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WCE growth areas

The West Coast Expressway, which is currently under construction, will potentially boost the development of certain areas along the highway.
See Pages 8 and 9.

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**Sarawak Assembly
passes Strata
(Subsidiary Titles)
Bill 2019**

The Strata (Subsidiary Titles) Bill 2019 was passed by the Sarawak State Legislative Assembly on Nov 4. The bill, which has been introduced to replace the Strata Titles Ordinance 1995 (Chapter 18), allows residents to manage, maintain and regulate the conduct of each strata owner through a management corporation.

Also passed was the Strata Management Bill 2019 that regulates the management and maintenance of strata building, making it mandatory for owners to pay monthly maintenance charges for routine maintenance of the common facilities, and not less than 10% of such monthly charges shall be put aside as sinking fund for major repairs/replacement and repainting works.

Deputy Chief Minister Datuk Amar Awang Tengah Ali Hasan noted that as at Oct 31, 2019, there were 280 strata projects comprising 18,323 strata titles in Sarawak.

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"NEWS" and your full
name in the message.****trending
now****Menara Weld and The Weld
Shopping Centre up for sale**

Great Eastern Life Assurance (M) Bhd, a unit of Singapore-listed Great Eastern Holdings Ltd, is calling for bids for the Menara Weld office building and The Weld Shopping Centre located at the corner of Jalan Raja Chulan and Jalan P Ramlee, Kuala Lumpur. The insurer has set a reserve price of RM270 million for both assets.

The landmark building comprises a 26-storey office tower and an adjoining six-storey retail mall. At a reserve price of RM270 million, the deal works out to RM675 psf for the commercial space.

An advertisement that appeared in early-November for the assets states that the sale of the building is being conducted through a tender exercise. The buildings, which

offer 400,000 sq ft in net lettable area (NLA), sits on a 68,932 sq ft land. The building has four levels of basement parking and 445 car park bays. The office's NLA is 269,953 sq ft.

The closing date for the tender is Dec 4, 2019.

Great Eastern bought The Weld from Cycle & Carriage Malaysia in 2003 for RM150 million, before upgrading it for an estimated RM15 million.

The retail component once comprised the Weld Supermarket, which is said to be the city's first supermarket. Built in the 1960s, the supermarket was demolished and replaced with the current The Weld Shopping Centre in the late 1980s. The office tower was subsequently added in 1994.

**YNH to launch
Genting project**

YNH Property Bhd has told *The Edge Financial Daily* that it is finally moving ahead with the development of its parcel of land atop Genting Highlands, next to Resorts World Genting. It had bought the land in 2008 for RM16.05 million.

YNH general manager James Ngio said the project is set to be launched in 2020 featuring three blocks of serviced apartments worth RM700 million in GDV.

"We are going to [first] develop five acres of the 100-acre land. It is going to be mostly residential, and our target market will be investors and [those seeking] holiday homes," Ngio said.

**RPGT collection
for properties
disposed after 5
years hit RM81.5m**

The government collected RM81.52 million in real property gains tax (RPGT) in the first eight months of this year from the disposal of properties held for more than five years, which involved 8,554 transactions.

This raised the total RPGT collected as of August 2019 to RM1.1 billion, which was a good performance, said Deputy Finance Minister Datuk Amiruddin Hamzah.

Amiruddin was replying to a query by Datuk Seri Dr Wee Ka Siong (MCA-Ayer Hitam) in the Dewan Rakyat On Nov 4.

Effective Jan 1 this year, individual citizens and permanent residents have to pay tax on chargeable gains from properties and shares disposed after the fifth year of ownership. Prior to that, no RPGT was imposed.

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Go to www.EdgeProp.my to download for free**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)

Key industry players including developers and building and facility management experts will be sharing their views on strata management issues and challenges, and why there is an urgent need for an amendment to the Strata Management Act 2013. Pre-registration is required. Walk-ins will not be accepted.

**FULLY
BOOKED!****Happy Land at TRIO
Sales Galleria****Date:** Nov 9 (Sat)
Time: 11am to 5pm
Venue: TRIO Sales Galleria,
No. lot 82623, Jalan Langat

/ KS06, Bandar Bukit Tinggi 1, Klang, Selangor.

Contact: (03) 3162 3322

Enjoy a memorable family fun time at the Happy Land event at S P Setia's TRIO Sales Galleria. Take part in exciting Fun Fair game booths, Giant Family bonding games, and the Adventure Bumper Blast.

**Find Your Best Fit****Date:** Nov 9 & 10 (Sat & Sun)**Time:** 10am to 6pm**Venue:** Emerald 9 Sales Gallery, Taman Cuepacs, Cheras, Selangor
Contact: (1300) 22 0099

You are not alone on 11.11 Single's Day. Come eat, play and find your BEST fit at the fun two-day event organised by GuocoLand (Malaysia) Bhd. Free Haagen Dazs ice cream will be given out. Stand a chance to experience "Dining in the Sky".

Enjoying Gatsby Moment**Date:** Nov 10 (Sun)**Time:** 11am to 5pm**Venue:** 8th & Stellar Sales Gallery, No. 2 Jalan 1/127, Off Jalan Kuchai Lama, Kuala Lumpur**Contact:** (03) 7984 7878

Organised by Chin Hin Property Development, there will also be a special appearance by JC Chee, a main cast in the OLA BOLA movie and ambassador of Black Dragon bubble tea who will share a demo on milk tea-making and give out free drinks. Lucky draw prizes, including a trip to Santorini, will also be up for grabs.

**Be The Light Deepavali
celebration****Date:** Nov 10 (Sun)**Time:** 4pm to 8pm**Venue:** The ARC, Bandar Rimbayu by IJM Land, Telok Panglima Garang, Selangor
Contact: (1800) 22 8686

Join the Deepavali celebration at Bandar Rimbayu and enjoy the dance and music performances throughout the evening. There will also be traditional Indian

food and snacks, and face and henna painting. Come dressed for the occasion as shopping vouchers will be given away to the best dressed.

**Alam Impian Fun Run &
Inflatable Challenge 2019****Date:** Nov 17 (Sun)

(registration closes Nov 10)

Time: 7am to 12pm**Venue:** Alam Impian Welcome Centre, No. 1, Jalan Panglima Hitam 35/26, Alam Impian, Seksyen 35, Shah Alam, Selangor
Contact: (03) 5162 7600

Try getting pass 100m of inflatable obstacles at the 3km fun run in Alam Impian and win exciting prizes. Online pre-registration is needed and a fee is required. Registration closes on Nov 10.





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Sim Leisure Group eyes China and Asean region for theme park business expansion

BY CHIN WAI LUN

PETALING JAYA: Dubai-based theme park developer and operator Sim Leisure Group is looking to replicate the success of its Escape Theme Park Penang internationally, focusing predominantly on the Asean region as well as China.

"We are serious about our expansion plan in Asia. We plan to be a serious contender in the leisure and entertainment business by targeting affordable and quality family entertainment with our quirky ideas," Sim Leisure Group founder and CEO Sim Choo Kheng tells EdgeProp.my.

As part of its future plans, the group intends to expand into new geographical locations such as China and potentially other Asean cities such as Indonesia and Thailand. In this regard, it entered into a non-binding memorandum of understanding with Fei County Wonder Stone Characteristic Town Development Co Ltd on September last year to undertake the design and operation of a theme park in Linyi City, Shandong Province, China.

