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PROPERTY  
CHAT

Inter-floor  
leakage – the  
provisions  
that matter

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FIRESIDE CHAT on

**Strata  
Management  
Act 2013  
review: When?**



**DO YOU**  **SHAH ALAM?**



Klang Valley folk are of course familiar with this city. But how is the property market doing in the metropolis? What are the attractions? **See Pages 4 and 5.**

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(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**

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**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 SivanFor New Launches/Events/  
Press Releases/News Tipsemail: [editor@edgeprop.my](mailto: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](mailto:marketing@edgeprop.my)**BUSINESS DEVELOPMENT****Manager**

Nimalen Parimalam (014) 324 3193

**AGENCY SALES****Sales Manager**

Stanny Tan (012) 538 1687

**CUSTOMER SUPPORT****Senior Manager**

Elizabeth Lay (019) 321 3221

**Associate**

Omar Nawawi (017) 368 6061

Nazrin Hakim

For enquiries and listings

email: [support@edgeprop.my](mailto:support@edgeprop.my)

Tel: (03) 7733 9000

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**PEPS: Establish a national housing corporation on affordable housing**

The Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector Malaysia (PEPS) has recommended that the government establish a national housing corporation on affordable housing.

The corporation's job would be to plan, coordinate and implement a blueprint and proposal on affordable housing throughout the country.

PEPS past president James Wong said this is to reduce the cost of land and the construction bill in order to resolve the housing affordability issue, echoing Bank Negara Malaysia's recent statement that houses in Malaysia are considered "seriously unaffordable" by international standards.

**Merdeka 118 Tower construction progress over 42%**

Permodalan Nasional Bhd's (PNB) iconic Merdeka 118 Tower is currently more than 42% complete and standing at 84 floors, since the construction works commenced in 2016, said group chairman Tan Sri Dr Zeti Akhtar Aziz.

She noted that PNB's landmark development is slated for completion by 2021. The tower at a height of 835m will be a new landmark on the Kuala Lumpur skyline.

Zeti also said the tower is targeting the triple platinum rating with Leadership in Energy and

**Zuraida: HOC will not integrate with MM2H**

The government has no plans to integrate the Malaysia My Second Home (MM2H) programme with the Home Ownership Campaign (HOC) as the two schemes have different objectives, said the Housing and Local Government (KPKT) Minister Zuraida Kamaruddin.

"Both programmes have different objectives and target segments, one is targeting Malaysians with the objective of encouraging homeownership, while the other is aimed at attracting foreign investors," Zuraida stressed during the Parliament session on Oct 30.

Meanwhile, she noted that Malaysia will be seen as a deserted



land if the issue of unsold surplus houses and properties now estimated to reach almost RM100 billion is not promptly addressed. To resolve this problem, besides

lowering the price threshold for foreign purchasers, KPKT is also looking at extending the HOC to 2020, as an effort to reduce the overhang properties.



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**Mohd Khairudin Abdul Halim leads JPPH, BOVAEP**

Mohd Khairudin Abdul Halim has been appointed the director general of valuation and property services of the Department of Valuation and Property Services (JPPH) and the president of the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP).

In a press statement, BOVAEP announced that Mohd Khairudin will succeed Ahmad Zailan Azizuddin, who retired from office on Oct 4 this year.

Mohd Khairudin was previously the deputy director-general (strategic policy) of JPPH. Currently, he is also the deputy president of

the Royal Institution of Surveyors Malaysia (RISM).

**IDEAS: Developers can rent out unsold homes**

The Institute for Democracy and Economic Affairs (IDEAS) has suggested that developers rent out unsold homes since there is a property overhang situation.

IDEAS economist Carmelo Ferlito noted that developers could hold on to unsold properties and wait for the market to pick up again by offering rent-to-own schemes.

He said "prices are unlikely to drop to the point they fall into the so-called affordable category of RM300,000".

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**LAUNCHES + EVENTS****EdgeProp.my Fireside Chat on Strata Management Act 2013 review: When?**

**Date:** Nov 14 (Thurs)  
**Time:** 10am to 12pm  
**Venue:** Wisma Rehda, No. 2, Jalan SS 5D/6, SS 5, Petaling Jaya, Selangor  
**Contact:** (03) 7721 8000 (ext 2015)

Fast growing strata-titled property development in Malaysia warrants an urgent need for an amendment to the Strata Management Act 2013. Key industry players including developers and building and facility management experts will be sharing their views in dealing with arising issues and challenges. Pre-registration is required. Walk-in registration is not applicable.

**TO REGISTER:**

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**Exclusive Preview of Bywater Homes**

**Date:** Nov 2 (Sat)  
**Time:** From 10am  
**Venue:** Setia Alam Welcome Centre, No. 2, Jalan Setia Indah AD U13/AD, Seksyen U13, 40170 Setia Alam, Selangor  
**Contact:** (03) 3343 2255  
Check out the exclusive preview of Auritum Bywater Homes by S P Setia Bhd. These 22' x 70' double-storey terraced homes represent the best of nature and modern living. Visit Setia Alam Welcome Centre to find out more.

**No Tricks, Only Treats**

**Date:** Nov 2 & 3 (Sat & Sun)  
**Time:** 10am to 6pm  
**Venue:** Sales Gallery @ You Vista, VG-01 & VG-02, Jalan Persiaran You City, Taman Suntex, 43200 Cheras, Selangor  
**Contact:** (018) 311 6000  
A Halloween event hosted by OSK Property — there will be prizes worth RM10,000 up for grabs.

