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Corporate figures included in EAC line-up



Tong



Jemilah



Cheah



Jamaluddin



Gnanalingam

Prime Minister Tan Sri Muhyiddin Yassin has announced the members of the Economic Action Council (EAC) following the council's inaugural meeting on Monday, comprising government officials and prominent private sector figures.

The government officials in the council comprise the prime minister as chairman, Minister of Finance Tengku Datuk Zafrul Abdul Aziz, Minister in the Prime Minister's Department (Economy) Datuk Seri Mustapa Mohamed and

Minister of International Trade and Industry Datuk Seri Azmin Ali, who is also one of the four Senior Ministers.

Bank Negara Malaysia governor Datuk Nor Shamsiah Mohd Yunus and EAC executive director Tan Sri Dr Noor Azlan Ghazali are also members of the council.

Council members from the private sector are The Edge Media Group chairman Datuk Tong Kooi Ong, MERCY Malaysia director Tan Sri Dr Jemilah

Mahmood, Celcom Axiata Bhd group chairman Tan Sri Jamaluddin Ibrahim, Westports Malaysia Bhd chairman Tan Sri Gnanalingam and Sunway Bhd chairman Tan Sri Jeffrey Cheah.

Muhyiddin said the EAC is tasked to ensure economic sustainability, to find ways to stimulate the economy, to come up with short- and medium-term plans for economic growth as well as to ensure that the EAC's decisions are executed efficiently.

No such thing as house-to-house COVID-19 immunisation – NSC

The government has never appointed any agency to carry out house-to-house immunisation against COVID-19.

The National Security Council (NSC), in a statement, advises all parties to be cautious of the latest tactic by irresponsible quarters taking advantage of the current COVID-19 situation.

"Do not allow anyone to enter your home for that purpose (immunisation)," it said.

Mydin USJ1, Jaya Grocer open 30 mins early for the elderly

Mydin in USJ 1 and Jaya Grocer outlets will open 30 minutes earlier to cater to the elderly/senior citizens during the Restricted Movement Order nationwide from March 18 to March 31.

In a statement on Tuesday, the Jaya Grocer Management stated that it is introducing special opening hours from 9.30am for senior citizens and their caretakers.

"This initiative is to ensure that those in need can shop for their daily needs in a safe and worry-free environment," it said.

Meanwhile, Mydin USJ 1 has also decided to open 30 minutes earlier, from 7.30am starting from March 18. Dedicated payment lanes with staff on standby to assist have also been set up for this special group.

MIEA calls for more measures to help Malaysians impacted by COVID-19

The Malaysian Institute of Estate Agents (MIEA) said there is an urgent need for the government to come up with further measures to help alleviate the financial burden of workers as industries reel from the COVID-19 crisis.

"It looks like the challenging condition will not be over soon. Salary earners will be impacted, especially those who rely on commission in-

come. The government and banking sector should play a more important role in helping them to weather the storm," its president Lim Boon Ping told EdgeProp.my on Wednesday.

Lim acknowledged that local banks have already offered financial relief to business owners and individuals, such as financing restructuring and rescheduling as well as moratorium on loan repayments for up to six months, but said the application criteria or guidelines have remained vague.

Lim also expects business conditions to get tougher as many employees' income will be affected. "Some people may lose their jobs due to company shutdowns. So any financial relief will definitely help them to survive this crisis," said Lim.

HOTLINES

For COVID-19 screening or tests, contact the **Health Ministry's Crisis Preparedness and Response Centre (CPRC)**

Tel: 03-8881 0200,
03-8881 0600
and 03-8881 0700
from 8.30am to 5pm daily
Or Email: cprc@moh.gov.my

For more information, go to CPRC Telegram channel at <https://t.me/cprckkm>

For queries on the Restricted Movement Control Order, call 03-8888 2010.

Five killed in Pengerang fire

A fire and explosion at the Pengerang Refining and Petrochemical (PRefChem) facility in Johor has killed five and injured two of its workers. Investigations into the cause of the incident is ongoing.

In a statement on Monday, PRefChem said the incident occurred at the Diesel Hydro Treating Unit (DHT) within the Pengerang Refinery Complex at 10.39pm on Sunday night.

"It is with great sadness we confirm that five people have lost their lives as a result of the incident; one



The normally congested streets in Kuala Lumpur city centre on the first day of the movement control order.

Restricted Movement Order from March 18 to 31 to contain COVID-19

The government has imposed a Restricted Movement Order nationwide from March 18 to March 31 to address the COVID-19 outbreak.

Prime Minister Tan Sri Muhyiddin Yassin in a live national address on Monday said the control order is enforced under the Prevention and Control of Infectious Diseases Act 1988 and the Police Act 1967.

The measures include shutdown of houses of worship and business premises, except for supermarkets, public markets and convenient stores. Eateries can continue to operate to serve customers for take-away or delivery orders. Also prohibited are all mass gatherings including religious, sports, social and cultural activities.

"Specifically for Muslims, the adjournment of all religious activities in mosques including Friday prayers is in line with the decision of the Special Mental Health Committee meeting on March 15, 2020," said Muhyiddin.

Malaysians are also not allowed to leave the country while no foreign visitors are allowed into the country. Those returning from overseas are required to undergo a health check and to self quarantine for 14 days.