The group hopes to get the business agreement signed by this year.

The first Escape theme park in Penang features some 40 themed rides and attractions under three categories — Adventure-play, Waterplay and Gravityplay — on a 44-acre site nestled among the forests of Teluk Bahang.

Besides Escape Penang, Sim Leisure Group has completed some 300 projects worldwide which include fitting the largest indoor waterpark in the Middle East Wahoo! Waterpark in Bahrain, designing the Egyptian and Jurassic zones in Universal Studios Singapore and providing attractions for Mattel Play! Town, Dubai, United Arab Emirates.

Sim himself has been in the international theme park industry for more than 30 years, having designed and built theme parks in Middle Eastern, European and Asian countries.

Speaking of quirky ideas, as of end-September 2019, the theme park developer has



Artist impression of Escape Challenge Paradigm Mall

officially set a new Guinness World Record for the world's longest tube water slide measuring 1,111m.

This new water slide smashes the previous record of 356m held by Galaxy Erding in Germany. Escape's (Penang) slide is a permanent structure attached to steel poles which extends to the ground, using fibre reinforced polymer. To put it into perspective, a typical length of a water park slide is less than 200m long.

With an elevation of 70m, the ride down the longest slide will take approximately four minutes with riders meandering through the forests of Teluk Bahang, Penang. It was opened to the public last month.

Indoor theme parks the next big thing?

Malls are transitioning into lifestyle malls, not just purely for retail. And this is nothing new.

Many would be familiar with the Berjaya Times Square indoor theme park as well as District 21 in IOI City Mall Putrajaya. Even down south in Johor Bahru, the MCM Studio theme park in Capital City Mall is



Sim: The leisure business is now on better, solid ground on the back of retail outlets increasingly taking the online route.

touted as Southeast Asia's largest indoor theme park.

Recently, Sim Leisure announced the signing of an agreement with Jelas Puri Sdn Bhd, a subsidiary of WCT Holdings Bhd, to build and operate Escape Challenge Paradigm Mall in Petaling Jaya.

The 35,000 sq ft indoor centre is scheduled to begin operations around end-November 2019, just in time for the year-end school holiday season.

It's true an indoor theme park is a huge investment. Sim tells EdgeProp.my, it is not that leisure business owners do not see the

potential of their businesses in malls but they just simply could not afford to. He says building indoor theme parks require large investments and vast spaces as opposed to the typical retail business.

"Nevertheless, the tide is changing. There is a silver lining now. The leisure business is now on better, solid ground on the back of retail outlets increasingly taking the online route," says Sim.

Moreover, he opines that small-scale amusement parks, or as he refers to them using the American term — family entertainment centres (FECs), known for their colourful, bright lights and loud noisy atmosphere are going out of fashion.

"The world has come to a realisation that it has had enough of electronic and mechanical games," Sim claims. And he expects more theme parks or leisure centres to spring up in malls in the near future.

Shifting his attention back to Escape Challenge Paradigm Mall, he says entry charges would be lower than that of Escape Penang. "We expect a shorter time spent (in Escape Challenge Paradigm Mall) as well as the number of games available compared to the full-blown Escape Penang.

"In terms of attractions, it will have similar games as well. The environment will be more comfortable and controlled. Imagine Escape Adventureplay minus Gravityplay and Waterplay under a big roof," says Sim, adding that the mall was chosen due to its strategic location in a middle-class neighbourhood [of Kelana Jaya] with a growing youth population.

"Our approach to the theme park and leisure industry is new as we see things from a different lens. We are breaking records through our own unique way of doing things, not by throwing money away for the sake of record-breaking achievements.

"We intend to revolutionise the theme park industry. We will be generating more 'smiles per hour' across the region where people are eagerly awaiting a new genre of affordable and healthy family entertainment," says Sim.

India sets up US\$3.5b fund to salvage housing projects

BY ABHIJIT ROY CHOWDHURY AND BIBHUDATTA PRADHAN

NEW DELHI: India announced a 250 billion-rupee (RM14.5 billion) fund to salvage stalled residential projects in a bid to reverse the slowing growth in Asia's third-largest economy.

The new programme is an improvement on a US\$1.4 billion (RM5.8 billion) real estate corpus launched in September, Finance Minister Nirmala Sitharaman told reporters after a cabinet meeting in New Delhi late Wednesday. Unlike the previous plan, the government has now decided to also support projects that have been written off by lenders as bad loans.

"It will be in the form of an al-



ternate investment fund with the government contributing 100 billion rupees," Sitharaman said. State-run insurer Life Insurance Corp, State Bank of India and others are

likely to contribute the remaining 150 billion rupees. Builders will have to be net worth positive to avail the facility, she said.

Prime Minister Narendra Modi

Modi is betting on a revival in the real estate industry to boost demand and kick-start the economy.

is betting on a revival in the real estate industry to boost demand and kick-start an economy that's expanded at the slowest pace in six years for the quarter ended June 30. A series of shocks in the last few years, from the unexpected withdrawal of high-value rupee notes in 2016 to the sales tax introduced the following year, have dented property-market sentiment and caused funding for developers to dry up.

About 576,000 projects worth about 4.6 trillion rupees are running behind schedule across seven big Indian cities, Anuj Puri, chairman of Anarock Property Consultants said in an email. "The timeline for setting up this fund and its actual implementation is quite critical," he said.

An analysis of about 11,000 home builders by research firm Liases Foras in February showed that developers on average have to repay twice as much in debt each year as the income they generate that can be used to service it. This comes as property prices in India's biggest cities are flagging — home values in Mumbai sank 11% last year following a 5% decline in 2017. India introduced a law with strict punishments for building delays in 2016.

There are 1,600 mothballed housing projects with around half a million incomplete dwelling units, Sitharaman said. The decision was taken after a discussion with stakeholders and the central bank. — Bloomberg

EdgeProp.my FIRESIDE CHAT on

Strata Management Act 2013 review: When?

Fact: A clarion call has been sounded for an amendment to the Strata Management Act 2013.

Fact: Fast growing strata-titled property development in Malaysia warrants an urgent need to coherently and effectively deal with arising issues and challenges.

What do key industry stakeholders have to say?

TAN SRI TEO CHIANG KOK

President, Building Management Association of Malaysia (BMAM)

BMAM is on the judging panel of EdgeProp Malaysia's Best Managed Property Awards 2020

DATO' SOAM HENG CHOON

President, Real Estate & Housing Developers' Association (REHDA) Malaysia

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President, Malaysian Institute of Property & Facility Managers (MIPFM)

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SANTUARI PARK Pantai

Left: Santuari Park Pantai is a rare gem in KL which consists of nature-inspired villas amidst tranquility.

Below: SLGG is introducing a cutting-edge technology by Panasonic to enable occupants to enjoy good indoor air quality, which is key to a comfortable and healthy lifestyle.



A LIFE-GIVING SANCTUARY in one of KL's last landed homes



Tan said SLGG is committed to creating a truly multigenerational estate with smart, wellness and sustainable designs in mind.



With the assistance from the developer, buyers can choose from a wide range of interior designs to style and furnish their home as they wish.

Imagine waking up atop a hill to chirping birds perched on bounteous trees, then taking a swim in a private rooftop pool, not in a remote resort on a rare getaway, but every day.

Yes, this kind of rejuvenation is possible at home, not miles away from the capital city, but right in its heart, just a stone's throw away from various amenities including eateries, green park, medical centres, schools and shopping malls.