**Health Carnival 2019**

**Date:** Nov 2 & 3 (Sat & Sun)  
**Time:** 10am to 5pm  
**Venue:** d'Tempat Country Club, PT 12653, Jalan Pusat Dagangan Sendayan 1, 71950 Bandar Sri Sendayan, Negeri Sembilan  
**Contact:** (1800) 88 2688  
Join the Health Carnival 2019 jointly organised by Matrix Concepts and Alpro Pharmacy to embark on your journey to good health. Visitors can experience a Giant Inflatable Mega Heart, be a blood donor and attend health talks.

**Avens show unit preview**

**Date:** Ends on Nov 3 (Sun)  
**Time:** 10am to 5pm  
**Venue:** IOI Galleria @ 16 Sierra, Persiaran Sierra Utama, Puchong, 47110 Bandar 16 Sierra, Selangor  
**Contact:** (03) 8944 9999  
The final phase of the 2-storey terraced homes Avens @ 16 Sierra, Puchong

South by IOI Properties is now open for viewing.

**Nilai Impian Diva Colour Run**

**Date:** Nov 3 (Sun)  
**Time:** 7am to 9.30am  
**Venue:** Nilai Impian Sales Gallery, No. 1, Persiaran, Jalan Nilai Impian 3, Nilai Impian, 71800 Nilai, Negeri Sembilan  
**Contact:** (06) 794 8383  
Join the Diva Color Run by Sime Darby Property and stand to win lucky draw prizes including a TV, smartphone and hampers. Participants will also receive a finisher medal and event t-shirt. Registration is still open via walk-in on Nov 2 (Sat) at Nilai Impian Sales Gallery.

**Tropicana Cheras Open House**

**Date:** Nov 3 (Sun)  
**Time:** 11am to 5pm  
**Venue:** Tropicana Cheras Property Gallery, No. 1, Jalan Tropicana Cheras 1, Taman Tropicana Cheras, 43000 Kajang, Selangor  
**Contact:** (03) 7713 8888  
Take a look inside the 3-storey link villas of Tropicana Cheras. Drop by the show unit for some light refreshments and have a tour around the house.





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## COVER STORY

BY TAN AI LENG

From oil palm and rubber plantations into a modern industrial city, Shah Alam today is also a top choice for young families and professionals to live especially those who work in the Western corridors of the Klang Valley.

Since it became the capital city of the state of Selangor in 1963, its boundaries have expanded from 41.69 sq km to 290.3 sq km consisting of 56 Sections. Situated between Petaling Jaya and Klang, the city recorded 3,963 property transactions in 2018, more than its neighbours — Puchong (2,576), Klang (3,381) and Subang/USJ (1,467).

Its growing population has fuelled housing demand and the city which celebrated its 19th year as a city on October 10 this year is now home to over 650,000 people. According to Shah Alam City Council, Shah Alam's population has grown by 38.5% after it gained city status in 2000.

Unlike Kuala Lumpur and Petaling Jaya cities which have grown organically, Shah Alam is a structured master-planned city. Different Sections have been developed thematically such as sports, education, government administration centre and industrial developments, says Nawawi Tie Leung managing director Eddy Wong.

"Housing developments are generally low density in a pleasant green environment with recreational parks like the Shah Alam National Botanical Gardens, the Setia Alam Central Park and several golf courses. It offers an environment that promotes work-life balance," Wong tells EdgeProp.my.

Hence, he notes that healthy living has become a catchphrase commonly used by property developers when positioning their developments in Shah Alam.

PA International head of research and project marketing consultant Evelyn Khoo finds that the city has evolved in recent years in line with rising demand from its citizens especially for retail and leisure.

"Shah Alam was once perceived as a Malay area due to large tracts of Malay reserve land here but it has become more multi-racial over the years. Coupled with new housing projects that target young homebuyers, commercial activities have grown and Shah Alam is becoming more vibrant and diverse," she says.



Wong: The abundance of recreational parks in Shah Alam offers an environment that promotes work-life balance.

Setia City Mall, Central i-City shopping mall, Space U8 Mall and the upcoming Sunsoria Forum@7th Avenue offer plenty of entertainment, F&B and retail offerings.

They have become the go-to places for residents in Shah Alam especially during the weekends. The malls even attract people from Klang and Subang Jaya, adds Khoo.

