lai Kim Group of Companies, and was the first in the series of Capital Land's developments in the Klang Valley.

This portion consists of shoplots and houses to the south of Jalan SS20/21, ending at a row of houses on Jalan SS20/1 facing 3 Damansara mall.

The remaining portion (which consists only of residential properties) north of Jalan SS20/21 till the northern fringe of Jalan SS20/10 was developed by See Hoy Chan Sdn Bhd Group in the 1980s in three phases: Damansara Alpha, Damansara Delta and Damansara Belinda.

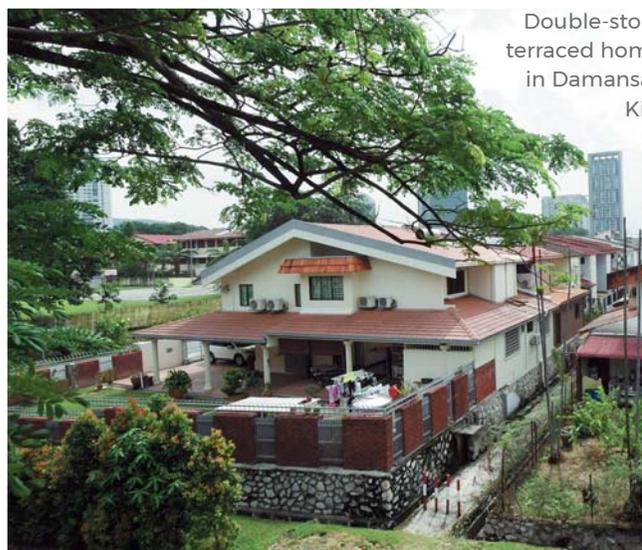
The approximately 110-acre freehold enclave is surrounded by mature and popular neighbourhoods like Damansara Uptown and Damansara Jaya to the west, SS2 and Seksyen 17, Petaling Jaya down south, while Taman Tun Dr Ismail (TTDI) and Kuala Lumpur city centre lies north.

Damansara Kim is flanked by two major highways: Damansara-Puchong Expressway (LDP) and SPRINT. It is also accessible via nearby public transportation (within a 1km radius) such as the TTDI MRT (mass rapid transit) station.

Damansara Kim also houses a cluster school (SMK Damansara Utama),



Double-storey shophouses along Jalan SS20/11.



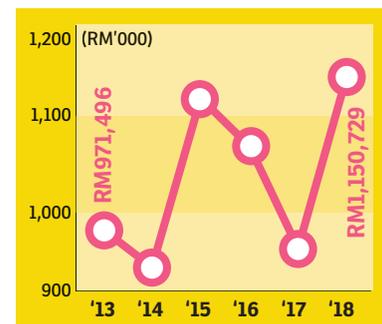
Double-storey terraced homes in Damansara Kim.

Top 10 highest transacted prices of 2-storey houses at Damansara Kim since 2015

ADDRESS	YEAR OF TRANSACTION	LAND (SQ FT)	BUILT-UP AREA (SQ FT)	PRICE (RM)	RM PSF (BY LAND SIZE)
Jalan SS20/5	2018	1,540	1,515	1,300,000	844
Jalan SS20/1	2016	1,540	1,515	1,250,000	812
Jalan SS20/20	2017	1,650	1,668	1,220,000	739
Jalan SS20/6	2018	1,540	1,515	1,130,000	734
Jalan SS20/9	2017	1,540	1,515	1,120,000	727
Jalan SS20/18	2019	1,650	1,668	1,100,000	667
Jalan SS20/3	2017	1,540	1,515	1,000,000	649
Jalan SS20/14	2015	1,650	1,668	1,060,000	642
Jalan SS20/11	2017	1,650	1,668	1,030,000	624
Jalan SS20/14	2018	1,650	1,759	985,000	597

SOURCE: JABATAN PENILAIAN DAN PERKHIDMATAN HARTA (JPPH)

Average transacted price for 2-storey terraced homes



SOURCE: EdgeProp.my

a private hospital (KPJ Damansara Specialist Centre) and many eateries and cafes such as Euro Deli, Fish and Noodle House, KomPassion Thai Fusion Food and some Chinese kopitiams. These outlets usually witness a throng of visitors, mainly those who work in the vicinity, streaming in during lunch.

One notable and recently-added highlight in the area is a mural at an alley along Jalan SS20/10 which is often used by pedestrians to get to the TTDI MRT station. The alley was spruced up earlier this year with additional lighting on top of the floral-themed mural.

Just a stone's throw away from the mural lies a park (Jalan SS20/12) with a football field and a basketball court. Two more parks are located at Jalan SS20/5 and SS20/26.

Residential properties holding up

The bulk of properties in Damansara Kim consist of landed residential properties — mostly terraced and also some semidee and detached houses.



The price of these properties have increased and held steady over the years. Based on data from EdgeProp.my, the average transacted price of two-storey terraced homes from the first quarter (1Q) of 2013 to 1Q2019 had ranged from RM732,500 to RM1,300,000.

