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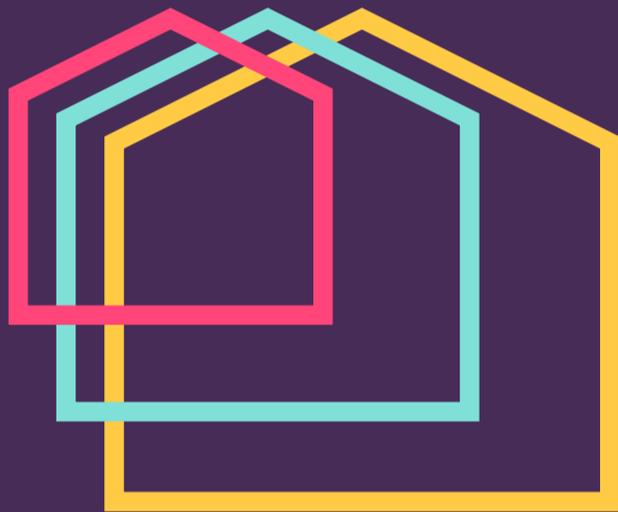
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• TOWER A: Developer's Licence No. 14487-1/09-2020/0278(L) • Validity: 11/09/2019 - 10/09/2020 • Sales & Advertising Permit No. 14487-1/09-2020/0278(P) • Validity: 11/09/2019 - 10/09/2020 • Total Units: 148 • Built-up Area: Type B: 2,368 sf • Type C: 2,664 sf • Type D: 2,885 sf • Selling Price: RM4,299,600.00 (min) - RM4,411,500.00 (max) • TOWER B: Developer's Licence No. 14487-2/11-2020/0371(L) • Validity: 28/11/2019 - 27/11/2020 • Sales & Advertising Permit No. 14487-2/11-2020/0371(P) • Validity: 28/11/2019 - 27/11/2020 • Total Units: 141 • Built-up Area: Type A: 2,227 sf • Type B: 2,279 sf • Type C: 2,686 sf • Type D: 2,227 sf • Selling Price: RM3,260,000.00 (min) - RM4,462,000.00 (max) • Building Plans Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plans Ref. No. B/S/OSC/2019/209 • Expected Date of Completion: 6 Months (Dec 2020) • Land Tenure: Freehold • Land Encumbrance: Nil • Type of Property: Condominium • Stamp Duty Discount: 5% • Restriction in Interest: N/A • DISCLAIMER: All information contained herein is subject to change without notification as may be required by the relevant authorities and is not an offer contract. Whilst every care has been taken in providing this information, the owner, developer and/or managers cannot be held liable for any variations. All illustrations and pictures are artist impressions only, hence may have been edited for marketing purposes and may not represent all the actual and/or immediate surroundings. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.

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Phase 1 of Sime Darby Property's Elmina Green Three fully booked

Sime Darby Property Bhd's Elmina Green Three homes have seen a total of 283 units worth RM250 million snapped up by interested buyers since the project previewed in early June.

In a recent press statement, the company said all 218 units of phase one in Elmina Green Three homes and 65 units of phase two have been taken up.

This is a testament to the strong demand for freehold landed properties, said Sime Darby Property, adding that phase one of Elmina Green

Three was 85% booked when it was unveiled in early June while the remaining units were taken up last weekend.

Following the good response from the market, the developer also opened up bookings for phase two, which has seen 65 out of the total 109 units taken up.

Located in the City of Elmina, Shah Alam, Elmina Green Three offers double-storey linked homes measuring 20ft by 80ft and built-ups ranging from 2,262 sq ft to 2,983 sq ft. Prices of



SIME DARBY PROPERTY

these freehold homes start from RM709,999.

"The numbers show that there is a demand for the quality homes we provide, which are sold at attractive prices and located within strategic locations. Our

Spotlight 8 campaign will enable us to drive sales forward, especially with the added boost from the government's Home Ownership Campaign (HOC) 2020," said Sime Darby Property group managing director Datuk Azmir Merican.

Malaysia, Singapore to ink RTS deal on July 30

Malaysia and Singapore are set to sign the agreements for the Johor Bahru-Singapore Rapid Transit System (RTS) on July 30, with the price tag to see an upward revision of at least RM500 million from the earlier projected RM3.16 billion, according to Transport Minister Datuk Seri Wee Ka Siong.

The cost revision is due to specification changes that include the setting up of a new depot, Wee told lawmakers in Parliament recently. Wee is also the member of parliament for Ayer Hitam.

Besides that, the project, which was previously based on the Mass Rapid Transit (MRT) system, has been switched to the Light Rail Transit (LRT) system.

"The previous cost was RM3.16 billion, but after the decision to move the station from Singapore to Wadihana (Johor), a new depot needed to be built. The construction costs and security features add up to an additional RM500 million," he said.

Careplus buys property development firm to consolidate workers' hostel

Careplus Group Bhd is buying a 90% stake in a property development firm for RM3.42 million, with plans to convert the latter's hotel and shophots into workers' hostels, stated the company's filing to Bursa Malaysia.

Careplus and Tang Kin San have entered into a conditional share acquisition agreement (SAA) on July 23, 2020, with the shareholder of Centro Heights Sdn Bhd — namely Chang Keng Chiang, Chang Sze Wei and Chang Kai Ping — for the said acquisition.

The acquisition, which will be completed in the fourth quarter this year, will see Careplus owning a 90% stake in Centro Heights, while the remaining 10% will be owned by Tang.

Upon completion of the proposed acquisition, Tang will be appointed to spearhead the management of Centro Heights, to utilise his expertise in managing hostels.

State govt: 'No' to Melaka hotels as quarantine centres

The Melaka government forbids hotels to be used as Covid-19 quarantine centres to protect the state's tourism industry, which is a major contributor to the historic state's economy.

However, Melaka state Health and Anti-Drugs Committee chairman Rahmad Mariman said one of two quarantine centres in the state will reopen following the federal government's recent announcement that individuals returning from abroad have to undergo 14 days quarantine in designated quarantine stations starting July 24, 2020.

The two centres were the Public Works Department's Centre of Excellence in Engineering and Technology (CREaTE) in Alor Gajah and the Road Transport Department (RTD)'s Training Academy in Tiang Dua.

"We assure that the (payment) rate is low compared to the comfort the quarantine centre offers as well as to the RM150 per night charged on those who undergo quarantine in hotels," he said.

Yi-Lai denies RM100m property purchase

Ceramic and homogeneous tiles manufacturer Yi-Lai Bhd has denied that it entered into any written or oral agreement to acquire three properties for RM100 million.

In a bourse filing on July 21, 2020, Yi-Lai said it had been cited as the second defendant in Kuala Lumpur High Court Suit No 285 filed on July 8, 2020 and served on the company by one Teng Kam Kheong.

It said Teng sought specific prayers against the company, namely a specific performance for the company to purchase the described "three properties" for a sum of RM100 million, costs and further or other relief.

Yi-Lai also said it maintains the suit as "baseless, frivolous, vexatious and an abuse of the court's process".

IGB REIT's 2Q net property income tumbles 62%

IGB Real Estate Investment Trust (REIT), the owner of the Mid Valley Megamall and The Gardens Mall, has posted a steep decline in revenue and earnings for the second quarter ended June 30, 2020 (2QFY20) due to the impact of the Covid-19 pandemic and Movement Control Order.

Net property income (NPI) plunged 62% to RM37.36 million against RM98.52 million in 2QFY19, while gross revenue fell 54% to RM61.98 million from RM134.98 million.

For the cumulative six months ended June 30, 2020, the REIT's NPI fell 37.7% to RM125.75 million from RM201.99 million previously, while gross revenue dropped 32.3% to RM186.98 million from RM276.2 million.



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MR D.I.Y. to open 30 stores nationwide this weekend

Malaysian home improvement retailer MR D.I.Y. will open 30 new stores nationwide this weekend.

Company vice president of marketing Andy Chin said the move is timely during these unprecedented times of the Covid-19 pandemic, with people looking to stretch their finances further.

He added that customers in Kedah, Kelantan and Terengganu will get to enjoy the grand opening of the retailer's new stores from July 24 and 25, while those in Selangor, Kuala Lumpur, Johor, Perak, Sabah and Sarawak can join in from July 25 and 26.