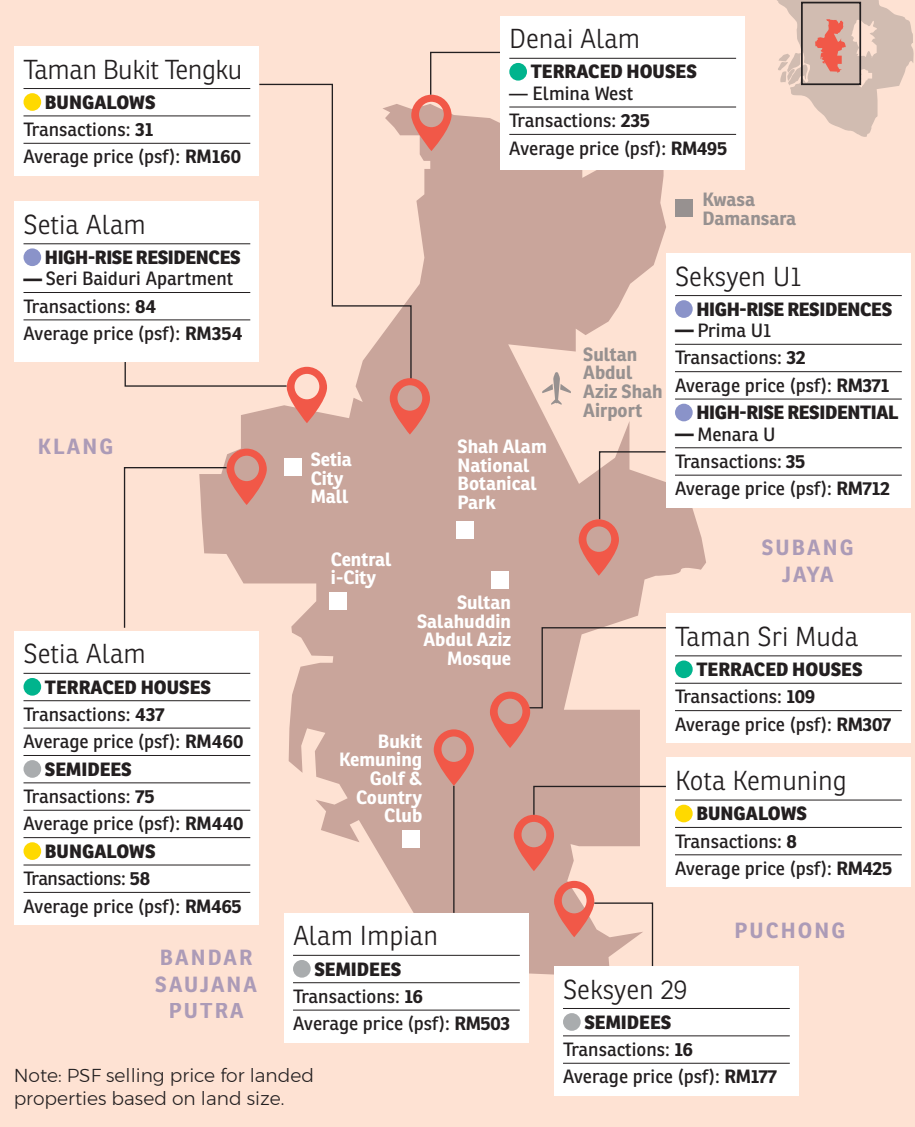
Families with children will also appreciate the many schools and educational institutions located in Shah Alam including the Tenby International School in Setia Alam, the Chinese Taipei School Kuala Lumpur in Bukit Rimau, Maz International School in Seksyen 7, R.E.A.L International School, Sekolah Seri Cahaya in Seksyen U9, Management & Science University in Seksyen 13 and KDU University College in Utopolis Glenmarie.



The capital city of Selangor is now home to over 650,000 people.

# Shah Alam has more to offer

## Areas/projects with highest volumes in 2018



EVELYN KHOO



Khoo: Commercial activities have grown and Shah Alam is becoming more vibrant and diverse.

"Young families or wage earners who choose to live here are no longer eyeing affordable or cheaper alternatives. More and more homebuyers are searching for premium residential properties with lifestyle offerings in Shah Alam," says Reapfield Properties (KL) Sdn Bhd real estate negotiator Hayati Husin.

Besides, she adds, there has been more enquiries for en-bloc purchase of office buildings for own-use or investment reflecting Shah Alam's attractiveness to investors.

### Prices continue to climb

The average transaction prices of residential properties in Shah Alam seem to have peaked over the years 2015/16. Nevertheless, property prices here have significantly increased from 2012 prices.

EdgeProp.my data shows that the average transaction price of a terraced house in Shah Alam was at RM329 psf in 2012 (by land area size), peaking at RM418 psf in 2016 before declining to RM389 psf in 1H2019. Despite the recent price dip, the current value of terraced houses has risen 18% overall compared with 2012.

Meanwhile, the average transacted prices of semidees and bungalows were at RM403 psf and RM361 psf respectively in 1H2019, an increase of 8% and 7%, from RM373 psf and RM337 psf in 2012.

As for high-rise residences, the aver-

SOURCE: NAPIC AND EDGEPROP





Central i-City is a new to-go place for Shah Alam folks and residents in the western corridor of the Klang Valley.



Setia Alam has become a popular location for young families and upgraders.



age transaction price has jumped 75.5% to RM441.50 psf in 1H2019 from RM251.50 psf in 2012.

In terms of sales volume, terraced houses and high-rise residences were the most transacted properties, followed by semidees and bungalows.

Of the 3,963 transactions recorded in 2018, close to 45% or 1,769 cases were terraced houses, 215 were semidees and 145 were bungalows while over 18% or 726 transactions were high-rise homes.

Khoo from PA International points out that Shah Alam has more affordable properties compared with mature residential areas like Subang Jaya and Petaling Jaya.

Citing transactions made in 1H2019, Khoo reveals that one 2-storey terraced house with a land area of 1,647 sq ft in Ara Damansara was sold for RM1.3 million (or RM789 psf), while a 2-storey terraced house in Bukit Jelutong (land area of 1,916 sq ft) changed hands for RM890,000 or RM465 psf.

