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Klang's royal allure

Klang folks are pretty loyal when it comes to their hometown as they continue to prop up housing demand in Selangor's royal town. **See Pages 4 and 5.**



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Matrix Concepts ventures into healthcare

Matrix Concepts Holdings Bhd is venturing into the healthcare sector by signing a Management Agreement for operational management of the Pusat Hemodialisis Mawar's (PHM) specialist hospital division, hemodialysis centre and clinics in Bandar Sri Sendayan, Negeri Sembilan.

Under the terms of the agreement, which was signed between Matrix Concepts' subsidiary Matrix Medicare Sdn Bhd and PHM on Tuesday, Matrix Medicare will exclusively manage the centres for 30 years, providing services relating to non-clinical matters including financial, administration and management of resources.

"This partnership will also provide us with an ideal platform to familiarise ourselves with the hospital industry, as we look forward to the establishment of a major medical centre in the Central Business District of our Bandar Sri Sendayan township," said Matrix Concepts chairman Datuk Haji Mohamad Haslah Mohamad Amin.

Developer fined RM1.5m for abetting Ku Nan's bribery case

Businessman Datuk Tan Eng Boon was fined RM1.5 million by the High Court here on Tuesday after he pleaded guilty to a charge for abetting the former Federal Territories Minister Datuk Seri Tengku Adnan Tengku Mansor in receiving a RM1 million bribe.

The High Court was supposed to hear Tan's application to postpone

HOC for foreigners via MM2H an effort to restore economy – Zuraida

The proposed Home Ownership Campaign (HOC) for foreigners through the Malaysia My Second Home (MM2H) programme is meant to resolve the issue of unsold luxury homes and is part of efforts to restore the country's economy, said Housing and Local Government Minister Zuraida Kamaruddin. She noted that the sale of the unsold houses would provide more opportunities for develop-

ers to build more affordable homes in the country.

"To those who criticised the proposal, it could be because they don't understand the concept of the country's economy, whereby in this kind of situation, we should try to solve it by liquidating the country's economic situation,

to restore the economy and the housing industry.

"If it remains frozen, there are 140 downstream industries that are affected by the housing industry.

"So, by liquidating the economy with the sale of the houses, the banks will be getting repayments from developers. This will activate economic activities, create employment, etc," she told reporters after the declaration of Seberang Perai as a city on Monday.

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the hearing of his case, which is to be heard jointly with Tengku Adnan's case.

The property developer, however, made a sudden change by pleading guilty to the alternative charge prior to the trial which was scheduled to commence yesterday.

For the alternative charge made under Section 165 of the Penal Code, Tan can be sentenced to a maximum of two years jail or a fine or both, if convicted.

Glomac to launch RM903m properties in 2HFY20

Glomac Bhd targets to accelerate the pace of new launches in the second half of this financial year ending April 30, 2020 (FY20) featuring a diverse range of products with a total estimated gross development value (GDV) of RM903 million.

"The upcoming launches will remain in the mid-market and affordable segments while the landed residential projects in townships such as Saujana Perdana and Saujana KLIA continue to sustain steady sales," the property devel-

oper said in a recent financial results press statement.

The company announced a net profit of RM3.46 million for the quarter ended July 31, 2019, up from RM1.01 million a year earlier, on lower revenue of RM51.87 million.

Country Heights CEO resigns after failing to restructure debts

Country Heights Holdings Bhd group CEO Datuk Low Kok Thai has resigned, just six months after being appointed to the post.

According to the company's filing to Bursa Malaysia on Wednesday, the reason of his resignation is "due to his unsuccessful efforts in assisting Country Heights and its group of companies in restructuring debts after exhausting all avenues with local financial institutions".

**LAUNCHES + EVENTS**How do I get past issues of this weekly pullout?
Go to www.EdgeProp.my to download for freeIf you have any real estate-related events, email us at editor@edgeprop.my.
Events listed here will also appear on www.EdgeProp.my.**Gamuda Cove Grand Opening****Date:** Sept 21 (Sat)**Time:** 11am to 9pm**Venue:** Gamuda Cove Experience

Gallery, Persiaran Cove

Sentral, Bandar Gamuda

Cove, Banting, Selangor

Contact: (016) 299 1666

Come celebrate the grand

opening of Gamuda Cove

Experience Gallery with the

first 30ft giant Pinkfong in

Malaysia. Enjoy exclusive

attractions such as a comedy

show with Harith Iskander, hot

air balloon rides and more.

Mid-autumn Fiesta at Berkeley Uptown**Date:** Sept 21 (Sat)**Time:** 10am to 9pm**Venue:** Paramount Property Gallery @ Berkeley Uptown, Lot

75 & 1874, Jalan Delima / KU1, Off Jalan Kapar, Klang, Selangor

Contact: (03) 3358 2747

Paramount Property invites all

to celebrate the Mid-autumn

Festival at Berkeley Uptown.

Lots of exciting activities await

you and your family such as

test driving the latest Mercedes

Benz cars, Chinese tea-brewing

workshop and many more!

**M Arisa Show Units Preview****Date:** Sept 21 & 22 (Sat & Sun)**Time:** 11am to 5pm**Venue:** M Arisa Sales Gallery,

S-G-07 Maxim Citylights

Sentul, 25, Jalan Sentul Pasar,

Sentul, Kuala Lumpur

Contact: (03) 9212 8310

Mah Sing's M Arisa is currently

opened for registration and

the show units are planned

for preview from Sept 21. In conjunction with the mid-autumn festival, there will be plenty of family-friendly activities and workshops.

Chin Hin Property Mid-autumn Festival Celebration**Date:** Sept 22 (Sun)**Time:** 10am to 5pm**Venue:** 8th & Stellar Sales

Gallery, Wisma Chin Hin,

No. 2, Jalan 1/127, Off Jalan

Kuchai Lama, Kuala Lumpur

Contact: (03) 7984 7878

Chin Hin Property Development

will be hosting a Mooncake

Festival filled with activities

such as bubble milk tea and

mooncake workshops, and more.