And since 2015, average quarterly transacted prices have mainly hovered between RM1.01 million to RM1.3 million. The average transacted price over the course of five years (2013 - 2018) stands at RM1,032,372.

Current listings on EdgeProp.my as at August 2019 show 19 sale listings from a 2-storey terraced house priced at RM825,000 to RM4,300,000 for a detached unit.

According to PA International Property Consultants Sdn Bhd's managing director Jerome Hong, there were not many transactions of 2-storey terraced houses in 2018 and early 2019.

"However based on the transaction of properties of similar land sizes, the appreciation was 1% - 2% per annum from 2015 to early 2019," says Hong.

Metro Homes Realty Bhd executive director See Kok Loong says prices have been stable for residential properties because the area has been fully developed.

"And these prices differ based on the condition of the particular unit," See adds.

Meanwhile senior real estate consultant at CBD Properties Sdn Bhd Ruben Soon notes that there has been a slight increase in price over the years for residential properties

PA INTERNATIONAL
PROPERTY CONSULTANTS



Hong: Property prices in Damansara Kim have caught on thanks to the TTDI MRT station.

HARIS HASSAN | THE EDGE



See: Potential for further growth will be limited but any price drop is unlikely.

CBD PROPERTIES



Soon: Rents are largely stable, hence they appeal to working professionals.

here at Damansara Kim.

"The demand is still there due to its convenience. The area is near the TTDI MRT station and there are free shuttle bus services to and from 3 Damansara Mall and the Kelana Jaya LRT (light rail transit) station.

The Starling Mall and the many retail shops in Damansara Uptown are also not too far away. There is also a Jaya Grocer at Glo Damansara across from Jalan SS20/10.

"I noticed a greater demand for [terraced houses] surrounding Jalan SS20/10, due to the presence of shops and high traffic from the TTDI MRT station. Two years ago, I sold two units for about RM950,000 and RM1.36 million," shares Soon.

As for rental, Soon observes a minimum of RM1,900 per month for unfurnished terraced homes. Furnished ones could go above RM2,000 per month. "Rents are largely stable, hence they appeal to working professionals and also to medical staff working at KPJ hospital," he says.

Meanwhile, Soon, who is a long-time resident of Damansara Kim, adds that the Residents Association and Rukun Tetangga here have set up a community policing programme for the housing area. According to him, certain streets and zones have been turned into gated-and-guarded communities.

However, See notes that it will still be challenging to fully gate and guard the entire area due to the multiple entry and exit points, as well as commercial lots.

Transactions of 2-storey shops at Jalan SS20/11 (with land size 1,650 sq ft and built-up of 2,859 sq ft)

YEAR	LAND SIZE (SQ FT)	BUILT-UP (SQ FT)	PRICE (RM)	RM PSF (BY LAND SIZE)
2018	1,650	2,859	2,335,000	1,415
2017	1,650	2,859	2,400,000	1,455
2013	1,650	2,859	2,280,000	1,382
2013	1,650	2,859	1,950,000	1,182

SOURCE: JABATAN PENILAIAN DAN PERKHIDMATAN HARTA (JPPH)

Commercial properties remain resilient

Commercial properties in Damansara Kim consist of shopoffices located along Jalan SS20/10 (3-storeys) and SS20/11 (2-storeys).

Transactions of commercial properties have been minimal in Damansara Kim. There are currently no rent and sale listings on EdgeProp.my as at end-August 2019.

According to PA International's Hong, prices of 2-storey shopoffices have remained stable over the past five years (2013 - 2018) with an appreciation of about 4% per annum (see table above).

"This area is essentially a small and quiet residential neighbourhood surrounded by established and larger neighbours such as TTDI, Damansara Utama, Damansara Jaya and SS2, which have larger population base as well as commercial offerings.

"Other than two rows of shops along Jalan SS20/11 and Jalan SS20/10, Damansara Kim lacks commercial establishments such as malls and offices. There is zero space for further commercial development," explains Hong.

Soon of CBD Properties notes that shops along SS20/10 face a slightly higher turnover rate. He attributes this to the mostly F&B businesses operating there and the lack of parking spaces.

"The F&B outlets do bring in the lunch hour crowd from Damansara Uptown, the hospital and Glomac Damansara," says Soon.

Stable demand

Hong says there will be a steady stream of demand for housing in Damansara Kim, owing to its strategic location and affordability compared to its more pricey neighbour-

ing suburbs like SS2, Damansara Uptown and TTDI.

"Property prices in Damansara Kim have caught on over the years thanks to the TTDI MRT station and nearby shopping malls like The Starling and 3 Damansara," he notes.

Hong went on to say that they still trail slightly behind the other suburbs as Damansara Kim has no more room for development, and it has just two rows of shops that mostly serve the immediate neighbourhood — unlike Damansara Uptown, for instance, with its popular commercial hub.