### Highest transacted price in 1H2019

i-Residence in i-City, Suria Jelutong in Bukit Jelutong and the Vista Alam serviced apartment in Seksyen 14, Shah Alam, were the top three high-rise residential property transactions in 1H2019.

According to EdgeProp.my data, among the 28 concluded residential deals recorded in 1H2019, i-Residence saw two units sold at an average price of RM592 psf (unit price

HAYATI HUSIN



Hayati: More and more homebuyers are searching for premium residential properties with lifestyle offerings in Shah Alam.

RM274,000); while Suria Jelutong and Vista Alam had one transaction each, priced at RM531 psf (unit price of RM480,000) and RM516 psf (unit price of RM400,000) respectively.

Meanwhile, terraced houses in TemasyaGlenmarie saw two units sold at an average price of RM691 psf based on land area size or RM1.7 million in 1H2019, the highest price recorded for terraced houses in Shah Alam in 1H2019.

A terraced house in Subang 2, Seksyen U5 came in second, changing hands at RM561 psf or RM670,000; while Cahaya Alam in Seksyen U12 was next with two terraced houses transacted at an average RM512 psf or RM843,000.

The most expensive semidee which was sold in 1H2019 was in Alam Impian, with three semidees sold at an average RM481 psf or RM1.53 million.

Kemuning Greenhills had two concluded deals with an average price of RM469 psf (or RM1.05 million), while Setia Alam had

three semidees sold at an average of RM464 psf (or RM1.66 million).

As for bungalows, the highest transacted average psf selling price in 1H2019 was a bungalow with a land area of 1,798 sq ft and built-up of 2,228 sq ft in Setia Alam sold for RM522 psf or RM938,000. The next highest average transacted price for bungalows was recorded over in Kota Kemuning where two bungalows were sold at an average price of RM465 psf or RM2.1 million.

In terms of preferred locations or projects, the 2018 transaction data showed that Setia Alam topped the list, recording the most transactions in 2018.

Other popular areas include Seksyen 13, Seksyen U1, Elmina West at Denai Alam, Taman Sri Muda and Kota Kemuning.

### Outlook

Located about 30km away from Kuala Lumpur city centre and about 20km from Port Klang, Wong says, Shah Alam's strategic location gives its industrial sector an

advantage and as long as industries here thrive, they will have a spillover effect on housing, retail and services, education and leisure and entertainment.

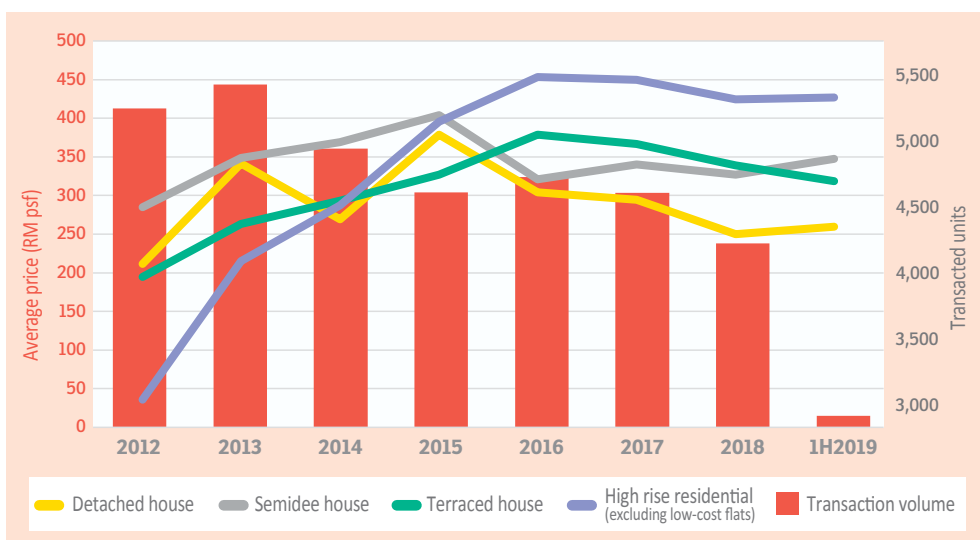
Besides its housing affordability, availability of jobs and its student population also contribute to strong rental demand in Shah Alam, hence, attracting investors who are looking for rental returns.

Khoo reckons that established townships or master-planned gated-and-guarded communities, such as Setia Alam, Kota Kemuning, Glenmarie, Section 13 and Seksyen U1, U2, U5 and U8, will attract homebuyers.