You City III Mid-autumn Celebration**Date:** Sept 21 & 22 (Sat & Sun)**Time:** 10am to 6pm**Venue:** You Vista, VG-01 &

VG-02, Jalan Persiaran You City,

Taman Suntex, Cheras, Selangor

Contact: (03) 9081 9900

OSK Property will be hosting a

mid-autumn celebration at

its You Vista Sales Gallery. Come together to celebrate the occasion with your loved ones and enjoy activities such as mooncake- and lantern-making.

Serini Melawati Street Food Weekend**Date:** Sept 22 (Sun)**Time:** 10am to 4pm**Venue:** Serini Melawati, Tower 1,

Level 8, Sime Darby Property at

KL East, Off Middle Ring Road 2,

Desa Melawati, Kuala Lumpur

Contact: (03) 4162 1788

Sime Darby Property is hosting

a street food weekend at its

Serini Melawati Sales Gallery

featuring an assortment of

yummy delights. Visitors also

get a chance to check out the

freehold serviced apartment,

Serini Melawati, plus other

rebates and packages.



Universal Design for EcoWorld's projects going forward

BY SHAWN NG

PETALING JAYA: Future projects by Eco World Development Group Bhd (EcoWorld) will be based on Universal Design principles which aim to create holistic and sustainable living environments for residents of all ages.

Universal Design is a design approach towards creating a built environment that can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

A memorandum of understanding was inked between the developer and Kaohsiung Medical University Hospital (KMUH) of Taiwan earlier in February this year which will enable EcoWorld to leverage KMUH's expertise in healthcare and wellness services as well as in creating properties that are all-ages-friendly.

"We are very lucky to work together with KMUH, which is an established and reputable wellness, care and medical service provider in Taiwan. They are teaching our team to understand the needs of looking after children and the elderly," said EcoWorld president and CEO Datuk Chang Khim Wah. "We also learnt some tips from KMUH about Universal Design which will be adopted in the design of our future projects in order to really improve the quality of living and create a holistic living environment in our developments.

"These design elements include ramps, slopes at entrances and bathrooms that allow wheel-

Ho (left) and Chang sharing EcoWorld's future plans at the Eco Sanctuary Gallery



chairs to be manoeuvred easily," Chang told reporters at a recent media tour held at Eco Sanctuary near Kota Kemuning, Selangor.

This is in line with EcoWorld's goal to create a truly holistic and sustainable community across all its developments.

To achieve that, the developer had earlier this year included the element of holistic living into the DNA of EcoWorld developments, noted Chang.

"Together with great infrastructure; innovative lifestyle amenities for all age groups; and sustainable township design concepts, this new element will bring in health and wellness components as well as digital technology that will connect the residents to amenities in the respective townships.

"The pioneering projects of Life Space and Care Hub at Eco Ardence and Eco Sanctuary, respectively



Phase two of Artezza by The Parque, which will feature some Universal Design elements is expected to unveil soon.

have been very successful. So, Life Space and Care Hub will be part of EcoWorld's project DNA going forward, where most of our high-rise residential developments will have a Care Hub and every township will have a Life Space," he elaborated.

Care hub offers 24/7 nurse-on-call service, monthly doctor con-

sultation and other healthcare and medical services upon residents' request. Life Space, on the other hand, is a space where the community can participate in a series of activities that are open to all ages such as cooking, baking, painting and dancing classes.

Meanwhile, to enable the residents in its townships to enjoy a

seamless and convenient lifestyle, the developer is continuously upgrading its app, which allows a resident to be connected to the amenities in their respective townships.

"The app now allows one to communicate with their security personnel, apply for access permission for their guests and to book facilities. Later on, we want it to be connected to the amenities in the township, such as schools, transport system, restaurants and health-care centres," he said.

"Digital technology makes a lot of difference. So the next step for EcoWorld is to create integrated health and wellness communities which are connected digitally," he offered.

The Universal Design elements will be added to the developer's upcoming projects, including phase two of Artezza by The Parque.

Targeted to be launched by end-September or October, it is a unique four-storey module development that features two premium duplexes on the first two levels and two penthouse units on the third and fourth floors, said divisional general manager Ho Kwee Hong.

Located on a 10-acre site, there will be 41 modules offering 164 units targeted for completion in 2022. The duplexes come in built-ups of 2,492 sq ft or 2,759 sq ft and are priced from RM1.5 million. The penthouses atop the duplexes will feature built-ups of more than 3,000 sq ft with prices from RM1.7 million.

"There are also plans to launch a small scale landed housing project in November," she added.

Millions in England one pay cheque away from homelessness

BY ADELA SULIMAN

LONDON: Almost three million people in England are one pay cheque away from losing their homes because they cannot pay the rent, housing charity Shelter said on Thursday.

Just under half of working people living in privately rented homes in England would be unable to afford rent for more than a month if they lost their job, the charity said in a new report.

"I work two jobs, but I'm still in a precarious position. If for some reason I lost my job, I worry how quickly we'd end up homeless," Zoe, a 44-year-old single mother, told Shelter.

"I know it's the same for thousands of other people like me —

Working people are now caught in an endless cycle of paying grossly expensive private rents they can barely afford — with all the insecurity that brings.

when you scratch the surface so many people are living month to month."

The charity found the situation was particularly bleak for working families with children, and called for more affordable social housing as an alternative to private renting.

A report by the Children's Commissioner for England in August found thousands of homeless chil-

dren were being forced to sleep in converted shipping containers and guesthouses, in often dangerous environments.

"Millions of working people are now caught in an endless cycle of paying grossly expensive private rents they can barely afford — with all the insecurity that brings," said Polly Neate, chief executive of Shelter, in a statement.

"Many are terrified that even a short-term dip in income could result in them losing their home for good."

Homelessness has been increasing in England for nearly a decade amid rising private rents, a freeze on welfare benefits and a shortage of social housing.

Official figures released by the government this month showed that 84,740 households were living

in temporary accommodation in England, such as hostels and shelters, as at the end of March 2019 - the highest figure since 2007.

The introduction of the Homelessness Reduction Act in 2018, which increased the obligations of local authorities, had prevented some 58,290 households from becoming homeless in the last year, according to the government.

The government also said it had committed over 400 million pounds (RM2.9 billion) to help reduce homelessness and rough sleeping — along with pledging to deliver an additional 250,000 affordable homes by March 2022.

"Our reforms have increased the amount of social housing stock by 79,000 since 2010," Britain's housing minister Esther McVey told the

Thomson Reuters Foundation on Thursday.