All education centres are also closed while government and private premises, except those involved in essential services, are also shut.

person has suffered from a 40% second-degree burn, and one person has escaped unhurt," it said.

PRefChem added that the Emergency Response Team is working closely with the relevant authorities. The site has been shut down and the situation is under control, it added. PRefChem is a strategic alliance between Petroliaam Nasional Bhd and Saudi Aramco.

Hotels listed as essential service but cannot operate as normal

In a bid to contain COVID-19, President of Malaysian Association of Hotels (MAH) Kamaruddin Baharin advises hotel operators to limit the movement of people in line with the

Restricted Movement Control Order (RMCO) until March 31.

The Prevention and Control of Infectious Diseases (Measures within the Infected Local Areas) Regulations 2020 gazetted on Wednesday has included hotels and accommodations into the list of essential services.

The association said this does not mean that hotels are allowed to operate as usual, as the RMCO still applies, with conditions as per discussed between the Ministry of Tourism, Arts and Culture (MOTAC) with MAH.

Hoteliers are to limit their services to only guests who had already checked into the hotel before March 18, 2020, while F&B services are to be limited to room service only. All other facilities and services of the hotel should remain closed.



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Work from home: TIPS FOR A **PRODUCTIVE** WORKSPACE



BY CHIN WAI LUN

Dining table, bedroom desk, couch — these could be the “new” de facto workstations for many employees at a time when the COVID-19 virus pandemic is forcing business continuity measures to be put in place out of the office building via remote working or telecommuting.

As the world grapples with this highly contagious disease, how can the many holed up in their rooms or houses ensure productivity, even if just only temporary?

For a start, working from home is not uncommon with the advent of technology and flexible working arrangements, but you are well aware that the aforementioned furnishings are not exactly ideal for working and might actually curtail creativity and productivity.

So, for those who do not have the advantage of a personal study, how do you fashion your abode to include a conducive workspace? Here are a few tips, and COVID-19 aside, these could prove useful if you planned to renovate your study or cut out a home office. After all, a dedicated space shapes the mind and sharpens the focus to get the job done.

According to The Makeover Guys executive creative director Victoria Loi, there is no “recommended” design or a one-size-fits-all solution when it comes to designing home workspaces.

“It has to be a balance of comfort, looks and practicality. Sometimes, that balancing act can be a huge challenge,” Loi tells EdgeProp.my.

According to Jarsche Design Studio director Jason Chen, working from home could be a new trend moving forward.

“The jury is still out if working from home or in the office is more productive, but based on my experience, I tend to do a better job [working from home] as the environment is less stressful. I can play my own music, work from my sofa and in my most comfortable outfit,” muses Chen.

Nevertheless, here are some guidelines by both designers on creating a productive home office.

“I personally love working from home because it eliminates a lot of unproductive things such as long commutes” — Loi



THE MAKEOVER GUYS

Ensure the workspace is well-lit.



JARSCH DESIGN STUDIO

1 Make it inspiring

It is best to choose a space with lots of natural sunlight as nothing injects positive energy better than solar power. This uplifts your mood and boosts productivity.

2 Remember to be practical

If you're someone who likes to binge on snacks while working, choose a workspace that's near your kitchen and coffee machine. Better yet, make room for a small pantry in your designated workspace.

3 The personal touch

This is your private little corner where you get your “me-time”. So it doesn't have to emulate the conventional office-desk-and-swivel-chair setup.

4 Comfort counts

Remember, you will probably be spending long hours in this space, which means it's crucial to choose a comfortable chair. If you're forced to decide between aesthetics and comfort (especially when it comes to where you seat your bottom and lean your back), base the decision on how long you foresee yourself utilising it.

Also, do consider anti-glare screen. Reflection from windows on your computer screen would cause you to squint and strain your eyes. You can add a supplementary table lamp that shines down on your paperwork rather than on your screen.



THE MAKEOVER GUYS

A comfortable workspace is crucial as you will be spending long hours here.

5 Looks do matter

Get interesting stationery and storage organisers to keep the space tasteful and tidy. Add greenery and soft touches like rugs and pillows to give life to the space. You can even add your favourite scented candles to add spice and energy to the space. Decorate, decorate, decorate!



Natural light uplifts the mood and boosts productivity.

THE MAKEOVER GUYS



Working from home and loving it

Jason Oh, an employee of a hospitality company currently based in Hong Kong — one of the countries affected by the COVID-19 outbreak that saw schools being shut down and the government rolling out a fiscal stimulus package to ease the impact of the virus – was required to work from home after the Chinese New Year holidays until the end of February 2020. Here, Oh shares with EdgeProp.my how working from home has been like.

How does it feel like? Describe your current workspace.

The home is the most cosy and personal workspace one can ever ask for especially when you're living alone. With just a laptop, portable mouse and foldable table desk, I can immediately dive into my emails within seconds from the final snooze of my alarm, while still dressed in pyjamas and wrapped in a blanket. As I begin typing away on the keyboard, soft acoustic tunes start playing and fill the room with a sense of warmth, a striking contrast to the hustle and bustle of the office. The room I'm in may be limited in terms of size, but it is pleasant and comfortable enough for jobs to be completed.

Any challenges?

With no colleagues or superiors nearby, it is easy to be distracted and tempted by the electronic gadgets lying around. Social media remains one of the biggest diversions from tasks at hand and the fact that fellow peers are also working from a home-office environment also contributes to spending more time engaging in friendly conversations instead of work-related duties. Another challenge involves the lengthy delays between discussions via e-mail, compared to face-to-face meetings in which swift decisions can be made, with lower chances of miscommunication.

