



Hunting for your dream home?

Click on the projects below!



Asian Pac Holdings Bhd
→ Riaz Residences

DK Group of Companies
→ D'Immersione

Eco World Development Group Bhd
→ Norton Garden
at Eco Grandeur

Matrix Concepts Holdings Bhd
→ Clover @ Resort
Residence 1
→ Ervina @ Ara Sendayan

Naza TTDI Sdn Bhd
→ MET 1 Residences
@ KL Metropolis

Platinum Victory
→ Vista Sentul Residences
→ Vista Danau Kota

Sime Darby Property Bhd
→ Ilham Residence
at City of Elmina

S P Setia Bhd
→ Setia Sky Seputeh

Sunway Property
→ Sunway GEOLake
Residences
→ Sunway Avila
Residences
→ Sunway Serene

Irresistible DEALS!

Property developers are dishing out all sorts of freebies during the current downturn. Visit the EdgeProp.my Malaysia Virtual Property Expo at **VPEX.EdgeProp.my** and check out the offers inside.



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Malaysia
Virtual Property
Expo 2020





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Get your dream home at VPEX 2020!

The EdgeProp.my Malaysia Virtual Property Expo (VPEX) is back! VPEX 2020 will run on VPEX.EdgeProp.my from Aug 7 till Sept 20, 2020.

Be it affordable homes or luxury homes, landed or high-rise, there are properties to suit every taste and budget at VPEX 2020. Purchasers get to enjoy various benefits doled out by the developers besides incentives under the 2020/21 Home Ownership Campaign.

VPEX was launched by EdgeProp.my in 2017 as Malaysia's first virtual property fair. It has been held annually since and was poised to change the conventional way of buying and selling properties when it was first introduced. It provides a 24/7 platform for buyers to check out the latest property projects and to meet the developers behind them online.

All you need to do to find that dream home at VPEX 2020 is to go through the properties on VPEX.EdgeProp.my and get any queries you may have answered by their respective developers straightaway. You can also check how much loan you can get by using the loan check tool that is connected to 17 banks.

Also watch out for special FB Live presentations by Sime Darby Property, Asian Pac and EcoWorld on EdgeProp.my Facebook. Stay tuned to the FB page for more updates.

VPEX 2020 visitors who make enquiries about any participating project stand to WIN attractive prizes worth over RM10,000 including Panasonic home appliances and weekly giveaways of the Strata OMG 2.0 – Owner's Manual & Guidebook by EdgeProp.my and Chur Associates.

Participating developers and projects at VPEX 2020

Asian Pac Holdings Bhd showcasing Riaz Residences

Platinum Victory showcasing Vista Sentul Residences and Vista Danau Kota

DK Group of Companies showcasing D'Immersione

Sime Darby Property Bhd showcasing Ilham Residence at City of Elmina

Eco World Development Group Bhd showcasing Norton Garden at Eco Grandeur

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Sunway Property showcasing Sunway GEOLake Residences; Sunway Avila Residences and Sunway Serene

Naza TTDI Sdn Bhd showcasing MET 1 Residences @ KL Metropolis

Click to visit
VPEX 2020's
website
now!



NEWS HIGHLIGHTS from www.EdgeProp.my

KPKT drawing up Residential Tenancy Act to control rental rates

The Ministry of Housing and Local Government is drawing up the policy for the Residential Tenancy Act to control residential rental rates in the country, said its minister Zuraida Kamaruddin.

She said this would take into account the interests of both the landlord and the tenant, as well as ensure that the landlord does not simply increase rental or evict the tenant.



"This is one of the ways to control rental rates in the country," she said when winding-up the debate on the motion of thanks on the Yang di-Pertuan Agong's royal address at the Dewan Rakyat on Tuesday.

Meanwhile, commenting on the Affordable Housing Policy, Zuraida said the ministry plans to build homes only for rental and may give exemptions to the poor so that they can continue to rent these homes until their (financial) situation stabilises.

Temporary freeze on MM2H

The Malaysia My Second Home (MM2H) programme has been temporarily frozen to enable the Ministry of Tourism, Arts and Culture (MOTAC) to comprehensively study and re-evaluate it.

"Among the matters to be studied are the conditions, incentives and comparisons with MM2H-like programmes in other countries such as the Citizenship by Investment or Residence by Investment (programmes)," the ministry said in a statement.

"During the MM2H freeze period, MOTAC as coordinator of the programme is unable to process new applications forwarded to it. This takes into consideration that processing of the MM2H applications involves various ministries and agencies which are also impacted by the temporary freeze.

Foreigners who are still interested to participate in the programme can submit their applications after the programme is reactivated and meet the prevailing conditions, it added.

Pavilion KL to see entry of new brands

Despite the tough operating landscape and recent slowdown in retail spending due to the Covid-19 pandemic, Pavilion KL is expecting new brands to open in its mall.

"We are expecting the opening of several more outlets in the coming months, including Dadi Cinema, Chloe, Bath & Body Works, Steve



Madden and Kam's Roast before the end of the year," Pavilion KL's chief executive officer (retail) Datuk Joyce Yap told theedgemarkets.com.

This is on top of the new stores that had opened in the mall during the RMCO (Recovery Movement Control Order) period including the new Adidas flagship store, Brunello Cucinelli and Calia in June 2020; and Dior and Karl Lagerfeld which opened in July.

Yap noted that the Movement Control Order (MCO) and its subsequent versions have undoubtedly had an effect on retail businesses. However, the mall's "occupancy rate remains stable".

KLCC Stapled Group 2Q net profit drops

KLCC Stapled Group saw its net profit for the second quarter ended June 30, 2020 (2QFY20) fall by 22.68% to RM140.46 million from the RM180.38 million a year ago due to the sharp decline in the performance of its hotel and retail segments following the implementation of the Movement Control Order (MCO).

The stapled security, which is composed of KLCC Property Holdings Bhd and KLCC Real Estate Investment Trust (REIT), also posted a 23.88% decline in revenue to RM267.25 million, from RM351.09 million last year.

Its cumulative net profit for the first six months fell 12.9% to RM317.34 million from RM364.33 million a year ago, underpinned by an 11.74% decline in revenue to RM621.84 million from RM704.54 million in the corresponding period.

Via a statement, it noted that its retail segment, which includes Suria KLCC and Menara 3 Petronas, saw 41.4% and 50% year-on-year declines in revenue and profit before tax following the provision of rental assistance to tenants and lower internal digital advertising income.

Meanwhile, the hotel segment — mainly represented by the Mandarin Oriental Hotel Kuala Lumpur — slipped into a loss of RM20.4 million.



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2. Send us a WhatsApp with "NEWS" and your full name in the message.



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7 Aug – 20 Sept 2020



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PROPERTY
Master Community Developer

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WEEKLY
PRIZES
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a **LIVE! Presentation**



20 Aug
3.00–3.30pm

SIME DARBY PROPERTY BHD

Meet Your Perfect Family Home –
Ilham Residences at City of Elmina

27 Aug
4.30–5.00pm

ASIAN PAC HOLDINGS BHD

Up and Rising in Damansara Damai

28 Aug
3.00–3.30pm

ECO WORLD DEVELOPMENT GROUP BHD

Instantly Yours with Eco Grandeur

Organiser:

EdgeProp.my

Prize sponsor:

Panasonic



Braving the new norm with 24/7 healthy indoor air for homes and businesses

Malaysians are now under the Recovery Movement Control Order (RMCO) where Covid-19-related restrictions have been relaxed nationwide. People are making a beeline to their favourite eateries, resuming work in offices while others continue working from home. Physical distancing, face masks and other preventive measures have become the new order of the day but there is still a risk of infection wherever we are, even at home.

Viruses in action

A typical mode of infection is via droplets when an infected person coughs or sneezes. These viral droplets can also adhere to objects or surfaces and then introduced into the body via the eyes, nose and mouth when a person comes into contact with them.

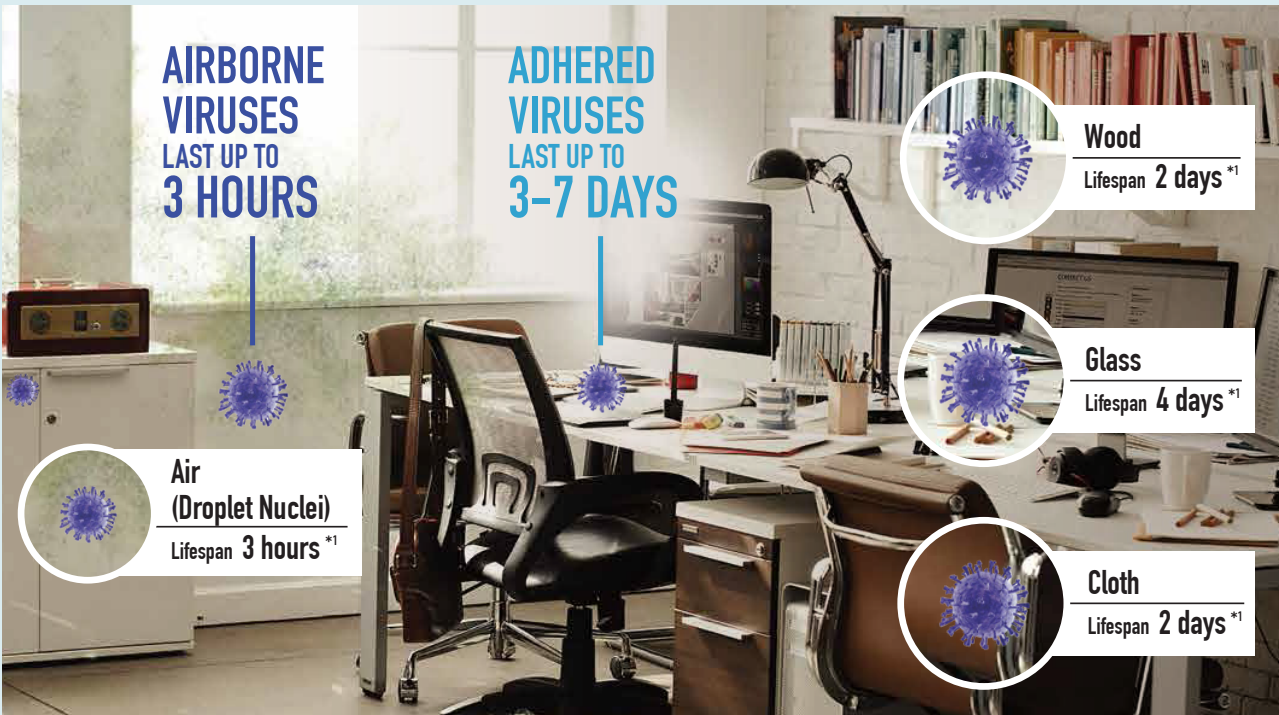
Consider this. Food storage containers, bank notes, glassware, clothing and now face masks. We handle most of these items on a daily basis, but did you know, the viruses for instance, can still be lurking on these surfaces after a period of time?

And it is not as short as one may think despite a lack of biological host for the virus to adhere to.

A study by The Lancet Microbe revealed that the viruses can last up to seven days on the aforementioned objects/surfaces and more.

Additionally, transmissions of the virus can happen during a conversation – even when people are standing a certain distance apart.

"We produce them (tiny droplets containing viruses)



when we talk loudly or breathe heavily. People around us inhale them, and that's how the virus spreads," according to the Japanese Association of Infectious Diseases.

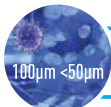
Meanwhile, in a research conducted by the Kyoto Institute of Technology, micro-droplets (from a single cough) can remain suspended in the air inside an enclosed and airtight space the size of a classroom after about 20 minutes.

So then what do we do? Ensuring adequate and constant









ventilation (open all windows for instance) would allow these droplets to disperse easily. However, given Malaysia's warm and humid weather conditions, we tend to prefer to stay indoors, keep windows closed and have the air-conditioning switched on to ensure comfort.

It could therefore be a wise decision to invest in an air-conditioning that could also purify the air and protect one from viruses and other harmful pathogens.

CORONAVIRUSES LIFESPAN*1

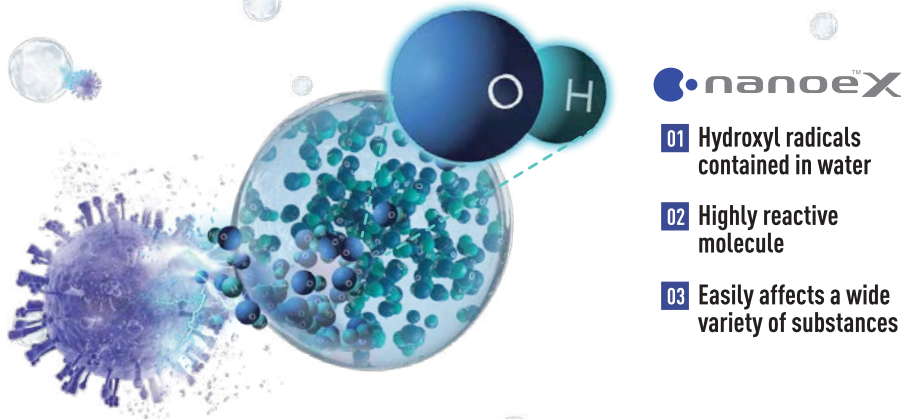


ADHERED VIRUSES last up to 3-7 DAYS

	Plastic surface	3 days		Paper, tissue	3 hours
	Glass surface	4 days		Copper surface <small>Copper naturally degrades bacteria and viruses.</small>	4 hours
	Banknote surface	4 days		Cardboard surface	24 hours
	Outside of surgical mask	7 days		Cloth surface	2 days

*1 Source from: • <https://www.businessinsider.com/coronavirus-lifespan-on-surfaces-graphic-2020-3>

24hrs nanoe™ X PROTECTION with HYDROXYL RADICALS



← FROM PREVIOUS PAGE

A solution that keeps viruses at bay

nanoe™ X, the original ionizer to generate “nano-sized atomized water particles” is developed by Panasonic. It is an electrostatic atomization technology, that collects invisible moisture in the air and applies high voltage to it to produce “hydroxyl radicals contained in water”. The decisive factor is the existence of hydroxyl radicals (also known as OH radicals) inside nanoe™ X.

nanoe™ X can be found on a wide range of Panasonic home appliances from air-conditioners to the air-e generator. When it comes to air-conditioning, the much improved nanoe™ X original technology found on Panasonic's nanoe™ X air-conditioners contains 10 times (about 4.8 trillion per sec) the hydroxyl radicals of nanoe™.

The improved nanoe™ X can inhibit airborne and adhered viruses by utilising the hydroxyl radicals to take away the hydrogen from protein or lipid of biologically-derived viruses.

nanoe™ X is able to inhibit five types of pollutants – bacteria & viruses, mould, allergens, pollen and hazardous substances. Besides working to inhibit surface-level pollutants, nanoe™ X penetrate deep into materials such as fabric for a thorough suppression of contaminants.

Besides getting rid of allergens and particles in the air, nanoe™ X also deodorises and maintains moisture in skin and hair. nanoe™ X combines with the natural sebum to coat the skin to stop moisture from evaporating – leading to a smooth and well-hydrated skin. The same applies to hair, helping it to maintain its moisture balance for a straighter, smoother hair.

nanoe™ X particles are enveloped with water to ensure a longer lifespan (up to 10 minutes) than conventional ions (around 1.5 minutes). Better yet, the unique design of the nanoe™ X generator requires no maintenance.

What more, air-conditioners with nanoe™ X can be switched to air purifier mode without the cooling operation, thus consuming only about 25W per hour of electricity.

Indeed, Panasonic's nanoe™ X air conditioners adopt the inverter technology which reduces power consumption and the usage of energy efficient and low global warming potential R32 refrigerant which helps users to maximise savings and reduce their carbon footprint.