Nevertheless, the prices of both commercial and residential properties in Damansara Kim have remained stable despite the present lacklustre property market, due to its strategic location and good accessibility.

"Residential properties here will continue to be popular amongst those seeking to rent and will be good options for working executives and students," adds Hong, stressing that Damansara Kim's close proximity to the TTDI MRT station is a contributing factor.

See from Metro Homes concurs, noting that property prices will remain stable here. He adds that some homebuyers would like the large land area size of terraced houses in Damansara Kim (typically ranging from 1,500 sq ft to 3,500 sq ft) compared with other newer townships that have smaller land sizes.

"Potential for further growth will be limited but any price drop is unlikely," says See.

Meanwhile, Soon hopes that parking around the shoplots could be improved, adding that KPJ Damansara will continue to press for a multi-storey car park to be built, despite opposition from nearby residents.



Three-storey shopplots along Jalan SS20/10.



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FEATURE



BY TAN AI LENG

The Battersea Power Station (BPS) construction site in London is constantly busy as ongoing works are in full swing to restore the facade of the 86-year-old edifice while adding new development elements that will turn it into one of London's newest town centre.

Decommissioned between 1975 and 1983, the power station building has been shut down and locked since the 1980s.

The Malaysian consortium formed by Sime Darby Property Bhd, S P Setia Bhd (each with a 40% stake) and the Employees Provident Fund (20%) is taking the lead to redevelop and regenerate the BPS area on the south bank of the River Thames into a go-to place in London.

During a visit to BPS in June, EdgeProp.my spoke to Battersea Power Station Development Company Limited (BPSDC) director of communities and sustainability Sarah Banham, BPSDC director of place-making Honor Fishburn and BPSDC chief design review officer Marina Chung, about their community building and place-making plans for the global icon.

The connection between a place and people is powerful in place-making, says Banham. "Community involvement and creating a sense of belonging are important as a development will not become a place until there's human element in it," she adds.

The team took a holistic approach towards this end, covering environment building, events and activities, community engagement and job creation.

Stories to tell

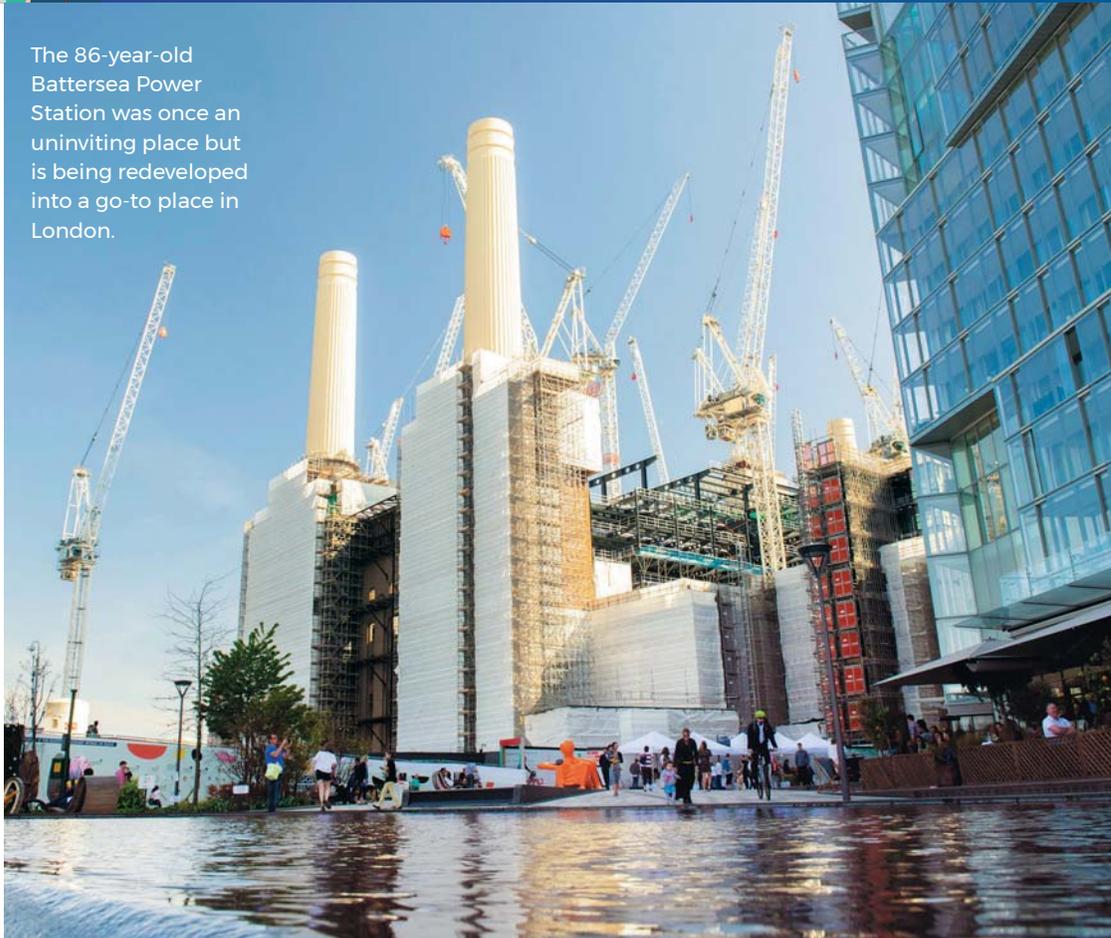
Art and cultural elements are crucial in creating warmth while telling stories of the place, offers Fishburn.