What could be improved from you and your employer's perspectives?

For essential decision-making, phone calls can be used to replace the tedious back-and-forth emails. The employer can also set more reasonable deadlines and have good faith the employees would finish the necessary tasks rather than checking in way too frequently or forcing a daily summary upon the staff.

6 Drawing up the requirements



Do you:

- do a lot of sketching?
- make a lot of business calls?
- create a lot of proposals?
- participate in many conference calls?
- need a space for idea generation?

Once you figure this out, it's easier to define what this space is all about and just what kind of fixtures and fittings you need.

7 Find a space and design that suits you most

Jarsche Design's Chen echoes Loi's sentiments. He explains that there are a few elements involved to ensure a suitable and ideal home workspace.

"The best way to determine which place in your home fits best is by looking at the overall layout plan. If available, choose a separate room as a dedicated workspace where you can shut the door and keep business in and the rest out.

"If there isn't any available room, find a corner which is far away from distractions. It is definitely a bonus if you can find a space with windows overlooking the view outside," Chen tells EdgeProp.my.

Next, he notes that it is important to design the space to reflect your character as this will provide that much-needed focus.

"Find a design that suits you most," Chen stresses. Eventually, he adds, "It must be able to boost your productivity and doesn't give you lazy vibes. The space should be bright and interesting enough to keep you motivated.

8 Discipline is key

"I see working from home as an integration of passion and lifestyle. I personally love working from home because it eliminates a lot of unproductive things such as long commutes, or even the time it takes to choose your clothes and dress up!" shares Loi of The Makeover Guys.

"However, working from home requires strict personal discipline, as you can be easily tempted to jump back in bed and enjoy Netflix. There are a lot of distractions, especially if you don't create ground rules.

"And because you're technically at home, you're pretty much available to your family members or housemates. Sometimes that also means getting interrupted with non-work stuff every now and then. Imagine being asked questions about 'where's what' or 'what's for lunch' — that basically just kills productivity," she highlights.

"Create ground rules and set up 'do-not-disturb' markers for times when you really need to focus. Your family members need to understand and respect these rules, or you would get frustrated, thus affecting productivity," Loi advises.

Spruce up the workspace by adding decorations and keeping things organised.



JARSCH DESIGN STUDIO



1

2

Click to view more working from home tips

"I tend to do a better job [working from home] as the environment is less stressful." — Chen



Platinum Victory to grow property management arm with Red Ideas

BY SHAWN NG

PETALING JAYA: Property developer Platinum Victory Holdings Sdn Bhd is looking forward to tapping on the synergy with Red Ideas Holdings Bhd, which developed the community solution platform JaGaApp (previously known as Graaab JaGaApp), after its executive director Gan Yee Hin acquired a 4.76% stake in the latter a few months ago.

According to a bourse filing, Gan emerged as a shareholder in the Leading Entrepreneur Accelerator Platform (LEAP) Market-listed Red Ideas in October 2019 after he subscribed to five million new shares in the company for a total consideration of RM4 million.

The investment, said Gan, is part of Platinum Victory's goal to enhance its property management arm and to provide better management services to its customers going forward.

"The core value of Platinum Victory and JaGaApp is aligned — we want to help people manage their properties to ensure their property values are secured and the owners can have peace of mind. That is the major factor that connects [us]," he told EdgeProp.my recently.

Established about 20 years ago, Platinum Victory incorporated a property management arm to provide after-sale services



LOW YEN YEING | EdgeProp.my

about five years after its inception.

Currently, the property management arm is managing 15 of the developer's projects.

"Going forward, Platinum Victory's property management service arm will come in as a property manager equipped with the software and solutions developed by Red Ideas, such as JaGaCount, JaGaRonda and the upcoming JaGaWorks. This will enable us to offer better service to our customers while enhancing ourselves as a property management service company.

"In the future, we are also looking forward to be part of the upcoming plans that Red

Ideas has in its pipeline. These plans are expected to complement our property management service very well," he elaborated.

Among them, JaGaCount is a full-fledged accounting system designed for management bodies, and JaGaRonda is a real-time GPS security guard tracking system that allows the property manager and management body to assess the security level and performance in their compound. In addition, JaGaWorks, which is expected to be launched in the second half of 2020, is a workflow management system that streamlines the daily tasks and communications and helps the manage-

ment body to monitor the performance of its property manager.

Meanwhile, Red Ideas co-founders and executive directors Ignatius Ho and David Foo said working closely with Platinum Victory will allow Red Ideas to gain insights into the nitty gritty details of property management, which will help them to develop better products in the future.

"Platinum Victory has a lot of projects, especially in Setapak where it forms very good communities in both commercial and residential components. There are many ways we can improve people's lives and we are working on that based on input from the property developer," Foo enthused.

Ho pointed out that 2020 is going to be a very interesting year for Red Ideas as JaGa Solution — an all-in-one solution platform that offers JaGaApp, JaGaCount, JaGaRonda, JaGaWorks and JaGaCard under one roof — is planned to be launched soon.

"We are now more complete than we have ever been. Besides completing the full integration of our products under the JaGa Solution platform, we are targeting to amplify the market reach of our products and increase our revenue and average selling prices for our products, which would greatly help the financial performance of the company," Foo noted.

