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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****RM1,088,000****Sungai Buloh Country Resort, Sungai Buloh, Selangor****Type:** Semidee house **Tenure:** Freehold
Built-up: 2,464 sq ft **Land size:** 4,000 sq ft
Bedroom: 5 **Bathroom:** 5**Terence Yap** (REN 10998)

GS REALTY SDN BHD (E (I) 1307)

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**RM2,500,000****28 Mont Kiara (MK28), Mont'Kiara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 2,700 sq ft
Bedroom: 4 **Bathroom:** 4**Carmen Teoh** (REN 27223)

IQI REALTY SDN BHD (E (I) 1584)

☎ +6012 303 3133

**RM3,900,000****Sierramas, Sungai Buloh, Selangor****Type:** Bungalow **Tenure:** Freehold
Built-up: 6,609 sq ft **Land size:** 7,000 sq ft
Bedroom: 7 **Bathroom:** 7**Chris Chiam** (REN 27288)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)

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**RM950,000****Surian Condominium, Mutiara Damansara, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 1,302 sq ft **Bedroom:** 3 **Bathroom:** 2**Laura Teh** (REN 02734)

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**RM369,000****Sunway Mentari, Subang Jaya, Selangor****Type:** Serviced apartment **Tenure:** Leasehold
Built-up: 4,400 sq ft **Bedroom:** 1 **Bathroom:** 1**Wilson Lim** (REN 29646)

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

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**RM1,200,000****Saujana Impian, Kajang, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 3,800 sq ft **Land size:** 6,000 sq ft
Bedroom: 6 **Bathroom:** 5**Izzah Rohaizad** (REN 10356)

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**RM3,600/mth****Riana Green East, Wangsa Maju, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold
Built-up: 1,647 sq ft **Bedroom:** 4 **Bathroom:** 3**Fong Tan** (REN 38422)

REAL ESTATE FINDERS (MY) SDN BHD (E (I) 1516)

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**RM2,600/mth****Laman Ceylon, Bukit Bintang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 820 sq ft **Bedroom:** 1 **Bathroom:** 1**Leena Tan** (REN 28908)

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GUARD YOUR HOME RIGHT

A guide to hiring quality security services

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BY **CHELSEY POH**

They are often the first to greet you when you come home to your condo or guarded community. Walls and fences cannot fully protect you and your home if there are no security guards on the premises.

But how should the management body of your housing select the right security services company? Also, ever wondered how the guards at your condominium operate?

The experts share some tips on the steps to hiring security guards.

1. Check the market rate

According to Henry Butcher Malaysia (Mont'Kiara)'s executive director Low Hon Keong, Joint Management Bodies and Management Corporations (JMBs/MCs) would normally spend 10% to 15% of their total income on security services.

The current rate of security services is around RM8 to RM9 per hour for services in high-end developments in urban areas.

"If there are affordable accommoda-

tions nearby, the rate will be more flexible as security personnel can stay nearby, and the security company will not have to bear transportation cost for its personnel," says Low.

2. Invite quotations

JMBs/MCs/Residents' Associations (RAs) could invite requests for proposals (RFP), submissions of quotations or tenders from various security companies. Malaysian Institute of Property and Facility Managers (MIPFM) president Adzman Shah Mohd Ariffin points out that these

security companies should be asked to visit the site and provide security assessments and estimated cost.

Assessments would normally include:

- Identification of security risks and any shortcomings onsite;
- Proposal on measures to address the shortcomings;
- Number of guards to be deployed for each shift, armed or unarmed;
- Any patrolling vehicle required such as motorcycle, bicycles, etc;
- What equipment to be provided such as walkie-talkies, digital watchman clock, security clocking points, etc.

CONTINUES ON PAGE 3

NEWS HIGHLIGHTS from www.EdgeProp.my**EdgeProp.my****The Edge Property Sdn Bhd**
(1091814-P)Level 3, Menara KLK,
No. 1 Jalan PJU 7/6, Mutiara
Damansara, 47810 Petaling Jaya,
Selangor, Malaysia**EdgeProp.my****Managing Director/Editor-in-chief**
Au Foong Yee**EDITORIAL****Executive Editor** Sharon Kam
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Deputy Chief Copy Editor

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Copy Editor

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Writers

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Art Director Sharon Khoh**Senior Designer** Jun Kit**Designer** Rajita SivanFor New Launches/Events/
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email: editor@edgeprop.my
Tel: (03) 7721 8211 **Fax:** (03) 7721 8280**ADVERTISING & MARKETING****Associate Account Director,****Advertising & Marketing**

Heidee Ahmad (019) 388 1880

Senior Account Managers

Ian Leong (012) 359 1668

Cecilia Too (012) 319 7666

Sharon Lee (016) 330 1571

Account Manager

Joane Tan (012) 377 2885

Marketing Support & Ad Traffic

Madeline Tan (03) 7721 8218

email: marketing@edgeprop.my**BUSINESS DEVELOPMENT****Manager**

Nimalen Parimalam (014) 324 3193

AGENCY SALES**Sales Manager**

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PRODUCT DEVELOPMENT**& CUSTOMER ADVISORY****Senior Manager**

Elizabeth Lay (012) 512 1687

Associates

Omar Nawawi (012) 537 1687

Nazrin Hakim (017) 368 6061

For enquiries and listings

email: support@edgeprop.my**Tel:** (03) 7733 9000

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ADVERTISING & MARKETING**Chief Commercial Officer**

Sharon Teh (012) 313 9056

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Fong Lai Kuan (012) 386 2831

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OPR down to 2.5% for first time in a decade

As the COVID-19 outbreak continues to grow, Bank Negara Malaysia (BNM) on March 3 announced another cut of 25 basis points (bps) in the overnight policy rate (OPR), marking the first time in 10 years that the rate has been reduced to 2.5%.

The cut comes less than three months after a similar 25bps cut that was decided at the previous Monetary Policy Committee (MPC) meeting on Jan 22.

This marks the second time that the rate has been cut to 2.5%, the last time being in January 2009, when the central bank made a 75bps cut in the OPR followed by another 50bps cut the following month.

Genting Group seeks to halt proposed Genting Sky City project

The Genting Group has filed a suit against the proposed Genting Sky City development, claiming that the project does not meet development guidelines, given its location on a steep hillside which may destabilise land in the surrounding area.

The suit was filed by three members of the group — Genting Bhd, Genting Malaysia Bhd and First World Hotels & Resorts Sdn Bhd — against GM Aero Support Sdn Bhd, Sycal Bhd, Lau Yee Sum, Perunding Rekacekap Sdn Bhd, Lee Yong Chiew and Zahiruddin Zainal, according to court documents sighted by The Edge Financial Daily. GM Aero Support is the developer of the project, while Sycal, a subsidiary of Main Market-listed Sycal

Paramount to launch projects worth RM1.2b in 2020

Paramount Corp Bhd is planning to launch some RM1.2 billion worth of property projects in 2020 while maintaining a sales target of RM1 billion.

Speaking at a media briefing on March 3, Paramount Corp CEO Jeffrey Chew said that this year's sales are expected to be driven by demand from the formation of new households and owners who are looking to upgrade their home.