Among the store locations are Tanah Merah, Kota Bharu and Ketereh (Kelantan), Miri and Kuching (Sarawak), Skudai and Kluang (Johor), as well as Kajang and Port Klang (Selangor).

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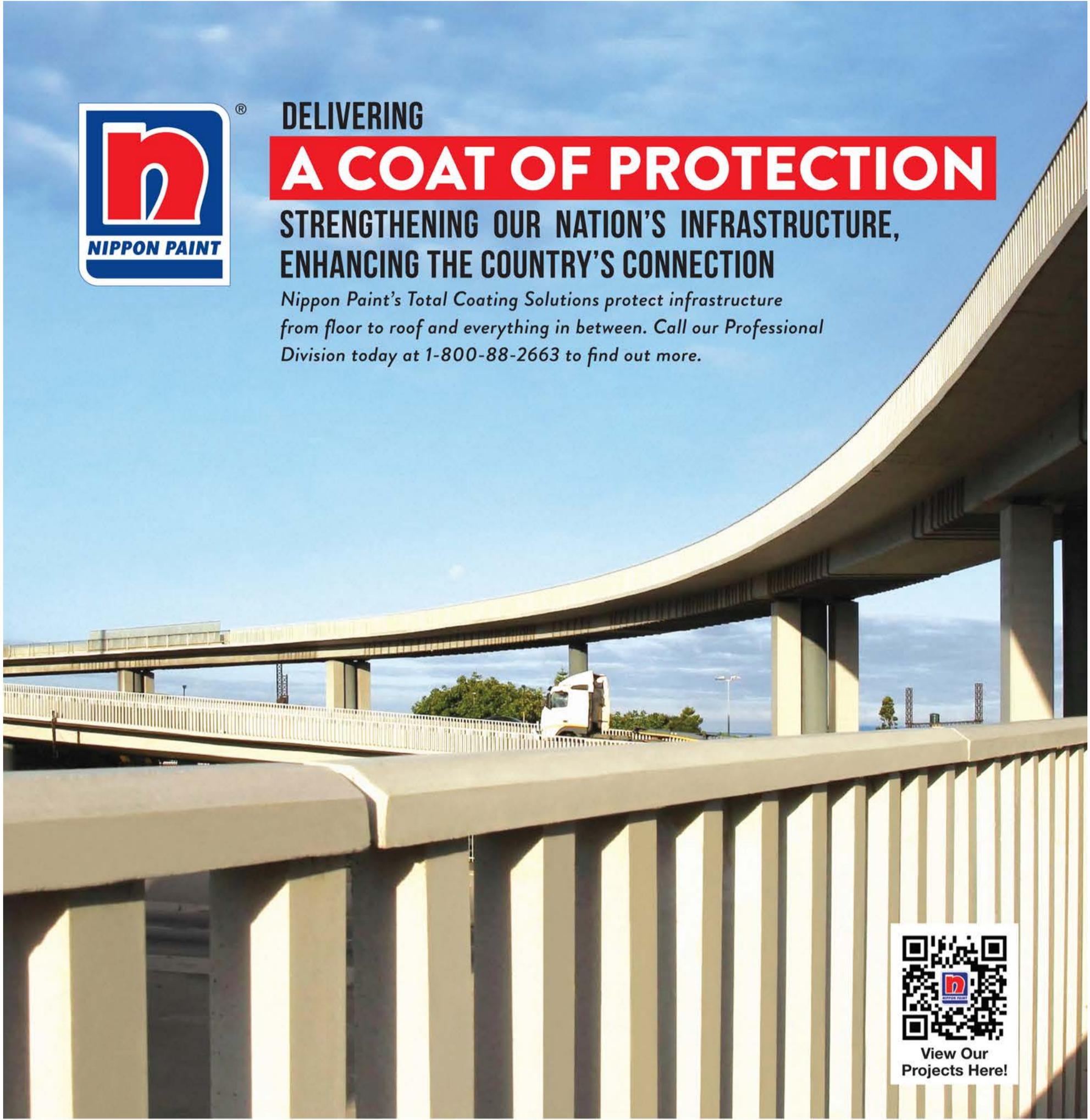


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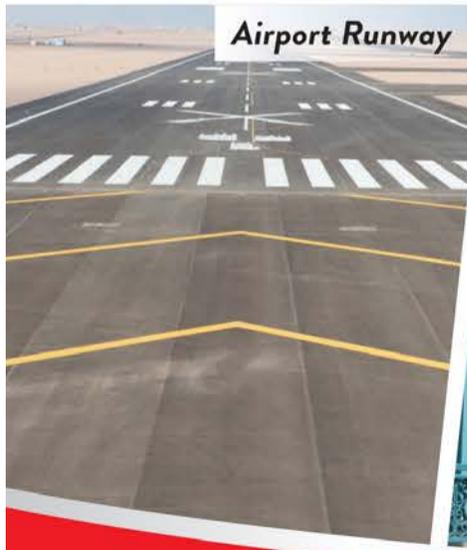
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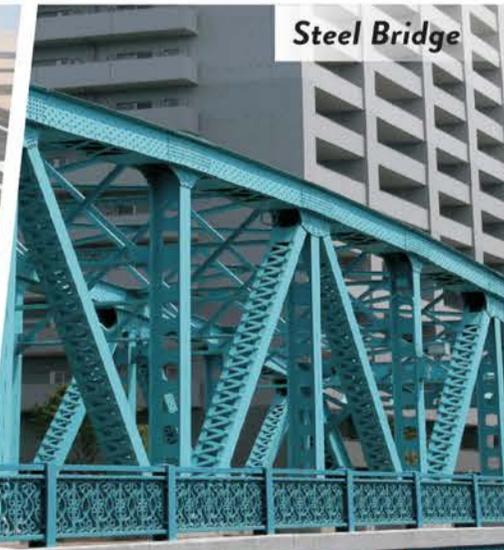
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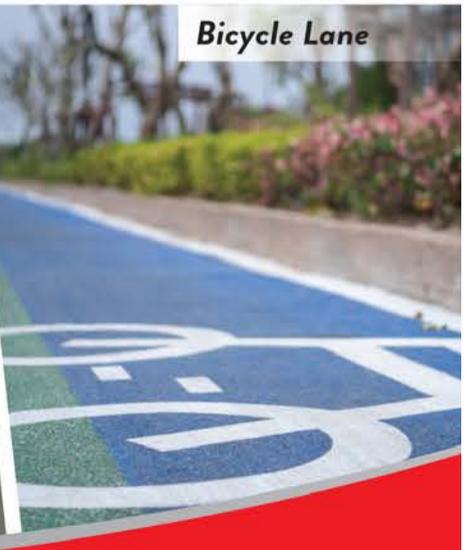
Airport Runway



Steel Bridge



Highway



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Choose the right leaders and prosper

Leaders, good or bad, spell the difference between a well-run or badly-run strata property. The concept of a management body should be fairly clear to Joint Management Body (JMB) and Management Corporation (MC) council members or even to many long-time strata property owners. However, for non-active owners and residents — especially first-time owners — this form of common-interest “governance” can be perplexing, what with the many parties (developer, managing agent, management council, other buyers, etc) involved, not to mention the legal duties of each party.

Those who have never lived in an owners’ corporation (condominium, apartment, townhouse, gated community) often do not understand the necessity of service charges, sinking fund, rules and volunteering to sit in the management council. For them, the “management” may be perceived as little more than a nebulous entity that expects prompt payment on monthly invoices. This lack of understanding can lead to miscommunication and misunderstanding, with the general perception that strata living is “hard”.

Required by law

Call it by whatever name — JMB, MC or Residents’ Association (RA) — they are all basically an association of property owners looking out for their best interest. In the first two, it is a requirement by law for strata-titled properties under the Strata Titles Act, 1985 and the Strata Management Act, 2013 (Act 757) (SMA), whereas RAs are voluntary organisations registered with the Registrar of Societies.

The SMA stipulates that the JMB shall be established upon the convening of the first annual general meeting (AGM), not later than 12 months from the date of delivery of vacant possession. This is to allow owners to expediently have a say in how their investment is managed and maintained.