Expect many retail shops to close down in coming months

BY NATALIE KHOO

PETALING JAYA: Malaysia could expect many retail shops, especially in tourist-dependent areas in the country, to close down due to the impact of the recent COVID-19 outbreak coupled with economic and political turmoils in the country.

"Retailers who depend on foreign tourists have been severely affected since end-January 2020. We may expect closures of many retail shops in tourist areas such as resort islands, theme parks, airports and other tourist attractions in the next two months as foreign tourist arrivals are not expected to improve in the near future," Retail Group Malaysia managing director Tan Hai Hsin told EdgeProp.my in an email interview on Wednesday.

Tan also pointed out that the unexpected change in the ruling party recently will also affect existing government policies and lead to uncertainties and negative sentiments in consumer spending and private investment in retail.

"Consumers are not willing to spend more when they are unsure of the continuity of the existing government incentives and policies. For instance, a change of the tax system (such as SST back to GST) may worsen the spending ability of Malaysians while retailers (both local and overseas) may also delay investments in new stores due to the uncertain future," he explained.

Furthermore, the closure of most retail shops in the next two weeks following the government's announcement of a Restrict-

LOW YEN YEING | EdgeProp.my



A row of shophouses on the first day of the Restricted Movement Order.

ed Movement Order (RMO) from March 18 to March 31 to stem the spread of the COVID-19 virus may see retail sales growth rate fall into a "double-digit red zone".

"We estimate retail sales to drop by 3.9% during the first quarter of 2020 compared with the same period in 2019. Since the second-wave of the virus outbreak started in late February 2020, the decline in the number of shoppers at popular shopping centres has been obvious," Tan said.

"The [last] time we had a double-digit negative growth rate was during the second quarter of 2015 (at -11.9%). It was the first three months after the implementation of the 6% Goods and Services Tax (GST). Dur-

ing 1Q2015, the retail industry grew faster as Malaysians bought more of all kinds of things before the GST started," he added.

However, the disposable income of many Malaysians in 2015 was not as severely affected as the recent two months of this year,

Tan: Since the second-wave of the virus outbreak, the decline in the number of shoppers has been obvious,

so the situation is different now.

"In the last one month (including the last few days before the RMO), only grocery stores and pharmacies enjoyed higher sales. After this, these two sectors may witness a decline in sales as consumers would find that they have over-stocked their supplies.

"Other retail sub-sectors (including fashion and fashion accessories, electrical and electronics, books and stationery, furniture and furnishing, etc) may not be able to

gain back the losses incurred during the last two months because the disposable income of many Malaysian consumers have been affected due to the COVID-19 outbreak," Tan explained.

The government's main priority now, he said, is to contain the virus outbreak and to prevent an economic collapse.

"In addition, the government needs to encourage financial institutions to relax the loan repayments of retailers. It should also appeal to landlords to give rental rebates to affected retailers," he said.



PATICK GOH | THE EDGE

BY CHELSEY POH

When buying a new property, people often consider the price, the condition of the property, the views it offers and so on, but seldom do they ask whether the property is ‘green’ or even energy-efficient. According to the Malaysia Institute of Architects or Pertubuhan Akitek Malaysia’s (PAM) Green Building Index (GBI), green buildings are defined as those that focus on improving the efficiency of the use of resources such as energy, water and materials while reducing the impact on human health and the environment throughout its lifecycle.

PAM president Lillian Tay tells EdgeProp.my that one of the hurdles to the wider acceptance and adoption of green buildings is the lack of awareness, which is partly due to insufficient marketing by developers. “For example, even when a building is certified green, we see the air-con is turned on when the developer is handing over units in the building to buyers. A better way is to keep the air-con off to show the buyers that the interior is cool due to the building’s green features,” she shares.

Many people also believe that green buildings are expensive and cut them off their list straightaway.

According to GBI’s published data, incremental construction cost of going green (inclusive of material cost and technology cost) ranges from 0.7% to 11%. There are also registration and renewal fees.

The government is giving tax deductions to GBI-certified buildings where building owners could enjoy income tax deductions equivalent to the additional capital expenditure needed to obtain the GBI certification. “Although an increment in initial cost is required, GBI-certified buildings could yield at least 30% to 40% energy savings for its dwellers compared with the average baseline building. Higher energy savings could be achieved in buildings with higher levels of certification,” Tay says.

Cost-saving buildings

Since its inception in 2009, GBI has certified 500 projects in Malaysia, covering a total gross floor area of 22 million sq m as at June 2019.

With mindful design, daily power and water consumption could be reduced, hence lowering the respective expenses. This is made possible by the GBI requirements on aspects such as building design, building materials as well as the installation of energy- and resource-saving fittings.

For instance, the right passive design does not require much additional cost, but could reduce solar heat gain into the building.

Related strategies include optimising balance between solid walls and glass for sufficient natural light but not too much heat gain, choosing better building orientation, providing enough shading and leaving space for natural ventilation.

With less heat transmitted into the building, air conditioning and fan usage could be reduced. According to the *Greening Malaysia* book published by PAM, GBI-certified buildings have an overall thermal transfer value (OTTV) of 42.3W/m² on average, 15.6% lower than the minimum thermal performance specified by the Malaysian Standard: MS1525. OTTV is a measure of average heat transmitted into a building through the building envelope.