Offering gated-and-guarded landed homes in a super low-density freehold development, Santuari Park Pantai sits on an upland in Kampung Pantai Dalam, Kuala Lumpur, just an arm's length from the Pantai Sentral Park and Bukit Kerinchi.

With its proximity to the city centre and major expressways, the development spells total lifestyle convenience. The KL city centre is merely 20 minutes' drive away while the bustling Bangsar area is just about a 10-minute drive via the New Pantai Expressway.

Petaling Jaya Old Town, famous for its food haven, is only less than 5km away. Besides a wide-ranging variety of gastronomical delights, there are plenty of amenities here to cater to every need.

Santuari Park Pantai itself is built to cultivate quality family life both indoors and outdoors, thanks to the smart, sustainable and wellness designs that the developer, Sanctuary Lakes Global Group (SLGG), has incorporated into the entire development and each individual unit.

Taking full advantage of its elevated terrain, SLGG has preserved a vast area of the 38-acre site as green spaces while building a limited number of detached houses on a small portion of land to create an ultra-low-density living environment that promotes a healthy and pleasant lifestyle.

The developer is planning to build a total of 150 units of bungalows, villas and condominiums, of which 20 units of villas have commenced construction. It is also offering individual lots for buyers to build their dream homes.

The ultra low-density results in cooler outdoor temperature and fresher air, boosted by the circulating hill slope wind, providing an oasis of tranquility in the concrete jungle.

In the indoor areas, SLGG is introducing a cutting-edge technology by Panasonic to enable occupants to control the three key features of maintaining good indoor air quality, namely air-conditioning, ventilation and air quality improvement.



The ultra low-density results in cooler outdoor temperature and fresher air, boosted by the circulating hill slope wind, providing an oasis of tranquility in the concrete jungle.



Each villa comes with a swimming pool and garden space that offers an unparalleled lifestyle.

The spacious layout of the villa is perfect for you to enjoy good family time.



Through a strategic collaboration between SLGG and Panasonic, homebuyers of Santuari Park Pantai can opt to equip their homes with the latter's innovate products — Nanoe-X smart air-conditioner, ventilating fan and PM2.5 Filtered Integrated Supply Air System on the already designated installation points.

WALKING THE TALK

The collaboration is in line with SLGG's commitment to create a tranquil haven of smart, wellness and sustainable homes within an estate that strives to become a multigeneration-friendly living environment, says its director Leo Tan.

"With Panasonic's air improvement system, one would be enjoying amazingly refreshing air quality in their homes here, even on a hazy day," he notes.

While indoor air quality is often neglected, it helps to create a healthier and more comfortable environment, especially for children and elderlies, as the fresh air shields them from particles, allergens, bacteria, viruses, moulds and toxic chemicals detriment to health.

Good indoor air quality can also improve one's concentration level and productivity, thus allowing one to perform better in daily tasks, such as studying and working.

Meanwhile, energy-saving is another emphasis in the concept of Santuari Park Pantai. As the houses are north-south oriented and come with flat-roof designs, they are well-positioned to take advantage of the tropical sunlight in Malaysia with solar panels offered by Panasonic.

Depending on the roof space of each house,

those who install the solar panels are able to enjoy savings of up to 30% or about RM300 to RM500 per month on their electricity bill.

BEAUTIFULLY-CRAFTED LIFELONG HOMES

For discerning buyers, SLGG is offering arguably the most flexible choices for them to settle down in Santuari Park Pantai. They can either become the owner of the villas built by the developer, or they can build on the land lots in the estate and literally make their dream homes come true.

Ranging from 8,000 sq ft to 18,000 sq ft, these land lots enable owners to construct homes up to four storeys, with guidance and assistance on the design and construction from the developer.

Some of the lots are situated at the crest of the hilly land, where the erected homes can open up to the unobstructed city view of both KL and PJ from the north and south sides, respectively.

Alternatively, one can opt for the 20 beautiful villas crafted by SLGG. With a land area of 7,200 to 8,700 sq ft, these spacious 4-storey villas are spectacular with their exclusive facilities, including a private lift, swimming pool and garden space.

Each villa will come with five to six bedrooms that are mostly en-suites, making it a perfect home for multigenerational families. Each unit has also been crafted to allow for an unimpeded city skyline vista, with a spacious built-up of 5,700 sq ft to 9,400 sq ft.

Buyers can choose from a wide range of interior designs to style and furnish their homes as they wish. From finishes, furniture and even appliances, they can customise almost every detail of their dream homes.

SLGG also plans to install CCTVs at the major junction points throughout the estate.

In order to ensure the sustainability of Santuari Park Pantai, the developer has promised to provide its support and assistance to the future residents on managing the estate and fostering community collaboration.

"As this is a gated-and-guarded non-strata housing estate, we will help them to set up a resident association and a system on how they can collaborate together to maintain the estate, such as managing the security guards and taking care of the landscape," says Tan.

Currently, the developer is going beyond its duty and handling the maintenance of the security and landscaping works at public areas.

"It is our interest to maintain the estate and we will stay here over the long term until the residents are ready to take over the management of the estate," he adds.

Meanwhile, the developer is exploring ideas that will further enhance the liveability of Santuari Park Pantai, of which is a common facility where the residents can gather and communicate with each other as well as hold discussions on management affairs, he hints.

With all its merits, Santuari Park Pantai is undoubtedly one of the rarest gems in KL and an estate that offers holistic lifestyle for people from all age groups.

"Looking ahead, we have got plans for some smaller, low-rise condominiums sized about 2,000 sq ft to offer options for families to downsize as they grow older so that they will not have to move out from this area where they would have grown familiar with," Tan highlights.

Through a strategic collaboration between SLGG and Panasonic, homebuyers of Santuari Park Pantai can opt to equip their homes with the latter's innovative products.

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SECURITY AND SUSTAINABILITY WELL TAKEN CARE OF

Security is of utmost priority in Santuari Park Pantai as SLGG is committed to providing a home where the residents can have peace of mind.

The compound of the estate has been marked out via perimeter fencing as the first step in making it a highly secure private housing area.

On top of that, a guard house has been set up at the entrance to act as an access control checkpoint and the main security hub. Besides 24-hour patrolling at the key areas in the estate,



COVER STORY



Hot spots coming up along WCE

Coastal towns such as Sekinchan are expected to receive a tourism boost from the WCE.



RAINE & HORNE INTERNATIONAL
ZAKI + PARTNERS

BY SHAWN NG

Transport infrastructure developments such as roads, railways, airports and ports tend to signal where the next property hot spot will be as they often serve as catalysts to drive economic activity while enhancing the liveability of the areas they serve or operate in.

One much-anticipated infrastructure project in Peninsular Malaysia that is set to transform the landscape along its route is the West Coast Expressway (WCE), a 233km highway connecting Banting in Selangor to Taiping, Perak.

The construction of the WCE is being undertaken by a consortium comprising WCE Holdings Bhd and IJM Construction Sdn Bhd and is expected to be fully completed by end-2022.

The WCE will be connected to several existing highways, namely the North-South Expressway (NSE), the South Klang Valley Expressway (SKVE), the New Klang Valley Expressway (NKVE), the New North Klang Straits Bypass (NNKSB), the Kuala Lumpur-Kuala Selangor Expressway (LATAR) and the Shah Alam Expressway (KESAS).

Upon completion, it is expected to enhance the accessibility and connectivity of the areas along the alignment.