BPS had partnered Cass Sculpture Foundation in 2017 to organise a competition for outdoor art sculpture proposals. Malaysian artist Haffendi Anuar's "Machine for Modern Living" and Briton Jesse Wine's "Strong in body, strong in mind" were chosen as joint winners. One of their works is now an art installation at BPS and a popular Instagram spot for visitors.

Meanwhile, some of the waste materials from the ongoing construction were used to form art pieces and interior fittings for the retail spaces. For instance, the old parquet flooring from BPS is now part of the bar-top island of The CoffeeWorks Project, a tenant of one of the shops at Circus West. The latter is the 42-acre BPS development's first phase which was completed in 2017. It is currently home to 1,000 residents and about 20 retail tenants (95% leased).

"If BPS is merely a redevelopment of a heritage building, it will only attract people to come once or twice. But if it's a place, people will revisit again and again. To turn BPS into a

The 86-year-old Battersea Power Station was once an uninviting place but is being redeveloped into a go-to place in London.



BATTERSEA POWER STATION DEVELOPMENT COMPANY

To be a place people NEVER TIRE OF

place requires many cultural layers that make it always fresh to everyone," Fishburn says.

BPS has also developed a Heritage Trail app that works like a game, leading visitors on a walk down memory lane while learning about the history of the power station in an interactive way.

Creating a meeting point

Chief design review officer Chung notes that events and activities can attract people and form the layers that introduce a place.

Take the popular Borough Market

in London for example. The wide variety of food and beverage as well as cultural activities held at one of the largest and oldest markets in London, believed to have existed since the 12th century, has made the historic place fun and vibrant with many things to be discovered, thus luring repeated visits.

Similarly with BPS, it will not only be a global landmark but also a social hotspot for fun, relaxation, work and living, says Chung.

Redevelopment of BPS began in 2014 and is expected to cover at least seven phases with an estimated GDV of £9 billion (RM46.44 billion). Plans are for its refurbished iconic four chimneys to be unveiled to the public in 2021.

The redeveloped power station building will comprise a retail mall of 420,000 sq ft net lettable space, a 35,000 sq ft food hall, a 1,500 pax-capacity event spaces, 540,000 sq ft of

office space, 653 units of high-rise residences, a four-screen cinema and the six-acre Power Station Park.

Probably its most eye-catching feature would be the Chimney Lift, a glass-covered lift built inside one of the chimneys that goes up to 109m above ground level, rendering a 360-degree view of London.

Another place-making feature of the BPS development will be the Malaysia Square.

Fishburn says Malaysia Square represents the link between the United Kingdom and Malaysia and a symbol of their bilateral business and cultural ties. It will also be used as a platform to promote Malaysian culture in London.

Engaging the community

The redevelopment of the heritage power station did not go off on a positive note in the beginning as there was resistance from the surrounding communities.

Banham however, saw this as an opportunity to engage with the community through workshops and discussions to gather more ideas for the project.

"Most of them thought we were going to demolish the building. To let them understand that we are actually restoring the building while creating new value to it, numerous workshops were held to explain the plan while taking their feedback," says Banham.

She adds that the team has engaged with over 20,000 people, many of whom are professionals from different industries who are residing nearby. "Their opinions are useful for the redevelopment and they could be BPS' future customers as well," she offers.

Giving training and jobs

Creating job opportunities for the local community was another priority set by the BPS team, and the Battersea Academy of Skills Excellence (BASE) was formed to provide retail, leisure, hospitality and estate management training and education.

BPSDC anticipates around 17,000 jobs to be made available over the next decade at BPS.

"We are committed to filling at least 20% of the long-term vacancies with local residents. The BASE programme aims to train the right people for the future job openings," says Banham.

As at June this year, there were 310 advertised vacancies at Circus West and close to half of the vacancies were filled by BASE participants.

Chung stresses that the BPS regeneration project is about being inclusive, thus all the efforts put in are to build a new town centre that could attract talents and opportunities to this part of London.

Fishburn, who stays about a 10-minute walk to BPS, is glad to see it evolve at a fast pace.

"It [Battersea] was seen as an unsafe place as hardly anyone comes over to the south bank. I am happy to see this place improve day by day and can't wait for the power station to welcome visitors again," she enthuses.

PICTURES BY TAN AI LENG | EdgeProp.my



(From left): Banham, Chung and Fishburn.



