

EdgeProp.my

A PULLOUT EVERY FRIDAY WITH **FD** FINANCIAL DAILY RECORDS

FRIDAY, OCTOBER 11, 2019 . ISSUE 2986/2019 . PP19055/06/2016(034530)

PRINT + DIGITAL

EP
04
FEATURE



Colours and smiles at PPR Lembah Subang 1 refurbished sports courts

EP
06
FEATURE



More choices to take a nap at klia2

INSIDE

The Malaysian Construction Industry Excellence Awards 2019
excellence has no limitations

CIDB MALAYSIA

MCIEA 2019 special report

Don't miss next week's
Special Report on Sustainable, Smart and Wellness Living
featuring highlights from EdgeProp Malaysia Study Tour on Excellent Building Sustainability, Management and Wellness!

Looking for the perfect **PROPERTY MANAGER**

If you stay in a strata property, then you would know how crucial it is for it to be managed and maintained well. So how do you choose the right people for the job? **See Pages 8 and 9.**



AVAILABLE ONLINE + OFFLINE

Missed our past issues?
Scan this code to visit our digital archive!
www.EdgeProp.my

Subscribe to pullout for **FREE!**



EdgeProp.my

The Edge Property Sdn Bhd
(1091814-P)
Level 3, Menara KLK,
No. 1 Jalan PJU 7/6, Mutiara
Damansara, 47810 Petaling Jaya,
Selangor, Malaysia

EdgeProp.my

Managing Director/Editor-in-chief
Au Foong Yee

EDITORIAL

Executive Editor Sharon Kam
Assistant Editor Tan Ai Leng
Deputy Chief Copy Editor

James Chong

Copy Editor

Arion Yeow

Senior Writer

Rachel Chew

Writers

Natalie Khoo, Shawn Ng,

Chin Wai Lun, Chelsey Poh

Art Director Sharon Khoh

Senior Designer Jun Kit

Designer Rajita Sivan

For New Launches/Events/
Press Releases/News Tips

email: editor@edgeprop.my

Tel: (03) 7721 8211 Fax: (03) 7721 8280

ADVERTISING & MARKETING

Associate Account Director,

Advertising & Marketing

Heidee Ahmad (019) 388 1880

Senior Account Manager

Ian Leong (012) 359 1668

Cecilia Too (012) 319 7666

Account Manager

Joane Tan (012) 377 2885

Marketing Support & Ad Traffic

Madeline Tan (03) 7721 8218

email: marketing@edgeprop.my

BUSINESS DEVELOPMENT

Manager Nimalen Parimalam

Account Manager Stannly Tan

Executive Nurfarah Diyana Mohd

Firhad

PRODUCT DEVELOPMENT

& CUSTOMER ADVISORY

Senior Manager Elizabeth Lay

Associate Omar Nawawi,

Ayesha Hannah Amer Ezani

For enquiries and listings

email: support@edgeprop.my

Tel: (03) 7733 9000

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

Get **BREAKING PROPERTY NEWS** delivered to you daily via **WhatsApp!**

TO SUBSCRIBE

1. Add +6018 290 2116 to your contact list as EdgeProp News. Or scan this QR code.



2. Send us a WhatsApp with "NEWS" and your full name in the message.

The Edge Malaysia

Publisher and Group CEO
Ho Kay Tat

EDITORIAL

Editor-in-chief Azam Aris

CORPORATE

Chief Operating Officer

Lim Shiew Yui

ADVERTISING & MARKETING

Chief Commercial Officer

Sharon Teh (012) 313 9056

General Manager

Fong Lai Kuan (012) 386 2831

Senior Sales Manager

Gregory Thu (012) 376 0614

Head of Marketing

Support & Ad Traffic

Lorraine Chan (03) 7721 8001

Iskandar Malaysia secures investments of RM172.2b in 1H2019

Iskandar Malaysia, the southern economic corridor in Johor, has received investments of RM172.2 billion with the overall total having been realised as of the first half of 2019 (1H2019).

Of that, 39% were foreign direct investments, mainly from China (RM40.65 billion) and Singapore (RM20.57 billion).

Knight Frank Malaysia managing director Sarkunan Subramaniam said since its inception in 2006 till 1H2019, it recorded a cumulative committed investment of RM302.09 billion.

"The Chinese have been investing heavily into property developments, while the Singaporeans continue to eye the manufacturing, as well as logistics sectors," Sarkunan said.

Axis REIT acquires industrial property in Nilai for RM50m

Axis Real Estate Investment Trust is buying a property in the industrial area of Nilai from K-Plastics Industries Sdn Bhd for RM50 million.

The acquisition will enable the fund to strengthen its portfolio of industrial properties, the group said in a filing on Oct 8.

The leasehold land with a gross floor area of 246,500 sq ft comprises a single-storey factory with a double-storey office annexe, and also a single-storey refuse collection centre, a guard house and a TNB sub-station.

"The proposed acquisition is expected to contribute positively to the earnings of the fund for the financial year ending Dec 31, 2019 upon its completion by end of 2019," it said.

S P Setia's Osaka project to benefit both Malaysia and Japan

Malaysia's Housing and Local Government (KPKT) Minister Zuraida Kamaruddin and the Mayor of Izumisano City in Osaka, Hiroyasu Chiyomatsu expect S P Setia Bhd's upcoming mixed development in Izumisano City to create economic benefits for both countries.

The housing minister had a meeting with Chiyomatsu at Izumisano City Hall in Osaka, Japan on Oct 5 and both were then briefed on the Setia Izumisano City Centre (SICC) development by S P Setia senior executive vice-president Datuk Koe Peng Kang.

Also present were S P Setia president and CEO Datuk Khor Chap Jen and deputy president and chief operating officer Datuk Wong Tuck Wai.

"Based on the presentation (by Koe), SICC will have the features of both Japan and Malaysia. This is a good approach by the (Izumisano) City Hall to bring the perspectives of other



countries into a local development.

"With this development, I believe, it will bring more tourists to the city, especially those from Asean and Middle East countries," Zuraida said in her speech at the meeting which was an extension of a study tour to Japan organised by EdgeProp Malaysia with support from Panasonic.

Chiyomatsu is also upbeat about the project's potential in drawing more tourists to the city, especially Malaysians.

"Izumisano is a good gateway city that is receiving many visitors around the world, particularly after the relaxation of visas and the LCCs (low cost carriers) coming through the Kansai International Airport. We are now recording about 7.6 million visitors a year via the airport.

"I'm sure the number will increase," he said.

SICC is on a 4.9-acre site opposite Rinku Premium Outlet and about 6km away from the Kansai International Airport.

It is expected to be a lifestyle destination with residential, commercial, office, food and cultural; as well as healthcare and wellness components.

"We want to create a destination that will cater to visitors from the Kansai International Airport round the clock," said Koe.

Don't miss next week's **Special Report on Sustainable, Smart and Wellness Living** featuring highlights from **EdgeProp Malaysia Study Tour on Excellent Building Sustainability, Management and Wellness!**

CLICK/TAP TO READ NEWS FROM THE TOUR



Phase 1 of M Oscar fully taken up at launch

Some 200 units from Phase 1 of M Oscar, Mah Sing Group Bhd's new high-rise residential project, were fully sold out over its launch weekend on Oct 5 and 6.

The development located off Kuchai Lama comprises four unit types: 2 bedrooms, 3 bedrooms, 4 bedrooms and dual-key layouts. Built-up sizes of the units range from 708 sq ft to 1,198 sq ft and are priced from RM428,000.

"We are heartened by the feedback from customers who liked what they saw in the show units as we have put a lot of thought into the design and practical layout.

"They also liked the project's concept elements, for example the grand lobby, 35 features and facilities, and very importantly, the strategic location," said Mah Sing director of group strategy and operations Lionel Leong in a press release.

Following the success of phase 1, the developer will be launching another 200 units with an early bird rebate of 2%.



LAUNCHES + EVENTS



How do I get past issues of this weekly pullout?
Go to www.EdgeProp.my to download for free



If you have any real estate-related events, email us at editor@edgeprop.my. Events listed here will also appear on www.EdgeProp.my.



Colours of Asia @ SetiaMayuri

Date: Oct 12 & 13 (Sat & Sun)

Time: 11am to 4pm

Venue: Setia Mayuri Welcome Centre, 6 Jalan 3/1A, Setia Mayuri, Semenyih, Selangor
Contact: (03) 8925 2255

Guests are invited to a special preview of Kayana semidee homes – part of the Mandara Charm collection at Setia Mayuri by S P Setia Bhd. There will also be Asian food treats, boba tea, makeover sessions and workshops.

JomSinggahMakan @ Keranji 2

Date: Oct 12 & 13 (Sat & Sun)

Time: 10am to 5pm

Venue: Paramount Property Gallery @ Greenwoods Salak Perdana, 32A & 36 Jalan Belian 1, Taman Salak Perdana, Bandar Baru Salak Tinggi, Sepang, Selangor
Contact: (012) 422 9003

Spend time with your family and friends at Paramount Property's Greenwoods Salak Perdana this weekend while discovering Keranji 2 terraced homes. Visitors will get the chance to indulge in delicious Nasi Kandar Lawood. There will also be Panasonic vouchers worth RM10,000 up for grabs.