According to industry experts, the WCE will potentially open up the west coast corridor as the travelling time to the coastal areas will be slashed and thus spur the growth of development in these areas.

"The time taken to get to areas along the WCE will be reduced. For example, it takes a long time to get to tourism destinations like the leaning tower of Teluk Intan and to Pulau Pangkor using the current roads. But with this highway, it will be so convenient for tourists. It will also provide opportunities for manufacturers and small and medium enterprises (SMEs) to relocate their factories to areas along the new highway," says Raine & Horne International Zaki + Partners Sdn Bhd associate director James Tan.

It will also be much easier, cheaper and convenient for businesses and factories to transport their goods along the west coast, he adds.

On top of that, there will be opportunities for property developers to build industrial or resort properties, especially near the highway exits or interchanges such as Kapar, Klang, Bandar Bukit Raja, Shah Alam, Telok Datok and Banting as these areas are expected to enjoy reduced travelling time and improved accessibility.

There are 21 interchanges along the WCE, of which 11 are located in Perak and the rest within Selangor.



Tan: It will provide opportunities for manufacturers to relocate their factories to areas along the new highway,

LOW YEN YEING | EdgeProp.my



Goh: The WCE certainly offers good opportunities to generate new growth areas along the corridor where developers own vast estate lands.

CBRE L WTW



Heng: Places such as Sitiawan and Teluk Intan in Perak and Sekinchan in Selangor are among the top beneficiaries.

Currently, accessibility of areas in the west coast corridor is limited to the Federal Route 5 road, says urban planner and transport expert Goh Bok Yen.

"The west coast is very resourceful with all the existing fishery and marine-based industries, especially from Sekinchan onwards to Taiping. But the accessibility is not there and this has impeded the economic and development potential of the west coast corridor," offers Goh, who is the director of MAG Technical and Development Consultant Sdn Bhd.

Using the Federal Route 5, the distance from Banting to Taiping is about 308km and it would take about five to six hours to travel between the two destinations on a smooth traffic day, according to Google Maps.

However, with the 233km WCE, industrial players will be able to tap the resource-rich coastal areas in a more convenient and efficient way, says Goh.

"Over the mid to long term, the WCE certainly offers good opportunity to generate new growth areas along the corridor where developers like Sime Darby Property and KLK Land own vast estate lands. With these landbank, there could be more new township developments in areas such as Ijok and Kuala Selangor," he adds.

Awakening of Banting

Along the WCE alignment, Banting appears to be the favourite pick for both Tan and Goh, to benefit the most from the construction of the expressway as there will be an upcoming interchange situated at Federal Route 31 close to Bandar Mahkota, Banting.

Tan points out that as the starting point of the WCE, Banting will enjoy much better access

than now from the upcoming highway as well as the existing SKVE.

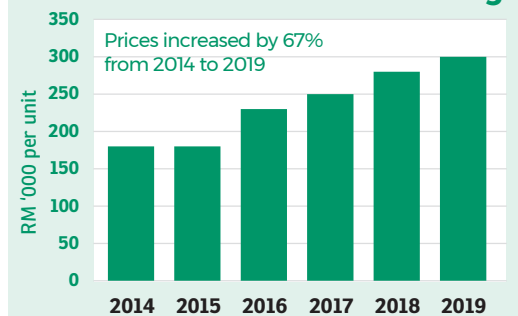
"The travel time from Banting to Putrajaya, Cyberjaya and the KLIA (Kuala Lumpur International Airport) in Sepang will be shortened. With that, Banting will definitely receive a big economic boost and property prices in the vicinity are expected to go up further," offers Tan.

He cites Raine & Horne's data which shows that the average price of a 2-storey terraced house in Banting is already on an uptrend, having increased by 67% from 2014 (when the construction of the highway officially began) to the first half of 2019 (1H2019), from RM180,000 per unit to RM300,000.

Goh believes that the new Banting interchange will open up another growth area that combines both Banting and Salak Tinggi.

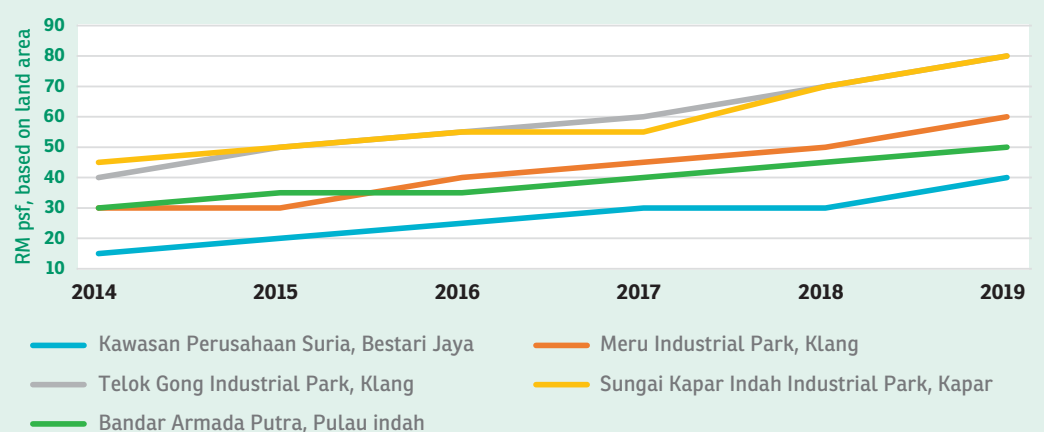
Another area that is poised to get a second wind is Bandar Bukit Raja, where an interchange will also be built.

Average price of 2-storey terraced houses in Bandar Mahkota Banting



SOURCE: RAINE & HORNE

Prices of industrial lands near the WCE have been rising since the highway began construction



SOURCE: RAINE & HORNE



Quick facts about WCE

- Total estimated cost (as at 2017): **RM6.02 billion** (RM3.12 billion in Selangor + RM1.92 billion in Perak + RM980 million for land acquisition in both states)
- Total length: **233km** from Banting, Selangor to Taiping, Perak
- Commencement of construction: August 2014
- Construction progress as at end-July 2019: 62.64%
- Target completion: End-2022

“From Bukit Raja to the southern areas (Banting), intensive transformation is expected to take place at areas surrounding the interchanges as they are expected to become strong economic hubs. So now is the time for developers who own lands in these areas to study the suitable components that they can build in order to enhance the value of their lands,” says Goh.

A boon for industrial property

Due to the bright outlook for industrial property, the prices of industrial lots in Kapar, Klang, Pulau Indah, Bestari Jaya and Sabak Bernam have seen an upward trend since the WCE construction started in 2014, according to data from Raine & Horne.

The area that recorded the highest price growth between 2014 and 1H2019 is Kawasan Perusahaan Suria in Bestari Jaya, Selangor, where industrial plot prices have gone up by more than 160% from an average RM15 psf based on land area size, to RM40 psf.

This is followed by Meru Industrial Park and Telok Gong Industrial Park in Klang, both registering a growth of 100%.

Meanwhile, Sungai Kapar Indah Industrial Park in Kapar and Bandar Armada Putra in Pulau Indah have also seen hikes of some 78% and 67% respectively, during the period.

“We also noticed some industrial lands in Sabak Bernam, where there is a WCE interchange, sold for a record RM50 psf last year, something that one would not expect, say five years ago,” says Tan.