"We're committed to building the homes this country needs."

Most European countries have also seen a rise in homelessness in the past decade, fuelled by fallout from the global financial crisis and an influx of migrants from Africa and the Middle East.

"(This study) provides yet further evidence that our housing market is simply not working for many people," Darren Baxter, housing policy manager at the Joseph Rowntree Foundation, an anti-poverty charity, told the Thomson Reuters Foundation.

"For those on low incomes, the high cost of rents coupled with low pay is seriously constraining their ability to save for difficult times."

— Reuters



Klang has recorded over 3,600 residential transactions in 2018.

The hidden value in KLANG

According to the National Property Information Centre (Napic), Klang saw a total of 3,666 residential property transactions in 2018. Of these, more than 85% or 3,127 concluded deals were residential properties, about 70.5% or 2,567 were terraced houses, 500 were high-rise residential, 178 were semidees and 90 were detached houses.

The number of transactions were higher than those recorded in more popular property hot spots such as Cheras in Kuala Lumpur (308 transactions), Subang (508) and Puchong/Kinrara in Selangor (1,855).

Although many people may not consider moving to Klang, Khoo has observed that the town's housing demand is strong as it is supported by local Klangites who want to continue living there.

Many who have lived there all their lives or for most of their lives, would still prefer to buy and live within Klang although they often choose newer projects or areas. A majority of new homebuyers are family starters, those who purchase for their children or upgraders, Khoo adds.

"For people who do not live in Klang, they may visit it for the authentic food it offers and the nostalgic feel it exudes, especially in Klang old town. But there's still something lacking when it comes to persuading them to purchase a property here," she elaborates.

Compared with the previous year, the number of residential property transactions in Klang in 2018 has declined, although housing prices continued to rise. This, Khoo says, is a sign of the market's stability.

Metro Rec Sdn Bhd senior real estate negotiator Alan Wong concurs that demand is supported by the local population who are involved in the robust commercial and industrial activities in Klang.

"Owners [in Klang] have strong holding power and are not too inclined to lower their asking prices. Hence, housing values are likely to be stable in the short and medium terms," he says.

BY TAN AI LENG

From mouth-watering bak kut teh (herbal pork soup), crispy and flaky layered roti canai, the flavourful nasi lemak and kopi-kaw to refreshing yoyo ice (ice-blended fruit juice), as well as delicious layer cakes, Klang in Selangor is a food haven and is one of the most popular day-trip destinations for foodies from Kuala Lumpur (KL) and Petaling Jaya (PJ).

However, ask anyone who currently does not work or stay in Klang to buy and set up home here and they will probably tell you "No".

Property consultancy PA International head of research and project marketing consultant Evelyn Khoo says the mature and self-sustaining port city that lies southwest of the Klang Valley is usually not on a homebuyer's list when they go property-hunting.

"An old rundown distant place with a lack of entertainment activities is how most Klang Valley folks perceive the town," she tells EdgeProp.my.

A look at recent property transaction data however, tells a more positive story of the hidden value of Selangor's Royal Town, for property investors and homebuyers.

PA INTERNATIONAL



Khoo: For people who do not live in Klang, they may visit it for the authentic food it offers and the nostalgic feel it exudes.

METRO REC



Wong: Housing values are likely to be stable in the short and medium terms.



Demand is high for Bandar Botanic and Ambang Botanic houses due to their lifestyle offerings.



Top 5 most expensive...
(RM psf, in 2018)

AVERAGE PRICE
BASED ON LAND AREA

...terraced house projects in Klang

PROJECT NAME	PRICE PSF (RM)
Ambang Botanic	494
Kampung Bukit Kapar	472
Alam Villas Eco Residences	469
Bandar Bukit Tinggi	439
Bandar Botanic	425

...semidee house projects in Klang

PROJECT NAME	PRICE PSF (RM)
Ambang Botanic	489
Ridgewood Canary Garden @ Bandar Bestari	470
Bandar Puteri Klang	459
Taman Mutiara Bukit Raja	357
Bandar Parklands	350

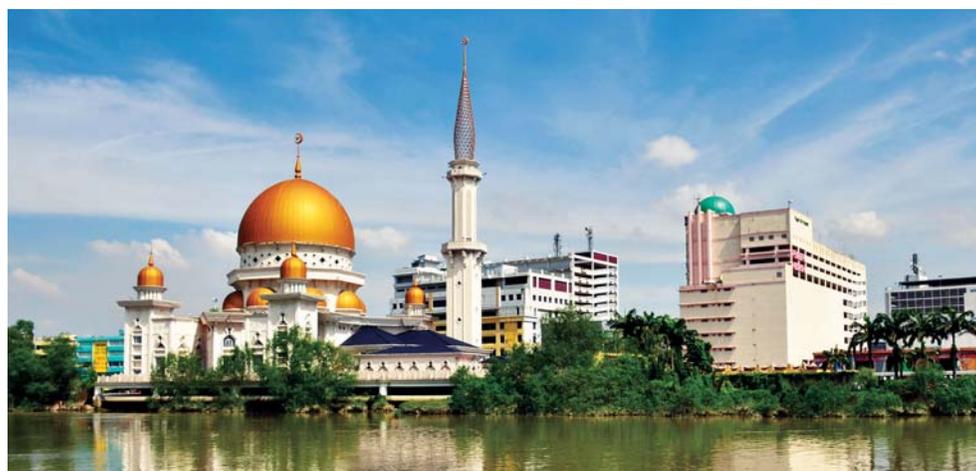
...detached house projects in Klang

PROJECT NAME	PRICE PSF (RM)
Ambang Botanic	481
Taman Sri Istana	403
Taman Alam Kemuning	357
Taman Teluk Pulau	328
Bayuemas	283

SOURCE: EdgeProp.my

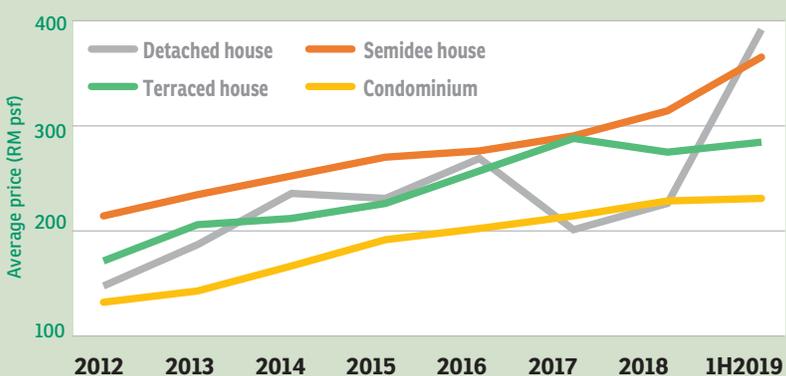


Some iconic Klang landmarks. Being the royal town of Selangor, the multicultural city is a home to 861,189 people and the growing young population has supported local housing demand.