Diwali Celebration at Meridin East

Date: Oct 12 (Sat)

Time: 11am to 4pm

Venue: Meridin East Sales



Gallery, Jalan Kong Kong, Pasir Gudang, Johor
Contact: (07) 291 3232
Celebrate the festival of lights with Mah Sing featuring a range of activities from DIY Kolam and lantern candle jar workshop to an Indian cuisine buffet. Also, phase 2 of Orchid link homes will be launched in conjunction with this celebration.

Deepavali Open House

Date: Oct 13 (Sun)

Time: 11am to 6pm

Venue: IJM Land Seremban 2 Sales Gallery, P.T. 10786, Seremban 2, Seremban, Negeri Sembilan
Contact: (06) 761 3888

Enjoy a colourful and vibrant Deepavali with friends and family in this open house hosted by IJM Land Bhd. There will be traditional dance performances, festive Indian buffet spread, a Henna tattoo booth, kids activities and more!



All about English

Date: Oct 19 (Sat)

Time: 10am to 5pm

Venue: 8th & Stellar Sales Gallery, Wisma Chin Hin, A-1-9, Pusat Perdagangan Kuchai, 2 Jalan 1/127, off Jalan Kuchai Lama, Kuala Lumpur
Contact: (03) 7984 7878

It's all about English at Chin Hin Group's 8th & Stellar Sales Gallery. The London-themed event will feature a property talk by Charles Tan (founder & executive editor of *Kopiandproperty.com*), a special appearance by Malaysia's Mr Bean, and magic shows.



PARK REGENT

by the water

PERFECT. IN EVERY WAY.

Equally beautiful and functional, these elegant homes at Park Regent feature outstanding park and city views, refined fittings and luxuries rarely offered these days. Experience luxury and comfort the moment you enter Park Regent, the newest homes in award winning Desa ParkCity.



+603 6280 8080
PARKREGENT.COM.MY

SHOW UNITS OPEN FOR VIEWING
THE SHOW GALLERY, 5 PERSIARAN RESIDEN
DESA PARKCITY, 52200 KL, MALAYSIA.

A Joint Development by
PARKCITY **CapitaLand**

Developer: Cloudwest Sdn Bhd (1346563M) • Property Type: Condominium • Developer's License No.: 19702/1/07-2021/05611 • Validity Period: 03 July 2019 - 02 July 2021 • Advertising & Sales Permit No.: 19702/1/07-2021/05611 • Validity Period: 03 July 2019 - 02 July 2021 • Approving Authority: DBKL • Building Plan Approval No.: BP11 OSC 2019 0562 • Expected Date of Completion: July 2023 • Tenure of Land: Freehold Tenure • Land Encumbrances: Charged to Hong Leong Bank Berhad • Total No. of Units: 505 units (Tower A: 140 units, Tower B: 365 units) • No. of Units by Type: Type A-84 units, Type B-80 units, Type C-98 units, Type D-122 units, Type E-72 units, Type F-49 units • Selling Price by Type: Type A: (RM681,000(min) - RM1,243,000(max)), Type B: (RM1,478,000(min) - RM1,734,000(max)), Type C: (RM1,880,000(min) - RM3,481,000(max)), Type D: (RM3,844,000(min) - RM4,791,000(max)), Type E: (RM3,325,000(min) - RM4,024,000(max)), Type F: (RM5,095,000(min) - RM6,730,000(max)) • 5% Bonus/penalty Discount
THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT
All pictures and sketches in this publication are artists' impression/renderings for illustration purposes only while all visual renditions of interiors (including but not limited to the kitchen cabinets and home appliances) are mere artists' perspectives and shall not be taken as the identical representation of the actual state thereof. Nothing contained in this publication and/or visualisation shall constitute or be construed to constitute part of the formal Sale and Purchase Agreement or a representation or warranty on part of Cloudwest Sdn Bhd, unless expressly and specifically incorporated in the formal Sale and Purchase Agreement. Prospective purchasers are advised to read and inspect the Sale and Purchase Agreement together with its enclosures prior to signing the same. Cloudwest Sdn Bhd shall not be held responsible for any error or inaccuracy nor be liable for any losses and/or damages that may be suffered or sustained resulting from any reliance on this publication and/or visualisation or any part thereof.

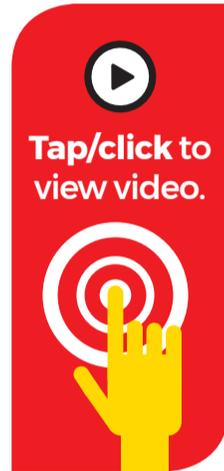
FEATURE



Aerial view of the refurbishment in progress.



The refurbishment is a joint effort by EdgeProp.my, Paramount Property Development and Nippon Paint Malaysia.



The courts were formerly built for sepak takraw.

Colours and smiles at PPR Lembah Subang 1 refurbished sports courts

BY CHIN WAI LUN

Yellow, red, white and blue — inspired by the colours of the Malaysian flag — the newly-refurbished multipurpose sports courts of PPR Lembah Subang 1 are giving its residents something to cheer about.

Gone are the old, dilapidated sepak takraw courts with their floodlights in a state of disrepair. They had also posed a safety concern to those using the courts.

With the refurbishment, they are now looking bright, vibrant and most importantly, restored to multi-functional courts suitable for futsal complete with two goal posts and two badminton courts.

The residents wasted no time in enjoying the “brand new” sports courts. When EdgeProp.my visited PPR Lembah Subang 1 in early September, scores of children can be seen having a blast playing at the courts. The courts were completed on Aug 30, just in

time for National Day, with the help of more than 40 volunteers from PPR Lembah Subang 1 residents, Paramount Property, Nippon Paint Malaysia and EdgeProp.my. Many had worked over six hours a day to meet the deadline.

The refurbishment project is part of the Sayangi Rumahku campaign, a joint effort by EdgeProp.my, Paramount Property Development and Nippon Paint Malaysia in support of the National Community Policy or Dasar Komuniti Negara (DKN) formulated by the Housing and Local Government (KPKT) Ministry to improve the lives of the B40 group.

The Sayangi Rumahku campaign shifts its attention to PPR Seri Cempaka’s sports courts after this, followed by those of Perumahan Awam Seri Kedah.

This private sector initiative is expected to benefit close to 16,000 residents living in 4,116 units in the three public housing schemes.

Watch out for Seri Cempaka’s sports courts make-over next!



The dilapidated condition of the court before the refurbishment



The courts sporting fresh coats of paint akin to the Jalur Gemilang



EdgeProp.my
Sayangi Rumahku

In partnership with **PARAMOUNT PROPERTY** Supported by **THE COATINGS EXPERT**



THE MIEA NATIONAL REAL ESTATE AWARDS (NREA) WINNERS 2019

These Annual Non-commercial Awards are the Symbol Of Achievement and Success of Top Real Estate Firms, Agents & Negotiators From Throughout Malaysia