Very often, only a small percentage of owners in strata-titled developments take interest in how their properties are managed. This leaves the handful of volunteers burnt out after years of serving. There are also some who are interested but do not have the knowledge or skill to contribute meaningfully in the decision-making council.

BY DATUK CHANG
KIM LOONG



Challenging duties

In the SMA, the management committee, be it the JMB or MC, the purchaser representation should comprise a minimum of three purchasers and a maximum of 14. There shall be a chairman, secretary and treasurer, all of whom shall be natural persons.

Although these are voluntary positions, they have to be taken seriously because they involve people and their investments. Most owners’ corporations are headed by a leader who might also be the chairman at meetings. Strong leadership is an essential component of every successful owners’ corporation. Very often, those who speak the loudest at meetings are elected but that may not be sufficient for the long term.

A good leader can make a difference for community spirit. Selecting a leader with the right strength and qualities can lead to a more productive and happy community. Here are some tips on how to choose the leader of your home community.

“A manager does things right; a leader does the right thing.”

To add to that adage, a leader is someone who not only recognises the “right thing”, but who can also motivate others to get the right thing done. Strong leaders should have skills, knowledge and experience plus the abilities to motivate and command.

Leadership qualities

How do you recognise people who have this special combination of insight and inspiration? There are some personal characteristics that reflect strong leadership. Look for people who:

Respond maturely to criticism

— No one in a position of power will escape criticism. Good leaders have the ability to discern when criticism is valid and should be taken note of and when it is inapplicable and should be ignored.

Has an open mind

— Must be able to approach problems creatively. Perspective is an invaluable leadership tool. Fear of change can lead to stagnation.

Communicate well

— Able to express ideas clearly and persuasively, as well



delegate, give and seek constructive feedback, and know how and when to give praise. Praise is the simplest and often the most valued form of reward. Tactful leaders know how to criticise constructively: pointing out what is wrong without attacking personalities.

Have sound judgment — Able to identify and prioritise issues, then weigh alternatives carefully before making decisions.

Take responsibility — Never blame others for problems.

Is visionary — Strong leaders understand and promote the community’s best interests. They set goals, communicate what’s needed to achieve them and then move toward them.

Practical considerations

Other than the above-listed, here are some practical considerations when electing the leaders of your owners’ corporation:

as help some team members who are not particularly articulate, yet are valuable and productive, to play their roles well.

Acknowledge mistakes — Decisions may sometimes turn out to be errors. Instead of becoming defensive or making excuses, wise leaders acknowledge mistakes and make course corrections.

Are enthusiastic — Enthusiasm is contagious. With it, council members are motivated to keep working. Without it, voluntary work becomes a burden.

Lead by example and promote teamwork — Arrive on time, never shirk responsibilities and demonstrate good work habits. Effective leaders instil cooperation among volunteers and facilitate teamwork, as well as pitch in alongside others and not just issue orders.

Listen to others — Seek opinions from others, encourage sharing of ideas among team members and give credit when credit’s due.

Have problem-solving skills — Use acquired knowledge and experience to get the job done.

Are mindful and considerate — Genuinely caring leaders inspire confidence in others. Confidence leads to results. They

- A leader should understand the functions of the owners’ corporation and be familiar with significant historical events of the community. Newcomers frequently make good volunteers. However, there are some situations which call for someone possessing a historical perspective. For example, if the corporation is in the midst of a sensitive litigation or a new management contract, a newcomer might detract by insisting on covering old ground again.

- How much interest has the candidate shown in the community and its undertakings? Has there been regular meeting attendance and participation in activities? If not, investigate the sudden interest. Be particularly careful about “one-issue” candidates who volunteer because they dislike a certain contractor or are opposed to a recent service charge increase.

- A candidate should not have conflicting personal and professional commitments. For example, a high-public-profile candidate may have numerous commitments that mean infrequent participation.

Such are the tenets of a purely voluntary organisation. If they sound like a mini-government, it is in fact one.

If you own a home with common property, you automatically become a member, like it or not. However, over time, we have noticed that homeowners can be categorised into three groups — those who make things happen, those who wait for things to happen and those who ask what happened. Which group do you belong to? Choose your leaders well and prosper or wait for the next election at the AGM and run for a council member post.



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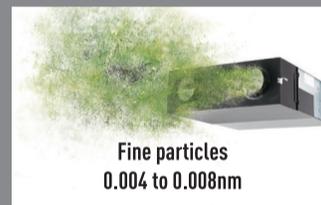
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*¹ Human coronavirus (HCoV-229E)

• <Adhered virus (HCoV-229E)> • [Testing organisation] China Electronic Product Reliability and Environmental Testing Research Institute • [Testing method] Measured the number of virus adhered to a cloth in an approximately 68L sized chamber box • [Inhibition method] nanoe™ released • [Test substance] Adhered virus • [Test result] Inhibited by 99% or more in 1 hour • [Test report No.] J2003W18888-00465 • [Test report date] 28 April 2020

*² Feline coronavirus (Feline coronavirus)

• <Adhered virus (Feline coronavirus)> • [Testing organisation] Yamaguchi University Faculty of Agriculture • [Testing method] Measured the number of virus adhered to a cloth in an approximately 45L sized chamber box • [Inhibition method] nanoe™ released • [Test substance] Adhered virus • [Test result] Inhibited by 99% or more in 2 hours

*³ Indoor Ventilation

• http://www.kansensho.or.jp/sisetunai/2006_10_pdf/12.pdf#search=%27%E3%82%A6%E3%82%A4%E3%83%AB%E3%82%B9%E5%AF%BE%E7%AD%96+%E6%8F%9B%E6%B0%97+%E6%99%82%E9%96%93%27

A Better Life, A Better World

QUALITY AIR FOR LIFE



BY NATALIE KHOO

A building that is well-managed and maintained is reflected in its good physical shape and value appreciation. The heroes to thank are the committee members of the Joint Management Body (JMB) and Management Corporation (MC). The hard work, tears and the sacrifices of these volunteers often go unnoticed.

At EdgeProp Malaysia's Virtual Fireside Chat titled "Inside story: Managing high-end strata homes" held on the evening of July 16, Solaris Dutamas MC chairman Dato' Nabhesh Khanna, Sri Penaga Condominium MC past chairman Khaw Chay Tee and The Mansions @ ParkCity Heights JMB chairman Kenneth Khoo shared their experiences during the Facebook Live session moderated by EdgeProp Malaysia editor-in-chief and managing director Au Foong Yee.

Solaris Dutamas was a Gold winner in the mixed development category of EdgeProp Malaysia's Best Managed and Sustainable Property Awards 2017 while Sri Penaga in Bangsar was a Gold winner in the 10 years multi-own strata residential category in EdgeProp Malaysia's Best Managed and Sustainable Property Awards 2018. The Mansions was the Bronze winner in the below 10 years multi-own strata residential category of the same awards in 2020 after having won the Gold of the EdgeProp-IL-AM Malaysia's Sustainable Landscape Award 2019.

What are the challenges faced in managing a strata building? How do we overcome these issues? What is the role of the management committee?

According to Solaris Dutamas' Nabhesh, he knew it would be a lot of hard work but he also knew it was good for him as a property owner there to ensure that the mixed development is well maintained for it to sustain or grow its value.

PICTURES BY LOW YEN YEING | EdgeProp.my



The virtual fireside chat was held on the evening of July 16.

JMBs and MCs do the heavy lifting

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"At the end of the day, you don't want to see the property depreciate in value. You don't want to see the place dilapidated. It is the responsibility of the committee to ensure that that does not happen," he said.

Sri Penaga's Khaw noted that hardly anyone wants to be a management committee member.

"It is a role that many will not want to take. It can be rather challenging when you have to go against the developer who invited you onto the board in the first place [when it comes to solving issues pertaining to defects and liabilities]. In fact, it is a very thankless job. You do something right, nobody says anything. But make a slight mistake, and there will be an uproar," said Khaw, who eventually got the hang of it and learnt to enjoy it.

Meanwhile, The Mansions' Khoo highlighted that there will be times when not everybody will be happy with the decisions made by the committee.

"We can't please everyone. It is all about balancing the views of everybody and ensuring that the decision made is in the best interest of the entire community and property as a whole," he said.