He added that from 2011 to 2020, the growth rate of households is estimated at 2.9% per annum, which creates fresh demand for housing every year.

"The number of households in the country is still growing and we see people starting to buy [property] now after holding back their purchase in the last three years," he said.



Paramount's new launches this year mainly comprises residential products, including landed homes in Bukit Banyan in Sungai Petani, Sejati Lakeside in Cyberjaya and Greenwoods in Salak Tinggi with gross development values (GDVs) of RM121 million, RM178 million and RM139 million, respectively.

Launches of high-rise homes

include serviced apartments in Utropolis Batu Kawan in Penang and Berkeley Uptown in Klang with GDVs of RM269 million and RM247 million, respectively.

Chew noted that pricing of the new launches this year will fall in the range of RM450 to RM500 psf, or RM300,000 to RM600,000 per unit.

In the financial year ended Dec 31, 2019 (FY2019), the developer achieved a 73% take-up rate for the RM858 million worth of projects launched during the year.

Meanwhile, it is looking at expanding its property development business segment in overseas cities where population is high but less urbanised, such as Bangkok in Thailand, Manila in the Philippines and Ho Chi Minh City in Vietnam.

Ventures Bhd, is the contractor.

The Genting Group also claims that the use of the "Genting" trade name for the project was done without any prior approval, licence and permission of the group.

CapitaLand, CMMT introduce support measures for retailers in Malaysia

Singapore-based CapitaLand Ltd and its sponsored Malaysian-listed real estate investment trust, CapitaLand Malaysia Mall Trust (CMMT), on March 2 announced a series of support measures for retail partners across all seven CapitaLand malls in Malaysia, namely Gurney Plaza in

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Penang, Sungei Wang in Kuala Lumpur, 3 Damansara in Petaling Jaya, The Mines in Seri Kembangan, East

Coast Mall in Kuantan (all owned by CMMT) as well as Queensbay Mall in Penang and Melawati Mall in Kuala Lumpur.

The tenants operate more than 1,800 stores in these malls, said CapitaLand Malaysia Mall REIT Management Sdn Bhd (CMRM), the manager of CMMT, in a statement.

Tenants will receive the full 15% discount on monthly electricity bills in response to the stimulus package announced by the Malaysian government on Feb 27. There will also be initiatives to boost shopper spending over the next six months. In March for instance, shoppers are entitled to free weekday parking during lunch hours, as well as cash-back promotions.

**LAUNCHES + EVENTS**

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

**Official launch of Ilham Residence****Date:** March 7 (Sat)**Time:** 9am to 5pm**Venue:** City of Elmina SalesGallery, Elmina Pavilion,
Persiaran Eserina, Elmina East
Sek U16, Shah Alam, Selangor**Contact:** (03) 7831 2253

Sime Darby Property will be officially launching the first residential development in its Elmina Grove precinct – Ilham Residence. Come and discover a collection of 2-storey linked homes fitted with sustainable, smart and green home solutions. There will be fun activities for the family as well.

3D Printing Pen Workshop @ Eco Forest**Date:** March 8 (Sun)**Time:** 2pm to 4pm

Venue: EcoWorld Gallery @ Eco Forest, No. 1, Persiaran Eco Forest 1, Eco Forest, Semenyih, Selangor

Contact: (03) 8723 2255

EcoWorld will be hosting a 3D printing pen workshop where participants can materialise their imagination. The 3D doodler pen creates biodegradable plastic, which instantly hardens, allowing you to literally draw in 3D, freehand or on paper.

A Taste of Asian Delicacies**Date:** March 7 & 8 (Sat & Sun)**Time:** 10am to 2pm**Venue:** Setia Alam Welcome Centre, No. 2 Jalan Setia Indah AD U13/AD Setia Alam, Seksyen U13, Shah Alam, Selangor**Contact:** (03) 3343 2255

Enjoy your favourite Asian foods as you explore a preview of S P Setia's new dual key



living concept units at Setia City Residences. For this week, Japanese food will be the delicacy theme.

Chill Out & Relax @ Ara Sendayan**Date:** March 7 (Sat)**Time:** 6pm to 9pm**Venue:** PT 12653, Jalan Pusat Dagangan Sendayan 1, Bandar Sri Sendayan, Negeri Sembilan**Contact:** (1800) 88 2688

Come and experience a leisurely outdoor atmosphere at Ara Sendayan's Chill Out & Relax event hosted by Matrix Concepts Holdings Bhd. Dine out with a variety of snacks served by food trucks amidst this scenic hilltop hotspot with your family and friends.

Weekend Bazaar @ Hub SS2**Date:** March 7 & 8 (Sat & Sun)**Time:** 10am to 5pm**Venue:** The Hub SS2, Jalan 17/47, Seksyen 19, Petaling Jaya, Selangor**Contact:** (03) 9212 8333

Selangor Dredging Bhd will be



organising a weekend bazaar consisting of small local businesses selling their offerings such as food, clothing and art pieces. Besides stalls, there will also be busking performances.

Pose and Snap @ Tropicana Aman**Date:** Mar 7 & 8 (Sat & Sun)**Time:** 11am to 5pm**Venue:** Tropicana Aman Property Gallery, No. 2, Persiaran Aman Perdana 3, Bandar Tropicana Aman, Telok Panglima Garang, Selangor**Contact:** (1700) 81 8868

Spend your weekend at Tropicana Aman, Kota Kemuning by striking a pose with loved ones in free family portrait sessions organised by Tropicana Corp. Visitors can also view the ready show units of Elemen Residences link homes.

The priority is competency, not cost

FROM COVER PAGE

3. Perform background checks

Adzman points out that it is more common and way better to hire security companies than individuals. Although the latter may be cheaper, they are not regulated by the authorities, unlike the security companies.

Even so, a careful background check on the security company must be done including:

- Whether the company is registered with the Ministry of Home Affairs (KDN) and Persatuan Industri Keselamatan Malaysia (PIKM);
- Track record;
- Validity of the company's professional indemnity and public liability insurance;
- The guards' work permits and communication skills.

Training provided to the personnel should also be weighted. "As many guards are non-locals, to ensure quality, not only should the guards be certified, they should also be trained to communicate with locals," Adzman stresses, adding that guards for higher-end developments should also be able to operate visitor management systems.

He adds that the security company should share their Standard Operating Procedures (SOP) to show that their guards have been trained to follow certain guidelines.

According to Low, training should include common security SOPs such as how to handle emergencies and suicide attempts, use the fire control panel and first aid equipment such as Automated External Defibrillator (AED) and so on.

Apart from these, the experience of the guards and their relationship with the local police station are also important aspects to be considered.



Adzman: To ensure quality, not only should the guards be certified, they should also be trained to communicate with the locals.

4. Set expectations, SOPs and KPIs

After reviewing the assessments and background checks, the JMBs/MCs/RAs would need to shortlist a few companies and conduct interviews with them to clarify any uncertainties they may have.

The two parties could also negotiate further to achieve the best balance between service and price. Clear expectations must be spelt out as some premises may only want basic security services like manning the guard house and patrolling while others may want the security guards to also help with the maintenance such as monitoring lights,

cleanliness of the common area, CCTV functionality and so on.