LIFETIME ACHIEVEMENT AWARD
THINAHARA KUMAR
RICHINPROP REALTORS



MIEA CEO OF THE YEAR
SARKUNAN SUBRAMANIAM
KNIGHT FRANK
MALAYSIA SDN BHD



REAL ESTATE FIRM OF THE YEAR
(HARTAMAS REAL ESTATE)
HARTAMAS REAL ESTATE
(MALAYSIA) SDN BHD



RESIDENTIAL REAL ESTATE FIRM (MEDIUM SIZED FIRM) OF THE YEAR
POLYGON PROPERTIES SDN BHD



RESIDENTIAL REAL ESTATE FIRM (SMALL SIZE FIRM) OF THE YEAR
PROPERTY HUB (KLCC)
SDN BHD



COMMERCIAL REAL ESTATE FIRM OF THE YEAR
JILL PROPERTY SERVICES
(MALAYSIA) SDN BHD



MIEA-MRCB PROJECT MARKETING FIRM OF THE YEAR
POLYGON PROPERTIES
SDN BHD



MOST INNOVATIVE MARKETING IDEA OF THE YEAR 2019
HOMEFIELD REAL ESTATE
SDN BHD



MIEA-PROPERTY GURU MOST TECH-SAVVY REAL ESTATE FIRM OF THE YEAR
JILL PROPERTY SERVICES
(MALAYSIA) SDN BHD



SPECIALIZED PROJECT OF THE YEAR
ESPRIT ESTATE AGENT
SDN BHD



MIEA-TRITERRA REAL ESTATE NEGOTIATOR OF THE YEAR
ISMADI BIN AB JALIL
JUSTE LAND SDN BHD



ROOKIE REAL ESTATE NEGOTIATOR OF THE YEAR
VINCENT CHONG ZIAN HOW
PROPERTY HUB (SABAH) SDN BHD



RESIDENTIAL REAL ESTATE NEGOTIATOR OF THE YEAR
SHAYNE TOH YI LIAN
CBD PROPERTIES SDN BHD



COMMERCIAL REAL ESTATE NEGOTIATOR OF THE YEAR
LIM YOUNG SIANG, HARTAMAS
REAL ESTATE (MALAYSIA) SDN BHD



INDUSTRIAL REAL ESTATE NEGOTIATOR OF THE YEAR
JOANNE SOH HUI PENG
CBD PROPERTIES SDN BHD



INDUSTRIAL REAL ESTATE NEGOTIATOR OF THE YEAR
LESLEY SIANG LAY LENG
PRO TEAM REALTY



PERAK REAL ESTATE FIRM OF THE YEAR
DEONE PROPERTIES SDN BHD



JOHOR REAL ESTATE FIRM OF THE YEAR
CBD PROPERTIES (JB) SDN BHD



SARAWAK REAL ESTATE FIRM OF THE YEAR
KOZIN REAL ESTATE SDN BHD



SABAH REAL ESTATE FIRM OF THE YEAR
PROPERTY HUB (SABAH) SDN BHD



FEDERAL TERRITORY FIRM OF THE YEAR
PROPERTY HUB SDN BHD



PERAK REAL ESTATE NEGOTIATOR OF THE YEAR
AMANDA LOH SOH FUN
DEONE PROPERTIES SDN BHD



SARAWAK REAL ESTATE NEGOTIATOR OF THE YEAR
EMILY LOO TUAN KIAW
HUSIMON REAL ESTATE



SABAH REAL ESTATE NEGOTIATOR OF THE YEAR
VINCENT CHONG ZIAN HOW
PROPERTY HUB (SABAH) SDN BHD



FEDERAL TERRITORY REAL ESTATE NEGOTIATOR OF THE YEAR
DAVID TAN WEE PENG
PROPERTY HUB SDN BHD



SELANGOR REAL ESTATE NEGOTIATOR OF THE YEAR
ANSAL MARYAM BT AHMAD ZAMZURI
HOMEFIELD REAL ESTATE SDN BHD



SABAH COMMERCIAL REAL ESTATE NEGOTIATOR
CHESTY BERNARD MEL
PROPERTY HUB (SABAH) SDN BHD



JOHOR INDUSTRIAL REAL ESTATE NEGOTIATOR OF THE YEAR
LESLEY SIANG LAY LENG
PRO TEAM REALTY



MILLION DOLLAR PRODUCER
TAN SAN YEW
LAURELCAP SDN BHD



MILLION DOLLAR PRODUCER
AARON KUA CHON HONG
POLYGON PROPERTIES SDN BHD



MILLION DOLLAR PRODUCER
SHAYNE TOH YI LIAN
CBD PROPERTIES



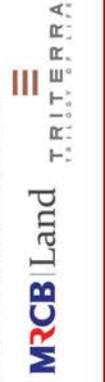
The MIEA National Real Estate Awards is the leading brand to recognize excellence in Malaysia's real estate practice

The MIEA sponsored NREA awards is in its 11th edition and it has grown to become the most highly recognized and respected awards within Malaysia's Real Estate Practice. The award submissions are judged by industry peers after thorough scrutiny covering individual performance, validation of figures and meeting the highest standards of practice. Awarded strictly by merit, the awards represent the best ideals of **MIEA – Trust, Integrity and Professionalism.**

A NATIONAL PROGRAMME HOSTED & ORGANIZED BY



JOINT AWARD SPONSORS



PREFERRED AUTOMOTIVE PARTNER



PUBLIC RELATIONS PARTNER



SUPPORTING PARTNERS



A MEMBER OF



GUEST OF HONOUR

YB. PUAN HIJ ZURaida BT Kamaruddin
MINISTER FOR LOCAL GOVERNMENT

FEATURE



CapsuleTransit



BY CHELSEY POH

Ever wish to lie down when you are tired due to an odd time flight or waiting for a transit? Container Hotel Group (CHG), the operator of CapsuleTransit in Kuala Lumpur International Airport 2 (klia2), is mulling new additions to the airport to satisfy different demands.

Founded by two young entrepreneurs, Ryan Loo and Vincent Tan, CHG started the business in 2013 by opening its very first container hotel in Kuala Lumpur. It is currently operating two container hotels in Kuala Lumpur and Penang, one capsule hotel dubbed CapsuleTransit in klia2, as well as two Cocomomo Urban Pets Hotels in Old Klang Road, Kuala Lumpur and Ardence Labs in Setia Alam, Selangor.

The capsule hotel opened in 2014 at level 1 of klia2's landside area. Due to ample demand, CapsuleTransit underwent two expansions in 2015 and 2017. It now offers 204 pods.

Co-founder and CEO Loo tells EdgeProp.my that the company now wants to focus on airport hospitality.

"We started as a container hotel operator and found that our strength is in airport hospitality," says CHG co-founder and chief creative officer Tan.

Despite competition from other hotels in klia2, Loo says the market is still underserved as the current room capacity available in the airport building only serves less than 1% of klia2's traffic of 31.9 million passengers (in 2018), which translates to 87,290 passengers a day.

In the first eight months of 2019, passenger traffic at klia2 stood at 22.18 million or an average of 90,522 passengers per day.

New options for air passengers

In 2019 and 2020, the company is planning three new offerings for klia2, including a second CapsuleTransit hotel at the airside of klia2. The new capsule hotel will house 72 pods and is expected to be launched in November 2019.

In addition, a new brand called CapsuleTransit Max is set to be launched in May 2020 to serve those who would like to enjoy enhanced privacy and facilities.

CapsuleTransit Max will offer 112 compact rooms with attached bathrooms at level 1 of klia2's landside.

Tan elaborates that while CapsuleTransit requires only a minimum space of around 200 sq m to operate, CapsuleTransit Max on the other hand would need a minimum space of around 1,000 sq m.

"However, if you have a space

MORE CHOICES to take a nap at klia2



An interior look of the existing CapsuleTransit at level 1 in klia2's landside area.



Co-founders of CHG — Loo (left) and Tan.

of 50 sq m and above, Interstellar would be a marvel product," he enthuses, introducing its third offering called 'Interstellar by CapsuleTransit'.

Tan discloses that Interstellar pods are something new to the market. These portable modular pods could be assembled in different ways to fit pocket spaces of different shapes in the airport, with a few sleeping pods sharing a common lounge area. "One pod takes around five to six square meters, hence a pocket space of 50 sq m could fit around four or five pods," he explains, adding that the company has spent the past few years designing these unique pods.

CHG plans to deploy the first few

prototype pods in KLIA and klia2 sometime in the first quarter of 2020. "The airport building is huge, and the boarding gates are spread far apart. If we can utilise the space near boarding gates, Interstellar could serve as a last-mile option for passengers to locate a place that is nearest to their boarding gate to rest," says Tan.

Apart from these, the company is also working with Malaysia Airports Holdings Bhd to identify places in KLIA to open a new CapsuleTransit, hopefully by end-2020.

To link up its range of offerings to provide better customer services, CHG has developed its own cloud-based management system to monitor the status and show live

updates of all rooms in different locations. A new QR code-enabled door lock will also be introduced this November to facilitate self-check-in especially for Interstellar pods.

No. 1 airport capsule hotel operator

According to Loo, the airport transit hotel business is a very niche market, hence there are only a few providers in Malaysia.

"Operators need to have enough experience and a certain level of brand reputation, because brands in the airport also represent the country's image," he offers, noting that as an airport is a very controlled environment, only a certain number of players are able to comply with the requirements.

Unlike some hotels that are very dependent on seasonal factors for their occupancy rates, hotels in airports enjoy relatively consistent occupancy.

Operating an airport transit hotel is very different from operating a city hotel, he points out. People usually check in to a city hotel from 2.30pm to midnight, whereas an airport transit hotel has a much shorter cycle with guests checking in and out within a few hours.

"Airport transit hotels are like 'fast food' among hotels, hence the skill sets, system, design and layout are also very different," he elaborates.

"Many of our guests only have less than one night to stay. If they have more than a night to stay, they will more likely stay in the city. Hotels are their destinations, while we serve our guests when they are in between their journey," notes Tan.

CapsuleTransit provides for transit passengers who need to endure early morning or late night flights, or those who face flight delays.

The duo are very optimistic about the demand for airport transit hotels. The International Air Transport Association (IATA) predicts that the number of global air passengers could double to 8.2 billion in 2037.

The association also forecasts that there will be an extra 2.35 billion annual passengers by 2037 for flight routes to, from and within Asia-Pacific, to carry a total of 3.9 billion passengers. The number of air passengers in the region is estimated to register a compound annual growth rate (CAGR) of 4.8%, the fastest growth globally.

According to Loo, the company is currently talking to a few airports in neighbouring countries.

"The market is huge. In the coming 10 years, we are going to be a specialist in airport transit hotels especially capsules," he says, in the hope that CHG would become the no. 1 airport capsule transit hotel in South East Asia within the next five years.