Management committee members also had to beef up their soft skills or communication skills in order to make everyone understand the decisions made.

"You are serving people of different education, different backgrounds, and some came from non-strata developments that needed to adjust to strata living.

"You really need strong committee members who can work together and be very hands on," said Khoo.

What is the MC committee's role?

"Unfortunately, one of the drawbacks of the current Strata Management Act (SMA 2013) is that it does not clearly define the responsibilities of the MC chairman and committee members," noted Sri Penaga's Khaw.

Unlike the organisation structure of a typical company where the dos and don'ts of the chairman and committee members are clearly stated out, there are none when it comes to JMBs and MCs.

"I presume that it was because we are volunteers and laymen so they do not want to discourage people from serving. However, I think the Act should be reviewed, to at least put in some minimum standard and definition to let people know their duties and responsibilities when they take up the job," said Khaw.

"You don't want to see the place dilapidated. It is the responsibility of the committee to ensure that that does not happen." — Nabhesh

"It is all about balancing the views of everybody and ensuring that the decision made is in the best interest of the entire community and property." — Khoo

SOLARIS DUTAMAS



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Khaw who sits on the committee of several MCs said he usually prepares a Code of Conduct for them so that members are aware of their roles and responsibilities.

Nevertheless, he stressed, committee members need not worry too much when it comes to making decisions for the property "provided they are properly considered decisions and approvals have been given by the MC".

Meanwhile, Nabhesh pointed out that the committee members are also covered by insurance. "So the JMB or MC committee members do not need to be afraid to make a decision. If they are not covered, it is impossible for them to carry out their work," he offered.

"The idea of the maintenance fund is not to keep the money in the bank and to make money from money. Instead, the fund's main purpose is for the maintenance of the property." — Khaw

Necessity or wasteful expenditure?

Financial matters are one of the most sensitive topics when it comes to property management. Hence, the million dollar question is, should there be a limit to a strata management committee's power especially with regards to the use of the sinking fund?

Although existing laws do not impose legal limitations on a committee's powers, Nabhesh said it may be a good idea to set a cap on the amount to be used from the sinking fund at any one time.

Nabhesh said spending decisions largely rely on the prudence of the management committee. "Hence, for major expenses, it is better to go back to the owners on the plan you may have but do you need to do that? There is no legal requirement to do so".

Although the SMA 2013 stipulates the usage of the sinking fund such as for repainting the building, much of the discretion lies with the committee.

"To some extent, the MC has 'too much power' as the SMA does not put any limitation to the MC's power provided that a resolution to do so is passed in an AGM or EGM," Khaw noted and suggested that it is best that decisions on major expenditures are made with a consensus given during an Annual General Meeting (AGM) or Extraordinary General Meeting (EGM) and recorded in the minutes.

He concurred that as the sinking fund grows, there may be a need to have proper legal limitations as to how much the committee can spend at one time. His suggestion is that perhaps a 25% limitation for one time spending, and if the MC wants to spend more than that, apart from getting approval in AGM, they should go back to the owners for permission through other means.

Aim for sustainability

When it comes to spending on maintenance, The Mansions' Khoo said an MC should always take a long-term view and choose methods or equipment that exhibit sustainability.

These are often more expensive but provide savings in the long run citing outdoor lights which

8 attributes of a successful JMB/MC committee

<p>1 Hands-on and goes to the ground</p> <p>2 Wise and prudent in spending</p> <p>3 Strong communication skills</p> <p>4 Patient</p> <p>5 Equipped with adequate knowledge of the Strata Management Act</p>	<p>6 Works hand-in-hand with professional property management company</p> <p>7 Is aware of their role and responsibilities</p> <p>8 Upholds the interest of the community and property as a whole</p>
--	--

are switched on every night and repainting.

"Rather than compromising and choosing something that is cheap and needs replacement every three years, if the more expensive one can last for 10 years, why not buy the more expensive one? Similarly, when it comes to painting, choose a better paint which can last longer? If you choose something of lower quality and you have to repaint or replace again after a few years, the replacement cost will add up," said Khoo.

Nabhesh concurred, emphasising that the committee plays a big role in ensuring sustainability is achieved by putting it as top of their agenda.

"Some members ask — why is there a need to spend so much, why do we need to waste money? It is not wasting money in the first round but it is wasting money in the second round [when the replacement is needed]."

"I understand that the concept of saving money is important for JMBs and MCs, but I

also think that we have been given the task of using the money to manage the property wisely and properly, instead of saving everyone's money," Nabhesh quipped.

Khaw agreed, pointing out that the idea of the maintenance fund is not to keep the money in the bank and to make money from money. Instead, the fund's main purpose is for the maintenance of the property.

Why volunteer?

It is clear that being on the JMB and MC committee is no easy task and it takes up much of one's personal time and effort to make it work. Sri Penaga's Khaw who has served on various MC committees over the years, believes that one needs to enjoy the task or as he put it, "to enjoy maintaining a property and ensuring it is in the best possible state by doing what is deemed best".

"If you don't enjoy it, then it becomes a chore, especially if you have to deal with difficult owners. I think it is about [enjoying] the challenge of getting the best out of the property with the best of your ability," he stressed, adding that at the end of the day, it all boils down to enabling the property to see good capital appreciation and good rental yield.

Meanwhile, Khoo wants to make a positive difference to the property.

"I also urge residents or owners to participate during AGMs and even offer themselves to be a committee member. We are all not experts in everything. Some owners have their own expertise and if they are able to contribute their knowledge, it is much appreciated," he said.

Solaris Dutamas' Nabhesh who has in the past decade served in more than one MC, is motivated by his desire to contribute to the upkeep of his overall living environment by making it better not only for himself but for everyone who shares the same property.

The Fireside Chat was organised by EdgeProp.my with Nippon Paint Malaysia as the partner. The supporting sponsors were Panasonic Malaysia; KipleLive, a wholly-owned subsidiary of Green Packet Bhd; and Matrix Concepts Holdings Bhd. The event was also supported by The Edge Malaysia.

Several viewers who posted questions during the FB Live session received a copy of the OMG Strata 2.0 Owner's Manual and Guidebook worth RM29.90 each sponsored by EdgeProp Malaysia while a few received home inspection vouchers worth RM5,000 each sponsored by Architect Centre.



LOW YEN YEING | EdgeProp.my

When developers have their own property management arms

Does it make sense for property developers to establish their own property management arm?

As a responsible property developer, it is not just about building and selling properties. It is that extra effort to go above and beyond for their buyers even after the property has been handed over because that is when the management and maintenance of the property begin, to ensure that its value is well-preserved over the years. For instance, several developers such as Gamuda Land and UEM Sunrise Bhd have their

own property management arms.

During EdgeProp Malaysia's Virtual Fireside Chat titled "Inside story: Managing high-end strata homes" hosted on EdgeProp Malaysia's Facebook on July 17, Solaris Dutamas Management Corporation (MC) chairman Datuk Nabhesh Khanna said it makes sense for a developer to have its own property management arm as it would be able to help the developer gather feedback on the current needs and wants of homebuyers.

"They [the property developers] are then able to understand what

the expectations of the people are and what they really need in a home or strata property," said Nabhesh.

Joining Nabhesh in the discussion was Sri Penaga Condominium MC past chairman Khaw Chay Tee and The Mansions @ ParkCity Heights Joint Management Body chairman Kenneth Khoo.

Khaw said some developers have put up properties that are problematic especially when it involves piping matters.

"Whether it is the lobby, the lighting or the swimming pool —

all these can be taken into account so that the property developed can be easier to manage," said Khaw.

However, The Mansions' Khoo said that a property developer may place more weight on the views of the architect rather than the property management arm when it comes to the designing of projects.

The moderator of the session, EdgeProp Malaysia editor-in-chief and managing director Au Foong Yee addressed the point made by Khoo, saying that during the site visits for the recently concluded EdgeProp Malaysia's Best Man-

aged and Sustainable Property Awards 2020, some developers emphasised more on the superlatives and the bells and whistles of a development when they should instead look at the long-term sustainability and the ease of future maintenance.