After deciding on a company, draft an SOP for daily security operations. It would also be good to set KPIs as this would give clarity to the security company and their personnel, to help them meet the client's expectations.

5. Prepare basic amenities for guards

Basic amenities like a guard house with proper ventilation, nearby toilets, a place to rest and to keep personal belongings need to be provided for the security personnel.

"Security personnel are to be treated with respect. We need to always remind ourselves that they are trying to make a living just like the rest of us. Respect is one of the best things that we can give them," Low stresses.

He also suggests rewarding the guards with small incentives whenever KPIs are met to motivate them to deliver better service.



Low: Treating the security personnel with respect is one of the best benefits that we can give to them.

6. Check legal compliance

There are many cases of illegal workers among security guards in Malaysia, hence the JMBs/MCs/RAs will need to check with the security company from time to time on its legal compliance.

Low advises management bodies to take note of who the head of the security company is so that the person can be referred to when the need arises.

Employers should also request for a monthly security operations report to be presented at committee meetings so that residents are aware of happenings in the development and the surrounding areas as well as to evaluate the effectiveness of the security services.

7. Other things to note

The Ministry of Home Affairs currently only allows Nepali nationals to work as security guards in Malaysia, apart from locals.

Chairman of Menara UOA Bangsar MC and Secretary of Palmyra Bangsar MC Khaw Chay Tee prefers Nepalese guards, as he deems them to be more dedicated, disciplined and reliable. However, the problem with hiring non-Malaysian guards is that they need work permits and must return to



Security patrol system instead of barriers

Bukit Tunku and Taman Duta are two neighbouring and affluent residential areas in Kuala Lumpur, housing bungalows, luxury condos and villas.

These two neighbourhoods are decades-old and as crime rates rose over time, the residents decided to establish the Bukit Tunku Residents Association (BTRA) Security Scheme, which also covered Taman Duta. The scheme began in 2002.

BTRA Committee President Dato' Muthanna Abdullah tells EdgeProp.my that instead of placing barriers, BTRA decided to have patrols with vehicles bearing BTRA logo and flashing lights.

"We began with a small number of residents subscribing for the service and one patrol car. Over the years the number of paying members rose to 80 households and the security fleet expanded to two cars and one motorcycle," says Muthanna.

The BTRA Security Scheme offers security to the community on two fronts — general deterrence and quick response.

As visibility is a good way to demonstrate general deterrence, the guards are constantly on patrol every evening. The patrols are recorded on an electronic clocking device and tracked using a GPS device.

Quick response can be achieved if subscribers provide their phone numbers so that incoming distress calls can be traced to the caller's

address. This is particularly useful because during the panic of a break-in for instance, the victim may not be able to remember his or her address.

As the residential areas are not gated and guarded, the requirement to have the approval from at least 80% of residents is not needed to set up the security scheme. Instead, the scheme is running based on subscriptions. Subscription fee has remained constant over the years at RM3,000 per year.

"We believe that residents prefer the patrolling scheme to the barriers," he says, adding that patrolling routes are designed based on the location of the subscribers' houses.

The security scheme has been largely successful as over the past 18 years, there have been few security incidents among its subscribers.

"The security company has been very professional in tracking the patrol vehicles' positions closely and providing responsible, pleasant and cooperative guards to man the vehicles," he enthuses.

"The scheme has helped to improve safety considerably and the residents feel more secure as they are able to call up the guards if they see anyone acting suspiciously in any of the two neighbourhoods," says a proprietor in Bukit Tunku. "My property is rented out and my tenant is very happy with the scheme," he adds.



Khaw: Hiring a reputable security company would provide flexibility for replacement if the guard is found not performing.

their country to apply for re-entry into Malaysia.

Hence, Khaw says it is important for the guards to be employed, trained and supervised by an established and reputable security company, so that the JMB/MC/RA could have the flexibility to ask for a replacement if a guard has to return to his home country or is found to be unsuitable or not performing.

Constant checks on the security company is also crucial, as Low warns that if the guards are not paid on time, they would be demotivated or worse, be lured into illegal activities.

Another common issue is the appearance, personal hygiene and overall image of on-ground personnel. "Some guards may have severe body odour and some have worn-out uniforms which will negatively affect the image of the whole development," he says.

In conclusion, the matter of hiring security guards is not to be taken lightly. "Some clients insist on cheaper rates and fail to place importance on credentials and licensing, only to realise later that when 'one pays peanuts, one gets monkeys,'" says Adzman.



KL's prime properties are among the **WORLD'S CHEAPEST** in 2019

BY CHIN WAI LUN

PETALING JAYA: Kuala Lumpur was the world's cheapest city in 2019 to buy a luxury home based on a survey of 28 cities across the globe, according to Savills Prime Index: World Cities research report. And it may be even cheaper in 2020.

By tracking the performance of the 28 cities from San Francisco to Sydney, the Savills Prime Index: World Cities showcases the leading cities for prime residential property based on a sample size adjusted to represent each city's prime market. Savills' definition of prime constitutes properties in the top 5% of the market by price.

Prime properties in KL cost about US\$280 (RM1,172) psf, while in the next cheapest city, Cape Town, South Africa, they cost around US\$310 psf. Hong Kong topped the list with a whopping US\$4,610 psf.

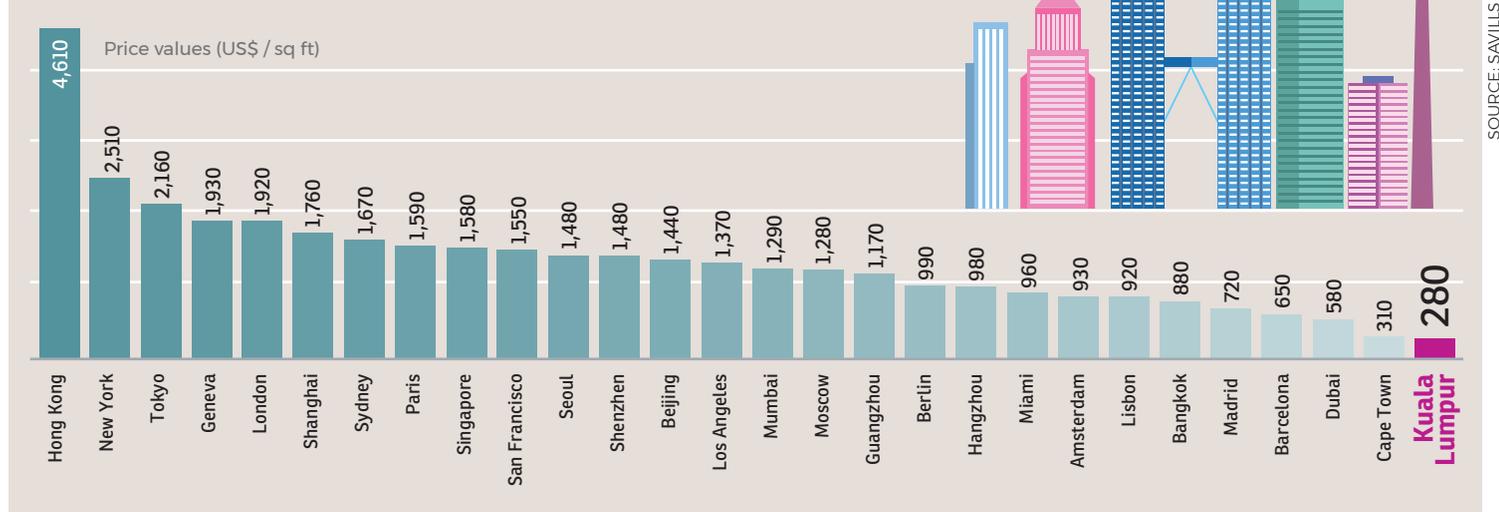
Both KL and Cape Town markets have comparatively lower levels of domestic wealth, while longstanding cooling measures in KL and a weak South African economy have also kept values below other cities, Savills Research said in the report.