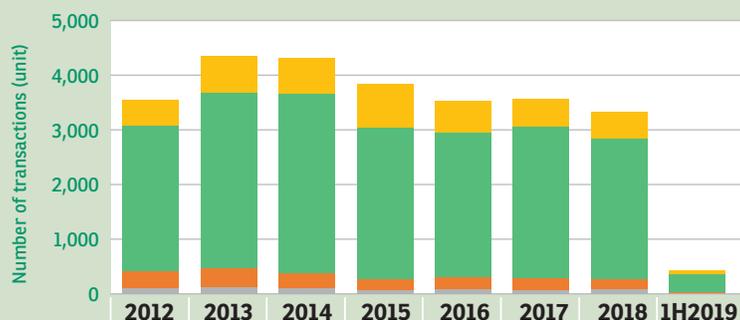


THE EDGE

Klang residential property prices are on an overall uptrend



Demand for terraced houses in Klang remains strong



	2012	2013	2014	2015	2016	2017	2018	1H2019
Condominium	468	659	653	808	574	504	500	65
Terraced house	2,658	3,223	3,294	2,760	2,650	2,781	2,567	325
Semidee house	322	339	271	200	220	219	178	26
Detached house	96	122	97	73	80	59	90	7

In terms of affordability, Klang has a slight price advantage over neighbouring areas such as Subang Jaya and Shah Alam, especially for buyers who are looking for large, landed houses.

EdgeProp.my data revealed that the average transacted price of terraced houses in Klang as at 1H2019 was around RM441,776 or RM283.50 psf based on land size.

In the first half of this year, a total of 26 semidees were sold at an average transacted price of RM1.13 million or RM364.50 psf. As many as seven bungalows changed hands at the average price of RM2.45 million or RM391 psf.

Preference for landed homes

Klang area specialist Emily Lim, who is also The Roof Realty Sdn Bhd probationary estate agent, says Klang has bucked the trend whilst the overall Malaysian property market has slowed since 2015.

“In more established areas like Kuala Lumpur, Petaling Jaya and Subang, we see more properties put up for auction in the current slow market, but Klang auction properties are fewer in comparison,” she notes.

Klang folks are conservative property investors who tend to choose landed and freehold properties that

offer stable long-term capital appreciation. And 90% of the properties in Klang are freehold, says Lim.

Hence the transactions and price growth of high-rise residential properties in Klang have not moved as fast as those of terraced houses. The condominium and serviced apartment segment saw 65 units sold in 1H2019 which were transacted at an average price of RM210,373 or RM230 psf.

Among the new high-rise projects in Klang are Trio by Setia in Bandar Bukit Tinggi, GM Remia Residence in Bandar Botanic, Maple Residences at Canary Garden and Gravit8 in Kota Bayuemas. These new offerings emphasise safety and lifestyle features, targeting the younger generation of buyers in Klang.

Nevertheless, Khoo from PA International says upgraders in Klang certainly consider high-rises located within township developments that boast quality living environments with recreational facilities, lifestyle elements and safety features.

Indeed, residential properties in existing township developments in Klang that have the above elements, especially those that address safety and security concerns, continue to enjoy capital appreciation and healthy demand such as in Bandar Botanic, Ambang Botanic, Bandar Bukit Raja and Bandar Bukit Tinggi.

EdgeProp.my data shows that the above townships received the highest number of housing transactions in 2018. Bandar Botanic saw 251 landed homes change hands while Bandar Bukit Tinggi and Bandar Bukit Raja recorded 176 and 220 landed residential transactions respectively.

Metro Rec’s Wong concurs that Klang is currently experiencing a surge in demand in these mature township developments as well as in the newer Bandar Bestari.

“Demand for secondary residential properties in these areas are strong as upgraders or young families prefer properties in gated-and-guarded neighbourhoods,” he adds.

Going forward, Lim from The Roof

THE ROOF REALTY



Lim sees strong capital growth potential in Bandar Bestari and Berkeley Uptown, especially upon completion of the LRT3 and KSL Mall.

The famous Chong Kok Kopitiam is just a short walk away from the Klang train station.

Realty believes demand for terraced houses in Klang will continue to grow due to their affordability. She also foresees rising interest from upgraders for the homes in the above-mentioned established townships.

For those who prefer newer developments, Lim sees strong capital growth potential in Bandar Bestari and Berkeley Uptown, especially upon completion of the Light Rail Transit 3 (LRT3) and KSL Mall, the largest shopping mall in Klang which is slated to be ready in three years.

The 37km LRT3 line connects Bandar Utama in Petaling Jaya to Johan Setia in Klang with expected completion in 2024. Meanwhile, The West Coast Expressway is also expected to create greater vibrancy in this part of Selangor upon completion in 2022. The expressway project involves the development of a 233km tolled highway from Banting, Selangor to Taiping, Perak.





JL99 to launch 99 Residence in Taman Wahyu

BY RACHEL CHEW

KUALA LUMPUR: Boutique property developer JL99 Group will be unveiling its latest project called 99 Residence @ KL North with an estimated gross development value (GDV) of RM750 million, on Sept 28 and 29.

The leasehold serviced apartment project, which takes up seven acres of a 17-acre site owned by the developer in Taman Wahyu, Kuala Lumpur, fronts the Middle Ring Road 2 (MRR2) and will have 1,421 units spread evenly over four blocks.

According to JL99 group chairman Datuk Seri Jeff Lee, the developer will be building a private access road from the project to the MRR2.