The virtual fireside chat was organised in partnership with Nippon Paint Malaysia and supporting sponsors Panasonic Malaysia; KipleLive, a wholly-owned subsidiary of Green Packet Bhd, and Matrix Concepts Holdings Bhd. The event is also supported by The Edge Malaysia.



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FEATURE



BY CHIN WAI LUN

One may be more familiar with co-working spaces and perhaps, the more recent — cloud kitchens. This new start-up is several concepts rolled into one. Enter COOKHOUSE, the country's first integrated and independent shared kitchen facility. Nestled in the mixed development neighbourhood of PJS 3 in Petaling Jaya, Selangor, COOKHOUSE serves as a platform for aspiring food and beverage (F&B) entrepreneurs as well as established ones.

With a contemporary design theme and orange tones adding a vibrant touch to the facility, COOKHOUSE is the brainchild of Huen Su San — its founder, who has many years of culinary experience helming several Korean eateries in the Klang Valley. Besides that, she also owns the event space, Glasshouse at Seputeh, Kuala Lumpur and dabbles in the construction sector as a cement specialist.

The entire 10,000 sq ft facility at COOKHOUSE PJ consists of five private kitchen studios, a large shared kitchen area (Asian, Western, baking kitchens), prep kitchen, dish-washing station, packing station, food photography studio, pantry, demo kitchen/café, walk-in freezer/chiller, dry storage, cooking event area, loading and delivery pick-up zones. All of these cater to a wide range of culinary offerings from Asian to pastries to batch productions.

Although primarily a shared kitchen facility, COOKHOUSE PJ also houses a small co-working space on the upper floor of the building.

Being located on a rented industrial lot in Petaling Jaya South (PJS), Huen tells EdgeProp.my that it translates to cost-savings to COOKHOUSE PJ's 'residents' — as they are called — while being strategically located near Bandar Sunway, Subang Jaya and Jalan Klang Lama. "We can offer competitive price plans for our residents as we are able to capitalise on the [favourable] industrial rental rates," says Huen.

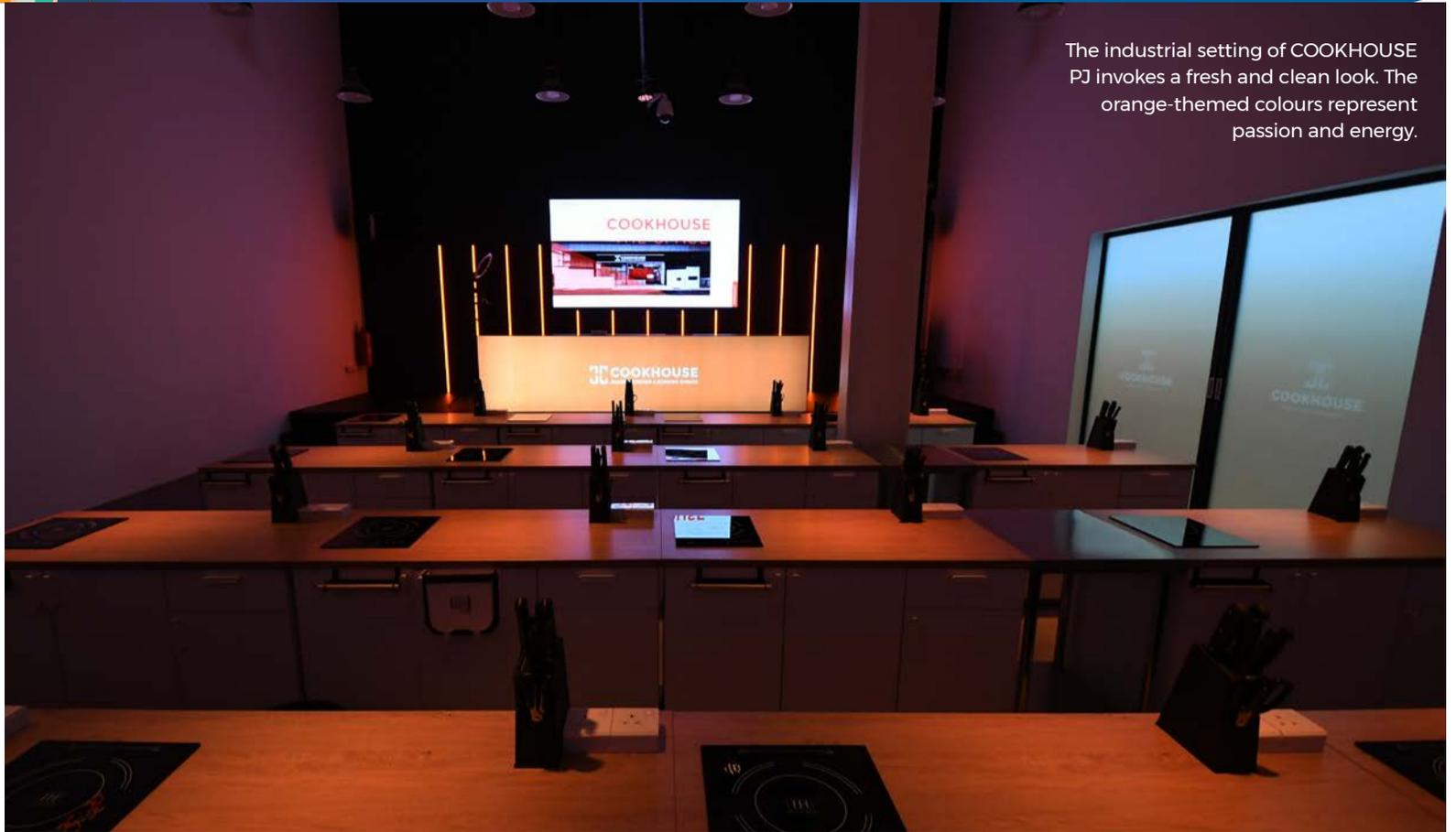
Rental plans range from single-day use at RM200 per pax per day; weekly use from RM500 per pax per week; shared kitchen plans from RM900 per pax per month; and private kitchen studios from RM3,000 per month.

All rentals are inclusive of water, WiFi and other utility charges except for private studios where the electricity and gas are charged via individual metering.

As of mid-July 2020, the private kitchen studios have been fully leased.

Expansion plans

"We chose this location (PJS 3) for its high-density population surroundings and prevalent food delivery options. We are also looking at expanding COOKHOUSE to 10 more locations by year end," shares



The industrial setting of COOKHOUSE PJ invokes a fresh and clean look. The orange-themed colours represent passion and energy.

Cooking up a collaborative experience with COOKHOUSE

PICTURES BY LOW YEN YEING | EdgeProp.my



'Residents' or tenants will gain access to commercial grade shared facilities including a wide range of kitchen equipment and rental storage facilities.

Huen, adding that they are looking at the Kuala Lumpur city centre (KLCC) and central Petaling Jaya (near Damansara Uptown and SS2) as the next immediate locations.

This outlet in PJS is a strictly halal-only establishment while selected future outlets will cater to non-halal ones. Huen also noted that rental packages for the other kitchens will differ slightly based on locations and their base rentals for the facilities.

"COOKHOUSE PJ was about 90% completed before the Movement Control Order (MCO) and was originally planned to be launched right after Hari Raya Aidilfitri," she shares. The launch date was then moved to July 23.

"During the MCO, cloud kitchens were a hot topic. Thus, we put up our website during that time, gathered feedback and planned

tours of the facility post MCO. The first 'residents' came onboard early June.

"But we did not do this (establish COOKHOUSE) expecting the Covid-19 pandemic or MCO although it spurred food operators to recognise or start looking for alternative solutions. It also led to questions like: If I am heavily reliant on delivery business now, is it cheaper to operate from brick and mortar or from a shared kitchen?"

"During my years in the F&B industry and managing a central kitchen, the high cost of investment set back my businesses in terms of growth.

"Additionally, I noticed that people are happy to embrace the co-working concept for its low start-up costs. If people find value in that, what more in a shared kitchen?" says Huen.



Huen: We support the new start-ups. They can come here and experience the wide range of machinery and equipment provided by reliable suppliers. The same goes to larger establishments as well.

Getting the real estate hassle out of the way

COOKHOUSE differs from other cloud kitchen establishments in the country as it serves as a platform for budding entrepreneurs looking to dabble in the F&B industry. Huen notes that they do not have to spend a hefty sum in renovating brick-and-mortar establishments and procuring the often-pricey kitchen equipment.