Thus, having cool and healthy air while providing round-the-clock protection for you and your loved ones do not have to be a hassle, or cost an arm and leg while remaining environmental-friendly.

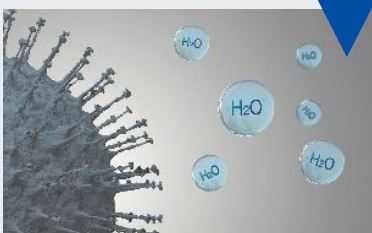
Virus inhibition with nanoe™ X



nanoe™ X reliably reaches viruses.



Hydroxyl Radicals transform virus proteins.



Virus activity is inhibited.



Convenience at your fingertips

Can't reach the remote? You can manage and monitor your Panasonic air-conditioner or multiple air-conditioning units (up to a whopping 200 units!) from just your smart device with the Panasonic Comfort Cloud application.

Users can remotely access all of the air-conditioning features with the Panasonic Comfort Cloud Application including the nanoe™ X air purification mode and pre-cool spaces.

The app also offers energy

usage patterns and history for better budget planning.

Users can connect their virtual personal assistants (VPA) with the Comfort Cloud app for a contactless way of operating their air-conditioners via voice commands. This feature is especially ideal in light of the Covid-19 pandemic to minimise touching. Switch the air conditioner on or off, adjust mode, temperature and more with just your voice. Now here's convenience at your command anytime, anywhere.



nanoe™ X

Inhibits up to 99%*2*3 Airborne & Adhered Viruses



24 hours nanoe™ X protection that goes beyond the filter to inhibit coronaviruses

*2 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] J2003WT8888-00465 • [Test report date] 28 April 2020

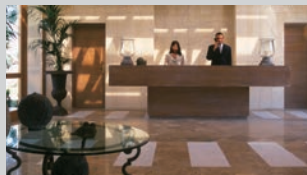
*3 Feline coronavirus (Feline coronavirus)

• <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

Quality Air Solutions For Public Facilities



RESTAURANT



HOTEL



GYM



CLINIC

A pleasure doing business with clean and healthy air

In this new normal, where businesses are resuming operations with air-conditioners cranked at full blast during the day, customers can rest assured that the air-conditioners equipped with nanoe™ X provides cool and breezy air, while mitigating the spread of viruses and other contaminants. And it doesn't stop there.

After hours, the air-conditioner can still provide adequate clean air by switching to nanoe™ X purification mode minus the cooling function.

And there you have it, 24 hours of active protection; ensuring the next business day begins with a healthy dose of clean and fresh air for you and your customers.

Ever since the Covid-19 outbreak, people have been more cognisant of indoor air quality issues and with the nanoe™ X original technology, we now know that we can breathe in clean air in a cool and comfortable environment.

Don't wait! Protect yourself and your family with the nanoe™ X air-conditioning system today and say yes to healthy indoor air quality!

Panasonic's Advanced Air Purification Systems



Residential Wall-Mount



4-Way Cassette



air-e (nanoe™ generator)



Air Purifier

All contents herein above including but not limited to statements, representation, and comments are made in reference and reliance to findings, reports and professional observations.

Panasonic



ARRAY OF DEALS for homebuyers amid downturn

BY RACHEL CHEW

The current property market downturn in Malaysia has pushed property developers to offer myriad attractive packages, freebies and even financial assistance to lure purchasers.

Developers participating in the EdgeProp.my Malaysia Virtual Property Expo (VPEX) this year are no exception.

VPEX 2020 is running from Aug 7 till Sept 20 at VPEX.EdgeProp.my. As many as nine established property developers are showcasing their selected projects at the virtual expo including the country's top property developers. The participating developers this year are Asian Pac Holdings Bhd, DK Group of Companies, Eco World Development Group Bhd (EcoWorld), Matrix Concepts Holdings Bhd, Naza TTDI Sdn Bhd, Platinum Victory, Sime Darby Property Bhd, S P Setia Bhd and Sunway Property.

Purchasers of projects featured at VPEX 2020 would get to enjoy exclusive promotions and packages on top of the incentives outlined under the government's national Home Ownership Campaign (HOC).

No doubt, in the current bearish market, homebuyers are cautious about spending on big-ticket items such as property but the participating developers told EdgeProp.my that there is no better time to buy than now.

They believe that first-time homebuyers should seize the opportunity to realise their homeownership dreams while upgraders can move up the property ladder by taking advantage of the government's and the private sector's efforts to boost the property sector and to make homeownership easier than before.

Among the limited time incentives initiated by the government to reduce the impact of Covid-19 on the property sector include stamp duty waivers under the HOC and the lifting of the 70% cap on the margin of financing for the third property purchase onwards. The record low Overnight Policy Rate at 1.75% will also benefit home loan borrowers.

Meanwhile, property developers themselves

are pulling out all the stops to move their products. For instance, freebies offered to purchasers of VPEX 2020 participating projects range from complimentary club membership for a certain period (Sime Darby Property's Ilham Residence at City of Elmina; Matrix Concepts' Clover and Ervina homebuyers) to subsidised maintenance fee for 15 years for Setia Sky Seputeh buyers and free air-conditioners and water heaters for Asian Pac's Riaz Residences purchasers.

Besides freebies, owning a property has never been easier as developers are offering help in the form of easy homeownership schemes aiming at reducing the financial burden of buyers.

Under S P Setia's ongoing 10:90 scheme for example, Setia Sky Seputeh buyers are only required to pay 10% upon signing the Sales and Purchase Agreement and the balance upon completion of the project.

For buyers of Sunway GEOLake Residences, Sunway Avila Residences and Sunway Serene which are showcased at VPEX 2020, they can enjoy benefits under Sunway Property's recently introduced Always with You 2.0 campaign. The campaign enables homebuyers to enjoy a subsidy of up to RM50,000 besides interest-free instalment plan of up to 24 months and low downpayment among others subject to terms and conditions.

Meanwhile, under EcoWorld's InstaYours Home Ownership Programme, purchasers of VPEX 2020 participating project Norton Garden at Eco Grandeur will not need to make any payment until vacant possession (terms and conditions apply). Other key benefits include easy entry and easy loan approval as well as 100% financing.

On the property segment, the VPEX 2020 developers believe the market will eventually recover and hence this is a good time for property investors to buy in anticipation of a recovery in the future. Nevertheless, they admit that in such trying times, it is imperative for developers to offer properties that meet current market needs. As a result of the Covid-19 pandemic for instance, homebuyers are now looking for spacious homes with greenery and amenities close by.

Read on for more on each developer's views on the current market and check out their VPEX 2020 projects that come with great offers. Enjoy!



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Virtual Property
Expo 2020**

VPEX 2020 visitors who make enquiries about any participating project stand to **WIN attractive prizes worth over RM10,000** including **Panasonic home appliances** and weekly giveaways of the **Strata OMG 2.0 – Owner's Manual & Guidebook** by EdgeProp.my and Chur Associates.

Prospective homebuyers can also find out how much they can borrow by using the **Loan Check tool** at VPEX 2020.

Click to visit
VPEX.EdgeProp.my now! 



Eco World Development Group Bhd



ECOWORLD
CREATING TOMORROW & BEYOND



Ho Kwee Hong

Eco World Development Group Bhd Divisional General Manager

‘Our homes have become more important’

“Nowadays, it is no longer just about the product, but the lifestyle that comes with it. The Covid-19 pandemic has given us time to rethink what really matters in life and for living. Undoubtedly, our homes have become more important.

In this pandemic, we had the opportunity to ask our customers what they really want in a home after being stuck at home for so long. The feedback we received was not surprising.

Common things that were highlighted included internet connectivity; enhanced security features for peace of mind; ample space for me-time and family time; healthy, clean and green living environment; well-maintained and well-equipped communal and public spaces; and

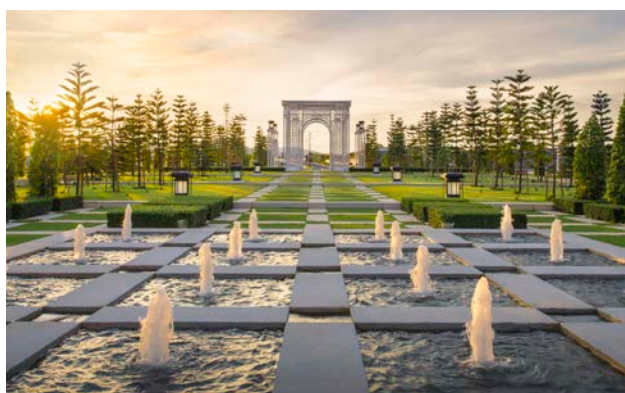
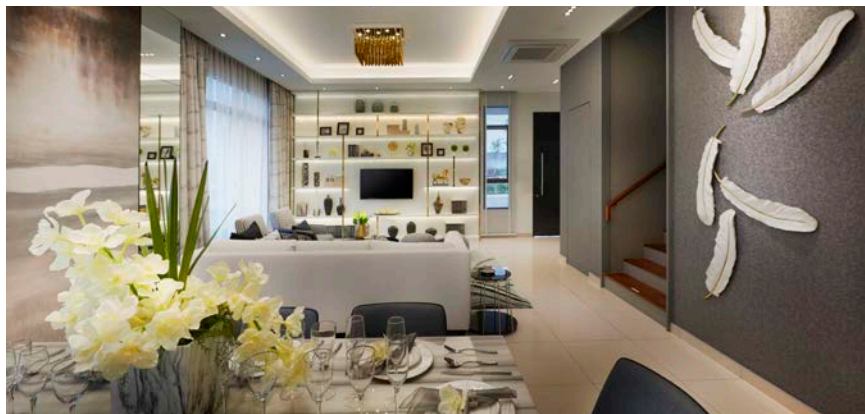
ample amenities within a 10km radius to suit every lifestyle. Providing all these features is part of the EcoWorld basic DNA, and our residents are able to enjoy them today.

Why buy now

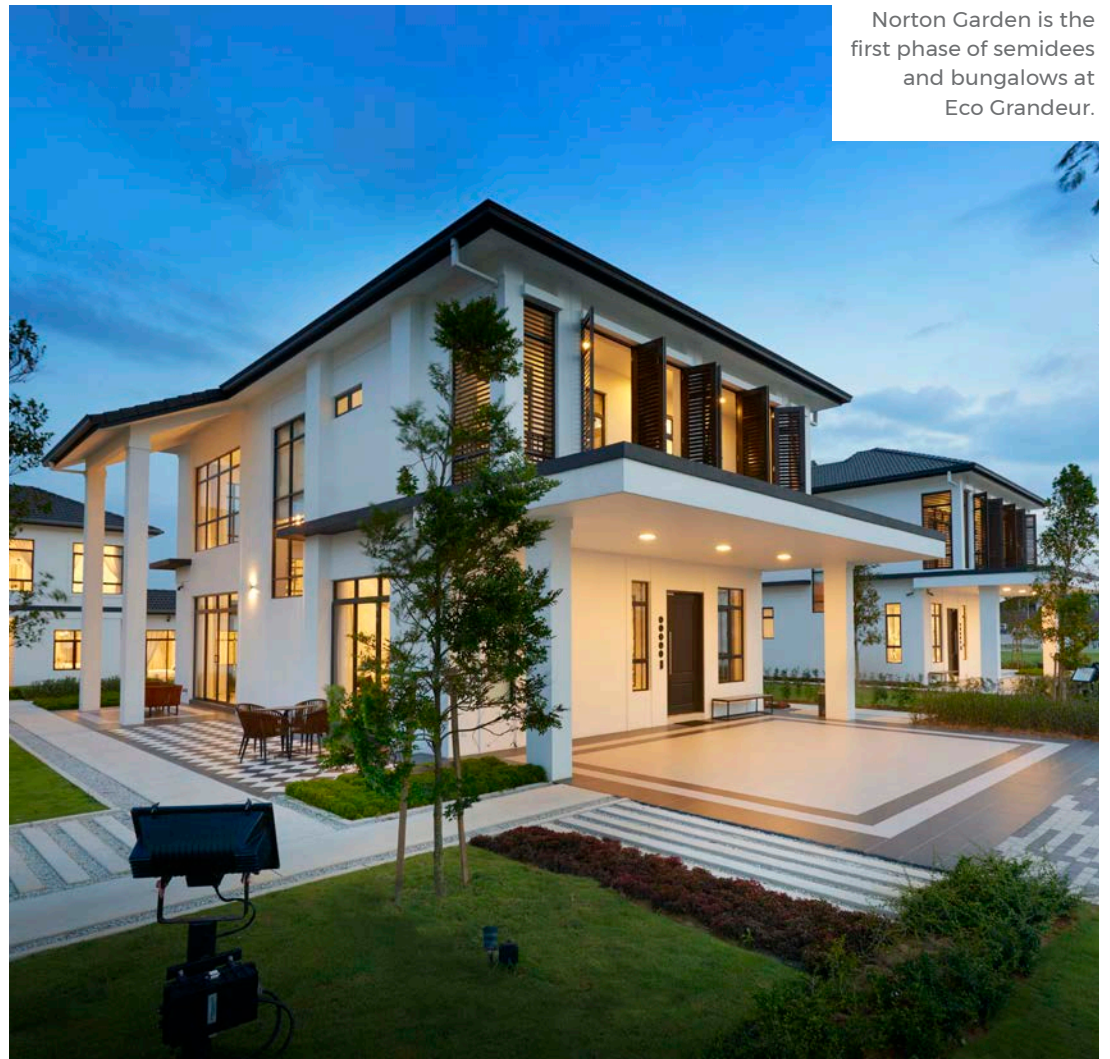
There is no better time than now if you're looking to buy or invest in property. For purchasers, there are ample choices of products, as well as many good deals out there at the moment.

The re-introduction of the Home Ownership Campaign (HOC) with tax exemptions for the purchase of residential properties will serve as a good boost to the otherwise sluggish market.

Low interest rates and the lifting of the 70% margin of financing limit for the third property purchase and above have also helped stimulate the property market.”



Homes in Norton Garden designed in Modern Victorian architecture style offer generous spaces for families to enjoy invaluable moments together.



Norton Garden is the first phase of semidees and bungalows at Eco Grandeur.

VPEX 2020 participating project

Norton Garden at Eco Grandeur, Puncak Alam



About this project

Norton Garden is the first phase of semidees and bungalows at Eco Grandeur in Bandar Puncak Alam, Selangor.

Developed by Eco World Development Group Bhd, the gated-and-guarded precinct is set to be completed in 4Q2021. The leasehold project comprises 773 units of double-storey semidees and double-storey bungalows.

There are six layout choices of semidees and four choices of bungalows. The semidees will have built-ups from 2,159 sq ft to 2,516 sq ft and are indicatively priced from RM1.11 million. The bungalows will have built-ups from 2,959 sq ft to 3,224 sq ft and are priced from RM1.59 million.

Norton Garden is also the first residential phase in the Eco Grandeur township development to offer full-fledged clubhouse facilities including swimming pool, wading pool, gym, entertainment hall, multipurpose court, kindergarten space, surau, yoga deck, BBQ deck and playground.

The 1,400-acre Eco Grandeur was first launched in 2016 with a GDV of RM9 billion. Its components include landed homes, international school, convention centre, hotels, serviced apartments, hospital and a shopping mall.

Greenery covers over 20% of Eco Grandeur and the development consists of various precincts with unique garden concepts.

The township is accessible via major highways such as the Kuala Lumpur-Kuala Selangor Expressway (LATAR), Guthrie Corridor Expressway and North-South Expressway. There are also two upcoming highways – the Damansara-Shah Alam Elevated Expressway (DASH) and the West Coast Expressway.