An artist's impression of Interstellar pods, which could fit pocket spaces in the airports.



Beware of over-enforcement

The move by the Kajang Municipal Council (MPKJ) to authorise the seizure of belongings of strata property maintenance fee defaulters of an apartment project and the subsequent auction of said chattels and movable properties has alerted the public about the severe consequences of failing to settle outstanding charges and contribution pursuant to the Strata Management Act, 2013 (SMA).

While the objective behind the seizure and subsequent public auction humiliation are for the betterment of the common living environment, questions were raised regarding limitations to the power to seize and sell movable property under the SMA.

Statutory recourse to recover outstanding charges

There are two main avenues of legal recourse for developers/Joint Management Bodies/Management Corporations (collectively referred to as Management Bodies) to recover debts from defaulters under the SMA. Prior to resorting to any of these legal avenues, the Management Bodies are required to serve a written notice to the defaulter requesting for payment within 14 days followed by a notice of demand (in Form 11 or Form 20 as provided by the Strata Management (Maintenance and Management) Regulations 2015).

If any sum remains unpaid by the defaulter, the Management Bodies may file a claim in a Court of Law or in the Strata Management Tribunal. Once an Award is given by the Tribunal, it is a criminal offence if the person named in the claim does not comply with the Award.

Alternatively, the Management Bodies may recover the sums due by seizure and attachment of the chattels and movable properties within the defaulter's unit.

The SMA allows the Management Bodies to attach any chattels and movable properties belonging to the defaulting proprietor which may be found in the unit or elsewhere in the State. This means two things, namely:-

- that the property subject to attachment are not limited to those property situated inside the premises of the defaulters within the stratified property but also

BY DATUK CHANG
KIM LOONG



in other places located within the same State; and

- that if the parcel is occupied by a tenant, the Management Bodies do not have the power to seize the tenant's belongings. However, some may deliberately choose to levy seizure of those properties within the premises with the liberty to the tenant/occupier to seek release after producing documentary proof of ownership. The issue of burden of proof will thus arise.

Unlike Singapore, the SMA does not allow the Management Bodies to sell the parcels belonging to the defaulters to recover sums due to the Management Bodies.

These safeguards are necessary to ensure that the debtors and his or her families will still be able to fulfil their basic needs in case of attachment, seizure and sale.

The SMA does not specify the kind of movable property that can or cannot be seized and auctioned off. This may be interpreted to mean that all chattels and movable properties belonging to the defaulters can be subject to attachment under the SMA. This interpretation is unsatisfactory and does not take into account the livelihood of the defaulters and his family.

In fact, Section 3 of the Debtors Act, 1957 contains provisions which expressly exclude certain types of movable property from attachment, seizure or sale. Among them are:

- the wearing apparel, cooking vessels, beds or bedding of the judgement debtor, his wife and children, and the tools and implements of his trade to the value of RM200 in all; and
- the tools of artisans or, where the judgement debtor is an agriculturalist, his implements of husbandry and such cattle and seed-grain or produce as may in the opinion of the court be necessary to enable him to earn his livelihood as such.

Similarly, Section 8 of the Distress Act, 1951 which is applicable in cases of recovery of rent by the landlord in a landlord-tenant situation, also contains provisions on the types of property which are exempted from seizure.

They include inter alia:

- the tenant's necessary wearing apparel and necessary bedding for himself and his family;
- tools and implements where there is other movable property in the premises sufficient to cover the amount due and costs; and
- goods in the tenant's possession which are to be dealt with in the ordinary course of his trade or business

It follows that the gas tank, rice cooker, stove, pot, bed, cutlery, clothing, utensils and such ought not to be seized.

These safeguards are necessary to ensure that the debtors and his or her families will still be able to fulfil their basic needs in case of attachment, seizure and sale.

When can the Warrant of Attachment be executed?

The SMA does not specify the time to execution by attachment. Ideally, the warrant of attachment shall be executed on a weekday between 9.00am to 4.00pm. This is consistent with the provision found in the Rules of Court, 2012 which is applicable to writ of execution of judgement debts. The Management Bodies should seek written approval of the Commissioner of Buildings (COB) should they choose to execute the warrant beyond the 'permitted hours'.

Forcible entry

Unless it is a matter of life and death, or in the event of an emergency, Management Bodies should refrain from exercising forcible entry into other people's abodes. There are dire consequences should one be overzealous in adopting this mode.

How soon will a Public Auction be carried out on the attached property?

Movable property can be sold by public auction as soon as the expiry of 14 days from the date of attachment if the sums due are not

settled. For property of perishable nature, the same may be sold at once. Before an auction is conducted by a licensed auctioneer, public notice proclaiming the details of the sale, e.g. date, time and place at which the intended sale is to be held, shall be given at least seven days before the sale.

What can the defaulters do if his/her property is attached?

If any person whose property is attached disputes the legality of the attachment, he may, within 14 days of the date of attachment, apply to the Magistrate's Court for an Order for the release of the property.

Alternatively, if the parcel owner or proprietor, or any person on his behalf, pays the sums due together with the costs of the attachment and sale incurred up to date, the attachment of the property shall cease.

Conclusion

The power of seizure and sale was previously available exclusively to creditors who have obtained Judgment from the Court of Law and Local Authority seeking to recover arrears of assessment rates. The power of attachment given to the Management Bodies under SMA is thus an improvement from the earlier legislation.

This power is certainly an efficient way to encourage defaulters to settle their dues. The seizure conducted by MPKJ has apparently sent a strong message to all defaulters. According to media reports, following the seizure and auction, the average payment collection rate for that particular apartment has spiked to 78% from the previous low of 45%.

Having said that, power to attach movable property is a drastic one. Perhaps, good practices and a set of standard operating procedures can be devised by the COB to ensure this power is not abused by any party.



Datuk Chang Kim Loong is the Hon Secretary-General of the National House Buyers Association (HBA). HBA can be contacted at: Email: info@hba.org.my Website: www.hba.org.my Tel: +6012 334 5676

NEWS



US Army vows more funds to fix housing hazards

BY JOSHUA SCHNEYER
AND M B PELL

WASHINGTON: Pledging to overcome a housing crisis on its installations, the US Army is outlining new steps it is taking to provide better housing for families of service members while demanding accountability from private landlords and Army commanders.

In an interview, Army Secretary Ryan McCarthy said private real estate firms operating housing on military bases have already committed some US\$500 million (RM2.1 billion) to address substandard con-



ditions like those documented in a Reuters series, *Ambushed at Home*. McCarthy, confirmed by the US Senate last month as the Army's senior civilian official, said more

money is needed to build new housing on Army bases and renovate thousands of existing units. In the coming months, McCarthy said, the Army will consider a broad

The US Army has moved 1,800 families into temporary housing while repairing their homes.

“recapitalization” of its housing program with its private partners.

Already this year, the Army has moved 1,800 families into temporary housing while repairing their homes, it said. It has been sending military personnel to inspect each home in its 87,000-unit portfolio for environmental threats, and, with its partners, has spent an extra US\$68 million addressing maintenance delays, the Army added. Going forward, the Army will require regular home inspections for safety hazards including peeling lead paint, mold and asbestos, it said.

In addition, the Army has hired

100 new housing inspectors and is requiring private landlords to create phone apps so residents can track the progress of maintenance work, it said.

“There was a breakdown over the last decade,” McCarthy said. “These are hard lessons learned, but we’re trying to dig out quickly.”

McCarthy added, “Behaviors have changed.”

Starting in January, McCarthy said, the Army will change the way it approves incentive fee payments to its private landlords to ensure that firms do not profit from homes left in disrepair. — *Reuters*



BY NATALIE KHOO

To have a well-managed and well-maintained property, one would need to have a team of people to run the day-to-day operations of managing the property to ensure that it is always at its optimum. Property owners can choose to either hire an external property management company or do it themselves.

If the management body chooses to hire a professional property management, how do they pick the right one? Do you know what their duties entail? With so many property management companies out there, what would you need to consider before appointing one as your building and property manager?

President of the Malaysian Institute of Professional Property Managers (MIPFM) Adzman Shah Mohd Ariffin says property managers play important roles and always have to keep in mind that they represent the landlords or clients, hence they have to protect the interest of their clients.

In doing so, property managers must therefore understand that their responsibilities include fiduciary as well as contractual duties.

“For individually-owned properties, the scope of work of a property manager generally includes ensuring the property is in good and tenable condition or well-maintained so that it is able to fetch good market rental.

“Property managers can also manage tenancies on behalf of property owners and ensure timely collection of rents from these tenancies,” Adzman tells EdgeProp.my, adding that they must be familiar with the terms and conditions in the respective tenancy agreements and make certain that the usage of the property complies with safety and health requirements as well as building by-laws.

For stratified properties, property managers are often engaged by property developers, Joint Management Bodies (JMBs) or Management Corporations (MCs), to manage the property



LOW YEN YEING | EdgeProp.my

“It is important to read and understand the contract before signing or hiring the property manager to protect the JMB/MC’s interest.”
— Adzman

Choosing a PROPERTY MANAGER

and maintain its common property and facilities.