The units at 99 Residence come in four design layouts with built-ups ranging from 900 sq ft to 1,380 sq ft. Every unit has at least three bedrooms and two bathrooms. Each comes with at least two side-by-side car park bays. Prices start from RM498 psf with stamp duty exemption for those eligible under the National Home Ownership Campaign which is running until end-December 2019.

"99 Residence is designed to cater for own-stay, hence the contemporary dynamic design with more than 48 common facilities and spacious common areas," Lee told EdgeProp.my.

There are five facility zones located on level 1, level 10 and the



Lee: JL99 is building affordable luxury homes for the people.

roof top level. Located on level 1 is The Park which will have a jogging path and a scenic walkway, while the Aqua, the Garden, the Harmony and Energetic Zone are located on level 10 with facilities such as a lagoon pool and lap pool, garden, children's playground, fitness station, aerobics room, squash court, and a multipurpose hall with badminton court.

There is also an infinity sky pool on level 53A which will also offer the Sky BBQ area, the Sky Party Lounge, Sky Bridge (linking Block B with Block C) and the Sky Pavilion, just to name a few.

"Besides the extensive facilities for residents of all ages, we designed this project from the user's



99 Residence is a residential project with a private flyover that provides direct access to MRR2.

perspective, with features such as an additional direct access vehicle speed ramp to designated car park levels for residents' convenience, as well as the space efficiency design," Lee explained.

He noted that the project's common areas and facilities are more spacious than the standard requirements. For instance, the corridors (8ft), the vehicle ramp (12ft), the multipurpose hall (7,400 sq ft) and sky gym (4,500 sq ft) are all wider than normal.

"We have lower density and larger areas for common facilities and services, hence we are sacrificing our net saleable space and GDV in return for the comfort of residents," said Lee.

Exclusive access road straight to MRR2

While recognising the stiff competition from other new projects in Taman Wahyu, Lee is confident 99 Residence will do well, given its location.

"Our project is strategically located right beside the MRR2 and Jalan Kuching, 13km away from KLCC. Residents get to enjoy the view of the majestic Batu Caves and unobstructed KL city centre views.

"Another feature that makes our project different is the private flyover access road (ingress and egress) from the MRR2, which gives our residents another option when Jalan Kuching, the main access road to Taman Wahyu, is too congested

during peak hours," he pointed out. The flyover is slated for completion before the handover of 99 Residence in three-and-half-years' time.

Taman Wahyu is also currently served by Taman Wahyu KTM station. The construction of Sri Delima MRT station about 2km away is expected to be completed in 2021.

The current package by 99 Residence offers free shuttle service to MRT and KTM train station, free door grill, kitchen cabinet, air-con, water heater, smart lock and RFID guard-house car access system. The developer is also running a RM3-million-worth-of-prizes lucky draw campaign.

"JL99 is building affordable luxury homes for the people. We will continue to stamp our mark on the industry in elevating urban living standard.

"This is why we need to hit the sweet spot — the value added to the money spent on a property. The key to survival in such tough times is to sell a project as soon as possible to shorten the turnover time, so that we can move on to the next project with resources in hand," said Lee.

He added that 99 Residence and the remainder of the 17-acre plot will keep the team busy for the next seven years.

"The next phase will also be a high-rise residential project. We will also have some commercial units but the details are yet to be finalised," he revealed. The group is also looking to launch a Residensi Wilayah project in Sri Rampai soon.

Portugal's property market getting too hot for some

BY HENRIQUE ALMEIDA

LISBON: Ana Guerreiro points across the street at a handful of housing projects in Lisbon's up-and-coming riverside neighbourhood of Marvila. It's where she moved in with her mother last year after soaring rents meant she could no longer afford to live alone.

"Prices have gone through the roof here," said Guerreiro, 33.

Portugal is western Europe's most dynamic property market thanks to tax incentives for foreign buyers and a so-called golden visa programme, which offers residence permits in return for a minimum 500,000-euro (RM2.3 billion) investment. The flip side for people like Guerreiro is that they have become collateral damage with no prospect of prices cooling any time soon.

Foreign investors have pumped 4.3 billion euros into Portuguese real estate through the residency program since it began in 2012. Prime



Street art murals, including the Barcelos rooster, adorn the side of residential buildings in Lisbon's Marvila district.

Minister Antonio Costa has signalled the country needs the incentives to continue to bring in money.

Lisbon has become a magnet for tourists in Europe as many investors renovate properties and turn them into short-term rentals through sites like Airbnb. According to the latest figures, Portuguese property prices increased 9.2% in the first quarter

of the year, the biggest gain in the euro region and the steepest rise in the European Union after Hungary and the Czech Republic, according to data compiled by Eurostat.

"They just can't afford to say no," said Tiago Caiado Guerreiro, a lawyer in Lisbon who specialises in tax legislation. "These incentives have turned cities like Lisbon into

a magnet for foreign investors who helped put the city on the map as a top tourist destination."

Variations on Portugal's incentives have been adopted across countries around the world. They tend to last until a critical mass of vocal opponents conclude the costs — soaring housing prices, absentee homeowners and allegations of corruption — outweigh the benefits, and politicians drop them.

Portugal's particular circumstances may forestall that outcome for longer than in other places as there are still plenty of properties in need of renovation, and prices remain relatively reasonable compared with other parts of Europe.

Not long ago, as Europe recovered from the global financial crisis, Portugal lagged behind its neighbours in attracting investment — and it showed. Buildings in Lisbon were crumbling.

All that began to change after the government scrapped rent controls in 2012 and introduced the gold-

en visa and tax breaks to attract wealthy foreign residents and investors. At the time, about 12,000 buildings were in poor condition or in ruins, according to city council estimates.

Now, Lisbon's hilltop palaces are being restored, and hundreds of buildings converted into hotels, short-term rental apartments and luxury stores. Investment in real estate and the tourism industry has broken records, boosting the Portuguese economy.

Ana Pinto, the president of the Association of Residents of the County of Marvila, can see benefits of more money coming into her town.

But she complains that some of the more than 600 members of her association are moving elsewhere after home prices rose 88% in the first quarter from a year earlier, according to Portugal's National Statistics Institute in Lisbon.