GBI-certified buildings in the country record a total electricity usage reduction of 776 million kWh per year — equivalent to the annual energy consumption of 195,390 house-

SUSTAINABILITY still far from people’s minds

KLSP 2040: A City for All

KLSP 2040 aims to transform Kuala Lumpur by adopting a holistic, inclusive, equitable, liveable and sustainable approach.

Six goals



1. Innovative and Productive City



2. Inclusive and Equitable City



3. Healthy and Vibrant City



4. Climate Smart and Low Carbon City



5. Efficient and Environmentally Friendly Mobility City



6. Integrated and Sustainable Development



“For sustainable living, I believe we must now begin to promote better energy efficiency for buildings.” — Tay

holds or 2.4% of total Malaysian households. Total savings on energy cost reached RM388 million a year or an average energy cost saving of RM803,000 per year for a single building. “And the savings will repeat every year,” Tay adds. Meanwhile, renewable energy generation by GBI-certified buildings reached 23.3 million kWh per year, equivalent to electricity used by 5,864 Malaysian households every year.

struction waste from landfills to recycling centres. The Construction Industry Development Board (CIDB) in November 2015 said it is estimated that construction and demolition works account for over 30% of total waste generated in Malaysia. On the other hand, overall carbon dioxide reduction from GBI-certified buildings have reached 1.12 million tonnes per year.

More should be done

Meanwhile, the Kuala Lumpur Structure Plan 2040 (KLSP 2040) has put more emphasis on sustainability compared with the old KLSP 2020 where the city will strive to become a low carbon and resource-efficient metropolis.

“For sustainable living, I believe we must now begin to promote better energy efficiency for buildings,” Tay stresses.

However, even with KL City Hall (DBKL) opting for a more sustainable future, the rest of Malaysia may not be heading the same way as there is no centralised body to look into the overall planning of the country’s development sustainability.

In Singapore for instance, its Housing & Development Board (HDB) regulates a large part of the country’s housing, hence the country has been able to maintain focus on sustainability in urban development. The island republic also needs to give priority to sustainable development due to scarcity of land and natural resources.

“In Malaysia, local authorities in the various states have different standards such as on planning and building approvals. The authorities should adopt the same sustainability principles in their planning criteria for new developments and buildings,” Tay opines.

“A slightly higher initial cost today could bring cost savings on energy for the long term. The effect is cumulative, on top of reduced environmental impact and carbon footprint,” she says.

“Apart from efforts by the government, every development, building owner and developer should do their bit, so that we could achieve the positive impact that we want,” she concludes.

KLSP 2020: A World-Class City

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2. To create an efficient and equitable city structure;

3. To enhance the city living environment;

4. To create a distinctive city identity and image;

5. To have an efficient and effective governance.



SOURCE: DBKL



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- Semi-furnished
- Located within a residential area, close to Universiti Tunku Abdul Rahman (UTAR) Sungai Long Campus

Bandar Mahkota Cheras is located next to Bandar Tun Hussein Onn and Cheras Perdana in Selangor.

The township is mostly made up of terraced houses, a few condominiums, low-cost flats, semi-detached and bungalow homes.

Serving the needs of the residents is a commercial area at Seksyen 9 that comprises BMC Mall and three-storey shopoffices offering F&B outlets, convenient stores, banks, supermarkets and other shops. The area has easy access to the Cheras-Kajang Expressway and Kajang-SILK Highway.

Lydia Sim of Centricity Realty who concluded the deal said the buyer acquired the shopoffice for investment. The unit is located next to BMC Mall.

"It is a beautiful end-lot with an extra 600 sq ft of land on the side," she said, adding that it is a freehold unit surrounded by other shopoffices, houses and close to UTAR Sungai Long Campus.

All three floors of the unit are currently rented out, with the ground floor occupied by a Korean restaurant and the first floor by a door products company,

while the top floor is an office.

Each of them has one to two years of tenancy left. The estimated rental yield is about 4.3%.

To top it all off, Sim said the buyer paid 15% lower than the asking price a year before as the seller, who owns several other properties, wanted to migrate and needed to let go of the unit fast.

The seller had bought the unit at a much lower price around five years ago, she added.

"The area offers good prospects for price appreciation and rental investment as this is the only commercial area in Bandar Mahkota Cheras and there is no land left for new commercial developments," she pointed out.

According to EdgeProp.my's data, 10 shopoffices in the area were sold in 2019 with an average price of RM1.98 million or RM1,113 psf.

As at Feb 25, 2020, there were three sale listings asking for an average price of RM3.53 million or RM1,744 psf. There were also five rental listings with an average asking rental of around RM3,520 per month or RM2.30 psf.

SOLD FOR

RM800,000

(RM168.07 psf based on land size)

Semidee house at Amberley @ Emerald West, Kota Emerald, Rawang, Selangor



Concluded by: Visaghan Naidu Thanagavalu (PEA 2466) of CBD Properties (Puchong) Sdn Bhd (+6012 449 9175) **When:** December 2019



Noteworthy

- Freehold
- Land size: 4,760 sq ft
- Built-up: 2,357 sq ft
- 5 bedrooms, 4 bathrooms
- Corner lot
- 3-minute drive to AEON Rawang, about 500m from North-South Expressway Rawang interchange, 30-minute drive to Kuala Lumpur city centre

Amberley is a freehold gated-and-guarded community of semidee homes by Promakmur Development Sdn Bhd (a joint venture between Hong Bee Land and GuocoLand Malaysia) located within the Emerald West precinct in Kota Emerald, Rawang. The project consists of 162 double-storey semi-detached houses with built-ups ranging from 2,251 to 2,357 sq ft.