Haffendi's outdoor sculptures.



Selecting kitchen countertops



BY RACHEL CHEW

The kitchen countertop can easily be one of the most expensive items in the entire kitchen remodelling process. Nevertheless, many of us select a countertop material solely based on the price or the pattern design. In fact, there are more factors to consider when making a selection.

Solid Top Sdn Bhd director Lam Chin Jhoo tells EdgeProp.my that homeowners often neglect the most important part of selecting a kitchen countertop, because the wrong material could harm the health of the family.

“You prepare foods — raw or cooked, for your family on the countertop every day. Therefore, selecting a durable material which is scratch- and chip-resistant is important to avoid bacteria and germs from accumulating in the cracks, and spreading to the foods prepared on the surface, and subsequently, to your family,” says Lam.

The four most common kitchen countertop materials used in Malaysia are granite, marble, quartz and solid surface, according to Lam.

Marble and granite are both natural stone resources, whereby each slab is unique with random and inconsistent patterns. However, marble is generally stronger than granite in terms of scratch resistance.

“Let’s say, if diamond, as the strongest stone in the world, has a scratch-resistance level at 10, the granite will be at around four and marble is at six. Nevertheless, both of them are made from natural stone, so they are fairly scratch- and chip-resistant,

which is suitable for everyday use in the wet or dry kitchen,” Lam explains.

Meanwhile, quartz stone is one of the most popular choices for kitchen countertops currently due to its competitive price, various choices of pattern and its similar features to natural stone.

“Quartz stone was invented to solve the problems that granite and marble stone have — the inflexibility and low supply — while retaining the benefits of natural stone.



Lam: Selecting a durable material is important to avoid bacteria and germs from accumulating in the cracks.

“Quartz stone is a manufactured stone made from a mix of approximately 95% ground natural quartz with 5% polymer resin, resulting in the endless variations in patterns, sizes and colours that are suitable for all sizes of kitchens,” he says.

On the other hand, solid surface material is the cheapest of the four as it is made from either acrylic or polyester-based materials. Its scratch-resistance level is low compared with granite, marble and quartz.

“It can be used in the dry kitchen or pantry. However, it is not suitable for wet kitchens as it not only has low scratch-resistance levels, it is also a flammable material,” says Lam.

Comparison of four popular kitchen countertop materials in Malaysia

	Quartz	Granite	Marble	Solid surface (acrylic/plastic material)
Scratch-resistance	Excellent	Excellent	Good	Fair
Stain-resistance	Excellent	Good	Excellent	Excellent
Chip- and crack-resistance	Excellent	Good	Good	Good
Heat- and burn-resistance	Good	Good	Good	Fair
Resistance to household chemicals, acid and solvents	Excellent	Good	Good	Excellent
Low maintenance	Excellent	Good	Good	Fair
Non-absorbent and non-porous	Excellent	Good	Good	Excellent
Mould- and mildew-resistance	Excellent	Good	Good	Good
Flexural strength	Excellent	Fair	Good	Good
Colour consistency	Excellent	Fair	Excellent	Excellent
Immunity to freeze and thaw	Excellent	Excellent	Fair	Fair

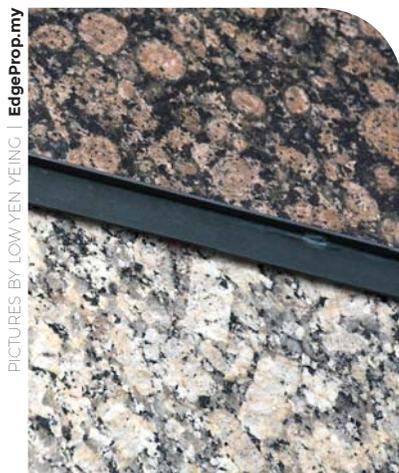
SOURCE BY SOLID TOP.

Marble

Often used in the kitchen and dining areas, Lam notes that marble has timeless appeal especially when it comes to its appearance.

“The use of marble for kitchen countertops never goes out of style. It is still the first choice of many homes, hotels and offices because it never looks old but makes a place look elegant and grand,” he notes.

Pros	Timeless appearance, strong material, minimal care
Cons	Low supply, so more expensive
Cost	Roughly RM4,000 for a 15-ft kitchen countertop
Maintenance	Apply wax twice a year to keep the surface shiny



PICTURES BY LOW YEN YEING | EdgeProp.my

Granite

Like marble, granite is a natural stone that has strong scratch-resistance. However, it is easier to quarry, therefore it is more easily available than marble, and is thus slightly cheaper.

Unlike marble, granite typically offers a variety of distinct patterns as well as more choices of colours and patterns.

Pros	Long lasting appearance, strong material, minimal care
Cons	Pattern may fade and lose its shine without waxing
Cost	Roughly RM3,400 for a 15ft kitchen countertop
Maintenance	Apply wax twice a year to keep the surface shiny

Quartz

Quartz has gained traction over the past decade after it was introduced in Malaysia as an alternative to marble, granite and solid surfaces.