"Real estate prices have simply become unbearable for us," said Pinto. "What can we do?" — *Bloomberg*



BY CHELSEY POH

Environmental issues are becoming more pressing these days as humanity tries to address the problems plaguing Mother Earth. With the high volume of carbon emissions stemming from the building industry, architects are now occupying the driver's seat in the fight to save the environment.

Architecture can contribute in a big way to create a liveable environment in the urban sprawl using the latest technology, and German-born architect Chris Bosse has a large say in how this can be done.

Bosse was a key designer of China's Beijing National Aquatics Centre, also known as the Water Cube. Currently based in Sydney, Australia, he is a co-founder of and director at Laboratory for Visionary Architecture (LAVA) that oversees Asia Pacific operations. He is also an Adjunct Professor of Architecture at the University of Technology Sydney (UTS).

Learn from nature

Global warming, as well as land and water pollution are major headaches in the 21st century. "An additional two billion people will require housing with a necessity for efficient, sustainable, and creative solutions. Sustainability is not a question of ecological outlook, but sheer necessity," Bosse tells EdgeProp.my.

He believes that architecture has to serve people and reflect the society it is in. The way people live, work and communicate is changing radically, yet mainstream architecture is still widely based on outdated technologies, Bosse says.

"The solution is there right before us — nature. Nature has optimised its systems and processes. Its principles don't change, but it can adapt quickly when environments change," he says.

Chris Bosse

— combining technology and nature's wisdom



PETER BENNETTS

Bosse: Sustainability is not a question of ecological outlook, but sheer necessity.

Bosse was a key designer of China's Beijing National Aquatics Centre (more commonly called the Water Cube).

And technology plays an important role in trying to make use of nature's wisdom. "Technology has transformed the way we think about space, and the way we create it. It is the vehicle that allows architects and designers to re-define or renegotiate the way we live our day-to-day lives — the spaces we inhabit, and more precisely, how we experience them.

"It's not just a tool that helps do things

digitally. It should enable you to generate a new environment," he explains.

Bosse is keen to share his ideas on merging man, technology and nature to create synergy in the urban environment during the Indoor Design Conference 2019 (IDCON 2019). Co-organised by Panasonic and Gain City, IDCON 2019 will be held from Sept 27 to 29 at Samanea Home Living Centre in Glo Damansara, Kuala Lumpur.

He hopes to "cross-fertilise" ideas and experiences at the event so that people learn from each other, and audiences are stimulated to think about how design can transform the way we live.

Bosse will also be sharing insights into how geometries in nature create both efficiency and beauty, and what architecture can learn from nature in the areas of structure, material and building skin.

Q&A with Chris — Architecture and sustainable building design

What is your philosophy in building design?

LAVA's creative process for all our projects, big or small, is: Mankind, Nature and Technology.

Humans are at the centre of everything we design, whereas nature is our inspiration for form, structure and sustainability as well as wellbeing. For us, nature holds all the answers.

Think of a tree that filters the air, filters water, produces oxygen, and is self-generating. It carries leaves and fruits, a multiple of its own structural weight. Think of a coral reef where thousands of species thrive in coexistence with each other and the elements, air, water and sun.

For technology, computation allows people to simulate natural behaviour, such as growth and adaptation of species. It is often misunderstood as superficial mimicry, but the potential is in understanding the principles behind nature, not only the appearance.

We live in a world where things change rapidly and often, the cheapest and less innovative is the choice of the day. Researching, testing, applying, and even failing, are all necessary steps to a better future. Innovation doesn't happen overnight, but the consequences are enormous for our future.

What is your definition of a sustainable building?

Sustainability is multi-dimensional. It is not only about the fundamentals of conservation, renewal and maximisation of resources. Sustainability has to be looked at beyond just energy consumption. Moreover, sustainability is certainly not about the application of fancy technology on the outside but about developing a building from the inside out.

More broadly, sustainability exists at functional, structural and social levels. Think of future-proofing, adaptability, flexibility and inclusivity. Our vision is to design buildings that are open, versatile, adaptable and reactive to external forces, contemporary times and changing needs.

An important example of a sustainable building design are the building envelopes — no building skin today approaches the performance of the biological world. The traditional curtain wall is passive, lacking the power to adjust to the fluctuating external environment. But like a skin of a snake or a spacesuit for a new environment, the facade of the future can react to the environment, temperature, humidity and air pressure, and can have embedded layers of technology and sustainability, saving water, producing energy and communicating information to occupants inside the building as well as to the outside world.

How can one achieve both aesthetic value and sustainability of a building?

This can be achieved through basing the design on naturally evolving systems, such as bubbles, spider webs and corals. These geometries in nature create both efficiency and beauty.

They generate new building typologies and structures — such as membranes, minimal surfaces, inflation/pneumatic structures, branching, adaptive structures, cellular structures and evolutionary structures.

By combining digital workflow, nature's structural principles and the latest digital fabrication technologies we build MORE WITH LESS: more architecture with less material/energy/time/cost.

What are you working on currently, and what is your next goal and aspirations?

LAVA projects currently under construction include a university master plan and headquarters in Riyadh, mixed-use projects in Berlin, Ho Chi Minh City and Hangzhou. We have a number of large-scale projects coming up in Vietnam — a new 16ha Central Park in Ho Chi Minh City, and we just built an eco-kindergarten.

My goal for the next 12 months is to increase exponentially, not necessarily in size but in speed and in progress. The prediction is that all inventions in the world will be reinvented in the next decade. So, there will be more inventions than there has been in the history of humankind!



LAVA

A design proposal for Bionic Tower, Hong Kong: The design creates a fully integrated intelligent facade that responds to its environment to create maximum energy efficiency and user comfort.

FEATURE



BY NATALIE KHOO

A 16,000-sq ft plot of land which has been left abandoned for some time at the end of Lorong Burhanuddin Helmi 11, Taman Tun Dr Ismail (TTDI) is flourishing with all sorts of vegetables, thanks to a group of volunteers who are passionate about sustainable urban farming.

Known as the TTDI Edible Community Garden, there was a previous attempt to work the land in 2012 but it could not be sustained due to a lack of manpower. However, in 2017, a sub-branch under the purview of the TTDI Residents' Association was formed to lead the rejuvenation of the land.

One of its active volunteers Margaret Lee shares with EdgeProp.my that the passion among the volunteers was ignited following a visit to another community garden in Subang Jaya to see how it was run.