Offers during VPEX 2020

Norton Garden purchasers could enjoy benefits under the InstaYours Home Ownership Programme. Among the key benefits is that no payment is required until vacant possession; easy entry and easy loan approval; as well as 100% financing.

Purchasers only need to pay a three-month refundable security deposit that is much lower than the usual 10% down payment. The current house price is locked in and there will be no hidden charges later.

Monthly payments start from as low as RM2,372 under the InstaYours programme, subject to terms and conditions. Visit <https://ecoworld.my/instayours/> for more information about InstaYours Home Ownership Programme.

Nearby shopping malls include Tesco Puncak Alam and Econsave Puncak Alam. There are also a number of schools in the vicinity such as Tiong Hwa Kok Pin Chinese Primary School, SK Puncak Alam 2, SMK Puncak Alam, SMK Puncak Alam 3, SK Seri Pristana School, Saujana Utama Secondary School as well as Universiti Teknologi Mara (UiTM) Puncak Alam.

Nearby healthcare facilities include Hospital Sungai Buloh and the upcoming Super Hospital @ UiTM.



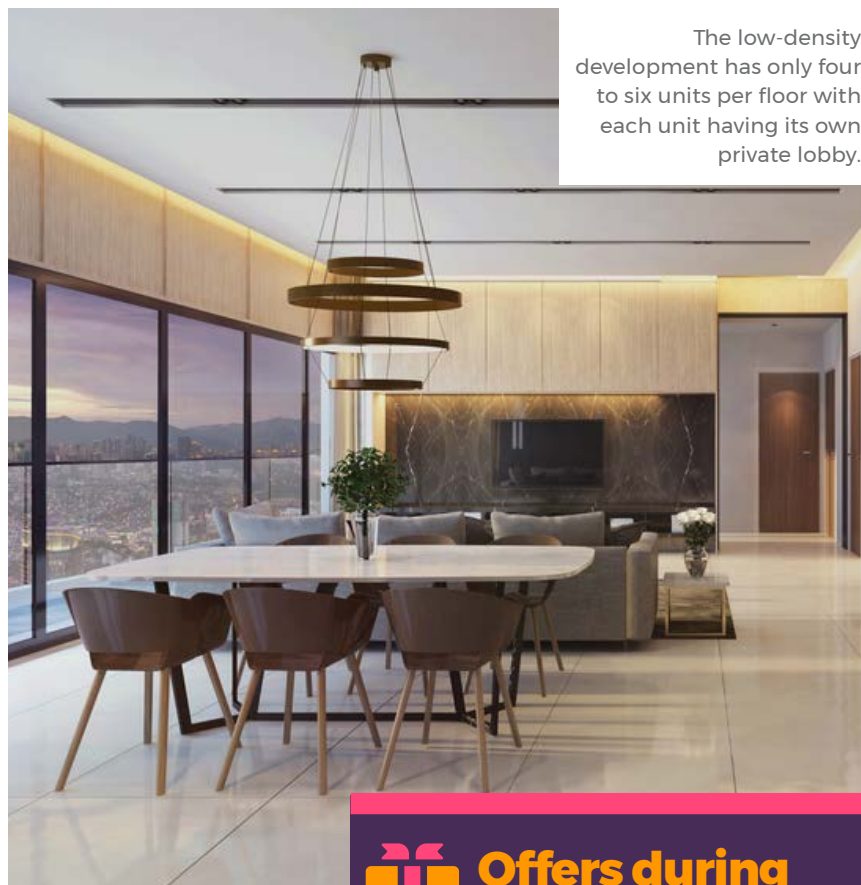
Check out more projects at VPEX.EdgeProp.my



S P Setia Bhd



Dubbed 'bungalows in the sky' for its spacious units, there are three variants available: Sky Suites, Sky Bungalows and Sky Mansions.



The low-density development has only four to six units per floor with each unit having its own private lobby.

SETIA SKY
SEPUTEH

Datuk Koe Peng Kang

S P Setia Bhd Senior Executive Vice President



'Relax financing requirements'

The re-introduction of the HOC to enable buyers to enjoy 10% discount from developers and other benefits such as stamp duty and Real Property Gains Tax exemptions are attractive incentives for homebuyers. However, mortgages are not easy to come by due to stringent requirements imposed by banks. Financial institutions should find solutions to tackle this issue, especially for first-time buyers. As the property sector is an important economic growth engine, it is imperative for the financial sector to speed up the process of revitalising growth amid the current climate of uncertainties.

Market will rebound

There are still investment opportunities for high quality properties in good locations, and it is highly unlikely that prices of such properties will adjust downwards further. After all, just like

previous economic turmoils, the market will eventually rebound and those who seek investment opportunities will be the ultimate winners.

There are some interests from foreign buyers who have gone through a bigger impact from the Covid-19 pandemic in their own countries. They might consider investing in countries that have better healthcare systems like Malaysia. In essence, the re-introduction of the HOC with waiver of stamp duty will encourage property purchases. Good properties in prime locations are the best hedge against inflation. The good news is that right now is a great time to buy in Malaysia.

Bank Negara Malaysia has announced the reduction of the Overnight Policy Rate by 25 basis points to 1.75% on July 7 this year. This is the fourth time the OPR has been decreased this year, hence presenting an opportunity for potential owners/investors to enter into an initial agreement at a much lower interest rate."

VPEX 2020 participating project

Setia Sky Seputeh, Seputeh, Kuala Lumpur

About this project

A towering new landmark in the verdant and mature neighbourhood of Seputeh on the fringes of Kuala Lumpur city centre and just a stone's throw from Mid Valley City is the resort-themed luxury high-rise residential project of Setia Sky Seputeh.

A project by Malaysia's top property developer, S P Setia Bhd, the luxury apartment is built on 4.4 acres of prime freehold land and comprises two 37-storey towers with 145 units each.

The low-density development has only four to six units per floor with each unit having its own private lobby. Each unit comes with three to four parking bays.

Dubbed 'bungalows in the sky' for its spacious units, there are three variants: Sky Suites, Sky Bungalows and Sky Mansions – with built-ups ranging from 2,303 sq ft to 3,025 sq ft and priced between RM2.9 million to RM3.9 million before sales rebates and incentives.

Residents will be able to enjoy luxurious resort-style facilities via two facility podiums: Beach (Level 7) and Sky Rooftop (Level 36). The facilities at the Beach podium include a crescent sand beach pool, cocktail bar, virtual golf area, cabana lounge, Jacuzzi, meditation garden, yoga deck, multipurpose hall and children's activity areas such as a playground.

At the Sky Rooftop podium, there will be a gym, spas, study room, yoga room, heated aqua gym, gourmet dining facility and lounges.



Despite being in the heart of Klang Valley, the neighbourhood offers a tranquil respite from the hustle and bustle of the city.

Offers during VPEX 2020

Setia Sky Seputeh purchasers will be offered a maintenance fee subsidy for 15 years. They can also participate in the Setia 10:90 build-then-sell scheme whereby buyers are only required to pay 10% of the purchase price upon signing of the Sales and Purchase Agreement and the balance of 90% upon completion of the project. They also get to enjoy zero interest during construction period.

At the heart of convenience

Setia Sky Seputeh is set to be completed by 2021 and is a short five-minute walk via a covered walkway to Mid Valley City, with its major retail offerings (Mid Valley Megamall, The Gardens Mall), restaurants, offices and other services.

Seputeh is a thriving and mature residential area that is highly sought after by homebuyers and investors alike, thanks to its strategic location and excellent connectivity. It is located next to the affluent residential areas of Bangsar, Pantai Baru and Damansara Heights.

Despite being in the heart of Klang Valley, the neighbourhood offers a tranquil respite from the hustle and bustle of the city.

Seputeh is linked to major highways such as the Federal Highway, New Pantai Expressway (NPE) and East-West Link Expressway. In terms of public transportation, Seputeh can be likened to a gateway for intercity commuting. For a start, it has its own KTM Komuter station – Seputeh which is on the Batu Caves-Seremban line, one stop away from Klang Valley's major transportation hub KL Sentral which allows for seamless connectivity to other parts of Klang Valley, KLIA, and towns in other states as well.

A number of educational institutions are located in close proximity, such as SM Kuen Cheng, SMK Taman Desa, Methodist College and Brickfields Asia College. Major medical facilities such as the Bangsar Medical Centre and Pantai Hospital Kuala Lumpur are nearby as well.



Check out more projects at
VPEX.EdgeProp.my



Sunway Property



The low-density Sunway GEOLake Residences project is the final phase of Sunway GEO.



The resort-themed townhouses come with dual-front facades.

**SUNWAY
PROPERTY**

Master Community Developer



Chong Sau Min

Sunway Bhd Property
Development Division
(central region) Executive
Director

'Best time to own a property'

“Opportunities to own a home have grown abundantly in the past few months. During and post the Movement Control Order (MCO) period, developers offered easy home-ownership in the form of special deals, rewards, incentives and rebates, which led to new property launches at more affordable prices. Therefore, now is the best time for interested parties to seize the chance of owning a property, or multiple properties.

What buyers want

The ever-changing market requires us to stay aware of what property buyers want. However, we do notice that some basic criteria do not change — good deals and a desirable locations.

Practical yet functional layout and sustainable design with the ease of maintenance in the long term are also other attributes that attract buyers. Other

favourable features include guarded communities and high levels of sustainability such as good ventilation, high green ratios, and natural lighting.

What has propelled the evolution of property purchasing prerequisites are the events of Covid-19, which made potential purchasers more meticulous with securing a safety net — for their investments — and an easy entry package. Property buyers want assurance, especially during trying times.

Meanwhile, staying home for many months during the MCO also led to buyers wanting a household with high internet speed — with this revelation, we welcomed fifth generation (5G) connectivity into Sunway City Kuala Lumpur, made possible through the tripartite collaboration with Huawei Technologies (M) Sdn Bhd and Celcom Axiata Bhd.

People will always be interested in purchasing a property, it is merely a matter of means and opportunity.”

VPEX 2020
participating project



Sunway GEOLake Residences, Bandar Sunway, Selangor

About this project

Located at Sunway South Quay, Selangor, Sunway GEOLake Residences is the final phase of Sunway GEO, an integrated development with corporate offices, retail units and residences.

The low-density leasehold residential project by Sunway Property comprises 420 condominium units and 44 townhouses. The 6.49-acre project is estimated to be completed by 2021.

The resort-themed townhouses come with dual-front facades without the conventional back lane. Each townhouse sits on a 25ft by 98ft plot. The 1.5-storey lower townhouse units have built-ups starting from about 2,799 sq ft, with 3+1 bedrooms and 4 bathrooms while the 1.5-storey upper units have 4+1-bedrooms and 4 bathrooms with built-ups from around 3,035 sq ft. Prices start from RM2 million.

The condominium units are within a 44-storey tower. Unit built-ups range from 883 sq ft to 1,776 sq ft. The smallest layout is 2 bedrooms and 2 bathrooms. Available for sale on VPEX are units with built-ups starting from 1,604 sq ft, priced from RM1.5 million onwards.

Outdoor facilities within Sunway GEOLake Residences include a “dragon walk” playground, a central park, a maze running park, recreation fitness park, family pool, rock Jacuzzi, infinity



The elegant landscapes by an award-winning landscape architect.

Offers during VPEX 2020

For those who are interested in owning a home at Sunway GEO Lake Residences, Sunway Avila Residences and Sunway Serene, Sunway Property is offering irresistible deals through its “Always With You 2.0” campaign which enables purchasers to enjoy a subsidy of up to RM50,000; an interest-free instalment plan of up to 24 months; low downpayment; Guaranteed Rental Returns of up to 6%; and a flexi financing scheme. Purchasers may also opt for a guaranteed loan of up to 95% by Sunway. This will promote more savings on top of the HOC 2020/21 incentives.

and recreation fitness centre. It has a four-tier security system.

Aiming to offer a development where luxury meets sustainability, Sunway GEOLake features energy-efficient solar panel systems for its common areas to reduce maintenance fees; disabled-friendly access within its units, facilities and common areas; and extensive resort facilities with green landscaping.

Conveniences on its doorstep

Residents of Sunway GEOLake Residences could get to Sunway Medical Centre, Sunway University, Monash University and Sunway Pyramid shopping mall within 10 minutes on foot. The project is also linked to other places in Sunway City via a network of elevated canopy walkways as well as public transports such as the Bus Rapid Transit, light rail transit and KTM Komuter services. In addition, there is a free shuttle service offering access to various amenities in Sunway City. Also nearby are Sunway Lagoon and Sunway Geo Avenue.

Sunway GEOLake Residences has easy access to highways including KESAS, New Pantai Expressway and Damansara-Puchong Expressway.



Sunway Property

VPEX 2020 participating project

Sunway Avila Residences, Wangsa Maju, Kuala Lumpur

About this project

Sunway Avila Residences is set to be completed in 2023. Located in Wangsa Maju in Kuala Lumpur, the project is developed by Sunway Avila Sdn Bhd, a joint venture between Sunway Property and landowner Huatland Development Sdn Bhd.

Built on a 4.34-acre site, the freehold mixed-development is about 6.5km from KL city centre. This is Sunway Property's first development in the vicinity.

With a gross development value of RM590 million, the project offers 810 serviced residences and 30 retail units housed within two towers. The serviced residences come in five layouts with sizes ranging from 732 sq ft (two bedrooms) to 1,227 sq ft (four bedrooms). Prices start from RM450,000.

Facilities include an Olympic-length infinity pool, kids' water play area, gym, badminton court/multipurpose hall, half basketball court, rooftop sky terrace, BBQ pit, kids' playground, function room, jogging track, reflexology walk path,

yoga room, games room, herbs garden and cabana.

According to a news report, as at December 2019, 90% of the units in Tower A and 30% of the units in Tower B have been sold.

Urban living

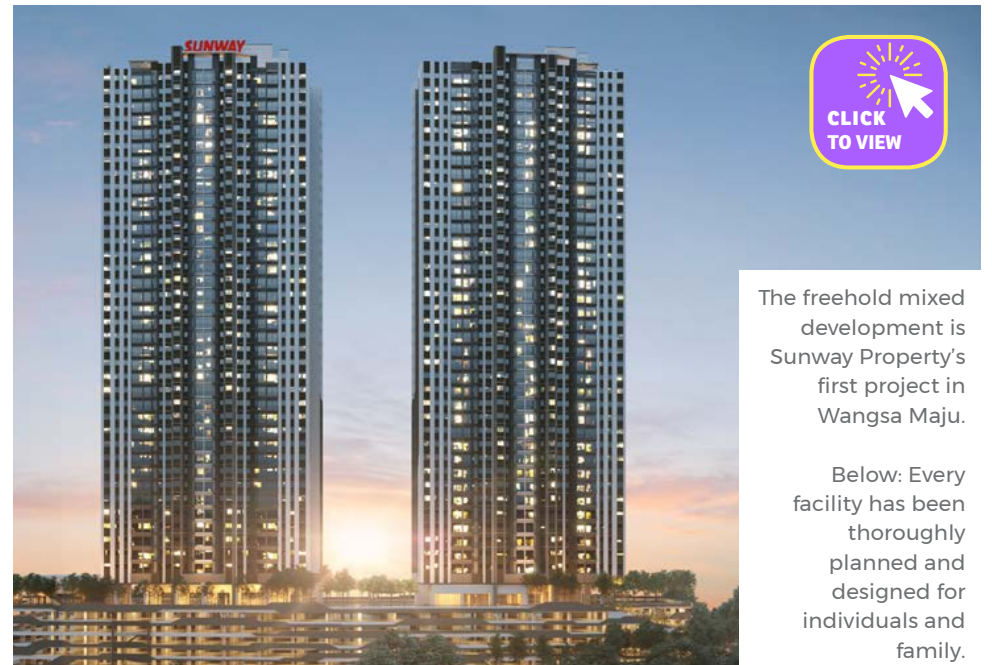
Sunway Avila Residences offers urban living at affordable prices. It features functional and practical living spaces for families, as well as a comprehensive array of facilities.