Lam says the material is suitable in both wet and dry kitchens as it is highly durable, flexible in colour and shape as well as cheaper in comparison to natural stones.

Lam says that one way to check quartz stone for authenticity is to test its scratch-resistance level with a blade. “There is a cheaper quartz outside which is made from mixed stone. It has a similar appearance and weight but a much lower scratch-resistance level. The best way to check it is to try to cut it with blade to test the scratch-resistance level.”

Pros	Long lasting appearance, strong material, minimal care, highly flexible in colour, shape and pattern
Cons	The pattern may be outdated after some time
Cost	Roughly RM3,000 for a 15ft kitchen countertop
Maintenance	No special maintenance needed



Solid surface

According to Lam, solid surfaces were created to replace marble and granite for its shape flexibility and choice of patterns. However, it is not as scratch- and chip-resistant as marble and granite.

“It is made from either acrylic or polyester-based materials, therefore it is not really suitable to be used in the wet kitchen although some people still opt for this because it is cheaper. It also has a shorter life span of about three years,” says Lam.

Pros	Highly flexible in colour, shape and pattern; low price
Cons	Short life span and flammable
Cost	Roughly RM2,700 for a 15-ft countertop
Maintenance	Keep the top dry and clean after use





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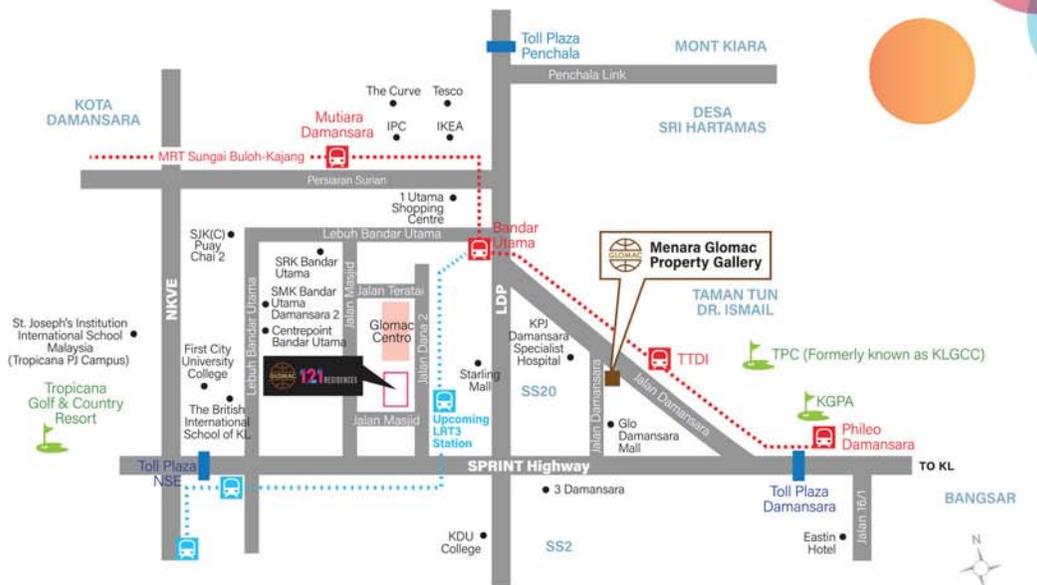
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014-6696250
REN 20482
Registered Property Negotiator
FMLZI Valuers and Property**RM900,000****Taman Setiawangsa, Kuala Lumpur**
Type: Terraced house Tenure: Freehold
Built-up: 2,000 sq ft Land size: 1,400 sq ft
Bedroom: 4 Bathroom: 3

Aiman (REN 20482)

FMLZI VALUERS & PROPERTY CONSULTANTS SDN BHD
(VE (I) 0294) +6014 669 6250Muhamad Aiman
014-6696250
REN 20482
Registered Property Negotiator
FMLZI Valuers and Property**RM555,000****Puncak 7 Condominium Seksyen 7 Shah Alam, Selangor**
Type: Condominium Tenure: Leasehold
Built-up: 1,166 sq ft Bedroom: 3 Bathroom: 3

Aiman (REN 20482)

FMLZI VALUERS & PROPERTY CONSULTANTS SDN BHD
(VE (I) 0294) +6014 669 6250**RM1,100,000****U5, Shah Alam, Selangor**
Type: Factory Tenure: Leasehold
Built-up: 4,213 sq ft Land size: 3,013 sq ft
Bathroom: 2

Elvie Ho (REN 22102)

REAPFIELD PROPERTIES (KL) SDN BHD (E (I) 0451/1)
+6012 303 3788**RM850,000****Perdana Business Centre, Damansara Perdana, Selangor**
Type: Office Tenure: Leasehold
Built-up: 1,976 sq ft Bathroom: 2

Elvie Ho (REN 22102)