He also notes that similar price trends had been previously observed in other industrial areas along some of the existing highways, namely KESAS, SKVE and NSE, where the appeal of industrial property there was enhanced by the construction of the highways.

“An excellent example would be the Kota Kemuning Industrial Park. Before KESAS was constructed, industrial properties there were selling at about RM20 psf. But today, with the enhanced accessibility, the price has increased to a range of between RM150 and RM180 psf,” he says.

Looking ahead, Tan expects the industrial land prices along the stretch of WCE to move up and developers taking the opportunity to build industrial parks.

“We are likely to see a repeat of what happened to areas along the KESAS, SKVE and NSE, where land prices along these highways have increased tremendously. This whole stretch of the WCE, especially the areas situated northwards of Kapar, is relatively new and there are not many industrial parks there. The potential for new industrial parks is definitely there.”

West Coast Expressway (WCE) proposed alignment



Construction status of WCE’s sections

WORKING SECTION	STRETCH	STATE	CURRENT PROGRESS*
1	Banting – SKVE	Selangor	56.17% (To be completed in early 2021)
2	SKVE – KESAS	Selangor	42.60% (To be completed in early 2021)
3	KESAS – Federal Highway Route 2	Selangor	53.04% (To be completed in early 2021)
4	Federal Highway Route 2 – NNKSB	Selangor	98.52% (To be completed in 1Q2020)
5	NNKSB – Kapar	Selangor	97.13% (To be completed in 1Q2020)
6	Kapar – Assam Jawa	Selangor	34.35% (To be completed in early 2021)
7	Assam Jawa – Tanjung Karang	Selangor	18.60%
8	Hutan Melintang – Teluk Intan	Perak	Opened to public
9	Kampung Lekir – Changkat Cermin	Perak	Opened to public
10	Changkat Cermin – Beruas	Perak	Opened to public
11	Beruas – Taiping South	Perak	28.47%

*Note: Progress of sections yet to be completed are as of end-July 2019

Tourism sector another beneficiary

Besides residential and industrial, tourism property will also benefit from the WCE as the tourism attractions in some of the coastal towns become more accessible, says CBRE IWTW director and Ipoh branch manager Heng Kiang Hai.

“Places such as Sitiawan and Teluk Intan are among the top beneficiaries as more tourists will travel to these coastal towns and indirectly boost the local business and commercial activities there,” he says.

He adds that this may attract developers to mull over the possibilities of undertaking developments in these areas.

Raine & Horne’s Tan concurs, adding that the Telok Datok neighbourhood in Banting offers opportunities for resort development, given its proximity to the Morib beach.

“Other areas with tourism potential include Kuala Selangor, where one can find interesting attractions such as fireflies, seafood, nice quaint fishing villages, paddy fields, eagle feeding and the Sky Mirror. All these areas that currently have to take a long time to reach will become easily accessible with the upcoming WCE,” he says.

FEATURE

BY CHELSEY POH

According to the United Nations' World Urbanization Prospects: The 2018 Revision Report, as of 2019, 76% of the Malaysian population resides in urban areas and the percentage is projected to reach 87.3% by 2050.

Based on data from the Department of Statistics Malaysia (DOSM), the Federal Territory of Kuala Lumpur has an estimated population of 1.8 million in 2018, which translates to a population density of 7,407 per square kilometre, compared with Singapore's population density of 7,804.

With rapid urbanisation and the growing population within cities, high density living is increasingly dominant around the world. Furthermore, the low- to mid-income segment of the population especially, would only be able to afford to live in crowded high-rises.

Easing urbanisation impact

Although this could be up for debate, well-planned high-density living could be a solution to counter the negative impact of urbanisation.

Malaysian Institute of Architects (PAM) president and VERITAS Design Group vice-president and director Lillian Tay opines that high density living should be promoted as a way to solve traffic congestion and reduce air pollution caused by heavy traffic — the challenges often faced by developing cities.

"People are moving to the outskirts as they cannot afford to live in the city centre, but they still have to travel into the city for work, causing bad traffic congestion," she tells EdgeProp.my.

To mitigate the traffic congestion, people need to live near their workplace or in close proximity to public transport facilities. Sadly, partly due to lack of accessibility to the stations from people's homes and their workplaces, utilisation rate of our rail-based public transportation remains low. The Ministry of Transport has identified low utilisation rate of public transportation as one of the challenges to be addressed through the National Transport Policy (2019-2030).

Deputy CEO of Singapore's Housing & Development Board (Building) Fong Chun Wah tells EdgeProp.my that high-density living could bring benefits such as lower transportation energy consumption thanks to shorter trips and higher public transportation modes. "People could also save on the cost of traveling, as many amenities and conveniences could be within walking distance," he says.

Furthermore, the same amount of street lights and traffic lights could serve more people in a high-density area than a place where people live along long stretches of road, he notes.

High-density living seems inevitable in the city but how can they offer quality living? This matter could be addressed through two aspects — neighbourhood planning and building planning.



Singapore's Punggol Eco-Town



DONGLI ZHANG

How high-density homes can offer quality living



Tay: All local authorities should adopt the same sustainability principles towards new developments.

PICTURES BY LOW YEN YEING | EdgeProp.my



Fong: Liveability in a high-density housing area needs to be supported by sufficient infrastructure.

A liveable neighbourhood

Housing density is defined as the average number of persons in a unit of space in a residential area (number of persons per hectare). Based on the planning provision under the Kuala Lumpur Structure Plan 2020, a development with less than 100 persons per ha (1ha = 2.47 acres) is categorised as low density, between 101-300 persons per ha as medium density and above 301 persons per ha as high density.

The Kuala Lumpur City Hall (DBKL) has set the limit for housing density at up to 400 people per 0.4ha (one acre) for free market projects, and 1,000 people per 0.4ha for 100% affordable housing schemes.

Contrary to popular belief, quality living environments can be achieved if the high-density development and its surroundings are mindfully planned.

Sufficient infrastructure and amenities

From a city planning perspec-

tive, Fong points out that liveability in a high-density housing area needs to be supported by sufficient infrastructure, including well-planned rail and road networks; easy access to sufficient amenities such as schools and health facilities; as well as recreational areas and greenery.

"For instance, if children can walk to school, it makes things a lot easier [for parents]," he says.

PAM's Tay also notes that to make high-density living attractive, there should also be enough public spaces for community interaction and cultural life to take place.

Collaboration between various parties needed

In Singapore, land use is carefully planned due to scarcity of land. Thanks to the Housing & Development Board (HDB) — the centralised authority that regulates the country's public housing, which is the largest portion of all hous-

ing in the country — optimised plans could come into reality.

Fong says that the HDB uses the 'checkerboard concept' to enhance liveability by interspersing high-rise with low-rise developments to provide visual and spatial relief to the residents, citing Singapore's Punggol Eco-Town as an example.

However, the development of buildings in Malaysia is controlled by various authorities and although it may be challenging, there is a need for all authorities to adopt the same sustainability principles across the country in new developments, Tay opines.

She adds that city planners and developers should also work together to provide safer sidewalks, better street lighting and enhanced security in the neighbourhood, as walkability is one of the benefits that could come along with well-planned high-density living.

The right building design

Zooming into focus on the building itself, its design is vital in ensuring its liveability. Good passive design planned from the very beginning could prevent many problems in the future, while at the same time not requiring a huge amount of additional cost.