Facilities for residents include a jogging track and playground while amenities nearby include AEON Rawang. It is also close to the Rawang interchange to the NSE.

According to Visaghan Naidu Thanagavalu of CBD Properties (Puchong) Sdn Bhd who concluded the deal, the seller might have obtained the house for investment as the unit had never been occupied since

it was first purchased in 2014.

The buyer loved the spacious land size it offered for the price and deemed it value for money.

"The buyer also liked that the exterior of the house resembles a bungalow and that a domestic helper's room is attached to the main unit," said Visaghan, adding that a residents' clubhouse is due for completion sometime this year.

Based on data by EdgeProp.my as of end-February 2020, there were nine transactions for Amberley in 2019 with an average price of RM741,111 or RM202 psf. As for listings, there were 23 units available for sale with an average asking price of RM813,435 or RM264 psf, while there was one rental listing with a monthly asking rent of RM3,000 or RM0.75 psf.

SPOTLIGHT



Stand a chance to win AEON vouchers when you make an enquiry for any properties in Shah Alam by 22 March 2020.



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RM1,180,000

Seksyen 7, Shah Alam, Selangor

Type: Residential land **Tenure:** Leasehold
Land size: 9,508 sq ft

Mohd Syam (REN 15084)

JUSTE LAND (E (3) 0205)

+6013 639 6454



RM1,600/mth

Residensi Alami, Shah Alam, Selangor

Type: Condominium **Tenure:** NA
Built-up: 1,081 sq ft
Bedroom: 3 **Bathroom:** 2

Charles Chua (REN 02154)

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

+6012 282 0823



RM995,000

Monterey, Shah Alam, Selangor

Type: Semidee house **Tenure:** Leasehold
Built-up: 3,500 sq ft **Land size:** 4,500 sq ft
Bedroom: 6 **Bathroom:** 3

Mohd Nasrul Hanis Bin Manzahari

(E2578) ALAM HARTA REALTY (E (3) 1687)

+6019 217 2330



RM540,000

i-Suite, Shah Alam, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 566 sq ft **Bedroom:** 1 **Bathroom:** 1

Low Chee Hoong (REN 22437)

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

+6012 318 8473



RM3,680,000

Cahaya SPK (Cahaya Heights), Shah Alam, Selangor

Type: Bungalow **Tenure:** Freehold
Built-up: 7,000 sq ft **Land size:** 12,600 sq ft
Bedroom: 8 **Bathroom:** 7

Chris Chiam (REN 27288)

REAPFIELD PROPERTIES (S3) SDN BHD

(E (1) 0452/2) +6019 317 7060



RM2,688,150

Section 13, Shah Alam, Selangor

Type: Residential land **Tenure:** Leasehold
Land size: 17,921 sq ft

Winnie Su (REN 00355)

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

+6017 298 1800



RM1,680,000

Sri Suria, Shah Alam, Selangor

Type: Semidee house **Tenure:** Freehold
Built-up: 3,200 sq ft **Land size:** 4,600 sq ft
Bedroom: 4 **Bathroom:** 4

Susan (REN 34104)

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

+6019 210 9848

SPOTLIGHT



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RM280,000

Suria Mewah Residensi, Semenyih, Selangor

Type: Apartment Tenure: Freehold
Built-up: 1,000 sq ft
Bedroom: 4 Bathroom: 2

Juzri (REN 35407)

HUNT PROPERTIES (BANGI) SDN BHD (E (I) 1498/3)
+6016 220 6104



RM385,000

Vista Millennium Condominiums, Puchong, Selangor

Type: Condominium Tenure: Leasehold
Built-up: 1,959 sq ft
Bedroom: 4 Bathroom: 2

Leena Tan (REN 28908)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
+6012 322 7901



RM420,000

Kota Seriemas, Nilai, Negeri Sembilan

Type: Residential land Tenure: Freehold
Land size: 8,100 sq ft

Mohd Syam (REN 15084)

JUSTE LAND BHD (E (3) 0205)
+6013 639 6454



RM4,900/mth

Kiaramas Ayuria, Mont'Kiara, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 1,605 sq ft
Bedroom: 4 Bathroom: 4

Angelia Kong (REN 03495)

FIRST REALTORS AGENCY (E (3) 0788)
+6017 292 3977



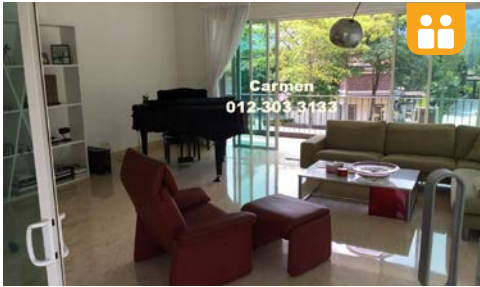
RM815,000

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 (I) 0376/1)
+6018 369 8650



RM7,200,000

Setia Eco Park Phase 6, Setia Alam/Alam Nusantara, Selangor

Type: Bungalow Tenure: Freehold
Built-up: 6,500 sq ft Land size: 12,300 sq ft
Bedroom: 6 Bathroom: 6