The same can be observed with rental values, with Cape Town and KL ranked as lower-valued cities for prime residential rents and were two of only three cities in the index where a prime house (4,000 sq ft) cost less than US\$1,000 per week, the other being Hangzhou in China.

Hong Kong remained top of the rental league at US\$7,060 per week, followed by Tokyo at US\$6,000 per week. Interestingly, New York topped the list for the rental cost of a prime apartment and was the only city in the index where the average weekly rent for an apartment was higher than a house.

According to Savills Research, uncertainty impacted the global property sector through

Prime residential values in the world's leading cities
(Up to Dec 2019)



2019 and the prime residential sector was no exception.

This uncertainty is expected to continue in 2020. Globally, one of the key drivers of the market in cities where values are expected to fall is a supply and demand imbalance, including New York, Miami, Dubai and KL.

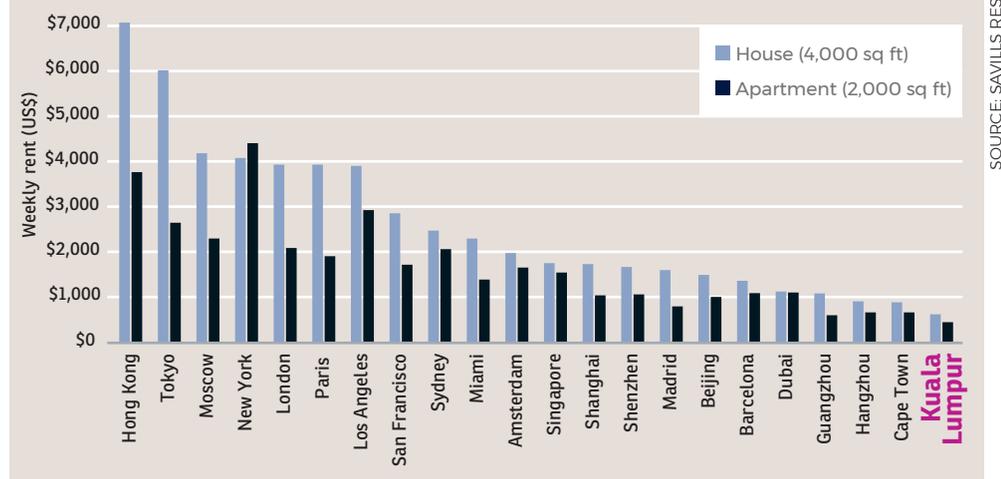
Prime residential properties in KL are expected to record a decrease in value of up to -1.9% or zero growth for 2020.

Rental values outperformed capital values

Overall, the average capital value of prime residential properties across world cities remained flat, averaging an increase of 0.1%, down from 2.6% in 2018, a continued slowdown in growth since 2016.

The slowdown accelerated throughout the year and prices fell in many cities in the second half of the year, resulting in an aver-

Prime residential rents



age decrease of -0.4% over the six months to December 2019.

KL recorded a 1% fall in capital value on the back of oversupply following a rise in the number of residential developments over the past few years. Berlin and Paris were the strongest performers through 2019, with annual growths of 8.8% and 6.4% respectively. The German capital has seen strong interest from buyers and investors looking for income returns while prime property in the French capital is viewed as a safe long-term store of wealth.

Rental values performed better than capital values during 2019 with an average annual increase of 1.2%, a 0.4% increase y-o-y. However, like capital values, rental growth also slowed in the second half of the year, with a 0.3% increase compared with 0.8% for the first half.

According to the report, Dubai and KL recorded the largest rental falls over the year, with -5% and -4.1% respectively. Both markets are facing oversupply and potential renters have a lot of choice and negotiating power, said the real estate research consultancy.

Meanwhile, Los Angeles saw the largest rental growth (6.1%) being attributed to a shift from buying to renting in younger age groups.

As a result of the increased rental growth, average yields increased in the first half of

2019, after being on a downward trend since December 2014. Average yields continued moving upwards in the second half of the year as rental growth continued to outpace price growth, standing at an average of 3.2% in December 2019 compared with 3.0% a year before.

Bangkok and KL were comparatively high-yielding for the region, recording 4.6% and 3.6% respectively. Los Angeles was the highest-yielding city in the index, at 5.5%.

Buying, owning and selling costs

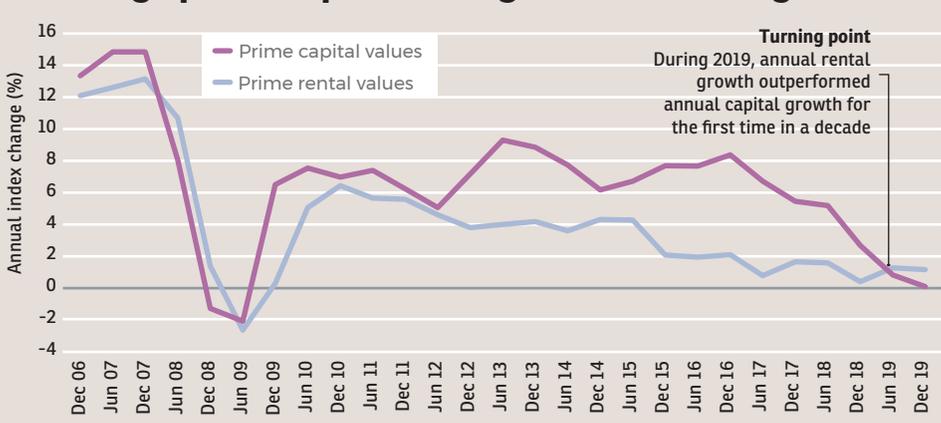
Purchase price is just part of the picture. Overseas buyers need to factor in the level of taxation and fees involved in buying, owning and selling in different cities, the report said.

The costs associated with purchasing, owning and selling a property as a non-resident can increase the price significantly. In this context, Hong Kong is the most expensive of all the global cities in the index.

Here, an overseas buyer can expect to pay an additional 33.3% of the purchase price - most of which is stamp duty for overseas buyers.