The project is also great for people who work in KL city centre as they can commute via light rail transit (LRT). The project will be linked to the nearby Sri Rampai LRT station by a covered walkway.

Sunway Avila Residences is easily accessible via Jalan Genting Kelang, Duta-Ulu Kelang Expressway (DUKE), Jalan Gombak and Middle Ring Road 2. The upcoming Setiawangsa Pantai Expressway would further enhance the road network in the area.

Education institutions located nearby include SMK Taman Sri Rampai, Sri Utama International School, Fairview International School and TAR College while shopping can be done at Wangsa Walk Mall, AEON BiG Wangsa Maju, AEON Alpha Angle, Setapak Central Mall and Melawati Mall.

Columbia Asia Hospital is situated about 3km away from Sunway Avila Residences, while Gleneagle Hospital is around 4km away.



The freehold mixed development is Sunway Property's first project in Wangsa Maju.

Below: Every facility has been thoroughly planned and designed for individuals and family.



VPEX 2020 participating project

Sunway Serene, Jalan SS8/2, Petaling Jaya, Selangor

About this project

Sunway Serene is a leasehold mixed-development located at Jalan SS8/2, Petaling Jaya, Selangor. The project developed by Sunway Property is expected to be completed by April 2022.

Sunway Serene consists of two 46-storey blocks of serviced residences housing a total of 894 units. Unit built-ups range from 892 sq ft to 1,788 sq ft with prices starting from RM782,000. There are eight layout choices where the smallest unit comes with 2 bedrooms and the largest unit comes with either 4+1 or 3+1 (studio) bedrooms. The serviced residence features a four-tier security system.

Facilities include a 24-hour care centre supported by Sunway Medical Centre, a 210m-long lazy river, mini water play, multipurpose court (futsal/basketball), multipurpose hall, BBQ terrace, Olympic-length swimming pool, Jacuzzi, gym, games room, function room, theatre room, badminton court, library, yoga room, observation deck, as well as sky gym, sky Jacuzzi and sky lounge at level 50 and 51.

These exclusive lifestyle facilities are available for residents to enjoy with a maintenance fee of as low as RM0.26 psf.

Lakefront residences

The development overlooks a 36-hole golf course and a 15-acre lake. Touted as the "Best Lakefront Residence in PJ", Sunway Serene comes with an astounding vista of sprawling greens and clear waters. The vast open spaces and lush greenery at the lake provide visual pleasure in the mature neighbourhood. There is also a 1.2km jogging path by the lake.

With its strategic location in Petaling Jaya, residents could easily access major highways as well as a wide range of amenities. Situated just off the Damansara-Puchong Highway and close to the fork of the Federal Highway, Sunway Serene enjoys good accessibility to other parts of the Klang Valley. A drive to Kuala Lumpur city centre would take about 20 minutes, while Subang Jaya is only less than 10 minutes' drive away.

The development is also well-served by public transportations – the LRT Glenmarie, KTM and BRT Setia Jaya stations as well as LRT Kelana Jaya station are all within a 5km distance.

Within a 5km radius, there are also Sri Emas International School, SJKC Yuk Chai, Sri KL International School, Kelana Jaya Medical Centre, Sime Darby Medical Centre and Sunway Medical Centre.

Nearby shopping malls include Paradigm Mall, Atria Shopping Gallery, Empire Subang, Sunway Pyramid and 1 Utama Shopping Centre.

Above: Sunway Serene overlooks a 36-hole golf course and a 15-acre lake.

Right: Residents get to enjoy the soothing water therapy and stunning views of PJ city.



Check out more projects at
VPEX.EdgeProp.my



Matrix Concepts Holdings Bhd



Lim Kok Yee

Matrix Concepts Holdings Bhd Chief Marketing Officer

'Opportunity for good deals'

"The Covid-19 pandemic and the ensuing Movement Control Order (MCO) have stressed the importance of the home as a shelter. At the same time, there is a wide range of good products in the market coupled with attractive promotions and packages. Therefore, both homebuyers and investors should take this opportunity to seek out good deals as our government and private entities are working together to make owning a property easier.

Malaysians can take advantage of the 2020 Home Ownership Campaign for attractive discounts, sales packages and stamp duty waivers. Besides that, under the National Economic Recovery Plan (Penjana), banks have lifted the 70% margin of financing limit for the third housing loan onwards for properties valued at RM600,000 and above. Meanwhile, Bank Negara Malaysia also took initiatives to revise the Overnight Policy Rate downwards to a record low of 1.75%. This should stimulate the market further and encourage more financing due to cheaper borrowing costs."

VPEX 2020 participating project



Clover @ Resort Residence 1, Bandar Sri Sendayan

About this project

Clover @ Resort Residence 1 is the latest freehold residential enclave at Matrix Concepts Holdings Bhd's Bandar Sri Sendayan township located near Seremban, Negeri Sembilan.

Comprising 366 double-storey 22ft by 70ft linked homes, it is scheduled to be completed in 2022. Clover mainly offers two layout types, both with 4 bedrooms and 4 bathrooms. Built-ups range from 2,586 sq ft to 2,650 sq ft. There are also several corner lots with larger built-up sizes of up to 3,120 sq ft. Prices start from RM698,888 for a 2,586 sq ft non-bumi unit.

The enclave's security features include perimeter fencing, alarm system and intercom system linked to the guardhouse.

A grand entrance inspired by modern architecture greets residents to the precinct which has a relaxing ambience with pockets of greenery and tree-lined streets. Within the enclave, residents can enjoy facilities at a community park offering a full-sized basketball court, kids' playground, BBQ pit, outdoor gym stations, gazebo shelters and a sunken sitting area.



Ervina @ Ara Sendayan, Bandar Sri Sendayan

About this project

Ervina is Ara Sendayan's final residential phase. Ara Sendayan is a 194-acre, low-density development located on a hill in Bandar Sri Sendayan, a township being developed by Matrix Concepts Holdings Bhd in Negeri Sembilan.

Ervina is an exclusive low-density residential enclave with only 46 hilltop double-storey semideeds. The freehold project is expected to be completed in 2021.

The smallest unit has a built-up of 3,960 sq ft with 4 bedrooms and 5 bathrooms on a 45 ft by 85 ft plot. A non-bumi unit of this size is priced at RM1.47 million. All units are north-south oriented, with modern designs, elegant facades and carefully-planned interior layouts.

The guarded enclave boasts lush green surroundings and with its elevated vantage point, residents of Ervina will be able to enjoy fresh air and serenity.

A mini park inside the enclave offers a children's playground, amphitheatre, gazebo, outdoor gym, Cheese Play Wall, reflexology path and BBQ pit.

For more recreational facilities,



Offers during VPEX 2020

Aside from the 2020/21 HOC incentives, Matrix Concepts is offering an additional 2% rebate if purchasers of their properties including Ervina @ Ara Sendayan and Clover @ Resort Residence 1, sign their Sales and Purchase Agreements (SPA) within a stipulated timeframe.

Other offers include zero entry cost, free legal fees, a low booking fee of only RM1,000 and complimentary club membership for eight terms.

owners of Ervina can head to the 6.33-acre d'Tempat Country Club in Bandar Sri Sendayan. The family-oriented country club has an Olympic-size swimming pool, children's wading pool with water slides, four indoor badminton courts, two indoor tennis courts, two squash courts, 10-lane bowling alley, gym, aqua gym, Jacuzzi, TV rooms, meeting rooms, aerobic room, snooker room, sauna and steam room and spa room.

Upon completion, Ara Sendayan will house 1,272 residential units.

Situated on higher ground, residents of Ervina can enjoy fresh air in a serene and tranquil setting.



Self-sustaining township

The 6,000-acre Bandar Sri Sendayan is accessible via the North-South Expressway and the Seremban-Port Dickson Highway. The township is near Seremban and 30km away from KLIA via the KLIA Link. The proposed Paroi-Senawang-KLIA Expressway would further enhance the township's connectivity.

Matrix Concepts has already completed more than 10,000 homes in Bandar Baru Sendayan with another 3,000 units under construction and 8,600 units being planned.

For dining, shopping and daily necessities, one could visit Sendayan Merchant Square where AEON Seremban 2, Tesco Extra Seremban 2 and Mydin Hypermarket Seremban

2 are located. NSK Trade City Seremban is just 15 minutes' drive away.

Within the township itself are a petrol station, bank, fast-food restaurants, and a business hotel. There are also offices and other commercial projects located at Sendayan Metropark.

The vicinity hosts several medical facilities such as KPJ Seremban Specialist Hospital, Columbia Asia Seremban Hospital and Hospital Tuanku Ja'afar Seremban — the largest hospital in Seremban.

For leisure and recreation, there is the 26-acre Sendayan Green Park and the 34-acre Sendayan X-Park where there are a go-kart track, BMX track, a golf driving range, zipline activity, a petting zoo and a paintball arena.

Besides that, the 6.33-acre d'Tempat Country Club, which lies only about 1km away from Clover, has an Olympic-size swimming pool, children's wading pool with water slides, four indoor badminton courts, two indoor tennis courts, two squash courts, 10-lane bowling alley, gym, aqua gym, Jacuzzi, TV rooms, meeting rooms, aerobic room, snooker room, sauna and steam room.

Offering spacious ballrooms and multipurpose halls, the country club could also accommodate exhibitions and other events such as weddings.

Schools such as Matrix Global Schools, SJK(C) Bandar Sri Sendayan, SJK(T) Bandar Sri Sendayan, SMK (Felda) Sri Sendayan and SMK Bandar Baru

Sri Sendayan are located nearby. Tertiary education institutions such as Nilai University and INTI International University are both only around 30 minutes' drive.

Catalysts for growth

One of the main catalysts for Bandar Sri Sendayan's growth is expected to come from the Malaysia Vision Valley 2.0 (MVV 2.0) mega project. Spanning 379,087 acres, MVV 2.0 is set to greatly enhance the infrastructure and connectivity for areas like Nilai, Seremban and Port Dickson in Negeri Sembilan.

Adding to the area's

population is the Royal Malaysian Air Force (RMAF), which relocated its Sungai Besi base in Kuala Lumpur to Bandar Sri Sendayan in October 2018. Its RMAF Academy and Training Facility can house at least 10,000 people.

Another growth catalyst for Bandar Sri Sendayan is the 1,100-acre technology hub called Sendayan TechValley. To date, more than 10 major multinational firms have set up factories there employing around 5,000 people, driving demand for residential and commercial properties in the area.



Check out more projects at VPEX.EdgeProp.my



Platinum Victory



PLATINUM VICTORY
Creating Magical Moments

Gan Yee Hin

**Platinum Victory
Executive Director**

‘Certainty and capital growth’

“There are always opportunities regardless of the market environment, it is just a matter of one’s capacity to capitalise on the moment. We at Platinum Victory think homeownership is a necessity and will be relevant in any day and age. So, it is a matter of perspective and readiness; be it for homebuyers and investors to seize the opportunity.

In this economic climate, most people are looking for some form of certainty in preserving their ‘savings’ and investments. Currently, property buyers are seeking assets that have solid potential to increase in value for the future.

Hedge against inflation

These are the two pillars that constantly attract us to real estate — tangible brick and mortar assets, in the past and to the present digital age. The main thing property buyers should consider now is whether they will get a good return on their investment when the market recovers in due time. The rule of thumb — owning property hed-

es against inflation. Hence, does the property you are considering fulfil this basic requirement?

The current property market presents buyers with a myriad of options at attractive prices, hence an opportune time to buy for accommodation or as an investment to generate income.

On top of buying now, the defining ‘Why’ people should consider is — whether a property is the right product or not, in the intended location for the buyers or dwellers. This is why Platinum Victory has strategically developed two very distinctive property segments — niche developments for the middle-to-upper-class market and Vista Essential Homes for the affordable homes market.

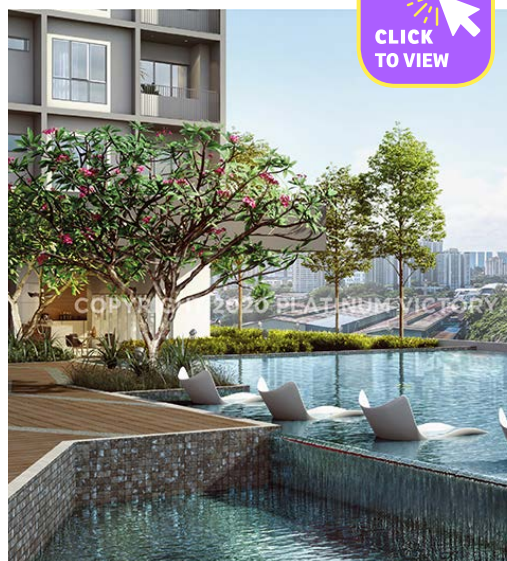
Our target is the mass market segment who is generally first-time homebuyers from the young adults demographic. Thus, reasonably-priced properties have been our main success factor over the past decades — through the ups and downs of the industry — providing people with the victory of owning a home and building a safe haven to call their own!”



Vista Sentul Residences is surrounded by numerous educational institutions.

VPEX 2020 participating project

Vista Sentul Residences, Sentul, Kuala Lumpur



The facility deck of Vista Sentul Residences.



About this project

Affordably-priced homes do not have to be confined to the suburbs. Vista Sentul Residences is strategically located in the matured neighbourhood of Sentul, Kuala Lumpur.

With a development area of 2.38 acres, the freehold apartment project comprises two blocks housing 705 units with built-ups ranging from 689 sq ft to 1,216 sq ft. Prices start from RM329,800.

The facility deck on Level 8 will have a surau, swimming pool, multipurpose hall, gym, convenience store and more.

The project is surrounded by numerous educational institutions including Chong Hwa Independent High School, SK Sentul 2 and Convent Sentul Secondary School.

Despite sporting the Vista nameplate, the development is not part of Platinum Victory's Vista Essential Homes category of homes per se. The use of the Vista branding is due to its selling price as most units in Vista Sentul Residences are as affordable and competitive as those of Vista Essential Homes.

Sentul needs no introduction

Sentul can be traced back to its early days as a railway hub. In 2002, an urban renewal plan brought a much-needed rejuvenation to Sentul and one of the key factors driving its growth.

The redevelopment master plan involves the development of non-landed homes, commercial offices and retail outlets over phases, as well as the establishment of the Kuala Lumpur Performing Arts Centre and the 35-acre Sentul Park, which is now an established landmark in Sentul.

Sentul is just 5km to the Kuala Lumpur city centre and relatively lower property prices have also made it an attractive place to set up a home in. On top of that, it is close to Setapak with its large student population.

Serving the area are the Sentul Timur and Sentul LRT stations as well as the Sentul KTM station. The upcoming Sentul West MRT station of the Sungai Buloh-Serdang-Putrajaya Line will boost the connectivity in Sentul. It is expected to be completed by mid-2022.

Sentul is also accessible via the Middle Ring Road 2 (MRR2), Duta-Ulu Kelang Expressway (DUKE), Sultan Iskandar Highway, Jalan Duta-Segambut Highway and Sentul Link, as well as via major roads such as Jalan Pahang, Jalan Ipoh, Jalan Kuching and Jalan Kepong.