Some space and air

Due to expensive land prices, housing units in cities are becoming smaller, thus common open spaces and green areas bring much

welcome respite. Tay suggests that greenery be distributed across various parts of the buildings to give people more opportunities to enjoy nature and the outdoors.

Living in a high-density area does not mean giving up natural wind and light. To enhance natural ventilation and natural light further, one could incorporate open corridors and openable windows.

"Western building designs usually have enclosed corridors due to their cold weather, but we should

not blindly follow them since the Malaysian weather is milder," she stresses.

Balance heat and light

A well-designed high-rise residential unit should have a nice balance of solid walls and exterior windows, which essentially offer a balance of heat insulation, natural light and wind.

"Choosing high performing glass windows could help prevent heat but still allows light

to come in," Tay says.

A good building design does not only ensure good comfort levels but also helps its users save energy by using less artificial lighting and air-conditioning. "For example, if there is a window in the bathroom, you don't have to turn on the lights every time you enter the bathroom," she cites.

Meanwhile, Fong notes that the facing direction of units is also an important aspect that affects indoor temperature.

Be considerate

As Malaysia is a very family-oriented society, houses need to suit the needs of all generations.

"A secured balcony would be good to let families with young kids have a private yet safe open space.

"However, it is very difficult to install grilles by ourselves in high-rise buildings. Hence, adding suitable building envelopes to ensure balcony safety is something that should be taken into consideration at the design stage," says Tay.



Nippon Paint launches Trend Beyond Colours for 2020/21

BY CHIN WAI LUN

Nippon Paint Malaysia Group recently launched its Trend Beyond Colours 2020/21 (TBC 2020/21) series of colours and trends forecast derived by colour experts to curate colour inspirations for the Asian region.

TBC 2020/21 consists of 32 shades across four core themes — Raw Beauty, Precious Tale, Gentle Whisper and Pop Life — ranging from vibrant and bold hues to delicate and pastel shades.

According to the coatings expert, each theme represents a specific persona and style inspired by the technological, economic, political, social and environmental influences that shape them, observing the

balance between global trends and a touch of localism and regionalism in Asia.

“Indeed colours play a very important role in our lives... Trend Beyond Colours is an extension of Nippon Paint’s inspirational vision to continuously encompass colour innovation through research and development whilst taking into consideration the most sought-after colour palettes by consumers across the Asian market.

“Through TBC 2020/21, we hope to inspire design professionals to push their creative boundaries and rethink possibilities, while embracing the trending colours for the years to come,” said Nippon Paint Malaysia Group general manager Gladys Goh.

Here are the themes of TBC 2020/21 and their signature or core colours.

Pop Life

A colourful and cheerful theme, Pop Life is inspired by elements of pop culture including internet graphics from the 90s, cartoons and animations.

Formed with a striking colour palette with the likes of citrus punch bright to saturated tones, this bold theme aims to portray the iconography of childlike fascination with the use of solid colours such as bright yellow, orange and pink, paired with contrasting solids such as cream and black for a contemporary finish.

The vivid Golden Charmer serves as the core colour from this vibrant theme. This warm-toned hue injects a sense of joy and contentment into any space, especially when complemented with neutral or beige tones for a stark contrast.

For a modern and chic space, the bright tones can be paired together with textured paint for a unique and refreshed look.

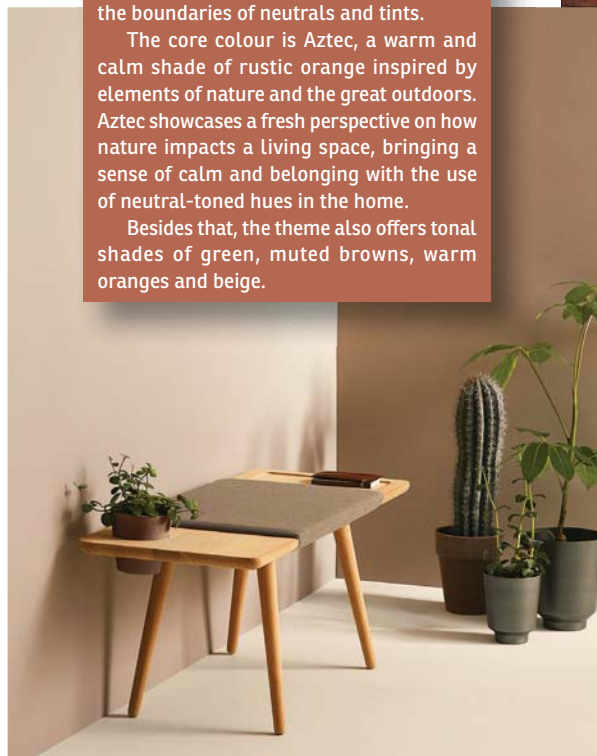


Raw Beauty

A nature-inspired theme symbolising sustainability in an urban setting, colours in Raw Beauty features shades that lie between the boundaries of neutrals and tints.

The core colour is Aztec, a warm and calm shade of rustic orange inspired by elements of nature and the great outdoors. Aztec showcases a fresh perspective on how nature impacts a living space, bringing a sense of calm and belonging with the use of neutral-toned hues in the home.

Besides that, the theme also offers tonal shades of green, muted browns, warm oranges and beige.



Precious Tale

Modern luxury, elegance and ornamentation — these are some of the main inspirations behind this theme. Comprising contemporary shades such as dark grey, dark turquoise and burnt orange, colours under this theme are suited for metallic and textured surfaces to create a classic and extravagant look.

This theme aims to create a warm yet indulgent atmosphere in a room.

An inviting yet calming shade of teal, Turkish Tile serves as the core colour. This rich shade is often known as the colour of positivity — bringing peace to a home, as well as good fortune. When paired together with other warm colours within a similar colour spectrum, such as orange and red, the combination of colours creates an elegant and rustic look and feel.



Gentle Whisper

Inspired by the cool tones of the ocean waves, Gentle Whisper combines the fluidity of lighter pastel shades with contrasting tones such as navy and slate grey to provide a calming and uplifting vibe in spaces from the bedroom to the kitchen.

The darker shades of colours in this theme will provide a cool monochromatic look when paired together with the correct hues.

The calming shade of chalky pink — Plymouth Notch — is the core colour. This neutral yet delicate shade offers a fresh breath of colour amongst the other monochromatic hues within the same palette (slate blue, dark grey and deep shades of purple), giving the space a polished and luxurious feel.