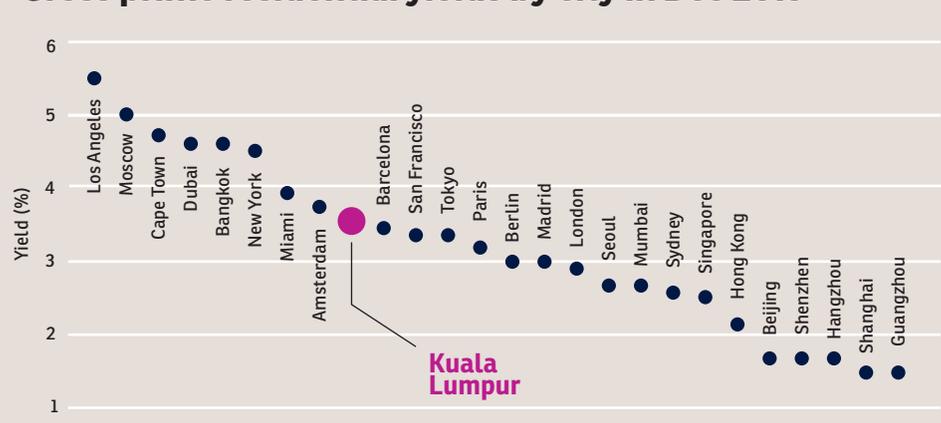
Second, third and fourth spots are taken by Singapore, Tokyo and Sydney. Berlin completes the top five and is in fact, the third most expensive city for a buyer as the agency fees are paid for by the buyer but with no costs to sell the property. However, KL is not mentioned in this list.

Average prime capital value growth vs rental growth



SOURCE: SAVILLS RESEARCH

Gross prime residential yields by city in Dec 2019



SOURCE: SAVILLS RESEARCH

SOURCE: SAVILLS RESEARCH

SOURCE: SAVILLS RESEARCH



Enriching the lives of PPR youths, one sports court at a time

BY CHIN WAI LUN

PETALING JAYA: What's the point of having facilities that are wasting away and no longer able to serve their full purpose?

Outdoor recreational spaces for the community, especially children and youths, are aimed at promoting a healthy lifestyle and even to nurture sports talent, hence it would be a shame if such facilities become eyesores instead.

Seeing the opportunity to make these spaces "great" again and help change the lives of the surrounding communities, Paramount Property Development Sdn Bhd CEO Beh Chun Chong decided to take the lead and partner EdgeProp.my and Nippon Paint Malaysia to roll out the Sayangi Rumahku campaign in July 2019.

The campaign is in support of the National Community Policy or Dasar Komuniti Negara (DKN) formulated by the Housing and Local Government Ministry, aimed at improving the lives of the B40 group.

Under this campaign, the dilapidated outdoor sports courts at public housing schemes, including the People's Housing Schemes (PPR) will be given a makeover. The initial PPRs identified for this campaign are PPR Lembah Subang 1 in Petaling Jaya, Selangor; PPR Seri Cempaka and PPR Seri Kedah (both in Kuala Lumpur).

Beh noted that this private sector initiative is expected to benefit close to 16,000 residents living in 4,116 units in these PPRs.

"We hope through the refurbishment of the outdoor sports courts, we could promote a healthier and more active lifestyle among residents, especially the youths.

"Not many PPR homes have outdoor sporting facilities. PPR Seri Cempaka, for example, is one of the few that does. Sadly, the court was in a bad condition and riddled with holes. We were also concerned about the safety of kids playing at the playground nearby, especially when there is a kindergarten located next to the court," Beh shared, adding that the initial stage of the Sayangi Rumahku campaign will need at least RM200,000.

The refurbishment works include converting the existing sports courts into bigger multipurpose sports courts with a colourful design that will attract residents to spend time outdoors, be it for sports or for community activities.

To date, the makeover of the sports courts at PPR Lembah Subang 1 and PPR Seri Cempaka have been completed. Not only have they become fully functional and safe, they also sport vibrant designs and colours reflecting the Malaysia's flag.

During the refurbishment process, PPR residents have joined volunteers from Paramount, Nippon Paint Malaysia and EdgeProp.my in the painting works on the sports courts. Close to 60 Paramount staff including its senior management took time off to participate in the campaign, wholeheartedly sup-



The once dilapidated court of PPR Seri Cempaka was spruced up with colour and is now safer to use.



Beh: We are happy to be able to create a functional and aesthetically-pleasing space for the community.



The volunteers from Paramount working together with those from EdgeProp.my and Nippon Paint during the repainting. Paramount will be spending an estimated RM200,000 to spruce up rundown outdoor sports courts at the PPR projects.

porting the company's efforts to improve the lives of the B40 group.

One of the challenges to the refurbishment efforts, however, was having to deal with Malaysia's weather. For instance, works were slightly delayed due to the inter-monsoon rains in the latter half of 2019.

Another challenge faced by the partners in this campaign were the

varied requests from residents on how they want their sports courts to be.

"We received a number of requests to design the courts for multiple usage such as futsal, badminton, sepak takraw and netball. While we would like to fit as many court types as possible into one, too many different [court] lines will affect functionality.

"Likewise, in terms of patterns and colours used, there is a need to balance creativity and functionality," Beh explained.

But these are mere hiccups because nothing beats the satisfaction of seeing residents enjoy their newly refurbished sports courts.

"We are happy to be able to create functional and aesthetically-pleasing spaces for the commu-

nity. The courts at PPR Lembah Subang 1 and PPR Seri Cempaka are now much more colourful and can be used for both futsal and badminton," said Beh.

Meanwhile, the Sayangi Rumahku campaign moves on to PPR Seri Kedah next. Painting works will begin on March 15, 2020 and scheduled to be completed by end-March.

DONE DEALS



To real estate agents — Have you just concluded an interesting deal? We would love to hear from you! Contact us at editor@edgeprop.my

SOLD FOR

RM1.6 million (RM550 psf)

Villa Aman Condominium, Jalan Ritchie, Kuala Lumpur



Concluded by: Elvie Ho (REN 22102)
of Reapfield Properties HQ Sdn Bhd
(+6012 303 3788)
When: December 2019



DONE DEAL

Noteworthy

- Freehold
- 2,906 sq ft
- Corner unit
- 4 bedrooms and 4 bathrooms
- Almost fully-furnished
- Facilities: gym, reading room, swimming pool, landscaped garden, playground, sauna and games room
- Nearby amenities: Shopping malls, international schools, hospitals and medical centres as well as offices and shops

Located in the heart of Kuala Lumpur, Villa Aman is a low-density luxury condominium completed in 2000. Located along Jalan Ritchie near the Embassy Row in Ampang Hilir, it offers just 20 units housed within three 3-storey blocks. Unit built-ups range from 2,454 sq ft to 3,853 sq ft with a minimum of four bedrooms.

Nearby are shopping malls such as Suria KLCC, Pavilion KL, Ampang Point and Great Eastern Mall; international schools; hospital and medical centre as well as offices.

According to real estate negotiator Elvie Ho of Reapfield Properties who concluded the deal, Villa Aman is a rare low-density project in the city centre.

This unit was owned by a Korean who wanted to sell the unit as he was

moving back to his country. The unit comes with basic fittings and some furniture such as cabinets, sofa, lights, work desk as well as some electrical items such as washing machine and a TV.