REAPFIELD PROPERTIES (KL) SDN BHD (E (I) 0451/1)
+6012 303 3788**RM2,200,000****The Troika, KLCC, Kuala Lumpur**
Type: Condominium Tenure: Freehold
Built-up: 1,348 sq ft Bedroom: 1 Bathroom: 2

Ian Tang (REN 22803)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
+6018 278 3154**RM1,500,000****2Twelve, Jalan Ampang, Ampang Hilir, Kuala Lumpur**
Type: Condominium Tenure: Freehold
Built-up: 1,572 sq ft Bedroom: 3 Bathroom: 3

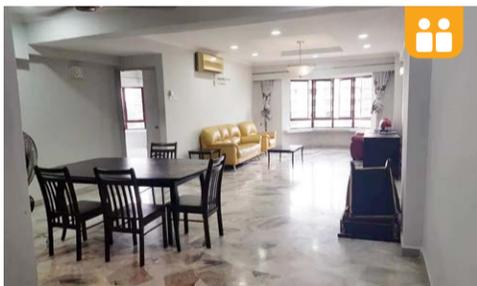
Ian Tang (REN 22803)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
+6018 278 3154**RM5,000,000****The Binjai on the Park, KLCC, Kuala Lumpur**
Type: Condominium Tenure: Freehold
Built-up: 2,250 sq ft Bedroom: 3
Bathroom: 5

Ian Tang (REN 22803)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
+6018 278 3154**RM5,500,000****Bukit Jalil Golf and Country Resort Bungalow, 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**RM570,000****Desa Pandan, Kuala Lumpur**
Type: Condominium Tenure: Leasehold
Built-up: 1,485 sq ft Bedroom: 3 Bathroom: 2

Jimmy Ng (REN 02015)

REAPFIELD PROPERTIES (KL) SDN BHD (E (I) 0452/1)
+6016 257 0886**RM55,000,000****Plaza 63, Taman Sungai Besi, Kuala Lumpur**
Type: Commercial complex
Tenure: Leasehold Built-up: 172,544 sq ft
Land size: 172,544 sq ft

Jimmy Ng (REN 02015)

REAPFIELD PROPERTIES (KL) SDN BHD (E (I) 0452/1)
+6016 257 0886**RM668,888****D'Pristine Medini, Nusajaya, Johor**
Type: Condominium Tenure: Leasehold
Built-up: 773 sq ft Bedroom: 2 Bathroom: 2

John Oh (REN 07002)

IQI REALTY SDN BHD (E (I) 1584)
+6012 298 6266**RM668,888****Riverdale @ USJ One Park, USJ, Selangor**
Type: Condominium Tenure: Leasehold
Built-up: 1,242 sq ft Bedroom: 3 Bathroom: 2

John Oh (REN 07002)

IQI REALTY SDN BHD (E (I) 1584)
+6012 298 6266**RM660,000****SS 15, Subang Jaya, Selangor**
Type: Link bungalow Tenure: Freehold
Built-up: 1,500 sq ft Bedroom: 4
Bathroom: 2

John Oh (REN 07002)

IQI REALTY SDN BHD (E (I) 1584)
+6012 298 6266**RM450,000****Desa Idaman Apartment, Puchong, Selangor**
Type: Flat Tenure: Freehold
Built-up: 955 sq ft Bedroom: 3 Bathroom: 2

Kelvin Tan Khai Yik (REN 31324)

ASPIRE PROPERTIES (E (3) 1632)
+6016 403 2222**RM155,000****Seri Jati Apartment, Puchong, Selangor**
Type: Flat Tenure: Freehold
Built-up: 667 sq ft Bedroom: 2 Bathroom: 3

Kelvin Tan Khai Yik (REN 31324)

ASPIRE PROPERTIES (E (3) 1632)
+6016 403 2222**RM590,880****Sekata Villa, Sungai Merab, Dengkil, Selangor**
Type: Terraced house Tenure: Freehold
Built-up: 1,870 sq ft Land size: 1,400 sq ft
Bedroom: 4 Bathroom: 3

Kenny Lew (REN 25411)

FULL HOMES REALTY SDN BHD (E (I) 1501/8)
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RM95,000

Taman Kajang Utama, 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



RM1,700,000

Fairfield Tropicana Heights, Kajang, Selangor

Type: Terraced house Tenure: Freehold
Built-up: 3,344 sq ft Land size: 1,950 sq ft
Bedroom: 6 Bathroom: 6

Mohamad Nazeri Aziz (REN 22743)

REAPFIELD PROPERTIES (KL) SDN BHD (E (I) 0452/1)
+6016 287 0975



RM365,000

Mahkota Hills, Beranang, Selangor

Type: Bungalow Tenure: Freehold
Built-up: 1,688 sq ft Land size: 4,004 sq ft
Bedroom: 3 Bathroom: 2

Mohd Faiz (REN 04003)