“These could be residential, commercial or even retail types of property. Each type requires specific management skills due to their building features, operations and facilities,” Adzman says.

The property manager must ensure that the building and its owners comply with all related requirements, by-laws and house rules.

Is it registered?

Adzman has observed that most JMBs or MCs often fail to check whether a property management firm is registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP), before appointing one.

“If the company is not registered with BOVAEP, the non-registered company must lodge a bond equivalent to 12 months fee to the JMB/MC, as required by Act 757 or the Strata Management Act 2013,” he notes.

In order to address the lack of awareness among home JMBs and MCs, Adzman says more training must be conducted to educate newly-elected JMB and MC committee members.

“The authorities should ensure that the new JMB/MC committee members undergo training on the basics of building maintenance and management and have the certificate to show it,” Adzman says.

When a property manager slacks

In the event a property manager or management team does not carry out their duties or neglect their specific tasks, are non-performing or if they breach their contractual terms, action must be taken and the JMB/MC should give notice to the company to remedy the breach within a reasonable period.

The personnel from a registered property management company should have no reason to shirk their duties as they must be familiar with the Malaysian Property Management Standards provided by BOVAEP.

The standards act as a guideline and form the basis of the Key Performance Indicators (KPI) that a property management company sets for itself and refers to in its property management agreements or contracts, says Adzman.

“It is therefore important to read and understand the contract before signing or hiring the property manager to protect the JMB/MC’s interest,” he adds.

When selecting a property management firm, it is common for JMBs/MCs to give priority to companies that offer low management fees as they want to save cost. However, Adzman warns that doing so creates a risk of the property management company trying to make up for the lower fees by hiring unqualified personnel at lower salaries and to cut corners wherever possible to the detriment of the property and its owners/JMB/MC.

“This practice of being penny wise, pound foolish often ends with terminating the property management company midway through the contract and the JMB/MC will have a headache finding a replacement,” says Adzman.

Sometimes, there could be unethical management companies that indicate high salaries for their personnel charged back to the JMB/MC but in reality, the actual salaries paid to the staff are much lower.

It is therefore prudent for the JMB/MC to insist on seeing the payslip of the staff as supporting evidence before paying the monthly management fees and labour cost.

In case of doubt with regards to property management, the JMB/MC should consult the Commissioner of Buildings for guidance and advice. They can also email their queries to MIPFM via email at hotline.mipfm@gmail.com.

For complaints against property management companies, a report on the complaint can be submitted to BOVAEP for investigation.

SIX POINTS a JMB/MC should consider when hiring a property management company

1

Are they registered?

The directors should be registered property managers and the company should be registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP) as required by the Valuers, Appraisers, Estate Agents and Property Managers Act 1981 (Act 242)



2

Past track record



The property management company should be able to provide the details of previous and current property management contracts to enable prospective clients to assess the track record and credibility of the company. **The JMB/MC must carry out background checks with existing and previous clients.**

Only one-third of unlicensed property managers registered with BOVAEP

BY SHAWN NG

PETALING JAYA: Almost a year after the end of a window period for those involved in property management to register themselves with the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP), only one-third of the unregistered property managers have registered.

The one-year window period ended on Dec 31 last year (2018).

It was reported earlier that BOVAEP has estimated that there were about 5,000 unregistered property managers in the country prior to the registration exercise.

In a bid to liberalise the property management sector and to better protect public interest, an amendment was made to the then Valuers, Appraisers and Estate Agents Act 1981 or Act 242 in early 2018 which saw the establishment of the Register of Property Managers to regulate property managers, separating the profession from the Register of Valuers.

Following that, a one-year window period was offered to

any person with property management experience or qualification to register themselves as a licensed property manager under the board.

To date, BOVAEP has approved the application of 1,505 practising property managers who were not registered with the board before this, says BOVAEP board member Ishak Ismail.

Ishak, who is the chairman of BOVAEP's property management practice committee tells, EdgeProp.my that about 179 applications are still pending interviews and about 40 have been put on the keep-in-view list due to insufficient or incomplete documents.

Meanwhile, there are about 450 rejected applications of which about 200 are awaiting their appeals to be heard.

The top three reasons for rejections, according to Ishak, are insufficient relevant experience, lack of required academic qualifications and inadequate capabilities in areas of expertise required by the board.

"Those who were rejected are allowed to make an appeal before Dec 31, 2019," he notes.

Ishak admits that the number of newcomers has fallen short of

LOW YEN YEING | EdgeProp.my



Ishak: There are close to 3,000 registered property managers in the country to date including the 1,505 newly registered ones.

the board's expectations but he is confident that the enlarged group of registered property managers will be sufficient to cater to the demand for their services.

"There are close to 3,000 registered property managers in the country to date including the 1,505 newly registered ones," he says.

Meanwhile, the newly registered property managers will need to join the older ones to attend a man-

datory continuous professional development (CPD) programme to be organised by BOVAEP, before they can renew their annual licences for 2020.

"This is going to be a one-day programme in at least five locations, namely Kuala Lumpur, Penang, Kuantan, Kuching and Kota Kinabalu in October, November and December. All of the registered property managers will have to understand the dos and don'ts when they are practising such as the role of the board and the property manager, and the contents of Act 242, among others," he elaborates.

Those who have yet to register themselves with BOVAEP should do it soon as the board is pushing for an amendment to the Strata Management Act 2013 (Act 757) in order to put a halt to uncertified property management practices in the country.

The board has proposed to the Housing and Local Government Ministry (KPKT) to amend the Act to allow only registered property managers to be appointed by Joint Management Bodies (JMB) or Management Corporations (MC).

Currently, Act 757 gives a JMB

or MC the option to employ the services of "any person or agent" to undertake the maintenance and management of the common property in their buildings or land.

"Given that we have successfully amended Act 242 and embraced those who had no licences, I think it is time the KPKT seriously considers putting a stop to those who are stubborn because we have allowed everybody to come in during the 12-month window period," says Ishak.

In the meantime, BOVAEP, he adds, will continue to work with the police to curb uncertified property management practices while educating the public on the importance of engaging registered property managers.

According to Act 242, an unregistered property manager is liable for conviction to a fine of not exceeding RM30,000 or imprisonment for a term not exceeding three years or both. The person shall be liable to a further penalty of RM1,000 for each day during the continuance of such offence.



COVER STORY

3

Hands on knowledge exhibited

The directors should be able to demonstrate hands-on knowledge in property management and should have the necessary experience firstly, in building management and maintenance, especially what is covered by the **Malaysian Property Management Standards** and secondly, for strata property management, in particular, have knowledge of the provisions of the **Strata Management Act (Act 757)** and **Strata Management Regulations 2015**.



5

Background details of property management staff

The company should also be able to provide the details of the background and experience of its team members to be deployed to manage a project upfront to ensure that the personnel deployed have the necessary qualification and **relevant experience and knowledge**.



4

No offence committed for the past three years

The existing management team for the company should be able to provide a **declaration that the company has not been prosecuted by the police or Commissioner of Buildings or the authorities, nor reprimanded by BOVAEP** for any offence related to property management practices in at least the last three years.



6

Request for the SOP of the company

The JMB/MC should request from the company, the **Standard Operating Procedures (SOP)** which will govern the operations undertaken by the site management team to ensure that there is a system and process flow to be adopted by the management team.



SPOTLIGHT



Commercial



Residential

Properties for sale and rent

Pro Agents, get your listings featured here! Email support@edgeprop.my or call 03-7733 9000



Muhamad Aiman
014-6696250
REN 20482
Registered Property Negotiator
FMLZI Valuers and Property

RM260,000



Apartment Seksyen 13 Shah Alam, Selangor

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

Aiman (REN 20482)

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



RM4,500/mth



Tropicana Gardens, Tropicana, Selangor

Type: Condominium Tenure: Leasehold
Built-up: 1,283 sq ft Bedroom: 3 Bathroom: 3

Ann Soh (REN 03232)

METRO REC SDN BHD (VE (I) 0376/I)
☎ +6018 369 8650



RM4,200,000



Sea Park Petaling Jaya, Selangor

Type: Bungalow Tenure: Freehold
Built-up: 6,000 sq ft Land size: 6,500 sq ft
Bedroom: 7 Bathroom: 4

Bernice Lim (REN 19013)

KIM REALTY (E (3) 0211)
☎ +6012 660 1616



RM890,000



Nadi Bangsar, Bangsar, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 689 sq ft Bedroom: 1 Bathroom: 1

Caren Wong (REN 22846)

RGROUP 6 SDN BHD (REMAX FOUNDERS)
E (I) 1707/6 ☎ +6016 282 3223



RM428,000



Prisma Cheras Condominium, Cheras, Kuala Lumpur

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

Elvie Ho (REN 22102)

REAPFIELD PROPERTIES (KL) SDN BHD (E (I) 0451/I)
☎ +6012 303 3788

**SOLD FOR
RM2.8 million**

Semidee house, Taman Megah, Petaling Jaya

Concluded by: Amy Wong (REN 30799)
of Allhomes Properties Sdn Bhd (018-3540010)
When: May 2019



Noteworthy

- Land size: 5,223 sq ft
- Built-up: 3,300 sq ft
- Freehold
- Corner lot
- Five bedrooms and four bathrooms
- Nearby amenities: Pasar Taman Megah SS24, SJK(C) Yuk Chai, Lincoln University College, Mayang Oasis food court, LRT Kelana Jaya station, LRT Taman Bahagia station, Atria Shopping Gallery, Paradigm Mall

Taman Megah is a mature residential area in SS24 Petaling Jaya.