The well-maintained unit attracted the local buyer who was looking for a new place for his growing family. He liked the unit's minimalist design and its convenient yet quiet location.

The unit was transacted at below the market value at RM1.6 million in December 2019.

EdgeProp.my data showed two units in Villa Aman were sold between 2015 and 2019 for RM1.45 million or RM429 psf and RM1.5 million or RM639 psf.

As at Feb 3, 2020 there were two units listed for sale with the asking price of RM619 psf and RM669 psf.

SOLD FOR

RM1.765 million (about RM462 psf)

Semidee, Residency Section 9, Kota Damansara, Selangor



Concluded by: Ann Soh (REN 03232)
of Metro Rec Sdn Bhd (+6018 369 8650)
When: August 2019



DONE DEAL

Noteworthy

- Leasehold
- Land area: 3,821 sq ft
- Built-up: 3,111 sq ft
- Semi furnished with basic fittings and lights
- Five bedrooms and five bathrooms
- Nearby amenities: schools, eateries, supermarkets, hospital, forest reserve, park
- Easy access to Persiaran Mahogani and New Klang Valley Expressway, 5km from Dataran Sunway, 8km away from The Curve shopping centre, 10km from Subang Airport and around 25km to Kuala Lumpur city centre

Section 9 Kota Damansara is an exclusive residential area with several gated-and-guarded landed housing developments mainly comprising semidees and bungalows.

It is situated next to Kota Damansara Community Forest Reserve, creating a green and quiet environment not too far from the popular commercial areas such as Dataran Sunway, The Curve shopping centre and 1 Utama Shopping Centre.

Residency Section 9 is one of the gated-and-guarded enclaves located next to SK Kota Damansara Section 9 school and the forest reserve.

According to Ann Soh from Metro Rec Sdn Bhd, who concluded the sale, Residency Section 9 comprises only 92 semidee units designed with high ceilings.

"The homes here are popular because of their spaciousness and their safe and green

environment," she said.

Besides, Taman Rimba Riang is about 1.5km away or a 20-minute walk from Residency Section 9, so residents are often seen strolling or jogging in the area.

The healthy living environment appealed to the couple who bought the unit as they were looking for a suitable home to raise their family, Soh said.

With house prices in Kota Damansara having risen rapidly over the years, the seller decided it was a good time to cash out.

EdgeProp.my data showed that in 2018, there were two semidees transacted in Section 9, Kota Damansara, with an average price of RM2.58 million or RM648 psf in 2018. In 2019, one semidee was sold at RM1.77 million or RM462 psf.

The property portal also has only one sale listing of semidee in the area, with an asking price of RM2.8 million or RM510 psf.

RENTED FOR

RM3,800/mth (RM6.08psf)

Serviced residence, Star Residences Tower 1, KL



Concluded by: Meifen Low (REN 06451)
of One WSM Property Sdn Bhd
(+6012 653 0714) **When:** Dec 2019



DONE DEAL

Noteworthy

- 1 bedroom and 1 bathroom
- Built up: 625 sq ft
- Fully furnished with air-conditioning units, sofa, wardrobe, coffee table, washer and dryer, kitchen cabinet, and kitchen hood and hob
- Facilities: swimming pool, gym, outdoor pavilion and BBQ lounge, koi pond and gardens
- Walking distance to KLCC, Avenue K, Suria KLCC, KLCC Park; KLCC and Ampang Park LRT stations

The Star Residences Tower 1 is part of the Star Development located at the intersection of Jalan Mayang and Jalan Yap Kwan Seng in Kuala Lumpur city centre.

Jointly developed by Symphony Life Bhd and United Malayan Land Bhd, the freehold development consists of a 57-storey Tower 1, 58-storey Tower 2, 58-storey Ascott Star KLCC Kuala Lumpur and Star Boulevard, the latter featuring retail, F&B and entertainment outlets.

Tower 1, which was completed in December 2019, has 557 serviced residences with built-up sizes from 625 sq ft. It is the highest residential building in the vicinity.

The one-year tenancy for this unit in Tower 1 at RM3,800 per month is reasonable given the strategic location of the project and the fact that this is a brand new fully-furnished unit, says One WSM Property Sdn Bhd's Meifen Low who concluded the deal.

"The tenant is an expatriate who works in the city centre, so the location is very convenient for him," Low added, noting that the KLCC precinct offers a wide array of amenities such as the Ampang Park LRT station, malls, and offices.

The tenancy commenced on Jan 1 this year with an option to renew for another year.

"The landlord expected to get a higher rent for the unit but accepted this offer because of the good profile of the tenant," Low added.

Nevertheless, the rental psf for the unit is still competitive. Rental listings on EdgeProp.my showed that the asking rents for serviced residences at Star Development ranges from RM4,200 to RM6,500, or RM6.65 to RM9.02 psf per month as at January 2020.

The average asking price for these units was about RM1.13 million to RM2.73 million, or RM1,767 to RM2,914 psf.

RENTED FOR

RM2,500/mth (RM2.50 psf)

Condominium unit, The Hamilton, Wangsa Maju, KL



Concluded by: Kenny Lee (REN 18277)
of PropNex Realty Sdn Bhd
(+6012 285 9790) **When:** Dec 3, 2019



DONE DEAL

Noteworthy

- Leasehold
- Built-up: 1,000 sq ft
- 3 bedrooms, 2 bathrooms
- Fully furnished
- High floor unit
- Walking distance to Sri Rampai LRT station; within 1km to AEON BiG Wangsa Maju, Wangsa Walk Mall and Pusat Bandar Wangsa Maju commercial hub

Located at the Jalan Wangsa Delima area next to Seksyen 5 in Wangsa Maju, KL, The Hamilton (also known as Residensi Hamilton) is a high-rise residential development by Era Ecoland Sdn Bhd, a subsidiary of Aset Kayamas Sdn Bhd.

The 42-storey condominium is situated on a 1.44-acre leasehold site. It houses a total of 435 units with built-ups ranging between 1,000 sq ft and 2,219 sq ft.

The Hamilton is strategically located within walking distance to various amenities, notably the Sri Rampai LRT station and the Wangsa Walk Mall. It is also close to major highways such as the Duta-Ulu Klang Expressway (Duke), Middle Ring Road 2 (MRR2) and Jalan Setiawangsa.

According to Kenny

Lee of PropNex Realty Sdn Bhd, who co-brokered the rental deal, The Hamilton was recently completed in October 2019.

"It was a co-agency deal and the tenant was brought in by another agent. It went well and we sealed the deal after two viewings," said Lee.

"The tenant liked that it is on a high floor with nice views of the city. The unit also came fully-furnished.

"Furthermore, the tenant got to move into a newly completed unit close to his workplace," Lee added.

Based on data obtained by EdgeProp.my as of end-January 2020, there were nine rental listings for The Hamilton asking for an average rent of RM2,222 per month or RM2.18 psf.

Meanwhile, there were 12 sale listings going for an average asking price of RM679,604 or RM573 psf.