"We support the new start-ups. They can come here and experience the wide range of machinery and equipment provided by reliable suppliers. The same goes for larger

establishments as well. Additionally, we take on the maintenance of the spaces as well via an in-house team. There's another headache gone," she offers.

"COOKHOUSE encourages partnership and collaboration for building a robust ecosystem. We do not limit or control our residents (exception: no durians allowed!). At the same time, we partner with companies such as Unilever for food ingredients solutions where residents can benefit from bulk purchase pricings," shares Huen.

The shared kitchen start-up also collaborates with tech companies such as MrSpeedy and SOCAR among others on the logistical side.

"COOKHOUSE is established on different perspectives. We are just providing the facilities and infrastructure for rental with hopes to give a boost to the entrepreneurs and shorten their learning curve. They also get to enjoy the fruits of partnerships such as bulk purchase pricing, favourable credit terms, delivery platform and community support," she adds.

"Although the cloud and shared kitchen industry is still in its infancy, we see consumer habits changing. The market realises the convenience of opting for food deliveries. With the infrastructure ready, the industry will push ahead strongly," she opines.

Huen believes that, "investing in the right thing goes a long way". For instance, the ease of maintaining the property and facilities -- new start-ups might end up spending too much on building their own kitchens or renovating their stores. "Here, they can use our kitchens and have the leeway to try out for menu development and more, minus the costs," she says.

Bandar Sri Sendayan is a self-sustaining township which is located within the Greater Klang Valley Conurbation in Seremban. Sitting on 6,000 acres of freehold land, the township, which is a part of the Malaysia Vision Valley plan, is a masterstroke that combines residential, commercial, institutional and leisure elements in a well-balanced blend of lifestyle and living.

And at its core lies Clover. This strategic location means that the residents are living in the very epicenter of it all with retail, entertainment, health care, and education close by. Furthermore, the homes of Clover are spacious and modern, and embraced by greenery. And with 24/7 multi-tiered security, families can wander about the well-appointed facilities with perfect peace of mind.

From lifestyle to living.

Covering an area of 6.33 acres, Seremban's premier clubhouse, d'Tempat Country Club, lies a mere 1km away. It features among other exciting attractions, an Olympic - sized swimming pool, a gym, badminton, tennis and squash courts, a 10 - lane bowling alley, and an aqua gym. It is also the perfect venue for conferences and weddings, as there are spacious, always in-demand ballrooms and halls which are used for a variety of events.

In addition to this, what is being billed as the largest entertainment venue in Negeri Sembilan is here at Bandar Sri Sendayan. The Sendayan X-Park offers a range of exciting activities like go-carts, a paintball arena, BMX tracks and a golf driving range.

If you should find yourself low on necessities, the Sendayan Merchant Square is just as close, with three departmental stores - Mydin Hypermarket Seremban 2, AEON Seremban 2 and Tesco Seremban 2 - just a short trip away.

Finding a good school for your children is one less thing to worry about when you live here, as the township is close to several educational institutions which cater to the younger ones right up to high school.

Matrix Global Schools not only offers the Cambridge Syllabus, but also accepts pre-school, primary and secondary-level students. Also close by are SMK (Felda) Seri Sendayan, SJK (T) Bandar Sri Sendayan, SJK (C) Bandar Sri Sendayan and SMK Bandar Baru Sri Sendayan.

And for those seeking higher education, Nilai University and INTI International University are only 30 minutes away.

And finally when it comes to your wellness and wellbeing, Columbia Asia Hospital, KPJ Seremban Specialist Hospital and Hospital Tuanku Ja'afar Seremban are all a very short distance away from home.

From the city to beyond.

Living here means being connected to the world. With the North-South Expressway (NSE) and Seremban-Port Dickson Highway around the bend, both the Port Dickson Waterfront and the KL City Centre are a breezy drive away. And if you wish to go even further, the KLIA Linkage gets you to Kuala Lumpur International Airport in only 30km.



From the home at its heart.

Nature features heavily in the 30 acre township of Clover, which has 366 units of 2-storey link homes. The streets are lined with trees, with pockets of greenery placed throughout the area.

There is a full-sized basketball court, kids' playground, outdoor gym stations and BBQ pit open to

all residences, all year round. And they can be enjoyed with complete peace of mind, as there is a 24/7 security presence. With perimeter fencing, and an additional vibration sensor in each house on the very slim chance of an unwelcome visitor, the residents can breathe easy knowing that they and their families are well looked after.

The homes, with a land size of 22' x 70' / 22' x 80 - 124' and a built up of 2,586 sq. ft. - 3,120 sq. ft., all feature beautiful workmanship. With even the smallest details being looked at to ensure that your home is a testament to luxury. The open plan concept means that there is ample space, downstairs and up, for the family to work and play.

From the head to the heart.

Matrix Concepts Holdings Berhad (Matrix) is the developer of Bandar Sri Sendayan, the idea going straight from the heads of the developers to the hearts of the residents. The township's features of a green landscape, as well as the schools, recreational and other facilities, secured the

Best Township Development (Klang Valley) award at the 6th annual PropertyGuru Asia Property Awards (Malaysia) in April 2019.

Matrix created a benchmark for themselves; to nurture the environment, to enrich lives by caring about and developing the community, to provide the best education for future generations, and to diversify into sustainable property investments.

Bandar Sri Sendayan ticks all these boxes. From education to recreation, this township is just a short distance away. Another amazing feature of Bandar Sri Sendayan is the 26 acre Sendayan Green Park, which has

been designed to bring residents together in an open area.

This township has evolved from the concepts of environment, convenience and lifestyle, all designed to improve as time goes on.



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MKH to launch final commercial phase in Hillpark Shah Alam North

BY RACHEL CHEW

PETALING JAYA: MKH Bhd is looking to launch the last phase of shoplots in its Hillpark @ Shah Alam North township located in Puncak Alam, Selangor this September.

Dubbed Hillpark PP10, it consists of 89 single-storey semidee shoplots of 20ft by 60ft or 1,200 sq ft. The indicative selling price starts from RM550,000. The 2.6-acre project has a gross development value of RM52 million.

"We are launching these single-storey shop units because we see more demand now for affordable shops. Hillpark PP10 is the last commercial phase in Hillpark @ Shah Alam North," MKH deputy property director Datuk Kenneth Chen told EdgeProp.my.

Previous phases included shops and offices at Hillpark Avenue and semi-detached shops called Hillpark Axis.

"Additionally, due to the implementation of Movement Control Order (MCO) and its variations, more people have got accustomed to online shopping and ordering food for take-away instead of dining in. These are trends that will potentially be here to stay. As such, with new operational efficiency, floor space required by businesses will be different.

"Hence PP10 shops have been designed for small and mid-size enterprises (SMEs) within a thriving environment," said Chen, adding that these include basic daily-needs businesses such as clinics, laundries, take-



An aerial view of Hillpark PP10.

way-focused restaurants, bakeries, grocers and cleaning services which could cater to the offices and the residences in Hillpark @ Shah Alam North.

He explained that the facade of the shops will be 18-ft high in front and 10-ft high at the back which allows for maximum natural light and more versatile use of the spaces. For instance, considering the extra high ceiling, the unit owner can add a mezzanine floor as office or warehouse space.

Hillpark PP10 has strategic accessibility to various parts of the Klang Valley through Persiaran Mokhtar Dahari, Damansara-Shah

Alam Elevated Expressway (DASH), Kuala Lumpur-Kuala Selangor Expressway (LATAR), Guthrie Highway and West Coast Highway.

"The highways disperse the traffic, which enable easy access to the facilities such as hospitals and education institutions in the township," Chen offered.

On the Malaysian property segment, Chen believes the market will be soft until end-2020 and will only enter a slow recovery phase in 2021. Nevertheless, he is confident in achieving at least 60% take-up rate for PP10 upon its official launch scheduled in September.

"We remain optimistic as we have seen



Chen: We are launching these single-storey shop units because we see more demand now for affordable shops.

a surge in demand to buy landed terraced houses after the MCO. We believe that Hillpark @ Shah Alam North is a good offer in terms of affordability, accessibility and established amenities," Chen noted.