Amy Wong of Allhomes Properties Sdn Bhd, the negotiator who closed the deal, said the previous owner moved to live with her daughter. She was the first owner of the house and had not done any renovations to the house at all.

"Coincidentally, this was exactly what the buyer was looking for, as he liked the original design because it

came with a bigger garden. He also liked the location which was within a mature area and yet was quiet and low-density," Wong pointed out.

"The house was two minutes away by foot to a well-maintained public park, which had a football field and a covered basketball court," she added. Furthermore, the house was within walking distance to the shops and a morning market.

"It was a good deal as

the location was superior and the house was a rare find," said Wong.

According to EdgeProp.my's listings, as at Oct 2, the average asking price for intermediate terraced houses in Taman Megah was RM1.22 million based on seven listings.



RM3,000,000



Beachfront land, Kuala Penyu, Sabah

Type: Land Tenure: 99 years
Land size: 8 acres

Glenn Mak (REN 22639)

AVID ESTATES (E (3) 1524)
☎ +6012 868 3563



RM4,700,000



3 Kia Peng, KLCC, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 4,206 sq ft Bedroom: 3 Bathroom: 5

Ian Tang (REN 22803)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
☎ +6018 278 3154



RM660,000



Sri Ampang, Ampang, Selangor

Type: Condominium Tenure: Leasehold
Built-up: 1,267 sq ft Bedroom: 3 Bathroom: 2

Jimmy Ng (REN 02015)

REAPFIELD PROPERTIES (KL) SDN BHD (E (I) 0452/I)
☎ +6016 257 0886



RM456,888



Seri Hijauan, Shah Alam, Selangor

Type: Condominium Tenure: Freehold
Built-up: 1,100 sq ft Bedroom: 3 Bathroom: 2

John Oh (REN 07002)

IQI REALTY SDN BHD (E (I) 1584)
☎ +6012 298 6266



RM2,002,288

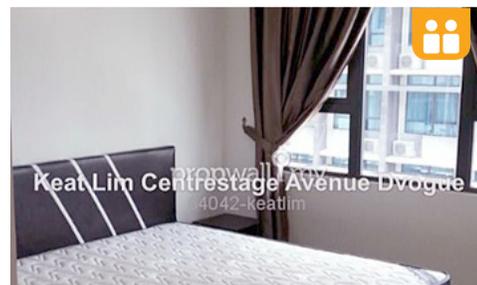


Aria Luxury Residence, KLCC, Kuala Lumpur

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 (I) 1197/I2)
☎ +6012 390 9498



RM310,000

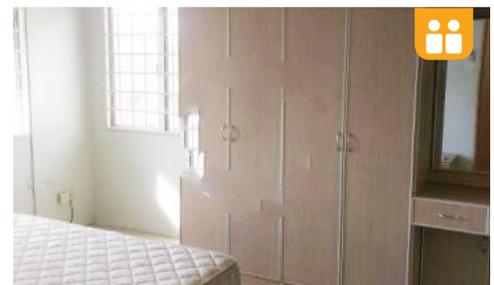


Centrestage Designer Suite, Petaling Jaya, Selangor

Type: Condominium Tenure: Leasehold
Built-up: 301 sq ft Bedroom: 1 Bathroom: 1

Keat Lim (REN 16681)

ONE WSM PROPERTY SDN BHD (E (I) 1823)
☎ +6013 299 8992



RM482,000



Double-storey Taman Putra Perdana Puchong Kinrara, Puchong South, Selangor

Type: Bungalow Tenure: Malay reserved land
Built-up: 1,786 sq ft Bedroom: 3 Bathroom: 3

Kelvin Tan Khai Yik (REN 31324)

ASPIRE PROPERTIES (E (3) 1632)
☎ +6016 403 2222



Find your dream home from more than 250,000 listings at www.EdgeProp.my



SPOTLIGHT



Commercial



Residential

Properties for sale and rent

Pro Agents, get your listings featured here! Email support@edgeprop.my or call 03-7733 9000



RM460,000

Vina Versatile Homes, Taman Seri Taming, Cheras, Kuala Lumpur

Type: Condominium Tenure: Freehold Built-up: 900 sq ft Bedroom: 3 Bathroom: 2

Kenny Lew (REN 25411)

FULL HOMES REALTY SDN BHD (E (1) 1501/8)

+6012 247 4805



RM575,000

Sutera Pines, Kajang, Selangor

Type: Condominium Tenure: Freehold Built-up: 1,118 sq ft Bedroom: 3 Bathroom: 2

Michelle Tang (REN 35926)

MIP PROPERTIES SDN BHD (E (1) 1866)

+6012 603 0866



RM550,000

Double-storey Taman Wangsa Melawati, Kuala Lumpur

Type: Terraced house Tenure: Leasehold Built-up: 1,080 sq ft Land size: 1,300 sq ft Bedroom: 4 Bathroom: 3

Mohamad Nazari Aziz (REN 22743)

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

+6016 287 0975



RM650,000

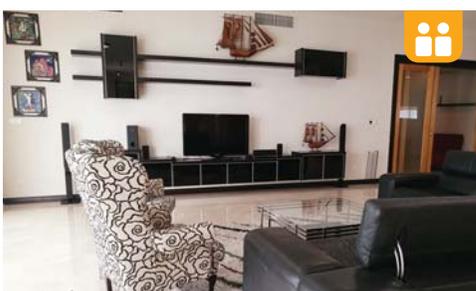
Shoplot Seksyen 15 Bandar Baru Bangi, Selangor

Type: Shoplot Tenure: Leasehold/Bumi lot Built-up: 1,800 sq ft Bathroom: 2

Mohd Faiz (REN 04003)

TRUE VEST PROPERTY CONSULTANTS SDN BHD

(VE (1) 0249) +6013 308 3063



RM3,250,000

Cendana KLCC, Kuala Lumpur

Type: Condominium Tenure: Freehold Built-up: 4,488 sq ft Bedroom: 4 Bathroom: 4

Ravin Binwani (REN 13799)

SQUARE FEET REAL ESTATE (E (3) 1547)

+6012 388 7100



RM2,600,000

Taman United, Jalan Klang Lama, Kuala Lumpur

Type: Bungalow Tenure: Freehold Built-up: 3,500 sq ft Land size: 6,500 sq ft Bedroom: 5 Bathroom: 3

Suzanne Shoo Kim Looi (E2069)

GRIFFIN PROPERTIES (E (3) 1792)

+6016 248 1679

SOLD FOR

RM570,000 (about RM599 psf)

Serviced apartment at D'Esplanade Residence, Taman Abad, Johor Bahru

Concluded by: **Usha A/P R Lachumanan** (REN 17124)

of Gather Properties Sdn Bhd (016-720 0135)

When: August 2019



Noteworthy

- Freehold
- 2 bedrooms and 2 bathrooms
- Built-up: 952 sq ft
- Fully furnished with fridge, sofa, cabinets, TV, mattresses, air-conditioners, water heaters

Sitting on top of KSL City Mall in Johor Bahru and surrounded by ample amenities, including eateries, supermarket and banks, D'Esplanade Residence is accessible via Tebrau Highway and Jalan Tun Abdul Razak. It is only 4km away from the Customs, Immigration and Quarantine (CIQ) complex

The project comprises 600 serviced apartments across two 33-storey towers. It is part of the KSL City mixed development that also consists of KSL Hotel & Resort and KSL City Mall.

According to Usha Lachumanan of Gather Properties Sdn Bhd who concluded the deal, the previous owners were Singaporean investors who were renting it out as a short-term accommodation.

The buyer is also an investor who was attracted by the high ratings the unit received on accommodation booking sites. The buyer also liked the unit's views of the ocean and of Singapore besides its location and amenities, she told EdgeProp.my, adding that the buyer paid cash for it.

The average asking price for a unit at D'Esplanade Residence was about RM638,385 or RM738 psf, according to 13 sale listings as at Sept 30 on EdgeProp.my.

Based on 19 rental listings on the property portal, the average asking monthly rent was RM2,626 or RM2.32 psf, which translates to an indicative rental yield of 4.39%.

There were 10 transactions at D'Esplanade Residence in 2018 sold for between RM578 to RM698 psf.