TRUE VEST PROPERTY CONSULTANTS SDN BHD
(VE (I) 0249) +6013 308 3063



RM180,000

Apt Teratai, Taman Sutera, Kajang, Selangor

Type: Flat Tenure: Freehold
Built-up: 791 sq ft Bedroom: 3 Bathroom: 2

Mohd Faiz (REN 04003)

TRUE VEST PROPERTY CONSULTANTS SDN BHD
(VE (I) 0249) +6013 308 3063



RM238,000

Leisure Commerce Square, Bandar Sunway, Selangor

Type: Office Tenure: Leasehold
Built-up: 850 sq ft Room: 3 Bathroom: 1

Segar Xavier Kuppusamy (REN 04972)

SQUARE FEET REAL ESTATE (E (3) 1547)
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RENTED FOR

RM33,000

(Average RM2.75 psf)

Kenny Vale bungalow, Bukit Tunku, Kuala Lumpur

Concluded by: Shawn Fernandez (REA 2445)

of Fernstate Sdn Bhd (+6012 288 1251) When: August 2019



Noteworthy

- Freehold
- Land area: 12,000 sq ft
- Built-up: 10,000 sq ft
- Semi-furnished
- Seven bedrooms and eight bathrooms
- 3-storey bungalow with own private pool
- Gated-and-guarded community
- Around 4.5km to Kuala Lumpur city centre, 6.5km to Damansara Heights and 15km to PJ Old Town



Developed by Tan & Tan Development Bhd, Kenny Vale is an exclusive project offering only nine units of bungalows on freehold plots ranging between 11,716 sq ft and 27,942 sq ft in size.

The 4.5-acre development is located in Bukit Tunku, Kuala Lumpur, where the tranquil environment and affluent address have supported the price growth of properties here.

According to Shawn Fernandez from Fernstate Sdn Bhd, who concluded the rental deal, Kenny Vale is a gated-and-guarded community, surrounded by greenery. Every unit comes with its own swimming pool and a lift.

The two-year tenancy for this 3-storey bungalow is for a monthly rental of RM33,000 to a corporate tenant.

"This semi-furnished unit comes with a large fully-fitted kitchen, built-in wardrobes, new curtains and a lovely courtyard garden. The tenant liked the spacious and well-maintained house, plus the strategic location which is close to various amenities, such as a school," he said.

He noted that the tenant also likes the seven bedrooms as this will provide sufficient rooms for guests.

"Another reason is the house is equipped with alarm system and CCTV camera, as well as being located within a gated-and-guarded community, thus safety concerns are taken care of," he said.

For the owner, he has found a premium tenant as the house is rented for an expat and his family. The expat is a director of a Japanese multinational company.

Due to its exclusivity, there were hardly any transactions at Kenny Vale in recent years. According to EdgeProp.my data, two bungalows were sold in 2014 at an average price of RM8.6 million or RM440 psf based on land size.

Currently, there are two sale listings available at EdgeProp.my, with an average asking price (for a bungalow with land area of 12,000 sq ft) of RM15 million or RM1,250 psf.

Rental listings have an average monthly asking rental of around RM30,000 or RM2.50 psf.



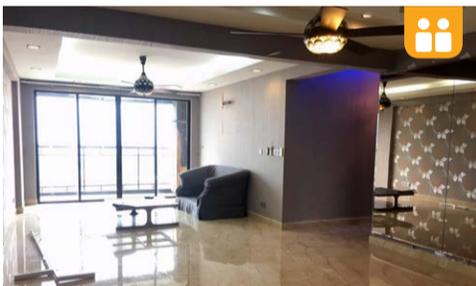
RM1,306,500

Bukit Cerakah, Shah Alam, Selangor

Type: Land Tenure: Leasehold
Land size: 21,775 sq ft

Segar Xavier Kuppusamy (REN 04972)

SQUARE FEET REAL ESTATE (E (3) 1547)
+6014 338 3381



RM700,000

Rivercity Condo, Jalan Ipoh, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 1,504 sq ft Bedroom: 3 Bathroom: 2

Terence Tih (REN 01644)

TECH REAL ESTATE SDN BHD (E (I) 1537)
+6017 668 2669



RM340,000

Arc @ Austin Hills, Taman Daya, Johor Bahru, Johor

Type: Condominium Tenure: Freehold
Built-up: 850 sq ft Bedroom: 3 Bathroom: 2

Usha Sha (REN 17124)

GATHER PROPERTIES SDN BHD (E (I) 1536/3)
+6016 720 0135



RM400,000

Prisma Cheras Condo, Cheras, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 1,072 sq ft Bedroom: 2 Bathroom: 2

Terence Tih (REN 01644)

TECH REAL ESTATE SDN BHD (E (I) 1537)
+6017 668 2669



RM970,000

Reflection Residence, Mutiara Damansara, Selangor

Type: Condominium Tenure: Freehold
Built-up: 1,092 sq ft Bedroom: 3 Bathroom: 2

Yat Min (REN 31294)

WTW REAL ESTATE SDN BHD (E (I) 0507/6)
+6018 661 3088