Carmen Teoh (REN 27223)

IQI REALTY SDN BHD (E (I) 1584)
+6012 303 3133



RM2,500,000

SS21, Petaling Jaya, Selangor

Type: Bungalow Tenure: Freehold
Built-up: 3,500 sq ft Land size: 4,852 sq ft
Bedroom: 4 Bathroom: 4

Charles Chua (REN 02154)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
+6012 282 0823



RM2,640,000

The Troika, KLCC, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 1,646 sq ft
Bedroom: 2 Bathroom: 3

Chris Chiam (REN 27288)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2) +6019 317 7060



RM1,400,000

One Sierra, Selayang, Selangor

Type: Semidee house Tenure: Leasehold
Built-up: 3,300 sq ft Land size: 2,880 sq ft
Bedroom: 6 Bathroom: 6

Chris Tang (REN 32877)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
+6018 278 9330



RM1,200,000

USJ 13, USJ, Selangor

Type: Terraced house Tenure: Freehold
Built-up: 1,185 sq ft Land size: 1,300 sq ft
Bedroom: 4 Bathroom: 3

Eugene Koo (REN 00311)

I-PROP REALTY (USJ) SDN BHD (E (I) 0452/2)
+6017 212 3948



RM4,200,000

Damansara Heights, Kuala Lumpur

Type: Bungalow Tenure: Freehold
Built-up: 6,000 sq ft Land size: 8,838 sq ft
Bedroom: 3 Bathroom: 3

Eugene Yap (REN 12217)

FOCUS ESTATE AGENCY SDN BHD (E (I) 1751)
+6012 625 9888



RM1,000,000

Bandar Baru Salak Tinggi, Sepang, Selangor

Type: Bungalow Tenure: Freehold
Built-up: 4,000 sq ft Land size: 5,003 sq ft
Bedroom: 6 Bathroom: 6

Firdaus Bin Samuri (REN 25246)

LEGACY REAL PROPERTY SDN BHD (E (I) 1925)
+6019 337 7358



RM1,900/mth

PJ Midtown, Petaling Jaya, Selangor

Type: Condominium Tenure: Leasehold
Built-up: 613 sq ft Bedroom: 1 Bathroom: 2

Fong Tan (REN 38422)

REAL ESTATE FINDERS (MY) SDN BHD (E (I) 1516)
+6012 370 9874



RM3,000,000

The Troika, KLCC, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 2,339 sq ft
Bedroom: 3 Bathroom: 5

Ian Tang (REN 22803)

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



RM18,472,000

Jalan Sentul Pasar, Sentul, Kuala Lumpur

Type: Agricultural land Tenure: Freehold
Land size: 80,314 sq ft

James Lee (REN 11088)

LEADERS REAL ESTATE (E (3) 1204)
+6010 773 0073



RM4,300/mth

Balakong Jaya, Jalan Taming Kanan, Selangor

Type: Shop office Tenure: Freehold
Built-up: 1,400 sq ft

Jessica Tung (REN 05827)

PROPnex REALTY SDN BHD (E (I) 1800)
+6012 381 7783

SPOTLIGHT



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**RM9,800,000****Bandar Puncak Alam, Selangor****Type:** Factory **Tenure:** Leasehold**Built-up:** 55,981 sq ft **Land size:** 43,593 sq ft**Joanne Soh** (REN 13124)

CBD PROPERTIES SDN BHD (E (I) 1197)

☎ +6012 297 6506

**RM463,000****Puchong South, Selangor****Type:** Townhouse **Tenure:** Leasehold**Built-up:** 1,282 sq ft **Land size:** 1,650 sq ft**Bedroom:** 3 **Bathroom:** 2**Justin Lee** (REN 32527)

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

☎ +6016 618 9568

**RM850,000****Semanja, Kajang, Selangor****Type:** Terraced house **Tenure:** Freehold**Built-up:** 2,615 sq ft **Land size:** 1,694 sq ft**Bedroom:** 5 **Bathroom:** 4**Justin Lee** (REN 32527)

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

☎ +6016 618 9568

**RM170,000****Pangsapuri Orkid, Bukit Serdang, Selangor****Type:** Condominium **Tenure:** Leasehold**Built-up:** 753 sq ft **Bedroom:** 3 **Bathroom:** 2**Juzri** (REN 35407)

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

☎ +6016 220 6104

**RM3,300,000****SS 3, Petaling Jaya, Selangor****Type:** Bungalow **Tenure:** Freehold**Built-up:** 3,800 sq ft **Land size:** 7,000 sq ft**Bedroom:** 5 **Bathroom:** 4**Kelvin Chee** (REN 03769)

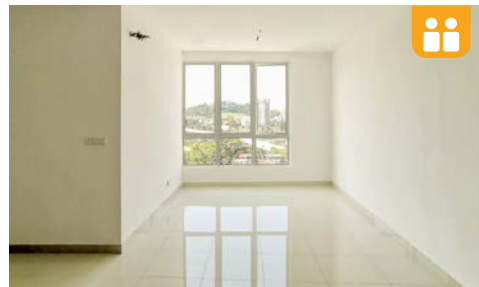
MAXLAND REAL ESTATE AGENCY (E (3) 0769)