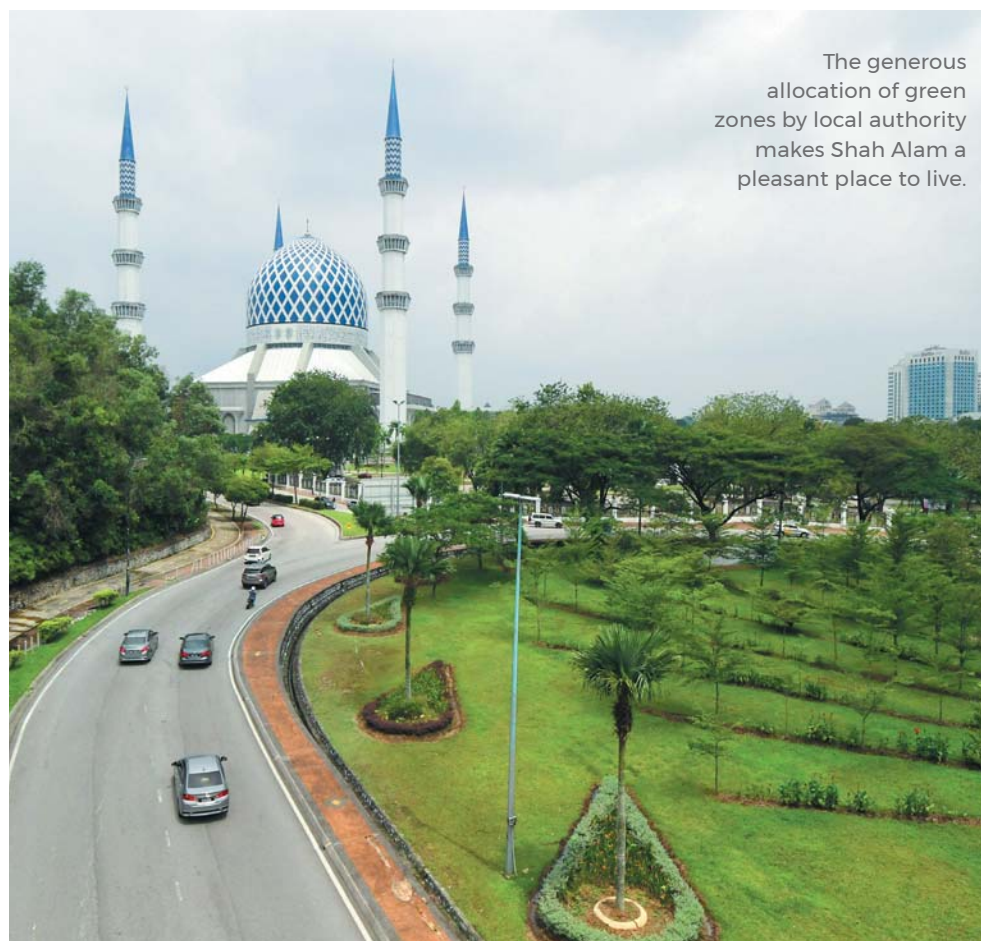
Another growth catalyst for the city is the Bandar Utama-Klang Light Rapid Transit 3 (LRT 3) line which is slated to be completed in February 2024.

The 37.6km LRT 3 line which connects Bandar Utama to Johan Setia in Klang, will improve the working population's mobility to major hubs in Petaling Jaya and Kuala Lumpur, says Khoo.

## Shah Alam residential property price trend (2012-1H2019)



SOURCE: NAPIC AND EDGEPROP



The generous allocation of green zones by local authority makes Shah Alam a pleasant place to live.



## PROPERTY CHAT



# Inter-floor leakage – the provisions that matter

If you have an inter-floor leakage issue in your unit, you can rest assured that you are not alone because it is one of the biggest problems faced by high-rise building dwellers.

Whilst the leakage may appear only in a particular parcel, the source of the leakage may lie in the parcel above or elsewhere. The cooperation of more than one party is therefore required; without which one cannot even begin to identify the problem, let alone solve it.

One must first identify the source of the leakage and secondly, the person or body responsible for repair or rectification. The question is, who is supposed to identify the source of the leakage? How do you know who is responsible before the cause of the problem is ascertained? A bit of a chicken-and-egg situation thus arises.

## Who is responsible?

Under Section 142 of the Strata Management Act 2013 (SMA), if the leakage is on the ceiling, then such leakage is presumed to be from the parcel above unless it is proven otherwise. So, if you have a leak from your ceiling, go to your upstairs neighbour and tell him/her that he/she is responsible and must therefore find the source of the leakage and do the repair. What if he/she disclaims responsibility? Could you just quote Section 142 of the SMA?

Not really, for the law does not place the entire responsibility squarely on the upstairs parcel owner.

In dealing with inter-floor leakage, one must not just look at Section 142 of the SMA but also Part XV of the Strata Management (Maintenance & Management) Regulations 2015 (SMR), which tells you what to do if you

BY DATUK CHANG  
KIM LOONG



discover dampness, moisture, water penetration, dripping or “rainfall” from your ceiling.

Go to the developer if still covered by the defects liability provisions. If the leakage is still covered by the provisions of the sale and purchase agreement (SPA), follow the provisions therein. The housing developers are required to rectify the leakage, as provided in the statutory SPA.

## JMB/MC/management’s responsibility – regulation 56

If the leakage is not covered by the SPA, then notice may be served by the owner of the affected parcel on the developer or the Joint Management Body (JMB) or the Management Corporation (MC) or the Subsidiary Management Corporation (Sub-MC), whichever applicable.

This is provided for in regulation 56(1) of the SMR. What regulation 56 essentially means is that you serve notice on the body responsible for the maintenance and management of the common property, which for convenience I shall refer to as “the management”. So, the party first in the line of responsibility is not your upstairs neighbour but the management.

Once notice is received, the management must, within seven days, carry out an inspection to determine the cause of the leakage and the party responsible for rectification (regulation 57). Thereafter, the management must issue a “Certificate of Inspection” stating the cause of the inter-floor leakage as well as the party responsible for rectification

(regulation 59). A standard form certificate for this purpose can be found in Form 28 under the Second Schedule of the SMR.