SPOTLIGHT



Properties for sale and rent



Commercial



Residential



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**RM990,000****You Vista, Batu 9 Cheras, Selangor****Type:** Condominium **Tenure:** Freehold**Built-up:** 2,400 sq ft**Bedroom:** 5 **Bathroom:** 4**Aaron Loo** (REN 34171)

JUSTE LAND (E (3) 0205/1)

☎ +6019 473 3413

**RM22,000,000****Jalan Sungai Jelok, Kajang, Selangor****Type:** Residential land **Tenure:** Freehold**Land size:** 5 acres**Angelia Kong** (REN 03495)

FIRST REALTORS AGENCY (E (3) 0788)

☎ +6017 292 3977

**RM730,000****Trellises, Taman Tun Dr Ismail, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold**Built-up:** 1,188 sq ft **Bedroom:** 3 **Bathroom:** 2**Ann Soh** (REN 03232)

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

☎ +6018 369 8650

**RM2,500,000****28 Mont Kiara (MK28), Mont'Kiara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold**Built-up:** 2,700 sq ft**Bedroom:** 4 **Bathroom:** 4**Carmen Teoh** (REN 27223)

IQI REALTY SDN BHD (E (1) 1584)

☎ +6012 303 3133

**RM5,500/mth****Residential Suites @ M City, Ampang, Kuala Lumpur****Type:** Condominium **Tenure:** N/A**Built-up:** 1,680 sq ft**Bedroom:** 3 **Bathroom:** 2**Charles Chua** (REN 02154)

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

☎ +6012 282 0823

RENTED FOR

RM3,800/mth (RM6.08psf)**Serviced residence, Star Residences Tower 1, KL****Concluded by: Meifen Low** (REN 06451)

of One WSM Property Sdn Bhd

(+6012 653 0714) **When:** Dec 2019

Noteworthy

- 1 bedroom and 1 bathroom
- Built up: 625 sq ft
- Fully furnished with air-conditioning units, sofa, wardrobe, coffee table, washer and dryer, kitchen cabinet, and kitchen hood and hob
- Facilities: swimming pool, gym, outdoor pavilion and BBQ lounge, koi pond and gardens
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The one-year tenancy for this unit in Tower 1 at RM3,800 per month is reasonable given the strategic location of the project and the fact that this is a brand new fully-furnished unit, says One WSM Property Sdn Bhd's Meifen Low who concluded the deal.

"The tenant is an expatriate who works in the city centre, so the location is very convenient for him," Low added, noting that the KLCC precinct offers a wide array of amenities such as the Ampang Park LRT station, malls, and offices.

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The average asking price for these units was about RM1.13 million to RM2.73 million, or RM1,767 to RM2,914 psf.

**RM3,900,000****Sierramas, Sungai Buloh, Selangor****Type:** Bungalow **Tenure:** Freehold**Built-up:** 6,609 sq ft **Land size:** 7,000 sq ft**Bedroom:** 7 **Bathroom:** 7**Chris Chiam** (REN 27288)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)

☎ +6019 317 7060

**RM2,300,000****Sunway SPK Damansara, Kuala Lumpur****Type:** Terraced house **Tenure:** Freehold**Built-up:** 2,798 sq ft**Bedroom:** 6 **Bathroom:** 5**Chris Tang** (REN 32877)

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

☎ +6018 278 9330

**RM550,000****The Nomad SuCasa, Ampang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold**Built-up:** 990 sq ft **Bedroom:** 2 **Bathroom:** 2**Elvie Ho** (REN 22102)

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

☎ +6012 303 3788

**RM1,200,000****Taman Taming Jaya, Balakong, Selangor****Type:** Factory **Tenure:** Freehold**Built-up:** 2,000 sq ft **Land size:** 2,000 sq ft**Eugene Koo** (REN 00311)

I-PROP REALTY (USJ) SDN BHD (E (1) 0452/2)

☎ +6017 212 3948

**RM5,280,000****Jalan Setia Bakti, Damansara Heights, Selangor****Type:** Bungalow land **Tenure:** Freehold**Land size:** 7,050 sq ft**Eugene Yap** (REN 12217)

FOCUS ESTATE AGENCY SDN BHD (E (1) 1751)

☎ +6012 625 9888

**RM3,600/mth****Riana Green East, Wangsa Maju, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold**Built-up:** 1,647 sq ft **Bedroom:** 4 **Bathroom:** 3**Fong Tan** (REN 38422)

REAL ESTATE FINDERS (MY) SDN BHD (E (1) 1516)

☎ +6012 370 9874

**RM2,061,720****8 Conlay, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold**Built-up:** 705 sq ft **Bedroom:** 1 **Bathroom:** 2**Ian Tang** (REN 22803)

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

☎ +6018 278 3154

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Residential

Properties for sale and rentPro Agents, get your listings featured here! Email support@edgeprop.my or call 03-7733 9000**RM1,180,000****VIVO Residential Suites, Jalan Klang Lama, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold
Built-up: 1,388 sq ft **Bedroom:** 3 **Bathroom:** 3**James Lee** (REN 11088)

LEADERS REAL ESTATE (E (3) 1204)

☎ +6010 773 0073

**RM6,380,000****Surian Industrial Park, Kota Damansara, Selangor****Type:** Factory **Tenure:** Freehold
Built-up: 10,032 sq ft**Jessica Tung** (REN 05827)

PROPnex REALTY SDN BHD (E (1) 1800)

☎ +6012 381 7783

**RM2,100,000****Elite 33 Signature Business Park, Shah Alam, Selangor****Type:** Shopoffice **Tenure:** Freehold
Built-up: 4,000 sq ft **Land size:** 2,000 sq ft**Joanne Soh** (REN 13124)

CBD PROPERTIES SDN BHD (E (1) 1197)

☎ +6012 297 6506

**RM490,000****Keranji, Sepang, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,965 sq ft **Land size:** 1,400 sq ft
Bedroom: 4 **Bathroom:** 3**Justin Lee** (REN 32527)

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

☎ +6016 618 9568

**RM110,000****Taman Sri Indah, Cheras South, Selangor****Type:** Flat **Tenure:** Leasehold
Built-up: 650 sq ft **Bedroom:** 3 **Bathroom:** 2**Juzri** (REN 35407)

HUNT PROPERTIES (BANGI) SDN BHD (E (1) 1498/3)

☎ +6016 220 6104

RENTED FOR**RM2,500/mth** (RM2.50 psf)**Condominium unit, The Hamilton, Wangsa Maju, KL****Concluded by: Kenny Lee** (REN 18277)

of PropNex Realty Sdn Bhd

(+6012 285 9790) **When:** Dec 3, 2019**DONE DEAL****Noteworthy**

- Leasehold
- Built-up: 1,000 sq ft
- 3 bedrooms, 2 bathrooms
- Fully furnished
- High floor unit
- Walking distance to Sri Rampai LRT station; within 1km to AEON BiG Wangsa Maju, Wangsa Walk Mall and Pusat Bandar Wangsa Maju commercial hub

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Meanwhile, there were 12 sale listings going for an average asking price of RM679,604 or RM573 psf.