RM1,488,888

Metropolitan Square, Petaling Jaya, Selangor

Type: Office Tenure: Leasehold Built-up: 1,028 sq ft Land size: 1,028 sq ft Bathroom: 1

Segar Xavier Kuppusamy (REN 04972)

SQUARE FEET REAL ESTATE (E (3) 1547)

+6014 338 3381



RM400,000

Vina Versatile Homes Condo, Cheras South, Selangor

Type: Condominium Tenure: Freehold Built-up: 900 sq ft Bedroom: 3 Bathroom: 2

Terence Tih (REN 01644)

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

+6017 668 2669



RM595,000

Bandar Dato Onn - Perjiranan 15, Johor Bahru, Johor

Type: Terraced house Tenure: Freehold Built-up: 1,540 sq ft Land size: 2,000 sq ft Bedroom: 4 Bathroom: 4

Usha Sha (REN 17124)

GATHER PROPERTIES SDN BHD (E (1) 1536/5)

+6016 720 0135



RM5,000/mth

Eco Somerset Eco Sanctuary, Kota Kemuning, Selangor

Type: Shop office Tenure: Freehold 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)

+6016 353 0201



RM330,000

Ritze Perdana 2, Damansara Perdana, Selangor

Type: Condominium Tenure: Leasehold Built-up: 424 sq ft Bathroom: 1

Yat Min (REN 31294)

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

+6018 661 3088



RM250,000

Ritze Perdana 1 Damansara Perdana, Damansara Perdana, Selangor

Type: Condominium Tenure: Leasehold Built-up: 382 sq ft Bathroom: 1

Yat Min (REN 31294)

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

+6018 661 3088



Go to www.EdgeProp.my or scan QR code to download the latest issues for FREE!

Get your property fix from the latest issue of the weekly pullout!

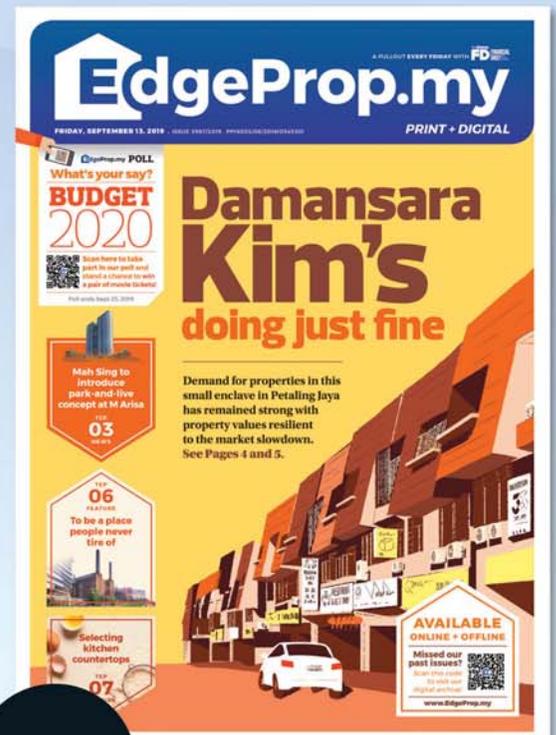
Oct 4, 2019



Sept 27, 2019



Sept 20, 2019



Sept 13, 2019

STAY UP-TO-DATE with all things property

EdgeProp.my

Where do I get a copy?

CONTACT US

Editorial editor@edgeprop.my
 Advertising & Marketing marketing@edgeprop.my
 Negotiator & Customer Advisory Service support@edgeprop.my

Download for FREE at www.EdgeProp.my
 Every Friday at MORE THAN 200 offices, shopping complexes, condos, medical centres and F&B outlets in the Klang Valley.
 Also distributed with *The Edge Financial Daily*.



The Malaysian Construction Industry
Excellence Awards 2019
excellence has no limitations



Honouring the best IN MALAYSIA'S CONSTRUCTION INDUSTRY



A SPECIAL REPORT BY



OCTOBER 11, 2019

From left: Dato' Hashimah Hashim, YBng Dato' Sri Ir. Dr. Judin, and Dennis Tan.

BY **SHAWN NG**

It is difficult to imagine how challenging it could be for building contractors in the country when they have to deal with payment delays or even non payments as well as other construction related disputes before the introduction of the Construction Industry Payment and Adjudication Act 2012 (CIPAA) and the Specialist Construction Court which came into force in 2014.

Thanks to the legislation and the establishment of the court, construction players today are able to avoid these protracted and costly legal battles as they can resolve disputes via a comprehensive and efficient judicial system while being protected by the Act.

But many may not know that these changes were the result of the tireless effort taken by those who saw the need to constantly push for systemic progress in the construction industry, one of whom is former chief executive of the Construction Industry Development Board Malaysia (CIDB) Dato' Sri Ir Dr Judin Abdul Karim.

The 64-year-old veteran took the helm of CIDB in August 2011 after leaving his position as director-general of the Public Works Department of Malaysia where he had spent about 33 years of his career.

He then stepped down as chief executive of CIDB in December 2015 and assumed the position of chairman at CIDB Holdings Sdn Bhd, a wholly-owned subsidiary of CIDB which serves as a platform for the latter to raise the quality of construction workforce training, skill assessment and programme enablers.

"During my term as the chief executive of CIDB, we were in the final stages to get the CIPAA approved and we managed to get it approved.

"This is a very fragmented and difficult industry where there are many issues about payment and litigation that inhibit its growth and result in projects being sick, delayed or abandoned," he says.

But CIDB soon realised that the Act too has its limitation as it only resolves issues with regards to payments during construction and does not include payments after completions, he explains.

"So we at CIDB met up with members of the judiciary, including the chief justice then and impressed on them that Malaysia needs to have a specialist court that focuses on the construction industry. The court was successfully set up later and created a huge impact on the industry. We were the second country in the world to have such a construction court, with the UK being the first," he elaborates.

'Nothing can be achieved alone'

In acknowledgement of his contribution to the construction industry over the years, Judin has been accorded the Prominent Player Award, a premier award at the Malaysian Construction Industry Excellence Awards (MCIEA) 2019.

Introduced by CIDB in 2000, the MCIEA is a prestigious event to recognise industry players – both individuals and organisations for their contribution and outstanding performance in the industry. It also serves as a platform for healthy competition among industry players in the industry's quest for excellence by showcasing best practices in project implementation.

"Receiving the award is a humbling honour. I didn't expect it but I'm very grateful and thankful," he says, adding that the award is attributed to the teams that he had worked with and his family who has been lending him their utmost support all this time.

"Nothing can be achieved alone, you need people around you to support and help you, so that you can achieve [your goals]. Actually, whatever that I have achieved is not because of me – it is also due to the contribution of the people around me. Maybe they are not seen but they are equally great in their contribution and maybe more than mine. And maybe I was just lucky to be older and in the leadership role," he adds.

Judin, who currently serves as the executive vice-president of infrastructure and concession of Malaysian Resources Corp Bhd (MRCB) also aspires to push for the industry's adoption of the modular building system, which can drive the industry towards a more sustainable future.

MRCB he says, has introduced the MRCB Building System (MBS) earlier this year with the aim of shaping

Pushing for change towards a sustainable construction industry

"You need people around you to support and help you, so that you can achieve [your goals]." – Judin



CIDB



MCIEA 2019
PROMINENT PLAYER

Dato' Sri Ir. Dr. Judin Abdul Karim

Former chief executive of the Construction Industry Development Board Malaysia (CIDB)

a more sustainable future for the industry. The modular construction technology prefabricates building modules and assembles the finished modules in a factory before delivering them to the project site for installation.

"Through this system, up to 95% of the building works can be done in a factory, where better quality assurance and quality control can be achieved through the controlled environment. This is also expected to create job opportunities for locals and thus reduce the industry's dependency on foreign labour," he said.

Furthermore, the modular building system sector offers a huge potential for Malaysia to become an exporter of building modules that are produced locally to other countries, such as Singapore, Australia, Hong Kong and the UK to cater to the housing demand around the globe.

"The construction industry itself is a little bit behind in the adoption of new technology due to many reasons. But if we look at the bigger picture, this is now a global industry and competition is real. So if you continue to stay where you are, then you will become a dinosaur soon.

"If we can get the entire industry to do this, we can become a cluster of greatness and together, we can succeed as a whole. We really need to bite the bullet and move forward to build a sustainable future for the industry," he concludes.

Inspiring more women to be leaders



MCIEA 2019
CONSTRUCTION LEADING LADY

Dato' Hashimah Hashim

Executive Director of KLCC Projeks Sdn Bhd

BY **TAN AI LENG**

In a male-dominated industry, KLCC Projeks Sdn Bhd executive director Dato' Hashimah Hashim finds herself playing a key role in inspiring more women to be future leaders.

According to her, KLCC Projeks currently has about 35% female executives and an equal percentage are in the managerial capacity.

"This is quite a large percentage

when you compare against the 15% global average of women in the construction industry.

"I find that having a significant women presence in the organisation offers diversity in terms of ideas, problem solving, approaches and methodologies which by the end of the day, provides better results and productivity," she tells EdgeProp.my.