☎ +6012 339 3608

**RM1,050,000****Surian Condominium, Mutiara Damansara, Selangor****Type:** Condominium **Tenure:** Freehold**Built-up:** 1,421 sq ft**Bedroom:** 3 **Bathroom:** 3**Laura Teh** (REN 02734)

REAPFIELD PROPERTIES SDN BHD (E (I) 0452)

☎ +6019 221 9830

**RM616,000****Rica Residence, Sentul, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold**Built-up:** 893 sq ft **Bedroom:** 2 **Bathroom:** 1**Leena Tan** (REN 28908)

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

☎ +6012 322 7901

**RM5,570,000****The Binjai on the Park, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold**Built-up:** 2,228 sq ft**Bedroom:** 4 **Bathroom:** 4**Lim Chee Leng** (PEA1158)

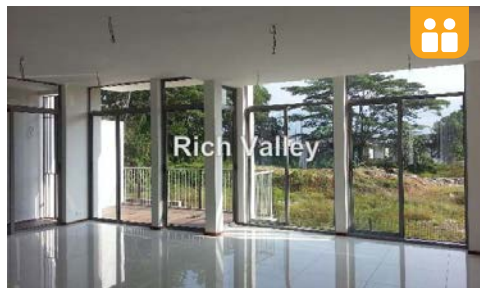
REJEY PROPERTIES (E (3) 0255)

☎ +6016 336 0661

**RM900/mth****Anjung Hijau, Bukit Jalil, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold**Built-up:** 1,000 sq ft**Bedroom:** 3 **Bathroom:** 2**Livien** (REN 14087)

GRIFFIN PROPERTIES (E (3) 1792/1)

☎ +6012 421 5350

**RM2,100,000****Garden Manor, Valencia, Selangor****Type:** Terraced house **Tenure:** NA**Built-up:** 3,500 sq ft**Bedroom:** 3 **Bathroom:** 6**Louis Thin** (E1960)

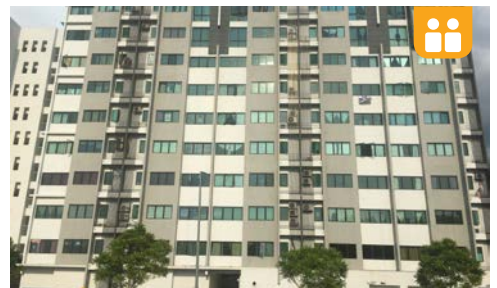
RICH VALLEY PROPERTIES (E (3) 1735)

☎ +6012 306 0177

**RM19,800/mth****KL Eco City, Bangsar, Kuala Lumpur****Type:** Office **Tenure:** Leasehold**Built-up:** 4,381 sq ft **Bathroom:** 2**Low Chee Hoong** (REN 22437)

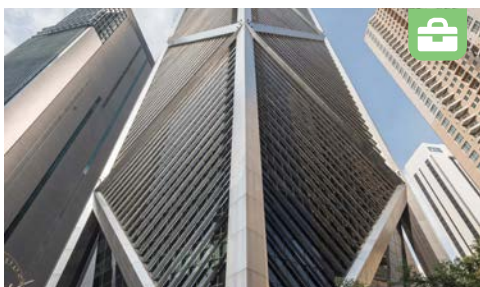
REAPFIELD PROPERTIES SDN BHD (E (I) 0452/9)

☎ +6012 318 8473

**RM250,000****Suria Rafflesia, Setia Alam/Alam Nusantara, Selangor****Type:** Condominium **Tenure:** Freehold**Built-up:** 700 sq ft**Bedroom:** 3 **Bathroom:** 2**Thomas Thi** (REN 31138)

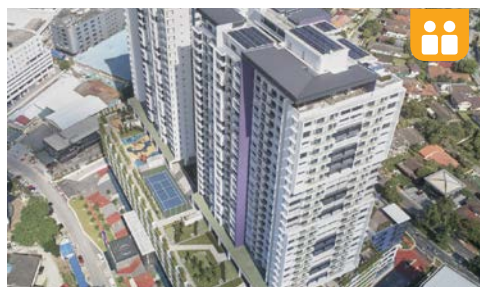
WEREG PROPERTIES (E (3) 1867)

☎ +6016 260 2880

**RM102,120/mth****Ilham Tower, KLCC, Kuala Lumpur****Type:** Office **Tenure:** Freehold**Built-up:** 13,616 sq ft**Victor Lim** (REN 09135)

CBD PROPERTIES SDN BHD (E (I) 1197)

☎ +6019 280 2788

**RM580,000****PJ Midtown, Petaling Jaya, Selangor****Type:** Condominium **Tenure:** Leasehold**Built-up:** 613 sq ft **Bedroom:** 1 **Bathroom:** 2**Wenda Tee** (REN 31380)

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

☎ +6013 348 9163

**RM920,000****Bayu Damansara, Kota Damansara, Selangor****Type:** Terraced house **Tenure:** Leasehold**Built-up:** 2,000 sq ft **Land size:** 1,540 sq ft**Bedroom:** 4 **Bathroom:** 4**Winnie Su** (REN 00355)

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

☎ +6017 298 1800

**RM1,280,000****Suasana Sentral Loft, KL Sentral, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold**Built-up:** 1,459 sq ft**Bedroom:** 3 **Bathroom:** 2**Yat Min** (REN 31294)

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

☎ +6018 661 3088