Launched in 2015, the 550-acre Hillpark @ Shah Alam North is nearly fully developed today, with around 95% of the housing and commercial parcels completed with certificates of completion and compliance.

"We estimate the population to grow to 35,000 people in Hillpark and its surroundings which include Saujana Utama, Eco Grandeur, Alam Perdana, the Universiti Teknologi Mara (UiTM) Puncak Alam campus and UiTM hospital," Chen said.

Meanwhile, MKH is also planning to launch the last residential phase in Hillpark @ Shah Alam North soon. The 355 double-storey terraced houses are strategically located next to UiTM Hospital and Hillpark Avenue, the largest commercial zone in the development.

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☎ +6011 109 63997**RM259,000****Bandar Baru Salak Tinggi, Sepang, Selangor****Type:** Residential land **Tenure:** Malay Reserved Land **Land size:** 4,064 sq ft**Ahmad Suhaili** (REN 16724)

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☎ +6019 727 3149**RM17,524/mth****KL Eco City, Bangsar, Kuala Lumpur****Type:** Office **Tenure:** Freehold
Built-up: 4,381 sq ft**Amanda** (PEA 0991)CORNERSTONE XSTATE SDN BHD (E (1) 1851)
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RENTED FOR

RM12,800/mth (RM 3.45 psf)**Condominium unit, SENI Mont'Kiara, Mont'Kiara, Kuala Lumpur****Concluded by: Kevin Teh** PRO (REN 02206)

of Propstar Realty (E (3) 1591)

(+6013 555 7333) **When:** December 2019

Noteworthy

- Freehold
- Mid-floor unit
- Built-up: 3,714 sq ft
- 4 bedrooms; 6 bathrooms
- Fully furnished
- Facilities: Art gallery, tennis and squash courts, pool deck, Olympic-sized swimming pools, Jacuzzis and sculpture garden
- Nearby amenities: International schools, medical centres, golf clubs, shopping malls, commercial hubs and offices

SENI Mont'Kiara is a luxury condominium project jointly developed by Ireka Group via Aseana Properties Ltd. The condominium comprises two 40-storey towers and two 12-storey low-rise blocks housing 605 units in total.

Besides its resort-like ambience and ample facilities, there are also international schools, shopping malls, medical centres, F&B outlets and offices within a 5km radius of the project. The project is well connected by highways such as the North-South Expressway, DUKE highway and Penchala Link.

Propstar Realty's Kevin Teh who brokered the rental deal said the owner was seeking to rent the unit out as he has moved and upsized to a larger house while it was vice versa for the tenant, who was looking for a smaller abode.

"The unit has always been well taken care of as it was

occupied only by the landlord himself," Teh told EdgeProp. my adding that the unit is also one of the best-looking units in SENI Mont'Kiara, offering sweeping views of the KL city skyline.

"Plus, the tenant also liked the unit due to its mid-high floor location and position facing KLCC," said Teh, noting that the unit was taken up within weeks of listing.

According to EdgeProp Research data, as at July 15, 2020 there were 77 rental listings for SENI Mont'Kiara with asking rents ranging from RM6,800 (RM2.82 psf) to RM13,500 (RM3.81 psf) per month.

Meanwhile there were 65 sale listings asking for an average price of RM2,361,744 or RM824 psf. A total of 234 units at SENI Mont'Kiara were sold from 2015 to 2019 at prices ranging between RM1 million and RM8 million.

DONE DEAL

**RM450,000****Taman Cheng Setia, Melaka****Type:** Semidee house **Tenure:** Freehold
Built-up: 3,200 sq ft **Land size:** 3,444 sq ft
Bedroom: 5 **Bathroom:** 3**Alil Anua** (REN 41209)TOGETHER PROPERTIES (E (3) 0503)
☎ +6013 623 0330**RM1,900,000****Sakura Residence, Nusajaya, Johor****Type:** Semidee house **Tenure:** Leasehold
Built-up: 3,190 sq ft **Land size:** 2,925 sq ft
Bedroom: 4 **Bathroom:** 5**Ang Boon Chai** (REN 39619)EU AS PROPERTIES SDN BHD (E (1) 16777)
☎ +6017 780 8161**RM480,000****Kota Emerald, Rawang, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,875 sq ft **Land size:** 1,875 sq ft
Bedroom: 4 **Bathroom:** 3**Angel Ang** (REN 34060)BILLION REALTORS (1872)
☎ +6017 213 7006**RM780,000****Le Yuan Residence, Kuchai Lama, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,392 sq ft **Bedroom:** 3 **Bathroom:** 2**Angelia Kong** (REN 03495)FIRST REALTORS AGENCY (E (3) 0788)
☎ +6017 292 3977**RM220,000****Diamond Square, Setapak, Kuala Lumpur****Type:** Office **Tenure:** Freehold
Built-up: 938 sq ft **Bedroom:** 1 **Bathroom:** 1**Jack** (REN 12971)FULL HOMES REALTY SDN. BHD (E (1) 1501)
☎ +6019 302 2248**RM16,000,000****Pasir Gudang, Johor****Type:** Factory **Tenure:** NA
Built-up: 257,845 sq ft **Land size:** 557,568 sq ft**Apple Wong** (REN 12700)VIGOR PROPERTIES (E (3) 1777)
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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**RM2,599,980****Presint 8, Putrajaya****Type:** Residential land **Tenure:** Freehold
Land size: 15,294 sq ft**Asyran Laidin** (PEA 2350)

IREAL PROPERTY SDN BHD (E (1) 1747)

☎ +6012 429 9573

**RM1,450,000****Bandar Kinrara Puchong, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 3,000 sq ft **Land size:** 2,800 sq ft
Bedroom: 5 **Bathroom:** 3**Augustine** (REN 01958)

JUBILEE REALTY (E (3) 1853)

☎ +6012 313 3481

**RM6,180,000****Sierramas, Sungai Buloh, Selangor****Type:** Bungalow **Tenure:** Freehold
Built-up: 7,304 sq ft **Land size:** 8,503 sq ft
Bedroom: 6 **Bathroom:** 6**Brian Tang** (PEA 2267)

IQI REALTY (E (1) 1584)

☎ +6016 528 3313

**RM4,280,000****Subang Jaya, Selangor****Type:** Factory **Tenure:** Freehold
Built-up: 6,300 sq ft **Land size:** 9,740 sq ft
Bathroom: 2**Jack Wong** (REN 34442)

IQI REALTY SDN BHD (E (1) 1584)

☎ +6016 905 9066

**RM1,280,000****Sunway Geo Residences, Bandar Sunway, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 1,388 sq ft **Bedroom:** 4 **Bathroom:** 3**Jane Lee** (PEA2213)

GRIFFIN PROPERTIES (E (3) 1792)

☎ +6017 668 2757

**RM950,000****Jalan Setia Utama U13, Setia Alam, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,480 sq ft **Bedroom:** 6 **Bathroom:** 4**Cerrine Yew** (REN 28403)

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

☎ +6012 201 3088

**RM280,000****You Residences, Batu 9, Cheras, Selangor****Type:** Serviced apartment **Tenure:** Freehold
Built-up: 533 sq ft **Bedroom:** Studio
Bathroom: 1**Chris Lim** (REN 20985)

GRIFFIN PROPERTIES (E (3) 1792)

☎ +6016 995 5607

**RM1,850,000****Lake Valley, Batu 9, Cheras, Selangor****Type:** Semidee house **Tenure:** Freehold
Built-up: 4,365 sq ft **Land size:** 3,200 sq ft
Bedroom: 7 **Bathroom:** 7**Christopher Chong** (REN 15344)

GREAT CASA REALTY SDN BHD (E (1) 1688)

☎ +6017 799 4484

**RM1,500,000****Seremban, Negeri Sembilan****Type:** Agriculture land **Tenure:** Freehold
Land size: 5 acres**Jeevan** (REN 07220)

CBD PROPERTIES (SEREMBAN) SDN BHD (E (1) 1197/9)