**RM32,670,000****Pulau Indah Industrial Park, Port Klang, Selangor****Type:** Land **Tenure:** Leasehold
Land size: 10 acres**Yong Hao Sit** (REN 09622)

REGIONAL REAL ESTATE (E (3) 1274)

☎ +6012 690 8291

**RM2,370,000****Kawasan Industri Masjid Tanah, Alor Gajah, Melaka****Type:** Industrial land **Tenure:** Leasehold
Land size: 139,414 sq ft**Kheng Fatt** (REN 04422)

CHESTER PROPERTIES SDN BHD (E (1) 1321/15)

☎ +6012 329 6931

**RM950,000****Surian Condominium, Mutiara Damansara, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 1,302 sq ft **Bedroom:** 3 **Bathroom:** 2**Laura Teh** (REN 02734)

REAPFIELD PROPERTIES SDN BHD (E (1) 0452)

☎ +6019 221 9830

**RM2,600/mth****Laman Ceylon, Bukit Bintang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 820 sq ft **Bedroom:** 1 **Bathroom:** 1**Leena Tan** (REN 28908)

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

☎ +6012 322 7901

**RM4,000,000****Kompleks Damai, KL City, Kuala Lumpur****Type:** Shopoffice **Tenure:** Freehold
Built-up: 11,292 sq ft **Bathroom:** 4**Lim Chee Leng** (PEA1158)

REJEY PROPERTIES (E (3) 0255)

☎ +6016 336 0661

**RM13,000,000****Lorong Taman Pantai 2, Pantai, Kuala Lumpur****Type:** Bungalow **Tenure:** Freehold
Built-up: 17,749 sq ft **Land size:** 20,000 sq ft
Bedroom: 5 **Bathroom:** 4**Ling Chai** (REN 20461)

GRIFFIN PROPERTIES (E (3) 1792)

☎ +6017 812 8196

**RM1,000/mth****Gemilang Indah, Jalan Klang Lama, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,122 sq ft **Bedroom:** 3 **Bathroom:** 2**Livien** (REN 14087)

GRIFFIN PROPERTIES (E (3) 1792/1)

☎ +6012 421 5350

SPOTLIGHT

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**RM4,100/mth****KL Eco City, Mid Valley City, Kuala Lumpur****Type:** Office **Tenure:** Leasehold
Built-up: 1,035 sq ft**Low Chee Hoong** (REN 22437)

REAPFIELD PROPERTIES SDN BHD (E (1) 0452/9)

☎ +6012 318 8473

**RM320,000****Bandar Warisan Puteri, Seremban, Negeri Sembilan****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,480 sq ft **Land size:** 1,400 sq ft
Bedroom: 4 **Bathroom:** 3**Mohd Hazli Aziz** (REN 35744)

IW PROPERTIES (E (3) 1334/1)

☎ +6012 666 0984

**RM1,180,000****Seksyen 7, Shah Alam, Selangor****Type:** Residential land **Tenure:** Leasehold**Land size:** 9,085 sq ft**Mohd Syam** (REN 15084)

JUSTE LAND (E (3) 0205)

☎ +6013 639 6454

**RM560,000****Aurora Residence @ Lake Side City, Puchong, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 1,238 sq ft **Bedroom:** 3 **Bathroom:** 2**Neoh Eng Kim** (REN 32881)

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

☎ +6016 208 6331

**RM800,000****USJ 2, USJ, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,405 sq ft **Land size:** 1,647 sq ft
Bedroom: 4 **Bathroom:** 3**Philip CK Ong** (REN 32684)

I-PROP REALTY (USJ) SDN BHD (E (1) 0990/2)

☎ +6016 220 0780

**RM425,000****Jalan Impian Setia, Kajang, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,170 sq ft **Land size:** 990 sq ft
Bedroom: 3 **Bathroom:** 3**Shahrul Ridhwan** (REN 29515)

ACEAKL ESTATE AGENCY SDN BHD (E (1) 1697)

☎ +6017 265 7503

**RM595,000****Meridian Townhouse, Petaling Jaya, Selangor****Type:** Townhouse **Tenure:** Leasehold
Built-up: 1,040 sq ft
Bedroom: 3 **Bathroom:** 2**Susan** (REN 34104)

CHESTER PROPERTIES SDN BHD (E (1) 1321/15)

☎ +6019 210 9848

**RM1,088,000****Sungai Buloh Country Resort, Sungai Buloh, Selangor****Type:** Semidee house **Tenure:** Freehold
Built-up: 2,464 sq ft **Land size:** 4,000 sq ft
Bedroom: 5 **Bathroom:** 5**Terence Yap** (REN 10998)

GS REALTY SDN BHD (E (1) 1307)

☎ +6012 232 9042

**RM37,400/mth****Symphony Square, Petaling Jaya, Selangor****Type:** Office **Tenure:** N/A
Built-up: 7,792 sq ft**Victor Lim** (REN 09135)

CBD PROPERTIES SDN BHD (E (1) 1197)

☎ +6019 280 2788

**RM2,500,000****Uptown Residences, Petaling Jaya, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 2,503 sq ft
Bedroom: 4 **Bathroom:** 4**Vivienne Ng** (REN 04563)

REAPFIELD PROPERTIES (TAMAN SEA) SDN BHD

(E (1) 0452/9) ☎ +6017 338 8859

**RM340,000****Apartment Sri Ara, Ara Damansara, Selangor****Type:** Apartment **Tenure:** Freehold
Built-up: 785 sq ft **Bedroom:** 3 **Bathroom:** 2**Wenda Tee** (REN 31380)

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

☎ +6013 348 9163

**RM888,000****Taman Desa Tebrau, Johor Bahru, Johor****Type:** Terraced house **Tenure:** Freehold
Built-up: 3,420 sq ft **Land size:** 3,520 sq ft
Bedroom: 5 **Bathroom:** 3**Ewe Bee Leng** (REN 21962)

TIRAM REALTY (E (3) 0077)

☎ +6013 772 9043

**RM298,000****Residen Mutiara, Bandar Country Homes, Selangor****Type:** Townhouse **Tenure:** Freehold
Built-up: 1,043 sq ft **Land size:** 1,220 sq ft
Bedroom: 3 **Bathroom:** 2**Firdaus Bin Samuri** (REN 25246)

LEGACY REAL PROPERTY SDN BHD (E (1) 1925)

☎ +6019 337 7358

**RM1,200,000****Saujana Impian, Kajang, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 3,800 sq ft **Land size:** 6,000 sq ft
Bedroom: 6 **Bathroom:** 5**Izzah Rohaizad** (REN 10356)

WEISE INTERNATIONAL PROPERTY CONSULTANTS

SDN BHD (VE (1) 0241) ☎ +6017 422 2179

**RM900,000****Quill Residence, KL City, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 667 sq ft **Bedroom:** 1 **Bathroom:** 1**Mohd Waqiyuddin** (REN 17029)

CBD PROPERTIES SDN BHD (E (1) 1197)

☎ +6018 350 2456

**RM369,000****Sunway Mentari, Subang Jaya, Selangor****Type:** Serviced apartment **Tenure:** Leasehold
Built-up: 4,400 sq ft **Bedroom:** 1 **Bathroom:** 1**Wilson Lim** (REN 29646)

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

☎ +6016 353 0201