Hashimah who was bestowed the title of Construction Leading Lady at

A passion for clean water

BY TAN AI LENG

OCNED Water Technology Sdn Bhd is one of the few waste water treatment solutions providers in Malaysia and its managing director Dennis Tan loves his job simply because he and his company can contribute to human kind, the community and to planet Earth.

"We borrow the water from the earth, we clean the waste water and return it to nature for the future usage. If no one appreciates the water resources we have and do not care about waste water treatment, we won't have the clean water that we consume everyday," he tells EdgeProp.my.

With close to 35 years of experience in waste water treatment, the 60-year-old founder of OCNED Water Technology was named CEO of the Year at the Malaysian Construction Industry Excellence Awards (MCIEA) 2019 organised by the Construction Industry Development Board Malaysia (CIDB).

"We borrow the water from the earth, we clean the waste water and return it to where it comes from." – Tan

Tan established OCNED in 1993 and its current office in Shah Alam, Selangor has a staff size of around 50 people.

Besides taking on waste water treatment plant and sewerage plant design-and-build contracts from the private and public sectors locally, OCNED also has exposure in Cambodia and Laos, and will soon expand its footprint to Myanmar and India.

Tan says he felt a sense of joy and gratefulness when he received the news that the company has won an award from CIDB at the MCIEA as he considers it a recognition of the infrastructure company's work which is mainly carried out behind the scenes to ensure the functionality of a housing or real estate development.

"No matter what building is, a toilet is an essential element in the design and the development will need a system to treat its domestic waste water.

"Waste water treatment is also important for industrial plants, as manufacturers or factories should not just discharge the polluted water directly into



rivers without treating it," stresses Tan who hails from Melaka.

A few decades back, Tan recalls, property developers would not consider spending extra on good waste water treatment systems and solutions as building an oxidation pond is cheaper.

However, as land becomes scarce and considering the effects of the pollution caused by oxidation ponds on the living environment, having a proper waste water treatment solution and mechanism has become an essential part of any property development.

Tan notes that in most developed countries, buildings are equipped with dual piping systems that separate potable water from reclaimed water for toilet flushing and tower cooling.

In Malaysia, the adoption of dual piping systems is still at the beginning stage. Currently, the Exchange 106 at Tun Razak Exchange, Kuala Lumpur, has engaged OCNED to provide this system.

OCNED is also working closely with its partner companies in Japan and Denmark to continue learning and upgrading itself with state-of-the-art technology in waste water treatment.

Different types of waste water require different solutions. For instance, domestic or household waste water could be treated by using microorganisms, while industrial waste water needs water treatment chemicals to disinfect, sanitise and purify the water, offers Tan.

As the country moves towards becoming a developed nation, urbanisation and industrial development will affect our living environment leading to the demand for more sophisticated waste water treatment solutions.

Besides the use of proper waste water treatment systems to conserve our environment, Tan also sees an urgent need for every stakeholder to work together to reduce water wastage.



PICTURES BY LOW YEN YEING | EdgeProp.my



the Malaysian Construction Industry Excellence Awards (MCIEA) 2019 organised by the Construction Industry Development Board Malaysia (CIDB), began her career as an engineer in a consulting office in London.

Being in a male dominated field, she has had to strive against prejudices towards Asians and to women. "Although Englishmen are very polite, I was battling the unconscious bias of gender and being an Asian. Thus, I had to work really hard to be on top of the projects better than anyone else to gain the trust of my colleagues, my superiors and my clients," she says.

She had to face constant challenges at work but "that's what we are paid for", says Hashimah, adding that one must be confident and trust one's instincts to embrace challenges.

As an engineer, being technically competent is a given, but there should also be a focus on professional relationship management to deal with the various stakeholders

in a male-dominated industry, she offers.

She thanked CIDB for the MCIEA award, which she considers a testimony of her commitment, dedication and hard work that she had put in all these years. Hashimah hopes that the award will set a new benchmark for her female colleagues and the company as a whole.

"Having a significant women presence in the organisation offers diversity in terms of ideas, problem solving, approaches and methodologies" – Hashimah

"I would like to thank my superior, my peers, and colleagues in the Petronas and KLCC fraternity for their continuous support and belief in me," she says.

In helping women to excel in their careers, Hashimah notes that the company has provided several platforms through hands-on projects, strategic workshops, knowledge

sharing forums and conferences, focus group engagements, mentoring sessions as well as sending senior managers to leadership programmes.

"Petronas and the KLCC Group of Companies embrace a set of cultural beliefs and this is supported by our shared values of being innovative, cohesive, loyal, embracing integrity and professionalism. These are the characteristics that shape a successful female leader," she adds.

Despite her busy work schedule, Hashimah has never felt tired of her work as she enjoys the satisfaction of seeing the successful completion of a project from its very beginning and after having gone through challenges and sleepless nights during the design and construction stages.

"All the hard work pays off when my team and I finally see the building standing tall, and seeing my project teams beaming with pride, is a rewarding and motivating experience for me," says Hashimah.



The Malaysian Construction Industry
Excellence Awards 2019
excellence has no limitations



The recipients

Premier Awards

Prominent Player	Dato' Sri Ir. Dr. Judin Abdul Karim <i>Executive Vice President Special Projects</i> Malaysian Resources Corporation Berhad (MRCB)
Construction Leading Lady	Dato' Hashimah binti Hashim <i>Executive Director</i> KLCC Projek Sdn Bhd
CEO of the Year	Mr. Dennis Tan Soo Huang <i>Managing Director</i> OCNED Water Technology Sdn Bhd
Contractor of the Year	Sunway Construction Sdn Bhd

The Best Project Awards (Major Category)

Major Category – Infrastructure	Projek Mass Rapid Transit Lembah Kelang: Jajaran Sungai Buloh–Kajang, Package DPT1: Construction and Completion of Sungai Buloh Maintenance Depot, Administration Building, External Works and other Associated Works Client: Mass Rapid Transit Corporation Sdn Bhd Contractor: Trans Resources Corporation Sdn Bhd Architect: Perunding Alam Bina Sdn Bhd C&S: MMC Gamuda KVMRT (PDP SSP) Sdn Bhd M&E: Aecom Perunding Sdn Bhd QS: KPK Quantity Surveyors (Semenanjung)
Major Category – Building	Equatorial Hotel Plaza di Lot 1217, Seksyen 57, Jalan Sultan Ismail, Kuala Lumpur Client: Hotel Equatorial (M) Sdn Bhd & Fenghuang Development Sdn Bhd Contractor: IJM Construction Sdn Bhd Architect: GDP Architects Sdn Bhd C&S: WEB Structures (M) Sdn Bhd M&E: NDY (M) Sdn Bhd QS: Jurukur Bahan FPS Sdn Bhd Landscape: BEP Landscape Sdn Bhd

The Best Project – International Achievement Award, SME Category

International Achievement Award –SME Category – (1 Special Mention)	Kim Hin Ceramic (Seremban) Sdn Bhd
International Achievement Award –SME Category – (1 Special Mention)	Probase Manufacturing Sdn Bhd

The Best Project – Medium Category

Medium Project – Infrastructure Category	Mechanical Work Package 2 for Fast Track 3A Client: TNB Manjung ACE Sdn Bhd Contractor: Technofit Sdn Bhd
Medium Project – Building Category	State Regional Library Client: Perpustakaan Negeri Sabah Contractor: Anjur Jasa Sdn Bhd Architect: Innotech Design Architect Sdn Bhd C&S: Jurutera Perunding Kinakota Sdn Bhd M&E: Sistem Konsult Sdn Bhd QS: Perunding KK Bina Sdn Bhd

The Best Project – Small Category

Small Project – Infrastructure Category	Sewage Treatment Plant With A Capacity of 19,950 PE, Johor Bahru Client: Casa Andaman Sdn Bhd Contractor: Alam Sekitar Eco–Technology Sdn Bhd Architect: Zone Architect Sdn Bhd C&S: Perunding MOBD Sdn Bhd M&E: Perunding OS Sdn Bhd QS: LOH QS Consult
Small Project – Building Category	Small & Medium Enterprise (SME) and Handicraft Centre Mersing, Johor Client: East Coast Economic Region Development Council Contractor: Pembinaan Saji Jaya Sdn Bhd PMC: KLCC Projek Sdn Bhd Architect: Pakatan Akitek Sdn Bhd C&S: Perunding Ikatan Sdn Bhd M&E: Jurutera Perunding JBI (M&E) Sdn Bhd QS: Adam QS Consultancy Sdn Bhd Landscape: Landarc Associates Sdn Bhd

The Best Contractor Awards (Grade G4–G6)

Grade G6	Yuan Seng Building Trading Sdn Bhd
Grade G5	Mamidor Reka Bina Sdn Bhd
Grade G4	MMA Tech Engineering Sdn Bhd

The Best Contractor Awards (Grade G1–G3)

Grade G1	Rosden Enterprise
Grade G2	Azman Mahmud Enterprise Sdn Bhd
Grade G3	IM Engineering