Vista Danau Kota, Setapak, Kuala Lumpur

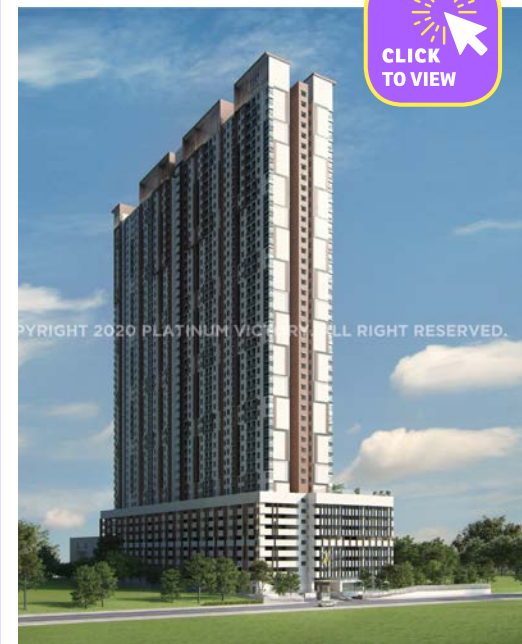
About this project

An ideal abode for first-time homebuyers, Vista Danau Kota is an affordable high-rise residential project under the Residensi Wilayah (formerly known as RUMAWIP) housing scheme by the Ministry of Federal Territories. It is also a part of Platinum Victory's Vista Essential Homes category of affordable housing projects. The 3.72-acre leasehold development is located in Setapak, Kuala Lumpur.

Vista Danau Kota comprises an apartment block housing 910 units of 810 sq ft with 3 bedrooms and 2 bathrooms each. Selling price is pegged at RM300,000 per unit subject to conditions under the Residensi Wilayah scheme. The project offers round-the-clock security.

Amenities in the vicinity include Aeon BiG @ The Palette, Setapak Central Mall, Columbia Asia Hospital Setapak and educational institutions SMK Danau Kota 2, SJK (C) Wangsa Maju and Tunku Abdul Rahman (TAR) University College.

The development can be directly accessed via the Middle Ring Road 2, DUKE Highway and Jalan Genting Klang. Vista Danau Kota is a short drive away from Taman Melati and Wangsa Maju LRT stations.



Vista Danau Kota is an affordable high-rise residential project under RUMAWIP.



Maturity and affordability

A former tin mining hub, Setapak is one of the oldest suburbs in Kuala Lumpur. The area has seen significant growth over the years following the development of shopping malls, condominiums, and commercial properties.

Population in the area has also grown over the years as Setapak houses a large student population, thanks to its many educational institutions notably TAR University College.

There is no shortage of retail offerings in Setapak and the neighbouring Wangsa Maju. Among them are Setapak Central Mall (formerly KL Festival City), AEON Alpha Angle, Melawati Mall, AEON BiG and Wangsa Walk Mall. Platinum Victory's new community-centric commercial hub The Palette has also added to the vibrancy of the area by offering a wide selection of retail shops and services.

Similar to its neighbour Sentul, Setapak is a short distance to KL city centre. The upcoming Sentul West MRT station in Sentul along the Sungai Buloh-Serdang-Putrajaya Line is expected to be ready by mid-2022 and will add to the accessibility of the area.



Check out more projects at
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Sime Darby Property Bhd

The homes are designed with wellness and sustainability in mind.



Datuk Azmir Merican

Sime Darby Property Bhd
Group Managing Director



Evergreen property investment

“Opportunities are aplenty for homebuyers and investors in the present market environment despite the challenging situation. We are seeing record-low mortgage interest rates since 2004, on top of additional incentives under the government's Economic Recovery Plan (Penjana) packages that encourage property ownership.

This includes the re-introduction of the Home Ownership Campaign that has spurred the interest of home seekers as well as property investors to scout the market for good deals.

Sime Darby Property Bhd reacted swiftly to the stimulus package by offering great sales offers which facilitate buyers to own properties at attractive prices and value add-ons such as free furnishing, rebates, and more.

Buyers look for the right bargain. We pay attention to our customers' wants and needs; and we bring to market properties that resonate with these needs. Many are still looking for the

evergreen property investment – freehold landed homes in a good location, and this is exactly what we offer with Ilham Residence.

Meeting people's needs

Other than good bargains, people are also increasingly selective of the living environment that they're buying into. Green spaces and an abundance of amenities are definite plus points for many home seekers.

Many city folks are looking to upgrade to more spacious homes and yet remain closely connected to urban centres. We believe that our City of Elmina, and in particular Ilham Residence, is attractive in this regard.

They should take advantage of the favourable conditions set by the government as well as the attractive discounts and packages offered by Sime Darby Property such as the ongoing 'Spotlight 8 Year 2020'.

It really is a great and opportune time for homebuyers to make the ultimate investment.”

VPEX 2020 participating project

Ilham Residence, City of Elmina, Shah Alam, Selangor

About this project

A comprehensive development to cater to all ages, Ilham Residence in Sime Darby Property's City of Elmina township along the Guthrie Corridor in Shah Alam, Selangor features 513 units of double-storey linked homes that are curated to the needs and wants of residents in each stage of life.

It is the first of four phases within Elmina Grove, which is the City of Elmina's maiden landed strata precinct.

The multigenerational freehold units come with four configurations (Type 1 to Type 4) with built-ups from 1,398 sq ft to 2,341 sq ft. Prices start from RM642,888.

Featuring a modern English Tudor design concept, Ilham Residence incorporates green and sustainable features such as cross ventilation, low thermal material, ample natural lighting and solar panels provided in partnership with TNBX (a subsidiary of Tenaga Nasional Bhd).

With ample greenery, the development



Offers during VPEX 2020

Ilham Residence in the City of Elmina is offering free (borne by developer) Legal and disbursement fees on Sales and Purchase Agreement and loan documentation; free two-year club membership; free six-month instalments (limited time offer, terms and conditions apply) on top of incentives announced under HOC 2020/21.

features 10 acres of interactive green spaces, 2.5km of jogging paths and cycling tracks, five themed gardens, and over 16 unique recreational facilities such as a tree house, tea house, skate park, outdoor fitness equipment, sprint track, herb and spice garden and so on.

Amenities within a short drive away include educational institutions HELP International School and SMK Subang Bestari, Hospital Sungai Buloh, Putra Medical Centre Bukit Rahman Putra, AEON Shah Alam and Montere Golf & Country Club.

A catalyst for growth

The City of Elmina is a unique township in Shah Alam located in the rapidly growing Guthrie Corridor, Selangor. The flagship development by Sime Darby Property is a highly sought-after address by homebuyers, often recording strong take-up rates.

Among its impressive features is a 90km jogging and cycling track as well as a 300-acre Central Park.

The 5,000-acre integrated township prides itself as the first township in Malaysia dedicated to wellness and liveability. It is home to more than 40,000 people and counting. The township is also expanding with the addition of commercial (Temu) and industrial (Elmina Business Park) components.

Flanked by mature neighbourhoods such as Shah Alam, Sungai Buloh and Subang, the township is also accessible from the North Klang Valley Expressway, Guthrie Corridor Expressway, LATAR Expressway, ELITE Highway and Federal Highway. The expressway also links the township to the Sultan Abdul Aziz Shah Airport and the KLIA. Moreover, the Damansara-Shah Alam Elevated Expressway (DASH) which is under construction is expected to reduce travel time between the township and the Penchala Interchange by 15 to 20 minutes.



Check out more projects at
VPEX.EdgeProp.my

Ilham Residence offers homes in four distinct layouts specially curated for each generation.





Naza TTDI Sdn Bhd

MET 1 Residences is a luxury high-rise residential development.



Sharifah Darnishimar Bahrin

Naza TTDI Sdn Bhd
Division Head



NAZA TTDI

'Don't miss the boat'

“The Covid-19 pandemic has certainly disrupted Malaysia's property market in the past few months. As the country is finally entering into a recovery period, it is a golden opportunity for serious homebuyers to secure their dream home with various market stimulation packages introduced by the government and property developers, such as the reintroduction of the Home Ownership Campaign which took effect from June 2020 to June 2021.

Other measures to boost the property sector is the removal of the 70% cap on the margin of financing limit for a third home and above purchase and Real Property Gains Tax exemp-

tion for up to three residential property disposals made from June 2020 to December 2021.

In addition to those government initiatives, developers are also offering purchase rebates, freebies, even financial assistance to encourage purchases and stimulate the market.

Homebuyers are cautious about spending during the current tough period, but now is the best time to buy the property you have been thinking of for a long time as there are more incentives than ever with minimum commitment fees for the property purchaser. And those attractive promotion packages are mostly for a limited time and units only. You may miss the boat of grabbing your dream home if you take too long to make a decision.”



An artist's impression of the facilities floor at MET 1 Residences.

MET 1 Residences is part of the 75-acre KL Metropolis development.



VPEX 2020 participating project



MET 1 Residences @ KL Metropolis, Kuala Lumpur

About this project

Situated within the 75.5-acre integrated community hub of KL Metropolis in the heart of Kuala Lumpur city, MET 1 Residences is a luxury high-rise residential development with 616 serviced apartment units housed in a single 55-storey tower.

Adopting sustainable architecture and energy-efficient engineering concepts, the residential component of KL Metropolis offers thoughtful features, choice facilities and state-of-the-art security systems that heighten the luxury living experience.

Developed by Naza TTDI Sdn Bhd and slated to be completed by 2021, units at MET 1 Residences have built ups ranging from 677 sq ft to 1,613 sq ft. The units come in four configurations with some offering dual-key concepts. Prices start from RM779,000.

Facilities include three-tiered security, concierge service (at a charge) and a direct link to the MET Galleria (KL Metropolis' retail hub), swimming pool, elevated gym and aqua gym, sky lounge, reading lounge and more.

Nearby amenities include educational institutions (Mont'Kiara International School, Garden International School, Taylor's International School Kuala Lumpur), TPC Kuala Lumpur, Bukit Kiara Park, retail malls such as Publika Shopping Gallery, 1 Mont'Kiara, Hartamas Shopping Centre, as well as healthcare facilities such as Global Doctors Hospital, ParkCity Medical Centre and Kiara Child Specialist Clinic.

Major integrated hub

KL Metropolis is a 75.5-acre mixed-use development, comprising residences, hotels, retail, entertainment attractions and Grade A offices.

Situated just 15 minutes away from KL city centre around Jalan Sultan Haji Ahmad Shah, it is poised to be the most comprehensive meetings, incentives, conferences and exhibitions destination in Kuala Lumpur, which will help enhance the country's position as the preferred business tourism destination in the region.

Its first commercial component, the Malaysia International Trade and Exhibition Centre (MITEC), opened in 2017. MITEC is currently the largest exhibition centre in Malaysia with the capacity of hosting more than 40,000 visitors per day.

These components will transform KL Metropolis into a well-balanced integrated hub where retail, trade, residences, as well as leisure and entertainment co-exist.

The eight precincts in KL Metropolis are MET 1, MET 2, MET 3, MET 5, MET 6, MET 7, MET 8, and MET 9.

Flanked by affluent residential and retail hotspots such as Damansara Heights, Sri Hartamas, Mont'Kiara and Bangsar, KL Metropolis is set to become the paragon of luxury living in the heart of KL.

The area boasts excellent connectivity via four major highways – Duta-Ulu Kelang Expressway (DUKE), Jalan Kuching, Jalan Tuanku Abdul Halim (formerly Jalan Duta) and the North Klang Valley Expressway (NKVE).



Check out more projects at
VPEX.EdgeProp.my



Asian Pac Holdings Bhd



Datuk Mustapha Buang

Asian Pac Holdings Bhd
Managing Director

'Buyers seeking value-added packages'

Looking at current market conditions, now is considered a good time to hunt for value buys as homebuyers could enjoy interest savings, thanks to the low interest rate environment.

Homebuyers could also enjoy the stamp duty exemptions on Memorandum of Transfer and loan agreements under the government's Home Ownership Campaign.

Despite the current economic uncertainties, we believe most people are still keen on buying or investing in property and many of them are well-planned financially for this long-term investment.

We have observed that most buyers are currently looking for own-stay properties. They place more emphasis on value-added packages like partially-furnished units and properties that come with smart home features.

Besides value-added packages, financial assistance packages like deferred payment scheme, interest subsidy and lower entry cost also

encourage homeownership.

We are seeing more from the younger generation looking to buy property as they anticipate prices to rise and hence it will be more difficult to own a property in the future. For these first-time homebuyers, they are looking for affordable properties that they could stay for the long term as they age or build a family.

When times are good, property buyers are willing to pay a premium to get their desired properties. Hence, good properties in prime locations will see prices continue to rise.

However, in the current economic downturn, it's time for developers to give more or to make less. It is always a favourable situation for the property buyer when developers offer incentives to attract customers.

Furthermore, the government is giving out pro-buyer incentives to boost the property market, especially the stamp duty waivers which are only for those who buy from the primary market."



Located right in the heart of Damansara Damai, Riaz Residences will house a total of 780 serviced apartment units in two blocks.

VPEX 2020 participating project



Riaz Residences, Damansara Damai, Petaling Jaya, Selangor

About this project

Riaz Residences is located on a 6.5-acre parcel at Jalan PJU 10/1C, Damansara Damai, Petaling Jaya, Selangor. The project is developed by Prousa (M) Sdn Bhd, a wholly-owned subsidiary of Asian Pac Holdings Bhd.

The leasehold project is set to be completed by 2023 with a total of 780 serviced apartment units housed within two blocks, along with 18 shop lots. There are four layout types for the residential units with built-ups ranging from 852 sq ft to 1,003 sq ft.

Only the 422 units in Block A have been launched for now. All units in Block A have a built-up size of 855 sq ft with two bedrooms, one study room and two bathrooms. The minimum gross selling price of these units is RM440,000. They are designed with versatility and practicality in mind.

The project will offer ample facilities set in a serene and green landscaped living environment. Facilities in the development are spread across level one and level eight and they include a fitness station, gazebo, jogging path, multipurpose court, rest area, childcare centre, shops, infinity pool, wading pool, BBQ area, playground, gym and multipurpose hall.

Mature and well-connected area

Riaz Residences sits right in the heart of Damansara Damai, a well-connected area surrounded by mature neighbourhoods such as Kota Damansara, Damansara Perdana, Bandar Sri Damansara and Bandar Menjalara.

The development is easily accessible via major

Offers during VPEX 2020

Riaz Residences units will come with air-conditioners and water heaters. Asian Pac Holdings is also allowing the buyer to "pay nothing" to pre-secure a unit until the buyer's loan is approved. Buyers also enjoy the incentives under the HOC.

roads including the North-South Expressway, Jalan Kuala Selangor and Damansara-Puchong Expressway (LDP). There are two MRT stations nearby, namely Damansara Damai and Sungai Buloh MRT stations. There is also the Sungai Buloh KTM station as well as several bus stations.

Within a 5km radius, there are retail places such as 99 Speedmart, KK Supermarket and Ativo Plaza. Meanwhile, Sunway Giza, 1 Utama Shopping Centre and the Mutiara Damansara Shopping belt which comprises IKEA Damansara, The Curve and IPC Shopping Centre are located about 10km away. Many eateries and cafes are also available nearby.

Schools in the vicinity include SMK Damansara Damai 1, iCOOP College, SK Damansara Damai 2, 3Q MRC Damansara Damai kindergarten, Sri Bestari International Schools and SK Bandar Sri Damansara. Several clinics are located close to Riaz Residences, while Damansara Damai Medical Centre and Sungai Buloh Hospital are merely 1.6km and 5.7km away respectively.

Riaz Residences is also located close to the Kota Damansara Community Forest Reserve, an urban green lung and a popular destination for nature lovers.



Check out more projects at
VPEX.EdgeProp.my



Units at Riaz Residences are designed with versatility and practicality in mind.