So, what is the purpose of Section 142 of the SMA? It merely creates a presumption that the defect lies in the parcel above. In practical terms, this does nothing towards resolving any inter-floor leakage issues other than perhaps as a starting point for inspection. After all, one cannot possibly rectify a defect which causes the leakage until and unless the actual defect is identified. The legal implication of Section 142, however, is perhaps best left to those much more qualified but I do wonder if this statutory presumption alone can be a valid ground for holding the upstairs parcel owner responsible and if so, under what circumstances in light of the provisions of the SMR.

## Determining factors

Under regulation 58 of the SMR, the management must take into account not just the aforesaid presumption but also the following matters which to my mind are far more relevant once the defect is identified:

- (1) that any defect in something which serves more than one parcel is a common property defect; and
- (2) that any defect in something which serves only one parcel is a defect of that particular parcel even though it is situated in common property or in void spaces.

In other words, the determining factor is not the location of that defective thing but which parcels that thing serves. If it serves just one parcel, that particular parcel owner is primarily responsible and must rectify the defect, failing which the management shall carry out the rectification works and charge the expenses to that particular parcel owner. I say primarily because whilst regulation 61 of the SMR imposes the obligation on a specific parcel owner, such obligation is expressly stated to be without prejudice to that parcel owner seeking indemnity from someone else.

That of course begs the question of who can be held liable for such indemnity; a question which is beyond the scope of this article, but I certainly will not rule out any parcel owner, including the affected parcel owner, who may contribute towards the defect or

any delay in the rectification of the defect.

The decision of the management is, as expected, not final. Anyone not satisfied with a decision made against him/her may refer to the Commissioner of Buildings (COB) who shall ascertain the cause of the leakage and the party responsible in accordance with regulation 64(1) & (2) and the decision of the COB shall be complied with by all parties concerned.

## Grant access for inspection or risk prosecution

It goes without saying: that neither inspection nor rectification works can be effectively carried out without access to all relevant parcels and common property. Hence, the imposition of a statutory obligation on all relevant parties to give access as provided by regulation 63(1) of the SMR comes as no surprise at all.

Whoever fails to give access to the party carrying out the inspection commits an offence! And the punishment is severe too; a fine of up to RM50,000 or imprisonment of up to three years or both, under regulation 63(2).

Given that the lack of cooperation on the part of some parcel owners/occupiers has remained one of the main causes of delay in resolving inter-floor leakage problems, these provisions are definitely a step in the right direction. It does puzzle me, however, that whilst a failure to give access for inspection is tantamount to an offence, the same does not seem to apply to a failure to give access for rectification.

Some of you cynics out there may be tempted to brush this aside as something unlikely to be enforced by the authorities but do you want to take that chance? Do you really want to risk prosecution over something as simple as giving access for inspection and/or rectification?

Besides, with the Strata Management Tribunal, you may be slapped with an order much sooner than you think.



*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](mailto:info@hba.org.my) Website: [www.hba.org.my](http://www.hba.org.my) Tel: +6012 334 5676*

## NEWS



# MGM sets year-end target for sale of MGM Grand

BY CHRISTOPHER PALMERI

LOS ANGELES: MGM Resorts International expects to announce a buyer for its flagship MGM Grand resort in Las Vegas by the end of the year, marking one of the final steps toward its goal of becoming an “asset-light” casino operator.

The company agreed this month to sell the Bellagio resort in Las Vegas to Blackstone Group in a US\$4.25 billion (RM17.8 billion) deal under which MGM will continue to manage the property. MGM is also selling its Circus Circus casino in the city to real estate mogul Phil Ruffin.

CEO Jim Murren said on a conference call Wednesday that he’ll use the proceeds from the MGM Grand sale to reduce debt and invest in new growth opportunities, including a potential US\$10 billion casino in Japan and sports betting in the US.



JONATHAN WEISS

The company’s transition should result in higher free cash flow per share and a more flexible financial structure that allows MGM to better capitalise on its strengths as a casino developer and manager, Murren said.

MGM Resorts is continuing to evaluate

the sale of its remaining real estate assets — including CityCenter, a joint venture with Dubai World that owns the Aria resort in Las Vegas. The company also plans to reduce its majority stake in MGM Growth Properties, a real estate investment trust, Murren said.

A half-dozen large real estate investors considered buying the Bellagio before Blackstone won out, according to Murren. He said the company is committed to reducing its stake in MGM Growth Properties to under 50% or less. The REIT could be a buyer of the MGM Grand.

“If it came down to a transaction between a third party and MGP, we’re always going to favour MGP in a close race,” Murren said.

The company has been under pressure from activist investors to boost its stock price over the past few years. Murren has taken steps to do so, including two rounds of companywide cost-cutting.