"After coming back from the visit, I said, let's work on our garden while the iron is still hot. So, we cleared the land that was filled with construction waste at that time. While we were doing that, we were also trying to figure out how to go around setting up this community garden officially," Lee recalls.

Subsequently, they managed to get in touch with City Hall's (DBKL) Local Agenda 21 (LA21) department tasked to facilitate urban farming projects as well as provide support.

"When we met with LA 21, they were so excited to hear about what we wanted to do and asked us to proceed with our urban farming plan, which was very encouraging to us, as it gave us the assurance that the project would not be stopped halfway.

"Setting this garden up was not easy, but definitely very fulfilling. The garden grew as more residents chipped in. We started with backyard composting, then we had netting and now we are waiting for the mulches to come in so that it aids with the cutting of leaves, branches

Lee and a friend helping out in the garden.



Volunteers from education institutions coming in to help at TTDI Edible Community Garden.

From neglected plot to land of harvest

and wood for the compost," Lee adds.

Volunteers come in three times a week every Tuesday, Thursday and Saturday for two sessions in the morning from 9.30am to 11.30am and in the evening from 4pm to 6.30pm with occasional visits from non-governmental organisations such as AIESEC as well as colleges and universities. Visitors are advised to schedule or check with the committee before they drop by.

According to volunteer and garden manager Kernail Singh, awareness

among residents has grown when it comes to disposing their food and kitchen waste as they now know that it can be turned into compost for the plants.

"The only thing the soil needs is compost because it comes built-in with enzymes, pesticide and nutrients that the plants need. Every Saturday, we have a garden sale of our organic vegetables and fruits such as long beans, petolas, lady fingers, bananas, spinach and papayas. Some people place their orders during the week and collect them

during the weekend," Kernail enthuses, adding that proceeds go back to sustaining the farm.

Lee explains that in order to encourage zero-wastage, a waste-solution provider company called iCYCLE Malaysia headed by a TTDI resident collects food waste every Thursday from the houses in TTDI.

"We also have a collection bin on site so they can just deposit their food waste into the bin anytime they want. There are many expatriates and residents who are not living in TTDI who also drop their food waste at our collection bin," highlights Lee.

Aside from the urban farming and composting activities, classes and workshops are also conducted for adults and children on seed planting, building bug hotels and sand play, among others. They have also been recently approached by schools and organisations to conduct classes and workshops on food composting for a fee which will be used to fund the maintenance of the garden.

"We have also recently come up with a book exchange programme which takes place every fourth Saturday of the month. We are hoping to start a book or reading club soon but we are still waiting for the right time. As of now, what we lack in the garden is electricity and water, so hopefully we will get that up soon," Lee says.

For some residents, taking care of the garden has been therapeutic. Kernail shares about a lady who was going through depression and a difficult time who said she felt better after volunteering at the garden.

"To hear it from someone directly how the gardening has helped her is really encouraging to us," Kernail says.



TTDI Edible Community Garden volunteers (from left) Joey Kee, Lee and Kernail.



Edible Community Garden sits on an L-shaped plot of land measuring some 16,000 sq ft in size,



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**RM600,000****Casa Tropicana, Tropicana, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 1,188 sq ft **Bedroom:** 2 **Bathroom:** 2**Ann Soh** (REN 03232)

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Built-up: 4,200 sq ft **Land size:** 4,950 sq ft
Bedroom: 4 **Bathroom:** 5**Aiman** (REN 20482)

FML ZI VALUERS & PROPERTY CONSULTANTS

SDN BHD (VE (1) 0294) ☎ +6014 669 6250

**RM8,800,000****Tiong Nam Industrial Park, Petaling Jaya, Selangor****Type:** Factory **Tenure:** Leasehold
Built-up: 12,849 sq ft **Land size:** 13,083 sq ft**Angie Thean** (REN 13000)

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**RM2,002,288****Aria Luxury Residence, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,159 sq ft **Bedroom:** 2 **Bathroom:** 2**Josephine Tan** (REN 05324)

CBD PROPERTIES (BUKIT JALIL) SDN BHD

(E (1) 1197/12) ☎ +6012 390 9498

**RM750,000****Taman Putra Sulaiman, Ampang, Selangor****Type:** Terraced house **Tenure:** Leasehold
Built-up: 2,200 sq ft **Land size:** 1,646 sq ft
Bedroom: 4 **Bathroom:** 3**Elvie Ho** (REN 22102)

REAPFIELD PROPERTIES (KL) SDN BHD (E (1) 0451/1)

☎ +6012 303 3788

**RM3,000,000****Ferringhi Heights, Batu Ferringhi, Penang****Type:** Semidee house **Tenure:** Freehold
Built-up: 3,604 sq ft **Land size:** 3,014 sq ft
Bedroom: 5 **Bathroom:** 6**Ian Tang** (REN 22803)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)

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**RM570,000****Menara Polo, 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 (1) 0452/1)

☎ +6016 257 0886

**RM459,888****Sri Hijauan, Shah Alam, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 1,162 sq ft **Bedroom:** 4 **Bathroom:** 2**John Oh** (REN 07002)

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**RM500,000****Kinrara Puteri, Puchong, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 825 sq ft **Bedroom:** 4 **Bathroom:** 2**Kelvin Tan Khai Yik** (REN 31324)

ASPIRE PROPERTIES (E (3) 1632)

☎ +6016 403 2222

**RM400,000****Residensi Gombak 126, Setapak, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 672 sq ft **Bedroom:** 2 **Bathroom:** 2**Kenny Lew** (REN 25411)

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**RM950,000****Cloudtree Residence, Bandar Damai Perdana, Cheras, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 1,815 sq ft **Bedroom:** 5 **Bathroom:** 4**Lim Yuan Ling** (REN 25667)

TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)

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**RM260,000****Taman Prima, Bandar Bera, Bera, Pahang****Type:** Terraced house **Tenure:** Leasehold
Built-up: 1,000 sq ft **Land size:** 2,800 sq ft
Bedroom: 3 **Bathroom:** 2**Mohamad Nazeri Aziz** (REN 22743)

REAPFIELD PROPERTIES (KL) SDN BHD (E (1) 0452/1)