DK Group of Companies



Left: D'Immersione will consist of a four-storey shopplex, a corporate tower and 506 units of modern residences.

Below: The project offers one-key, dual-key, tri-key and five-key residential units. Gross selling prices start from RM986,616.



VPEX 2020 participating project

D'Immersione Jalan Dutamas 1, Kuala Lumpur



About this project

D'Immersione is a freehold mixed development in the vibrant and upscale neighbourhood of Dutamas, Kuala Lumpur. The project is developed by DK-MY Properties, the property development arm of DK Group of Companies.

The 2.8-acre development consisting of a four-storey shopplex, a corporate tower and a residential block is set to be completed in Q4 2023.

There will be 506 units of modern residences housed within level four to level 19 of the 19-storey residential block. They comprise one-key, dual-key, tri-key and five-key residential units with built-up sizes between 769 sq ft and 1,581 sq ft. Gross selling prices start from RM986,616.

Purchasers can opt for the fully-furnished unit package offering quality furnishing and three different types of interior designs to choose from namely The Stark, Amor Vacuii and Maah. These are further accentuated by the AI/IOT home technology that will be incorporated in each unit.

Facilities for residents at D'Immersione includes a gym, kiddies play zone, infinity edge swimming pool, wading pool, sunken wet deck, aqua gym, slope pool, spa jet pool, BBQ area, outdoor steam bath, swing garden, picnic courtyard, garden hammock, star gazing deck and yoga deck and more.

The residential building features a main lobby with a futuristic design and will be guarded with a 24/7 security surveillance including CCTV and facial recognition systems.

Premium living

To provide hassle-free premium living to its residents, D'Immersione will have 24/7 concierge service, hotel service and carpark security with surveillance. Its developer has also launched the "Sama+" service offering residents housekeeping, laundry pick-up and delivery as well as room service. The "Sama+" community app would be available to integrate the services.

Located in an international and matured address adjacent to Mont'Kiara, D'Immersione has everything needed for an upper-class urban living.

Comprehensive amenities for daily

necessities and conveniences are within close reach. Malls within a 4km-drive include Publika Shopping Gallery, Hartamas Shopping Centre, Solaris Mont'Kiara and 1 Mont'Kiara.

Within 4km radius are medical institutions such as Kiara Medical Centre and KPJ Tawakkal KL Specialist. For leisure and recreation, there are the National Tennis Centre and Royal Selangor Club Kiara Sports Annexe located nearby.

In less than 10 minutes' drive are the Mont'Kiara International School, French School of Kuala Lumpur and Garden International School while the MATRADE Exhibition and Convention Centre is less than 2km away. The Malaysia

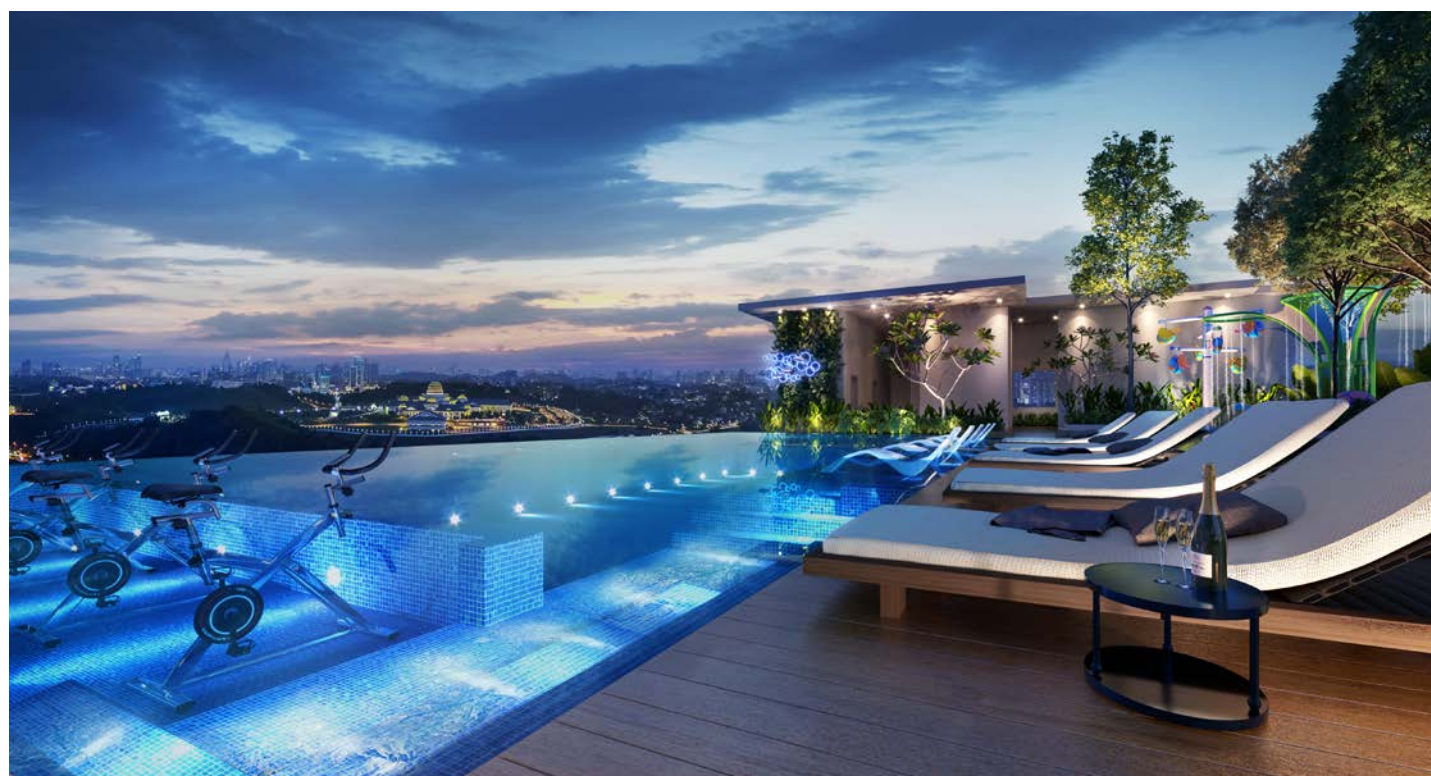
International Trade and Exhibition Centre (MITEC) is also in the vicinity.

D'Immersione is conveniently connected to other parts of Klang Valley via major roads including Jalan Dutamas, Buloh Highway, Jalan Tuanku Abdul Halim, Jalan Kuching, Dutamas-Ulu Klang Expressway and SPRINT Expressway.

For public transportation, the MRT Semantan station is 4.6km away from the development, while the area is also served by a number of bus routes.



Check out more projects at
VPEX.EdgeProp.my



An infinity pool on the rooftop will offer panoramic views including the Mont'Kiara skyline.

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Tropicana Metropark Sdn Bhd (412231-X), Unit 1301, Level 13, Tropicana Gardens Office Tower, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor Darul Ehsan. • Developer's License No.: 12238-4/02-2022/0180(L) • Validity Period: 27/02/2020 - 26/02/2022 • Advertising & Sale Permit No.: 12238-4/02-2022/0180(P) • Validity Period: 27/02/2020 - 26/02/2022 • Approving Authority: Majlis Perbandaran Subang Jaya • Building Plan Reference No.: MPSJ.BGN.BP2.600-1/10/4/12(18) • Land Tenure: Freehold • Type of Development: Serviced Apartment • Land Encumbrances: OCBC Bank • Expected Completion Date: March 2024 • Total No. of Units: 656 • Built-up: 500sf - 700sf • Selling Price: RM377,000 (min) - RM852,000 (max) • 7% Bumiputera Discount • Express Condition: Nil.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

FEATURE



BEST TIME to buy a first-hand home?



BY CHELSEY POH

Although market sentiment is generally bearish owing to the Covid-19 pandemic and economic slow-down, Malaysia has been able to fend off the worst thus far, thanks to its strong fundamentals and the government's efforts to bolster the economy.

The World Bank stated on July 19 that Malaysia is riding out the current severe global economic downturn comparatively better than many economies.

Winston Churchill's quote: "Don't waste a good crisis" is often heard during such times. Indeed, many investors are on the lookout for opportunities and good deals in a gloomy market, including property investors.

For first-time homebuyers and up-graders, this downturn could also be an opportune time to buy, especially from property developers due to the many incentives offered by the government and the industry itself.

Lower entry cost

Among the incentives for homebuyers are those given under the Home Ownership Campaign (HOC). Due to the effectiveness of the national HOC in 2019, the government has reintroduced the HOC in June 2020 for residential property purchases on the primary market.

The 2020/21 HOC provides stamp duty waivers on instruments for Sale and Purchase Agreements signed from June 1, 2020 to May 31, 2021 for homes priced between RM300,001 to RM2.5 million before discount (see tables 1 and 2). The properties under the campaign are also subject to at least a 10% discount given by developers.

Malaysian Institute of Estate Agents (MIEA) president elect and S.K. Brothers Realty (M) Sdn Bhd general manager Chan Ai Cheng notes that apart from the HOC incentives, many developers are also providing additional discounts, rebates, easy ownership schemes such as lower deposits or upfront



MIEA

"Don't wait to buy property, buy property and then wait, so goes the saying."

— Chan



LANDSERVE

"The discounts, incentives and fee waivers could translate into huge savings for homebuyers."

— Chen

Table 1: Stamp duty waivers on instruments of transfer

HOUSE PRICE	STAMP DUTY	STAMP DUTY UNDER 2020/21 HOC
First RM100,000	1%	Exempted
RM100,001 – RM500,000	2%	Exempted
RM500,001 – RM1,000,000	3%	Exempted
RM1,000,001-RM2,500,000	4%	3%

SOURCE: REHDA MALAYSIA

Table 2: Stamp duty waivers on loan agreements

LOAN AMOUNT	STAMP DUTY	STAMP DUTY UNDER 2020/21 HOC
Up to RM2,250,000	0.5%	Exempted

SOURCE: REHDA MALAYSIA

payments, and even loan installment subsidies. All these could be of great help in easing the burden of buying a property in times of uncertainty.

Chan says in order to push sales during the downturn, property developers are currently offering more incentives than ever before, hence buying from the primary market could bring more benefits than buying from the secondary market at this moment.

"Many new developments are also coming up with features, concepts and specifications that meet the needs of the current market, she adds.

Property consultancy Landserve Sdn Bhd managing director Chen King Hoaw concurs as the discounts, rebate and tax waivers could translate into huge savings for homebuyers and lower upfront payments for property purchases.

"The lower upfront payments will make it easier for buyers to secure a home as long as they are able to get a bank loan," says Chen.

Low interest rate

The reduction in the Overnight Policy Rate (OPR) also means lower monthly interest rates on home loans. Bank Negara Malaysia announced its latest OPR cut on July 7, 2020 to 1.75%. It was the fourth consecutive cut since the beginning of the year. The latest OPR is even lower than the 2% OPR imposed during the 2008/09 Global Financial Crises.

Outlook for residential market

The property agents and consultants are certain that demand for residential properties will remain strong considering the fact that Malaysia's population is still growing at a steady rate. "No matter what the market condition is, we all need a roof over our heads. In fact, we have seen more enquiries from buyers and tenants recently," MIEA's Chan shares.

She believes that after the Covid-19 pandemic is contained, the economy would start to pick up and property prices will definitely grow.

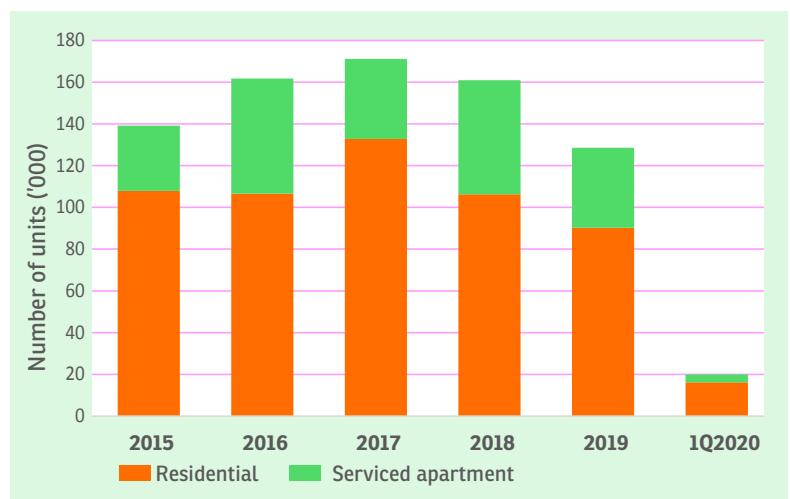
Firdaus concurs and says that the most popular housing segment Malaysians would go for are properties priced below RM500,000 with two or three bedrooms.

"Thanks to constant market demand, long-term price growth would be more of a gradual increment whilst rental would be stable," he adds.

Landserve's Chen points out that although the growth momentum of property sales in 1Q2020 was hampered by the Covid-19 pandemic, data has revealed some positive market indicators, especially regarding the future supply and overhang of residential properties.

According to data released by the National Property Information Centre (NAPIC), the number of residential units that have started construction and that are newly planned in 1Q2020 has dipped 15.8% and 4.1% respectively, from a year ago.

Chart 1: New planned supply



SOURCE: NAPIC

CONTINUES NEXT PAGE →

FEATURE

FIRDAUS AND ASSOCIATES
PROPERTY PROFESSIONALS

"Thanks to constant market demand, long-term price growth would be more of a gradual increment whilst rental would be stable."

— Firdaus

← FROM PREVIOUS PAGE

Residential property overhang had fallen 9.8% y-o-y while the number of unsold residential units under construction dropped 12.4%. Unsold and not constructed residential units declined 16.9%.

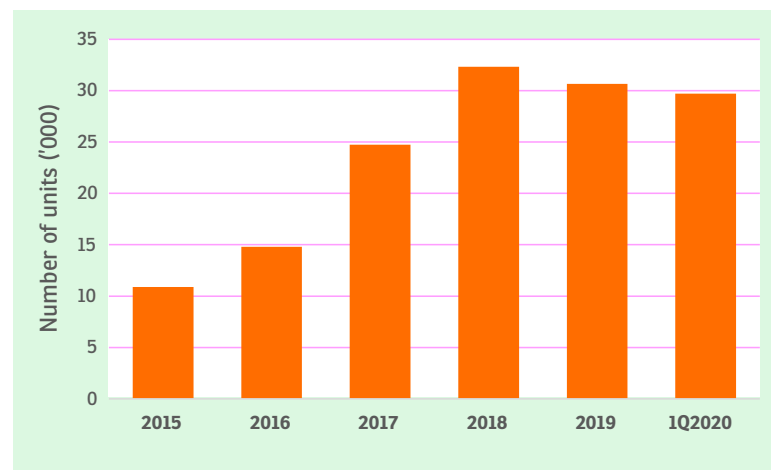
Although the overhang in serviced apartments surged 30.2% in 1Q2020, those that have started construction and newly planned ones have dipped 57.3% and 36.5% respectively. Unsold under construction and unsold not constructed serviced apartment units have also decreased by 11.2% and 32.1% respectively.

Sustaining value

Chen highlighted that prospective buyers must be aware that for property prices to be sustainable over the long term, not only is location important, the management and maintenance of the property are also crucial.

"While prices of new and well-located residential properties are expected to remain stable, as more residential units and serviced apartments are completed, there may be downward pressure on rents of poorly managed residential properties especially strata properties. For prices and rents to sustain, proper maintenance and management are critical," he says.

Chart 2: Residential overhang



SOURCE: NAPIC

Strategies

MIEA's Chan opines that waiting for prices to fall before making a purchase may not be the best investment strategy going forward, as prices may hold strong or continue to rise depending on location or property type.