In 2016, the company put the bulk of its properties into MGM Growth. That entity also has an option to purchase a Massachusetts casino, the MGM Springfield, which will become the company’s last wholly-owned casino in the US once the MGM Grand sale is completed. — Bloomberg



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10am - 12pm

**Venue**  
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## SPOTLIGHT



## Properties for sale and rent



Commercial



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**RM1,500,000****Kiara 1888, Mont'Kiara, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 4,125 sq ft  
**Bedroom:** 3 **Bathroom:** 5

**Ann Soh** (REN 03232)

METRO REC SDN BHD (VE (I) 0376/1)

☎ +6018 369 8650

**RM390,000****One South, Seri Kembangan, Selangor**

**Type:** Condominium **Tenure:** 99 years  
**Built-up:** 1,050 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Elaine Kow** (REN 04363)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD

(E (I) 0452/8)

☎ +6017 225 0683

**RM320,000****Amadesa Resort Condominium, Desa Petaling, Kuala Lumpur**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 756 sq ft  
**Bedroom:** 2 **Bathroom:** 2

**Elvie Ho** (REN 22102)

REAPFIELD PROPERTIES (KL) SDN BHD

(E (I) 0451/1)

☎ +6012 303 3788

**RM3,950,000****Amarin Wickham, Taman U-Thant, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 6,598 sq ft  
**Bedroom:** 5 **Bathroom:** 7

**Elvie Ho** (REN 22102)

REAPFIELD PROPERTIES (KL) SDN BHD

(E (I) 0451/1)

☎ +6012 303 3788

**RM12,000/mth****Banyan Tree Signature @ KLCC, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 2,195 sq ft  
**Bedroom:** 3 **Bathroom:** 5

**Eugene Pang** (REN 30525)

MIP PROPERTIES (E (3) 1082)

☎ +6016 272 4228

**SOLD FOR****RM8.75 million**

(RM102 psf)

**Commercial land, Pusat Bandar Putra Point, Nilai, Negeri Sembilan**

**Concluded by:** Royston Lau (PEA 1570) of Maxland Real Estate Agency (+6016-221 9389) **When:** April 2019



The buyer bought this cleared freehold commercial land located in the Pusat Bandar Putra Point for future development.

Situated close to Bandar Baru Nilai, Pusat Bandar Putra Point is a commercial area with robust business activities. Nearby are Tesco Putra Nilai shopping centre, Giant superstore and Nilai Square commercial centre.

According to Royston Lau of Maxland Real Estate Agency, who concluded the deal, Pusat Bandar Putra Point is an upcoming business centre in Nilai where many companies have set up operations including Aeon Shopping Mall.

This land which was sold in mid-April previously be-

longed to an investor who had planned to develop the site.

"But he has since retired and his children did not want to continue with the development plan," Lau told EdgeProp.my.

"This is a good deal for the buyer as this is a freehold land that comes with commercial development status, which means it is ready to be developed and does not require any conversion process," said Lau.

"The land was sold for RM8.75 million or an average RM102 psf, which is considered a good buy," he added.

**Noteworthy**

- Freehold
- Land size: 85,756 sq ft
- Commercial development land
- Easy access to North South Highway and Persiaran Utama, less than 4km to Bandar Baru Nilai and around 25km to KLIA
- Nearby amenities include Tesco Putra Nilai, fast food restaurants, banks, supermarkets and eateries

There was no available data on EdgeProp.my for commercial land transactions in Nilai but the average asking price based on listings as of mid-October was around RM60 to RM68 psf for larger plots of above 10 acres.

**RM5,780,000****Damansara Idaman, Petaling Jaya, Ara Damansara, Selangor**

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 5,933 sq ft **Land size:** 9,129 sq ft  
**Bedroom:** 6 **Bathroom:** 7

**Ganesha** (REN 04958)

SQUARE FEET REAL ESTATE (E (3) 1547)

☎ +6012 213 9009

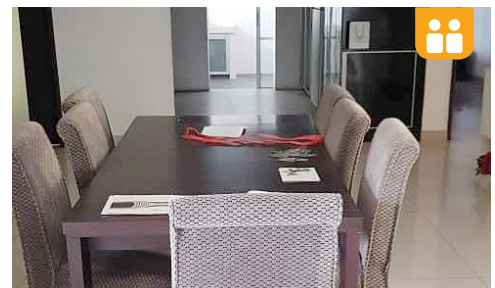
**RM1,800,000****Seputeh, Kuala Lumpur**

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

**Glenn Mak** (REN 22639)

AVID ESTATES (E (3) 1524)

☎ +6012 868 3563

**RM1,100,000****Casa Desa Condo, Taman Desa, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,650 sq ft  
**Bedroom:** 4 **Bathroom:** 4

**Ian Tang** (REN 22803)

REAPFIELD PROPERTIES (HQ) SDN BHD

(E (I) 0452)

☎ +6018 278 3154

**RM1,850,000****2-storey terraced linked house, Damansara, Kuala Lumpur**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,600 sq ft **Land size:** 1,650 sq ft  
**Bedroom:** 6 **Bathroom:** 3

**Jimmy Ng** (REN 02015)

REAPFIELD PROPERTIES (KL) SDN BHD

(E (I) 0452/1)

☎ +6016 257 0886

**RM780,000****Good View, Kajang, Selangor**

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

**Jimmy Ng** (REN 02015)

REAPFIELD PROPERTIES (KL) SDN BHD

(E (I) 0452/1)

☎ +6016 257 0886

**RM668,888****Riverdale @ USJ One Park, USJ, Selangor**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,242 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**John Oh** (REN 07002)

IQI REALTY SDN BHD (E (I) 1584)

☎ +6012 298 6266

**RM1,150,000****Semanja Kajang, Kajang, Selangor**

**Type:** Semidee house  
**Tenure:** Freehold **Built-up:** 2,700 sq ft  
**Land size:** 2,800 sq ft **Bedroom:** 5  
**Bathroom:** 4