☎ +6016 287 0975

**RM1,550,000****Seksyen 3 Bandar Baru Bangi, Bangi, Selangor****Type:** Bungalow **Tenure:** Leasehold
Built-up: 3,500 sq ft **Land size:** 9,000 sq ft
Bedroom: 8 **Bathroom:** 5**Mohd Faiz** (REN 04003)

TRUE VEST PROPERTY CONSULTANTS SDN BHD

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**RM895,000****Desa Bistari, Damansara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,227 sq ft **Bedroom:** 3 **Bathroom:** 3**Royston Lau** (PEA 1570)

MAXLAND REAL ESTATE AGENCY (E (3) 0769)

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Residential

Properties for sale and rentPro Agents, get your listings featured here! Email support@edgeprop.my or call 03-7733 9000**RM1,900,000****Bangsar Baru, Kuala Lumpur****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,100 sq ft **Land size:** 1,870 sq ft
Bedroom: 5 **Bathroom:** 3**Segar Xavier Kuppusamy** (REN 04972)

SQUARE FEET REAL ESTATE (E (3) 1547)

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**RM550,000****Soho Suites, KLCC, Kuala Lumpur****Type:** Office **Tenure:** Freehold
Built-up: 628 sq ft**Suzanne Shoo Kim Looi** (E2069)

GRIFFIN PROPERTIES (E (3) 1792)

☎ +6016 248 1679

**RM860,000****Venture Heights, Cheras South, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,532 sq ft **Land size:** 1,400 sq ft
Bedroom: 5 **Bathroom:** 4**Terence Tih** (REN 01644)

TECH REAL ESTATE SDN BHD (E (1) 1537)

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**RM580,000****Taman Nusantara Prima, Nusajaya, Johor****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,245 sq ft **Land size:** 1,680 sq ft
Bedroom: 4 **Bathroom:** 4**Usha Sha** (REN 17124)

GATHER PROPERTIES SDN. BHD (E (1) 1536/3)

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**RM4,700/mth****Eco Sanctuary, Kota Kemuning, Selangor****Type:** Shoplot **Tenure:** Leasehold
Built-up: 1,500 sq ft **Land size:** 1,600 sq ft
Bathroom: 2**Wilson Lim** (REN 29646)

ONE WSM PROPERTY SDN BHD (E (1) 1823)

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SOLD FOR**RM1.58 million**

(about RM842 psf)

Concerto North Kiara condominium in Dutamas, Kuala Lumpur**Concluded by:** Amy Chia (REN 05534) of Big Plus Properties Sdn Bhd (+6012 289 7265) **When:** February 2019**Noteworthy**

- Freehold
- 3+1 bedrooms and 5 bathrooms
- Built-up: 1,876 sq ft
- Partially furnished and fully fitted with kitchen appliances
- Easy access to various expressways, namely the Duta-Ulu Kelang Expressway (DUKE), New Klang Valley Expressway (NKVE) and Sprint Expressway



Located at Jalan Dutamas Raya in Dutamas, Concerto North Kiara is a freehold luxury condominium project that consists of 440 units by BCB Bhd.

The units come in five layouts that offer 3+1 bedrooms and 5 bathrooms with built-ups from 1,707 sq ft to 2,084 sq ft, according to the developer's website.

The project is only 2.4km away from Publika Shopping Gallery, MATRADE Exhibition and Convention Centre, Garden International School and Mont'Kiara International School.

Amy Chia of Big Plus Properties Sdn Bhd, the negotiator who concluded the deal, shared that the buyer, who bought the unit for his own use, liked the low density living environment at Concerto

North Kiara.

"Another feature that caught the buyer's eyes was the private lift lobby to his unit offering privacy and exclusivity. Concerto North Kiara is the only project that has such a feature in the Dutamas area," she added.

The average asking price for a unit at Concerto North Kiara was about RM1.19 million or RM631 psf, according to 95 sale listings as at Aug 26 on EdgeProp.my.

Based on 49 rental listings on the property portal, average asking monthly rent was RM4,205 per month or RM2.41 psf, translating to an indicative rental yield of 3.95%.

There were four transactions at Concerto North Kiara last year (2018) with an average transacted price of some RM1.25 million or RM731 psf.

**RM865,000****Glomac Damansara Residence, Taman Tun Dr Ismail, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,102 sq ft **Bedroom:** 3 **Bathroom:** 2**Yat Min** (REN 31294)

WTW REAL ESTATE SDN BHD.(E (1) 0507/6)

☎ +6018 661 3088

**RM1,026,000****Avanti Residences, Sungai Buloh, Selangor****Type:** Semidee house **Tenure:** Leasehold
Built-up: 2,750 sq ft **Land size:** 3,200 sq ft
Bedroom: 4 **Bathroom:** 2**Aiman** (REN 20482)

FML ZI VALUERS & PROPERTY CONSULTANTS

SDN BHD (VE (1) 0294) ☎ +6014 669 6250

**RM1,150,000****M City, Ampang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,018 sq ft **Bedroom:** 2 **Bathroom:** 2**Elvie Ho** (REN 22102)

REAPFIELD PROPERTIES (KL) SDN BHD (E (1) 0451/1)

☎ +6012 303 3788

**RM5,855,250****Tropicana Indah Bungalow Land, Tropicana, Selangor****Type:** Land **Tenure:** Leasehold
Land size: 15,825 sq ft**Ian Tang** (REN 22803)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)

☎ +6018 278 3154

**RM8,800,000****Commercial land, Jalan Sg Besi, Pudu, Kuala Lumpur****Type:** Land **Tenure:** Leasehold
Built-up: 9,246 sq ft**Jimmy Ng** (REN 02015)

REAPFIELD PROPERTIES (KL) SDN BHD (E (1) 0452/1)

☎ +6016 257 0886

**RM279,888****Sri Kesidang, Puchong, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 850 sq ft **Bedroom:** 3 **Bathroom:** 2**John Oh** (REN 07002)

IQI REALTY SDN BHD (E (1) 1584)

☎ +6012 298 6266

**RM550,000****Atmosfera Condominium, Puchong, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 1,280 sq ft **Bedroom:** 4 **Bathroom:** 2**Kelvin Tan Khai Yik** (REN 31324)

ASPIRE PROPERTIES (E (3) 1632)

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