☎ +6017 680 4417

**RM2,000,000****Vistana Heights, Kota Kinabalu, Sabah****Type:** Semidee house **Tenure:** Leasehold
Built-up: 3,286 sq ft **Land size:** 4,033 sq ft
Bedroom: 4 **Bathroom:** 5**Jenny Wong** (REN 31278)

IQI REALTY SDN BHD (E (1) 1584/9)

☎ +6019 881 3803

RENTED FOR**RM12,000/mth** (RM3.33 psf)**Duplex condo, Sunway Vivaldi, Desa Sri Hartamas, Kuala Lumpur****Concluded by: Shiyan Lim** PRO (REN 04671)

of Kith and Kin Realty Sdn Bhd (E (1) 1933)

(☎ +6012 288 3436) **When:** March 2020**DONE DEAL****Noteworthy**

- Built-up: 3,600 sq ft
- Freehold
- Duplex unit with 'L' shape balcony
- 5 bedrooms and 6 bathrooms
- Fully furnished
- Facilities: Games room, multipurpose hall, BBQ area, tennis court, squash court, outdoor Jacuzzi, Olympic length infinity pool, clubhouse, multi-tiered security and private lift lobby
- Nearby amenities: International schools, shopping malls, eateries, golf and recreational clubs
- Accessible via highways including Penchala Link, Sprint Expressway and Kerinchi Link

Developed by Sunway City Bhd (now Sunway Group), Sunway Vivaldi is a luxury freehold condominium in Kuala Lumpur's Desa Sri Hartamas located near Mont'Kiara. The 7.7-acre low-density project has only 228 units housed in six blocks.

Various amenities are close by such as Hartamas Shopping Centre and 1 Mont'Kiara mall within 3km and Publika Shopping Gallery 3.1 km away. The Garden International School is within 400m walking distance.

"This unit is located on the ninth floor which is just one floor below the penthouse. There are only a few units in Sunway Vivaldi with a big 'L' shape balcony and even fewer that enjoy unblocked views of KL city centre," said Kith and Kin Realty Sdn Bhd's real estate negotiator Shiyan Lim, who concluded the rental deal.

Lim said the tenant who is from China likes the unit's layout and the spectacular views it offered. What more, the unit is fully furnished and the interior design was right up his alley.

"The tenant felt comfortable with the furnishing and décor style as it gives him a sense of home," he noted, adding that the owner had decided to move to a smaller landed property.

According to EdgeProp Research data, there were 17 Sunway Vivaldi rental listings as of July 15, 2020 on EdgeProp.my with the average asking rent at RM11,629 or RM2.70 psf per month.

There were also 44 sale listings in the development with the average asking price at RM2.92 million or RM820 psf. In 2019, eight units were transacted at RM3.16 million or RM745 psf on average.

**RM1,990,000****Sierramas West, Sungai Buloh, Selangor****Type:** Semidee house **Tenure:** Freehold
Built-up: 4,000 sq ft **Land size:** 3,500 sq ft
Bedroom: 4 **Bathroom:** 5**Celina Koh** (REN 17715)

BILLION REALTORS (E (3) 1872)

☎ +6012 228 1248

**RM598,000****Maisson Residence, Ara Damansara, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 1,020 sq ft **Bedroom:** 3
Bathroom: 2**Chris Chiam** (REN 27288)

REAPFIELD PROPERTIES (SJ) SDN BHD

(E (1) 0452/2) ☎ +6019 317 7060

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**RM31,000,000****Taman Sri Tanjung, Muar, Johor****Type:** Hotel **Tenure:** Leasehold
Land size: 38,266 sq ft**Jesena Tan** (REN 36245)GATHER PROPERTIES SDN BHD (E (1) 1536/2)
☎ +6016 725 7231**RM1,450,000****Damai Kasih, Cheras, Kuala Lumpur****Type:** Semidee house **Tenure:** Leasehold
Built-up: 2,800 sq ft **Land size:** 3,200 sq ft
Bedroom: 5 **Bathroom:** 5**Joanne Ong** (REN 26519)VIVAHOMES REALTY SDN BHD (E (1) 1670/8)
☎ +6010 239 7887**RM750,000****Taman Midah, Cheras, Kuala Lumpur****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,400 sq ft **Land size:** 1,540 sq ft
Bedroom: 5 **Bathroom:** 2**Elvie Ho** (REN 22102)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
☎ +6012 303 3788**RM2,200/mth****USJ, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,800 sq ft **Land size:** 1,650 sq ft
Bedroom: 3 **Bathroom:** 3**Erik Tan** (REN 05303)RAIN FOREST PROPERTIES (E (3) 1128)
☎ +6012 335 2666**RM790,000****Dengkil, Selangor****Type:** Terraced house **Tenure:** Leasehold
Built-up: 2,300 sq ft **Land size:** 3,670 sq ft
Bedroom: 5 **Bathroom:** 3**Ernest Chuan** (REN 27765)FULL HOMES REALTY SDN BHD (E (1) 1501/8)
☎ +6012 259 0251**RM850,000****USJ, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,800 sq ft **Land size:** 1,800 sq ft
Bedroom: 4 **Bathroom:** 3**Eugene Koo** (REN 00311)I-PROP REALTY (USJ) SDN BHD (E (1) 0452/2)
☎ +6017 212 3948**RM9,000/mth****11 Mont Kiara, Mont'Kiara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 2,707 sq ft **Bedroom:** 3
Bathroom: 4**Jocelyn Shen Sze Ting** (REN 18249)CORNERSTONE XSTATE SDN BHD (E (1) 1851)
☎ +6016 810 2083**RM3,230,000****Bukit Jelutong, Shah Alam, Selangor****Type:** Bungalow **Tenure:** Freehold
Built-up: 3,330 sq ft **Land size:** 8,902 sq ft
Bedroom: 5 **Bathroom:** 6**Fasha Hamid** (REN 26498)FIRDAUS & ASSOCIATES PROPERTY PROFESSIONALS
(VE(1)0091/1) ☎ +6017 973 9534**RM570,000****Lexa Residence @ The Quartz, Wangsa Maju, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 893 sq ft **Bedroom:** 3 **Bathroom:** 2**Fazli Shahar** (REN 18056)DRMI PROPERTY CONSULTANT (VE (3) 0369)
☎ +6012 360 2422**RM2,800/mth****PJ Midtown, Petaling Jaya, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 915 sq ft **Bedroom:** 2 **Bathroom:** 2**Fong Tan** (REN 38422)REAL ESTATE FINDERS (MY) SDN BHD (E (1) 1516)
☎ +6012 370 9874**RM19,438,650****Pulau Indah Industrial Park, Pulau Indah, Selangor****Type:** Industrial land **Tenure:** Leasehold
Land size: 6 acres**Foong Boon Chin** (REN 24025)MEGAHARTA REAL ESTATE SDN BHD (E (1) 1215)
☎ +6012 692 2939**RM1,250,000****Bandar Utama, Petaling Jaya****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,870 sq ft **Bedroom:** 4
Bathroom: 3**Hanif Kasmani** (REN 38092)MAXXAN REALTY SDN BHD (E (1) 1766)
☎ 6010 404 0345**RM6,500,000****Taman Melawati, Kuala Lumpur****Type:** Bungalow **Tenure:** Freehold
Built-up: 8,000 sq ft **Land size:** 22,000 sq ft
Bedroom: 8 **Bathroom:** 7**Hayati Husin** (REN 01018)REAPFIELD PROPERTIES (KL) SDN BHD (E (1) 0452/1)
☎ +6019 359 6969**RM260,000****Laman Suria e-Resort Apartment, Bangi, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 840 sq ft **Bedroom:** 3 **Bathroom:** 2**Ikhwan Arif** (REN 35921)MAXXAN REALTY SDN BHD (E (1) 1766)
☎ +6012 581 9566**RM3,500/mth****Desa Pandan, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold
Built-up: 1,570 sq ft **Bedroom:** 3 **Bathroom:** 2**Ira Farhana** (REN 39414)ORIENTAL REAL ESTATE SDN BHD (E (1) 1503)
☎ +6018 355 9270**RM13,820,000****Bandar Sungai Long, Selangor****Type:** Residential land **Tenure:** Freehold
Land size: 21 acres**Ivan Chio** (REN 06147)GREENFIELD PROPERTIES (E (2) 1064)
☎ +6012 220 6863

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