**Justin Lee** (REN 32527)

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

☎ +6016 618 9568





## Properties for sale and rent

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**RM470,000**

**The Wharf Residence Condominium Puchong (Kinrara), Puchong, Selangor**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,177 sq ft **Bedroom:** 3 **Bathroom:** 2

**Kelvin Tan Khai Yik** (REN 31324)

ASPIRE PROPERTIES (E (3) 1632)

+6016 403 2222



**RM650,000**

**Setapak, Kuala Lumpur**

**Type:** Townhouse **Tenure:** Leasehold  
**Built-up:** 1,560 sq ft **Land size:** 3,088 sq ft  
**Bedroom:** 4 **Bathroom:** 2

**Lim Chee Leng** (PEA1158)

REJEY PROPERTIES (E (3) 0255)

+6016 336 0661



**RM4,500/mth**

**Solaris Dutamas @ Publika, Dutamas, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,200 sq ft  
**Bedroom:** 2 **Bathroom:** 2

**Michelle Tang** (REN 35926)

MIP PROPERTIES SDN BHD (E (1) 1866)

+6012 603 0866



**RM495,000**

**Jalan Bubu, Seksyen 19, Shah Alam, Selangor**

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

**Mohd Faiz** (REN 04003)

TRUE VEST PROPERTY CONSULTANTS SDN BHD (VE (1) 0249)

+6013 308 3063



**RM270,000**

**Desaria Villa Condominium, Puchong South, Selangor**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,055 sq ft  
**Bedroom:** 4 **Bathroom:** 2

**Segar Xavier Kuppusamy** (REN 04972)

SQUARE FEET REAL ESTATE (E (3) 1547)

+6014 338 3381



**RM1,880,000**

**Old Klang Road, Kuala Lumpur**

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 4,250 sq ft **Land size:** 4,800 sq ft  
**Bedroom:** 7 **Bathroom:** 4

**Suzanne Shoo Kim Looi** (E2069)

GRIFFIN PROPERTIES (E (3) 1792)

+6016 248 1679

**SOLD FOR**

**RM970,000**

(Average RM365.35 psf)

**1½-storey industrial unit, Taman Perindustrian Sg Penaga, Subang Jaya, Selangor**

**Concluded by:** Janice Low (REN 14267) of Maxland Real Estate Agency (+6012 397 7800) **When:** May 2019



### Noteworthy

- Freehold
- Built-up: around 3,000 sq ft
- Land area: 2,655 sq ft
- Around 15km to Subang Airport, 32km to Port Klang, about 6km to Bandar Sunway, 22km to Kuala Lumpur city centre
- Easy access to Shah Alam Expressway (Kesas), Bukit Jalil Highway, Persiaran Kewajipan and North-South Expressway Central Link (Elite)

Located in Subang Jaya, Taman Perindustrian Sg Penaga is situated next to Ultramine Industrial Park, Subang Industrial Park, Taman Perindustrian USJ 1 and USJ 7.

Janice Low of Maxland Real Estate Agency, who concluded the sale of this 1½-storey factory unit in May this year, said small and medium industry owners like the industrial units here as they have high ceilings that offer flexibility to its occupants.

The buyer of this unit was also attracted by its

high ceiling as it enables more space for large chillers for his frozen food business.

The half-floor space works well as storage space or as an office, added Low.

The buyer also liked the security offered by the gated-and-guarded industrial park. Low added that the purchase price was fair as the buyer does not need to renovate anything since the previous owner had already extended the second floor (half floor) by 10ft.

According to EdgeProp.my data, there were five factory units that were transacted in 2018 at an average price of RM259 psf or RM963,000.

Available online listings as at mid-October showed that the asking price for similar units in the industrial park ranges from RM950,000 to RM1.2 million.



The high ceiling and well-maintained factory attracted the buyer's attention.



**RM460,000**

**Pertiwi Indah, Kampung Pandan, Kuala Lumpur**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,077 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Serene Ng** (REN 02255)

CENTRICITY REALTY (E (3) 178)

+6019 311 7892



**RM1,700,000**

**3 Storey Shop Taman Midah, Cheras, Kuala Lumpur**

**Type:** Shoplot **Tenure:** Freehold  
**Built-up:** 4,000 sq ft **Land size:** 1,400 sq ft

**Terence Tih** (REN 01644)

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

+6017 668 2669



**RM820,000**

**Taman Nusa Idaman, Nusajaya, Johor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,900 sq ft **Land size:** 2,378 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Usha Sha** (REN 17124)

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

+6016 720 0135



**RM1,480,000**

**Menara Suezcap KL Gateway, Bangsar South, Kuala Lumpur**

**Type:** Office **Tenure:** Leasehold  
**Built-up:** 1,700 sq ft **Land size:** 1,700 sq ft

**Wennie Liew** (REN 16099)

IQI REALTY SDN BHD (E (1) 1584)

+6012 233 3013



**RM5,000/mth**

**Eco Somerset, Eco Sanctuary, Kota Kemuning, Selangor**

**Type:** Shoplot **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



**RM2,300,000**

**Suasana Sentral Loft, KL Sentral, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 2,698 sq ft  
**Bedroom:** 5 **Bathroom:** 6

**Yat Min** (REN 31294)

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

+6018 661 3088