"A better way would be to determine an acceptable price range based on recent transacted data. These data are easy to get such as from EdgeProp.my's property portal.

"Don't wait to buy property, buy property and then wait, so goes the saying," she shares, adding that the innate quality of property investment is that it is a good

hedge against inflation.

"Property investment is a mid-to-long-term investment. For those who are looking for the 'flip' type of property investment, opportunities for such an investment in the near term are few and far between. Hence, take the long-term view as property prices will increase over time considering inflation is certain to occur in future," Chan says.

In the current uncertain economy where unemployment rate is rising, if a home buyer feels his or her employment or income source is unstable, they may opt for a Rent-To-Own (RTO) scheme when buying a property, she suggests.

Choose the right developer

Meanwhile, Firdaus reminds prospective home buyers that in uncertain times, it is crucial to purchase properties from established developers with good track records.

"Apart from location, accessibility, security and practical layouts that make up some of the important features of a property that could determine the success of one's property investment, investors and homebuyers also need to be aware of issues that could arise after purchasing the property," he says.

Among the "after-purchase issues" that could arise, he cites, are defects after completion and management of common properties.

"They need to choose a responsible developer who will be around long after the keys are handed over and who can resolve the defects well, for instance," stresses Firdaus.



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FEATURE



BY NATALIE KHOO

ONLINE SHOPPING for properties gaining popularity

From the implementation of the Movement Control Order (MCO) on March 18 up till the current Recovery MCO phase we are in now, the habits of consumer spending have been skewed towards digital platforms. Not only can groceries be sent to your house, you can even bid for lobsters online! The convenience of shopping online is definitely an upside, but what about big ticket items such as property? Are they as sellable online?

Propnex Realty group leader Matt Tian says that as technology progresses, property buyers' habits and behaviour have also evolved over time.

"There are features such as virtual tours and 3D animations using software such as Matterport, which have gained more exposure since everything is going digital now.

"Homebuyers nowadays are getting smarter too. Before they contact real estate agents or property developers, much of their homework and research have already been done prior. They will call us and pretend they have absolutely no idea about the property or area they are enquiring about — to test us and check if we know our stuff," Tian relates.

He adds that since the MCO was implemented by the Malaysian government to combat the spread of Covid-19, some of his colleagues have managed to close deals via virtual meeting platforms such as Zoom, even when the buyers including foreign ones, could not be physically present to view the properties.

"We had a case where a Hong Kong customer, who also has Singapore PR status, was looking at a property in Kuala Lumpur city centre. We explained to him about several areas including the Bukit Bintang area and ran through with him multiple properties there which suited his needs and requirements, all via online. Finally, he bought a unit at one of the new developments in the area," he shares.

Tian believes that as a responsible property agent or developer, one needs to explain a property's location and surroundings to their customers as a whole and guide them on the available amenities, accessibility and conveniences.

"Some of them may need to rely heavily on public transportation as they may not be driving or some of them may have children who are still studying and need to be close to local schools or international schools. You have to take time to really listen to their needs and requirements beforehand," he stresses.

One of the advantages of scouting for properties online is the ease of information collection where everything is at the fingertips of the buyers.

"Homebuyers can collect multiple brochures from developers' websites or from agents without having to travel physically to the show units. They can tour the showrooms digitally. After compiling all



LOW YEN YEING | EdgeProp.my



Tian: There are features such as virtual tours and 3D animations which have gained more exposure since everything is going digital now.

the relevant information from different sources, they can research and compare the different types of products before narrowing down their choices where they can probe further when they meet the developers or agents," Tian adds.

However, the downside could be information overload, where buyers end up being too overwhelmed or confused.

"With information available everywhere, buyers also have to be cautious of the accuracy and the source of the data. There may be unethical agents who give misinformation, so it is important for home shoppers to do their due diligence thoroughly," Tian advises.

Hence, while looking for that dream property online is becoming the norm, it also means that one has to be vigilant against unscrupulous people. Hence, it is best to choose agents and developers that are well-established and have good track records.

Where to find help?

You can check out credible real estate websites and consult registered real estate agents such as EdgeProp Pro Agents (<https://www.edgeprop.my/agents>) who will be able to provide insights into locations and properties of interest and which they specialise in.

From the property portal, you can find thousands of agents and proceed to check if they are registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers on its website.

Where do I start?

From location and pricing to market insights, it can be overwhelming when there's so much you need to do before you buy a property. Although there are common denominators, a "good" location may not mean the same thing for two different persons. Some may prefer a mature location which is close to schools for their children, while others may prefer a location which is up and coming to bank on capital appreciation.

Users of EdgeProp.my will be able to get a quick glance at certain projects, locations and nearby amenities. In less than five minutes, shoppers could easily decide whether to shortlist the property or not. Both secondary properties and new projects by developers can be found on the website so, one will be spoilt for choice.

Is my property located near public transportation?

For those who need to rely heavily on public transportation, www.EdgeProp.my has also included the "train search" feature that enables

users to shortlist a property located close to a desired LRT or MRT station, and whether they are within walkable distance. With just a few clicks, you can also filter other details such as price range, built-up area and number of bedrooms, making research a breeze.

Another question raised could be — how much should I be paying for a home? A useful feature on the portal is The Edge Reference Price — an unbiased, independent estimate of individual home values and rent calculated based on a combination of past transactions to come up with an accurate reference price — for hundreds of thousands of homes across Kuala Lumpur, Selangor, Penang and Johor. The estimated price range is automatically computed daily based on hundreds of

thousands of past transaction records from the National Property Information Centre and user-submitted data points.

Buy or rent?

No doubt buying a home requires a huge sum of upfront of money, which is why some would opt for the rent option first. The question is, how long should one rent for? Using the Buy vs Rent tool on EdgeProp.my, users would be able to estimate the cost of renting or owning a property based on the desired home price as well as analyse the period of time for renting before buying a home.

The digital tool shows you how many years it will take to reach the breakeven horizon, where cost of buying equals cost of renting. If you stay in your home past the breakeven horizon, consider buying. If you think you will move sooner than that, renting might be more economical. The computation is also especially helpful for first-time homebuyers planning their budget for a future home.

Check out all of the above at <https://www.edgeprop.my/homeadvisor>.

Knowledge is power

Buying a property is one of the biggest commitments you make in life. Thus, it only makes sense to know exactly what you are getting into before you sign on the dotted line. From guides on home financing to home improvement, check out a curated list here to help you make informed decisions — <https://www.edgeprop.my/homeadvisor>.

Shopping for properties online

UPSIDE

- Saves time and transport cost to view the property
- Enables one to collect information on multiple properties at one time
- Research can be done at any time of the day where there is internet connection
- Comparisons can be made before narrowing down on desired choices
- Information gathered online can help buyers prepare additional queries for agent or developer, or before visiting the sales gallery

DOWNSIDE

- Information overload
- Have to be careful with the authenticity of information
- Extra due diligence needs to be taken

RENT / SALE



PROPERTY CHAT

BY DATUK CHANG
KIM LOONG

Prime Minister Tan Sri Muhyiddin Yassin had said 'no Malaysian shall be left out under Covid-19 stimulus package' when he addressed Parliament in the current sitting which commenced on July 13, 2020.

If our PM is true to his clarion call, then the government should consider wholesome waiver or at the least offer 50% rebate on Personal and Corporate Income Tax for the next two years rather than to grant stamp duty waivers to entice buyers of high-end overhang unsold residential property.

In an attempt to revive the economy, the government's PENJANA economic recovery scheme vis-à-vis housing segment gives tax exemptions, namely waiver of stamp duties and exemption of real property gains tax (RPGT) to revive the property sector considering that many downstream businesses are dependent on this sector.

These merely benefit a meagre segment of the population and the question is: What is there for the ordinary folks or the tax payers?

Waive or offer rebates on Personal Income Tax

We have to be honest about the current economic situation not just in Malaysia but the entire world as a result of Covid-19. The International Monetary Fund has predicted that there will be a global recession in 2020 and Bank Negara Malaysia has estimated that the Malaysian GDP could contract by 2% in 2020. Many large companies are reducing their headcount while some smaller and medium-sized companies have closed down.

In the wake of all these challenges, the average Rakyat such as Ahmad would be prudent to put off large chunky acquisitions such as cars and properties until the economic outlook is more certain. Ahmad's priority is to put food on the table for his family and reduce unnecessary expenses.

While Ahmad can try to eat less or even take the bus to work to save money, there is one expense that Ahmad cannot reduce and that is the portion of his income that goes to pay his Personal Income Tax.

If the government is really serious and sincere about wanting to ease the burden of the Rakyat across the board, it can do so by granting an income tax 'wholesome' waiver or at least a reduction of 50% (from the current scale rate) for the first RM100,000 in chargeable income over the next two years. This means anyone earning more than RM100,000 would also be able to enjoy this proposed tax reduction.

We chose RM100,000 because this amount was used as the threshold to receive the RM30 e-wallet in Budget 2020 and also the RM50 under the ePenjana initiative. Based on chargeable income of RM100,000 and the tax rate for 2020, the 50% tax reduction will translate to annual tax savings of RM5,450 or additional disposable income of RM454 per month which will greatly add to monthly cash flow, boost retail spending and uplift the economy.

Many people who earn more than RM100,000 per year are salaried employees who are in the 'sandwich' group (supporting elderly parents and young children) and consider themselves 'middle income' although they may fall under the so-called M40 group.

The government must understand that the economic slowdown due to Covid-19 affects everyone and not just those in the official B40 Group.

Income tax waivers more meaningful than 'overboard' exemptions



Taking a look at the figures

Personal Income Tax

Based on the Fiscal Outlook and Federal Government Revenue Estimates 2020 report, personal income tax amounted to 13.4% of Federal Government Revenue for 2019.

As we do not have the inside knowledge of the breakdown of Personal Income Tax collections, we cannot ascertain the full impact of a tax exemption. However, let's assume that our proposed tax exemption will result in a fall of up to 50% in personal income tax collected. (Note that we believe that the actual fall would be much lower than 50%).

The 50% fall would amount to loss of revenue of about 6.7%, which seems manageable as this money would be injected back into the local economy and possibly generate more economic activities to offset the reduction in government revenue.

Furthermore, Inland Revenue Board CEO Datuk Seri Dr Sabin Samitah was quoted in a news report recently, saying: "The impact (Covid-19 pandemic) would be minimal as the country had a strong revenue base to offset the shortfall in tax collection".

Corporate Income Tax

Similarly, the expense that companies cannot reduce is Corporate Income Tax. Companies can reduce headcount to cut cost but just like Ahmad, they have to pay Corporate Income Tax so long as they record a taxable profit.

The government should consider giving tax reliefs to the small-and-medium sized industries (SME) which are currently taxed at 17% for the first RM600,000 in taxable income and the balance at 24%. We propose that the government give a 100% tax relief on the first RM1.0 million in taxable income and the balance to be

taxed at 24% for the next three years. However, this tax relief should come with some strings attached for instance the said SME should not retrench any local employees during the tax relief period.

For large corporations, tax reliefs could be in the form of lower tax rates for the next three years, say from the current 24% to 17%. This will result in substantial savings of about 29% to these companies.

For 2019, Corporate Income Tax amounted to 26.9% of Federal Government Revenue. Granting a tax relief could result in loss of revenue of about 8.1%. However, the exemption could potentially mean that these companies would have more funds to sustain their operations and will not need to retrench or reduce headcount. They could even have more funds to reinvest back into the company and into the economy to generate more economic activities.

As a safeguard, the reduced Corporate Income Tax could come with certain covenants such as limiting the retrenchment of local employees.

The income tax waiver or reduction for both personal and corporates would be more far-reaching than generous tax exemptions for purchase of properties and would have an immediate impact to the economy at large.

The average Rakyat will have more disposable income to spend and corporates will have more cash flow to sustain their operations. The mode for the next two years will be sustainability and recovery hence ensuring that the Rakyat and corporates have sufficient cash to do so is the key to success.

Windfall Tax

It is said that for every crisis, there will be those who benefit and indeed it has been reported that there are a few sectors and companies in Malaysia that have "benefited" from Covid-19 such as those in healthcare and manufacturing of latex gloves

To offset the loss of revenue from the proposed tax exemptions, the government could implement a Windfall Tax for the next two years on companies and sectors that somehow "benefited" from Covid-19. This Covid-19 Windfall Tax would be similar to the Windfall Tax that was imposed on Crude Palm Oil (CPO) producers in the past when the price of CPO was very high. The monies from the Covid-19 windfall tax could help to offset the loss of revenue from granting the personal and corporate income tax exemptions.

Digital Tax

The government must also push ahead with the implementation and execution of the Digital Tax as increasingly more businesses move online to cut cost and also due to Covid-19. Technology giants have been known to use various innovative methods as they move their goods and services worldwide in order to avoid paying taxes. The government must ensure that all providers of online goods and services that are used by consumers in Malaysia pay the required taxes so that our government does not lose out on much needed revenue during these challenging times.

To help ease the burden of Covid-19 and we would urge the government to show more compassion to our Rakyat and our companies to ease their suffering by granting a temporary tax holiday.



Datuk Chang Kim Loong is the Hon. Secretary-General of the National House Buyers Association (HBA). HBA can be contacted at: Email: info@hba.org.my Website: www.hba.org.my Tel: +6012 334 5676

SPOTLIGHT



Commercial



Residential



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Properties for sale and rent

**RM330,000****Dahlia Court Apartment, Pandan Indah, Ampang, Selangor**

Type: Apartment **Tenure:** Leasehold
Built-up: 829 sq ft **Bedroom:** 3 **Bathroom:** 2

Ahmad Fikri (REN 19341)

HUNT PROPERTIES (BANGI) SDN BHD (E (I) 1498/3)
☎ +6012 578 7390

**RM200,000****Kampung Sungai Buah, Dengkil, Selangor**

Type: Malay reserve residential land
Tenure: Freehold **Land size:** 7,180 sq ft

Ahmad Suhaili (REN 16724)

FIRDAUS & ASSOCIATES PROPERTY PROFESSIONALS
SDN BHD (VE (I) 0091/3) ☎ +6011 188 84740

**RM259,000****Bandar Baru Salak Tinggi, Sepang, Selangor**

Type: Malay reserve residential land
Tenure: Freehold **Land size:** 4,064 sq ft

Ahmad Suhaili (REN 16724)

FIRDAUS & ASSOCIATES PROPERTY PROFESSIONALS
SDN BHD (VE (I) 0091/3) ☎ +6011 188 84740

**RM395,000****Kampung Kuang, Sungai Buloh, Selangor**

Type: Malay reserve residential land
Tenure: Freehold **Land size:** 6,564 sq ft

Ahmad Suhaili (REN 16724)

FIRDAUS & ASSOCIATES PROPERTY PROFESSIONALS
SDN BHD (VE (I) 0091/3) ☎ +6011 188 84740

**RM11,369,000****Seksyen 25, Shah Alam, Selangor**

Type: Agriculture land **Tenure:** Freehold
Land size: 196,021 sq ft

Kheng Fatt (REN 04422)

CHESTER PROPERTIES SDN BHD (E (I) 1321/15)
☎ +6012 329 6931

**RM900,000****Surian Condominium, Mutiara Damansara, Selangor**

Type: Condominium **Tenure:** Freehold
Built-up: 1,302 sq ft **Bedroom:** 3 **Bathroom:** 2

Laura Teh (REN 02734)

REAPFIELD PROPERTIES SDN BHD (E (I) 0452)
☎ +6019 221 9830

RENTED FOR

RM15,000/mth (RM1.76 psf)**3-storey semidee factory, Taman Desaria, PJ, Selangor****Concluded by: Joanne Soh** (REN 13124)

of CBD Properties Sdn Bhd (+6012 297 6506)

When: June 2020

DONE DEAL



Noteworthy

- Leasehold
- 3-storey semidee factory
- Built up size: 6,908 sq ft
- Land size: 8,480 sq ft
- Ceiling height: 37 ft
- Unfurnished unit with open space layout
- Easy access via New Pantai Expressway (NPE), Federal highway, Damansara-Puchong Expressway (LDP) and Shah Alam Expressway (KESAS)

The 3-storey semidee factory development is located along Jalan PJU 5/26, within one of the oldest housing areas in PJU 5, Petaling Jaya called Taman Desaria.