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Commercial



Residential

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Pro Agents, get your listings featured here! Email support@edgeprop.my or call 03-7733 9000**RM835,000****Bangsar Puteri, Bangsar, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,100 sq ft
Bedroom: 2 **Bathroom:** 2**Ann Soh** (REN 03232)

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

☎ +6018 369 8650

**RM10,000,000****Country Heights Damansara, Kuala Lumpur****Type:** Bungalow **Tenure:** Freehold
Built-up: 15,000 sq ft **Land size:** 8,622 sq ft
Bedroom: 7 **Bathroom:** 9**Catherine** (REN 09255)

CBD PROPERTIES SDN BHD (E (1) 1197)

☎ +6012 383 9275

**RM680,000****Prima Midah Heights, Cheras, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,464 sq ft
Bedroom: 3 **Bathroom:** 3**Elvie Ho** (REN 22102)

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

☎ +6012 303 3788

**RM2,380,000****The Rafflesia, Damansara Perdana, Selangor****Type:** Semidee house **Tenure:** Freehold
Built-up: 4,000 sq ft **Land size:** 2,998 sq ft
Bedroom: 5 **Bathroom:** 5**Ganesha** (REN 04958)

SQUARE FEET REAL ESTATE (E (3) 1547)

☎ +6012 213 9009

**RM7,250,000****Binjai on the Park, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 2,906 sq ft
Bedroom: 3 **Bathroom:** 4**Ian Tang** (REN 22803)

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

☎ +6018 278 3154

**SOLD FOR**
RM1.21 million
(around RM695.80 psf)**Condo unit, Ameera Residences, Petaling Jaya, Selangor****Concluded by:** Teoh Peng Peng (PEA 1696) of Propnex Realty Sdn Bhd (+6018 206 7122) **When:** June 2019**Noteworthy**

- Freehold
- 1,739 sq ft
- Three bedrooms and three bathrooms
- Semi-furnished with kitchen cabinet
- Facilities: Gymnasium, swimming pool, multipurpose hall and children's playground
- Nearby amenities: About 1.6km away from 3 Damansara shopping mall, around 3km away from Damansara Uptown, about 20km away from Kuala Lumpur city centre
- Easy access to highways such as Damansara Link, Damansara-Puchong Expressway and Jalan Harapan

Developed by SDB Properties Sdn Bhd, the 10-year-old Ameera Residences is a freehold condominium comprising 290 units in a 30-storey tower.

Located in SS2, one of the most sought-after locations in Petaling Jaya, the average transacted price of Ameera Residences units has climbed to RM742 psf in 2017, from RM524 psf in 2012. Prices have moderated recently but remained at above RM700 psf, according to EdgeProp.my data.

Teoh Peng Peng of Propnex Realty Sdn Bhd, the agent who concluded the deal, said its SS2 location is the property's biggest advantage as the self-sustaining residential area offers good connectivity and ample amenities.

"Ameera Residences is a well-maintained condominium. Its spacious

units with built-ups ranging between 1,200 sq ft and 1,800 sq ft make them desirable for young families," she explained.

"The buyer liked the spaciousness of the unit and the facilities found in the project. He bought the unit for own-stay while the previous owner had sold it to upgrade to a bigger home," said Teoh.

There were 11 sale listings on EdgeProp.my as at end-October with an average asking price of RM1.497 million or RM725 psf.

**RM1,500,000****2Twelve Condominium, Jln Ampang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,572 sq ft
Bedroom: 3 **Bathroom:** 3**Ian Tang** (REN 22803)

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

☎ +6018 278 3154

**RM1,280,000****La Grande Kiara, Mont'Kiara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 2,047 sq ft
Bedroom: 4 **Bathroom:** 4**James Lee** (REN 11088)

LEADERS REAL ESTATE (E (3) 1204)

☎ +6010 773 0073

**RM25,068,000****Jalan Puchong Jaya, Puchong, Selangor****Type:** Agricultural land **Tenure:** Freehold
Land size: 126,590 sq ft**James Lee** (REN 11088)

LEADERS REAL ESTATE (E (3) 1204)

☎ +6010 773 0073

**RM520,000****Desa Pandan, Kuala Lumpur****Type:** Office **Tenure:** Leasehold
Built-up: 1,650 sq ft
Bathroom: 1**Jimmy Ng** (REN 02015)

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

☎ +6016 257 0886

**RM2,650,000****1 Puchong, Puchong, Selangor****Type:** 3½-storey shophouse **Tenure:** 99 years
Built-up: 6,580 sq ft**Joanne Soh** (REN 13124)

CBD PROPERTIES SDN BHD (E (1) 1197)

☎ +6012 297 6506

**RM239,888****Cheras Perdana Apartment Batu 9, Cheras, Selangor****Type:** Apartment **Tenure:** Freehold
Built-up: 856 sq ft
Bedroom: 3 **Bathroom:** 2**John Oh** (REN 07002)

IQI REALTY SDN BHD (E (1) 1584)

☎ +6012 298 6266

**RM233,000****Sri Anggerik 1 Apartment, (Kinrara Puteri), Puchong, Selangor****Type:** Flat **Tenure:** Freehold
Built-up: 790 sq ft
Bedroom: 3 **Bathroom:** 2**Kelvin Tan Khai Yik** (REN 31324)

ASPIRE PROPERTIES (E (3) 1632)

☎ +6016 403 2222



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Residential

Properties for sale and rent**Pro Agents, get your listings featured here!** Email support@edgeprop.my or call 03-7733 9000**RM5,750,000****Industrial Park, Pulau Indah (Pulau Lumut), Selangor****Type:** Land **Tenure:** 99 years
Land size: 87,120 sq ft**Kheng Fatt** (REN 04422)

CHESTER PROPERTIES SDN BHD (E (I) 1321/15)

☎ +6012 329 6931

**RM1,580,000****Damansara Jaya, Petaling Jaya, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,985 sq ft **Land size:** 3,309 sq ft
Bedroom: 4 **Bathroom:** 3**Kim Quah** (REN 00097)

MAXLAND REAL ESTATE AGENCY (E (3) 0769)

☎ +6016 336 6361

**RM530,000****Setapak, Kuala Lumpur****Type:** Groundfloor townhouse
Tenure: Leasehold **Built-up:** 2,080 sq ft
Land size: 2,080 sq ft
Bedroom: 3 **Bathroom:** 2**Lim Chee Leng** (PEA 1158)

REJEY PROPERTIES (E (3) 0255)

☎ +6016 336 0661

**RM295,000****Simfoni Residence, Bandar Teknologi Kajang, Kajang, Selangor****Type:** Apartment **Tenure:** Leasehold
Built-up: 1,073 sq ft
Bedroom: 3 **Bathroom:** 2**Mohd Faiz** (REN 04003)

TRUE VEST PROPERTY CONSULTANTS SDN BHD

(VE (I) 0249) ☎ +6013 308 3063

**RM710,000****SS 3, Kelana Jaya, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,500 sq ft **Land size:** 1,760 sq ft
Bedroom: 4 **Bathroom:** 2**Segar Xavier Kuppusamy** (REN 04972)

SQUARE FEET REAL ESTATE (E (3) 1547)

☎ +6014 338 3381

**RM4,128,000****Bukit Bandaraya, Bangsar, Kuala Lumpur****Type:** Bungalow **Tenure:** Freehold
Built-up: 4,000 sq ft **Land size:** 6,280 sq ft
Bedroom: 5 **Bathroom:** 4**Suzanne Shoo Kim Looi** (E2069)

GRIFFIN PROPERTIES (E (3) 1792)

☎ +6016 248 1679

SOLD FOR**RM1.553 million**

(around RM597 psf)

Condo unit, 9 Bukit Utama, Bandar Utama, Petaling Jaya, Selangor**Concluded by:** Low Yean Ching (REN 14267) of Maxland Real Estate Agency (+6012 280 0060) **When:** June 2019**Noteworthy**

- Freehold
- 2,599 sq ft
- High-floor unit
- Four bedrooms and five bathrooms
- Semi-furnished with kitchen cabinet, air-con, built-in wardrobes and water heater
- Facilities: Gymnasium; badminton, tennis and basketball courts; swimming pool; jogging track; multipurpose hall; playground; sauna and barbecue area
- 2km away from 1 Utama Shopping Centre, The Curve and IKEA Damansara, next to The Club Bukit Utama, 3km away to Dataran Sunway
- Easy access to the Damansara-Puchong Expressway, New Klang Valley Expressway and Persiaran Surian.

Developed by Bandar Utama Development Sdn Bhd, 9 Bukit Utama is a build-then-sell development in the mature township of Bandar Utama. Completed in 2010, the 7.5-acre freehold condominium has 911 units spread across three blocks. Unit built-ups range from 2,286 sq ft to 4,719 sq ft. All units are semi-furnished with air-conditioning in every bedroom and living room, built-in wardrobes and water heater, as well as kitchen cabinets with hood and hob.

According to Low Yean Ching from Maxland Real Estate Agency, the negotiator who concluded the deal, the seller had spent close to RM300,000 to renovate the unit, which included adding a sound-proof ceiling and a digital lock system.

"The deal was concluded by cash, so the seller did not mind reducing the

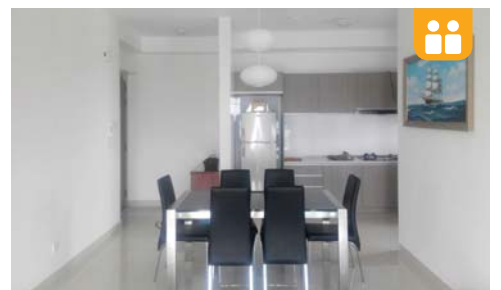
asking price. The buyer was happy to purchase a well-maintained, spacious and semi-furnished unit at below market price," she said.

The Hong Kong buyer has been searching for a home in Malaysia for about 18 months. He viewed 13 units before purchasing this one, Low added.

The buyer also liked Bandar Utama for its many amenities and easy access to other places in the Klang Valley.

According to EdgeProp.my data, there was no transaction at 9 Bukit Utama in 2018 and 2019. However, there were seven transactions in 2013 at an average selling price of RM1.2 million or RM546 psf.

As at end-October 2019, there were 16 sales listings on EdgeProp.my asking for an average RM1.6 million or RM641 psf.

**RM850,000****Lido Residency, Cheras, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold
Built-up: 1,074 sq ft
Bedroom: 3 **Bathroom:** 2**Serene Ng** (REN 02255)

CENTRICITY REALTY (E (3) 178)

☎ +6019 311 7892

**RM350,000****Sri Indah Apartment, Seri Kembangan, Selangor****Type:** Shoplot **Tenure:** 99 years
Built-up: 650 sq ft**Terence Tih** (REN 01644)

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

☎ +6017 668 2669

**RM600,000****Taman Nusantara Prima, Nusajaya, Johor****Type:** Cluster house **Tenure:** Freehold
Built-up: 2,228 sq ft **Land size:** 2,240 sq ft
Bedroom: 5 **Bathroom:** 4**Usha Sha** (REN 17124)

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

☎ +6016 720 0135

**RM1,850,000****Willow Park @ Denai Alam, Selangor****Type:** Link bungalow **Tenure:** Freehold
Built-up: 4,244 sq ft **Land size:** 4,093 sq ft
Bedroom: 6 **Bathroom:** 6**Wennie Liew** (REN 16099)

IQI REALTY SDN BHD (E (I) 1584)

☎ +6012 233 3013

**RM2,500/mth****Latitud 3, Petaling Jaya, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 853 sq ft **Bedroom:** 2 **Bathroom:** 2**Wilson Lim** (REN 29646)

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

☎ +6016 353 0201

**RM995,000****Reflection Residence, Mutiara Damansara, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 1,283 sq ft **Bedroom:** 3 **Bathroom:** 2**Yat Min** (REN 31294)

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

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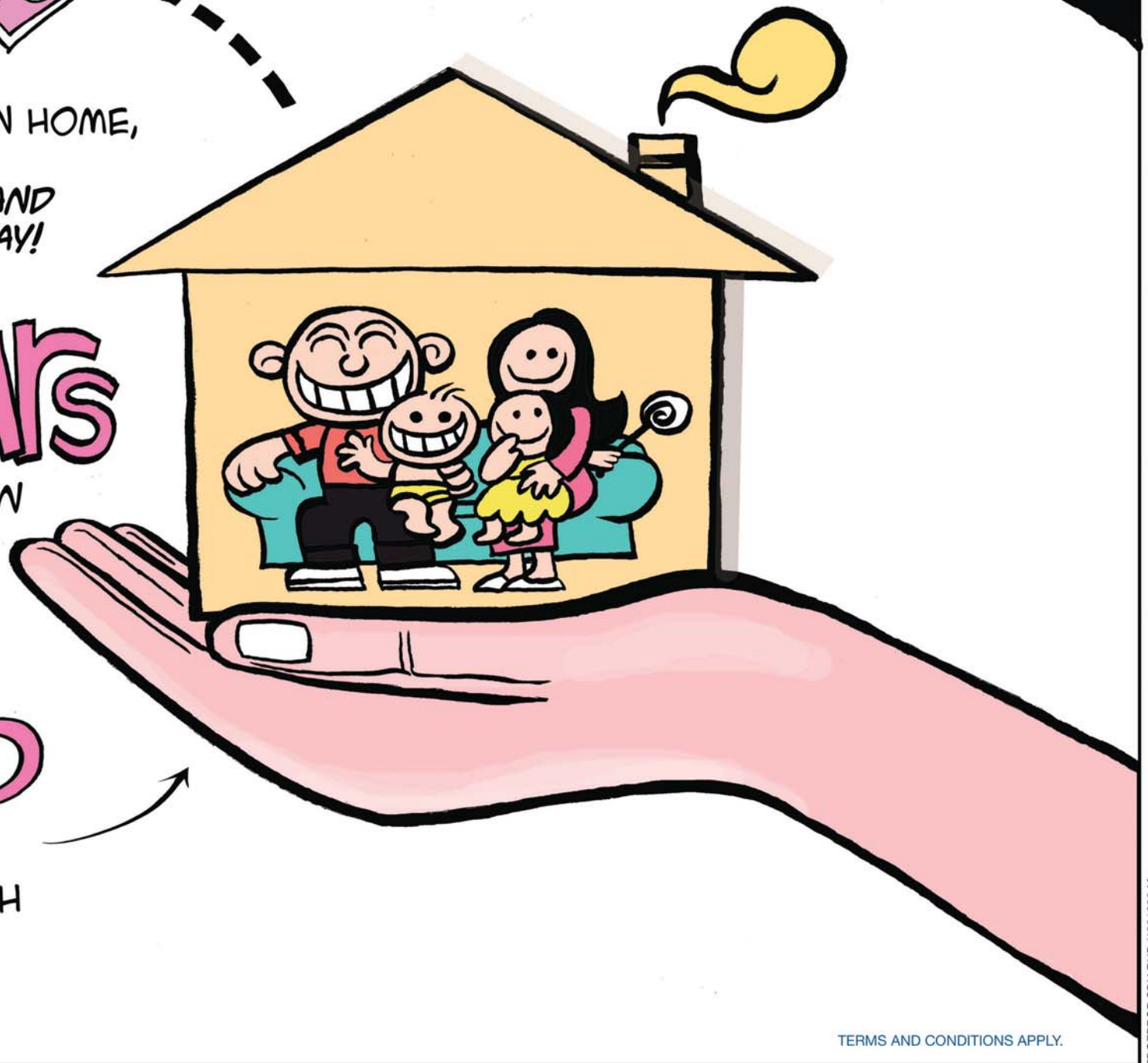
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