While the industry project has long been completed and the developer cannot be traced, there are a total 24 leasehold standard design factories, located across the road from Taman Desaria's public housing project.

The senior negotiator of CBD Properties, Joanne Soh told EdgeProp.my that most of the factories are occupied.

"It is a fairly high demand area and property. For this rental deal that I concluded recently, not long after the former tenant moved out, the unit was taken by another tenant with the monthly rental of RM15,000," Soh noted.

She added that the tenant also signed a two-year tenancy agreement with the owner. The

agreement is effective from Aug 1, 2020 onwards.

"The tenant is running a trading business and needs more space for warehouse storage as the business is expanding. He found this factory suitable as it has ample storage and office space. He also likes that the factory is close to his old factory," Soh shared.

Meanwhile, the landlord is a property investor. "Despite the landlord giving some discount on the asking rental, he was happy to secure a tenant with two-year tenancy agreement during the Conditional Movement Control Order period."

While there is no factory transaction within Taman Desaria in 2019, the latest three transactions were all recorded in 2017 with an average transaction price of RM3.23 million.

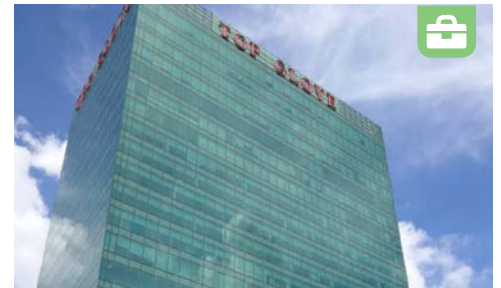
As of the end of July, there are no rental or sales listings for Taman Desaria factories in EdgeProp.my.

**RM13,500,000****Port Klang, Klang**

Type: Factory **Tenure:** Leasehold
Built-up: 55,000 sq ft **Land size:** 2 acres

King Loo (REN 14760)

ZILIN PROPERTIES (KV) (E (3) 1493)
☎ +6012 295 6920

**RM20,924/mth****Top Glove Tower, Shah Alam, Selangor**

Type: Office tower **Tenure:** NA
Built-up: 4,452 sq ft **Land size:** 4,452 sq ft

Amy Wong (REN 30799)

IQI REALTY SDN BHD (E (I) 1584)
☎ +6018 354 0010

**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 (I) 1677)
☎ +6017 780 8161

**RM530,000****M Residence, Rawang, Selangor**

Type: Terraced house **Tenure:** Freehold
Built-up: 2,380 sq ft **Land size:** 1,760 sq ft
Bedroom: 5 **Bathroom:** 5

Angel Ang (REN 34060)

BILLION REALTORS (1872)
☎ +6017 213 7006

**RM4,200/mth****Vista Damai, Ampang, Kuala Lumpur**

Type: Condominium **Tenure:** Freehold
Built-up: 1,450 sq ft **Bedroom:** 3
Bathroom: 2

Angelia Kong (REN 03495)

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

**RM31,000/mth****Tropicana Gardens Office, Kota Damansara, Selangor**

Type: Office **Tenure:** Leasehold
Built-up: 6,223 sq ft

Ann Soh (REN 03232)

METRO REC SDN BHD (VE (I) 0376/1)
☎ +6018 369 8650

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Pro Agents, get your listings featured here! Email support@edgeprop.my or call 03-7733 9000**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)

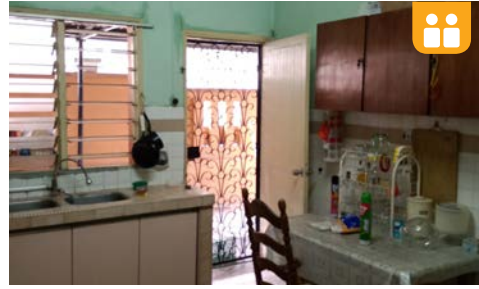
VIGOR PROPERTIES (E (3) 1777)

☎ +6018 288 9222

**RM2,200,000****TIANA @ Elmina Gardens, Elmina East, Sungai Buloh, Selangor****Type:** Bungalow **Tenure:** Freehold**Built-up:** 4,086 sq ft **Land size:** 4,950 sq ft**Bedroom:** 6 **Bathroom:** 7**Asyran Laidin** (PEA 2350)

IREAL PROPERTY SDN BHD (E (1) 1747)

☎ +6012 429 9573

**RM1,250,000****Section 1, Petaling Jaya, Selangor****Type:** Bungalow **Tenure:** Leasehold**Built-up:** 2,500 sq ft **Land size:** 4,300 sq ft**Bedroom:** 6 **Bathroom:** 2**Augustine** (REN 01958)

JUBILEE REALTY (E (3) 1853)

☎ +6012 313 3481

**RM6,300,000****Sierramas, Sungai Buloh, Selangor****Type:** Bungalow **Tenure:** Freehold**Built-up:** 8,701 sq ft **Land size:** 8,600 sq ft**Bedroom:** 8 **Bathroom:** 5**Brian Tang** (PEA 2267)

IQI REALTY (E (1) 1584)

☎ +6016 528 3313

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

CBD PROPERTIES SDN BHD (E (1) 1197)

☎ +6012 383 9275

**RM709,104****N'dira @ 16 Sierra, Puchong South, Selangor****Type:** Townhouse **Tenure:** Leasehold**Built-up:** 2,540 sq ft **Land size:** 1,971 sq ft**Bedroom:** 3 **Bathroom:** 3**Leo** (REN 16755)

ESPRIT ESTATE AGENTS SDN BHD (E (1) 1448/3)

☎ +6019 268 6405

**RM290,000****You Residences, Batu 9, Cheras, Selangor****Type:** Condominium **Tenure:** Freehold**Built-up:** 553 sq ft **Bedroom:** Studio**Bathroom:** 1**Chris Lim** (REN 20985)

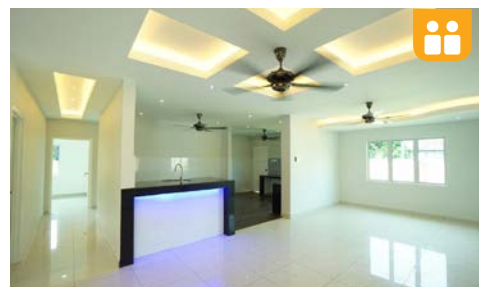
GRIFFIN PROPERTIES (E (3) 1792)

☎ +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

**RM589,000****Semenyih, Selangor****Type:** Semidee house **Tenure:** Malay reserve land**Built-up:** 4,600 sq ft**Land size:** 4,600 sq ft **Bedroom:** 3 **Bathroom:** 2**Lokman** (REN 14063)

AZAMI & CO SDN BHD (VE (1) 0182/3)

☎ +6017 286 0500

**RM986,000****Bandar Bukit Puchong, Puchong, Selangor****Type:** Terraced house **Tenure:** Leasehold**Built-up:** 3,750 sq ft **Land size:** 1,650 sq ft**Bedroom:** 6 **Bathroom:** 6**Connie Chew** (REN 16712)

GS REALTY SDN BHD (E (1) 1307)

☎ +6016 263 2376

SOLD FOR**RM500,000** (RM420 psf)**Serviced apartment, Metropolitan Square, Damansara Perdana, Selangor****Concluded by: Jin Teok** (REN 24772)

of Fortress Real Estate Sdn Bhd (+6012 771 7963)

When: June 2020**DONE DEAL****Noteworthy**

- Leasehold
- Built-up size: 1,190 sq ft
- Three bedrooms; two bathrooms
- Unfurnished unit
- Low floor unit with a garden view
- Facilities: Two infinity pools, a clubhouse, two lap pools, two children's pools, sauna, gym, badminton court, steam room, barbecue area and a tennis court
- Amenities: Schools, shopping malls, hospital, medical centre, eateries, commercial hub and banks
- Easy access via LDP, SPRINT and MRR2

Metropolitan Square is a mixed development project by MK Land Holdings (now known as EMKAY Group). The property has a total of six condo blocks with unit built-up sizes ranging from 450 sq ft to 1,426 sq ft.

According to Jin Teok of Fortress Real Estate Sdn Bhd, who concluded a deal in Metropolitan Square recently, the seller decided to cash out the self-occupied unit to fund his business.

The buyer was attracted by this 1,190 sq ft unit with 3-bedroom and 2-bathroom. The unfurnished unit also comes with a lush garden view as well as two covered carpark lots, he said.

The location and layout of the unit have met the buyer's preference as he was looking for a property for self occupation in the Damansara Perdana or Petaling Jaya area, for the easy accessibility and

proximity to various amenities.

Teok reckoned that it is a good deal for the buyer, as the unit was transacted at RM420 psf only.

"The property price in Damansara Perdana averaged RM500 psf onwards. Moreover, it is a rather big unit at close to 1,200 sq ft. It's a rare find for a property in such quality, price and location," Teok noted.


According to EdgeProp Research, there were 21 Metropolitan Square transactions recorded in 2019 with an average transacted price of RM500,190 or RM496 psf.

Meanwhile, as at the end of July, there are 105 Metropolitan Square condos listed for sale with an average asking price of RM510,800 or RM524 psf. There are also 103 units looking for tenants with an average asking monthly rental of RM1,815 or RM1.50 psf.

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RM770,000


Taman Kota Perdana, Bandar Putra Permai, Seri Kembangan, Selangor
Type: Semidee house **Tenure:** Leasehold
Built-up: 1,725 sq ft **Land size:** 2,213 sq ft
Bedroom: 4 **Bathroom:** 3

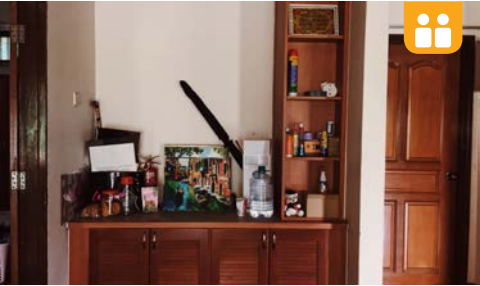
Mahafiz Rahim (PEA 1221)
TRANSASIA PROPERTY CONSULTANCY SDN BHD
(VE(I)0187/2)  +6017 692 3964



RM8,290,339


Rawang, Selangor
Type: Industrial land **Tenure:** Leasehold
Built-up: Leasehold **Land size:** 2 acres

Foong Boon Chin (REN 24025)
MEGAHARTA REAL ESTATE SDN BHD (E (I) 1215)
 +6012 692 2939



RM4,500,000


Seksyen 7, Shah Alam, Selangor
Type: Bungalow **Tenure:** Leasehold
Built-up: 7,000 sq ft **Land size:** 23,836 sq ft
Bedroom: 6 **Bathroom:** 5

Hayati Husin (REN 01018)
REAPFIELD PROPERTIES (KL) SDN BHD (E (I) 0452/I)
 +6019 359 6969



RM3,500/mth

Mutiara Upper East Desa Pandan, Desa Pandan, Kuala Lumpur
Type: Condominium **Tenure:** Leasehold
Built-up: 1,570 sq ft **Land size:** XXX
Bedroom: 3 **Bathroom:** 2

Ira Farhana (REN 39414)
ORIENTAL REAL ESTATE SDN BHD (E (I) 1503)
 +6018 355 9270



RM1,850,000


Bukit Rahman Putra, Selangor
Type: Bungalow **Tenure:** Freehold
Built-up: 3,600 sq ft **Land size:** 6,000 sq ft
Bedroom: 6 **Bathroom:** 6

Irene Wan (REN 15703)
PROPnex REALTY SDN BHD (E (I) 1800)
 +6016 233 9488



RM1,190,000

Johor Bahru, Johor
Type: Semidee house **Tenure:** Freehold
Built-up: 4,300 sq ft **Bedroom:** 5
Bathroom: 3

Ivy Low (REN 15879)
GATHER PROPERTIES SDN BHD (E (I) 1536/4)
 +6019 727 3149



RM1,496,000

KL Gateway (Menara Suezcap), Bangsar South, Kuala Lumpur
Type: Office **Tenure:** Freehold
Built-up: 1,700 sq ft

James Lee (PEA2496)
LEADERS REAL ESTATE (E (3) 1204)
 +6010 773 0073



RM550,000

Taman Putra Perdana, Puchong South, Selangor
Type: Cluster house **Tenure:** Leasehold
Built-up: 1,200 sq ft **Land size:** 3,114 sq ft
Bedroom: 4 **Bathroom:** 3

Jamil (REN 20289)
IM GLOBAL PROPERTY CONSULTANTS SDN BHD
(VEPM (I) 0253)  +6012 935 5226



RM1,290,000


6 CapSquare, KL City, Kuala Lumpur
Type: Condominium **Tenure:** NA
Built-up: 1,830 sq ft **Bedroom:** 3
Bathroom: 3

Jane Lee (PEA2213)
GRIFFIN PROPERTIES (E (3) 1792)
 +6017 668 2757



RM400,000

Seasons Luxury Apartments @ Amara Larkin, Johor Bahru, Johor
Type: Condominium **Tenure:** Leasehold
Built-up: 1,010 sq ft **Bedroom:** 2 **Bathroom:** 2

Jesena Tan (REN 36245)
GATHER PROPERTIES SDN BHD (E (I) 1536/2)
 +6016 725 7231



RM6,800,000


Taman Bukit Impiana, Country Heights, Kajang, Selangor
Type: Bungalow **Tenure:** Freehold
Built-up: 19,100 sq ft **Land size:** 25,714 sq ft
Bedroom: 10 **Bathroom:** 10

Joanne Ong (REN 26519)
VIVAHOMES REALTY SDN BHD (E (I) 1670/8)
 +6010 239 7887



RM8,800/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 (I) 1851)
 +6016 810 2083



RM2,870,800

Sierra Hijauan, Ampang, Selangor
Type: Semidee house **Tenure:** Leasehold
Built-up: 4,077 sq ft **Land size:** 3,200 sq ft
Bedroom: 6 **Bathroom:** 6

Justin Lee (REN 32527)
FULL HOMES REALTY SDN BHD (E (I) 1501/8)
 +6016 618 9568



RM1,900,000


Subang Bestari, Selangor
Type: Bungalow **Tenure:** Leasehold
Built-up: 4,300 sq ft **Land size:** 6,300 sq ft
Bedroom: 6 **Bathroom:** 7

Kalthum Samad REN 25404
NILAI HARTA CONSULTANT SDN BHD (VE (I) 0134/7)
 +6019 351 6257



RM7,000,000

Empire Damansara, Damansara Perdana, Selangor
Type: Office **Tenure:** Leasehold
Built-up: 11,206 sq ft

Kang Poh Im (REN 31718)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
 +6012 295 6330



RM869,000

Alam Sari, Bangi, Selangor
Type: Terraced house **Tenure:** Freehold
Built-up: 2,548 sq ft **Land size:** 4,111 sq ft
Bedroom: 4 **Bathroom:** 3

Mohd Hazli Aziz (REN 35744)
IW PROPERTIES (E (3) 1334/I)
 +6012 666 0984

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(Alila Bangsar)**

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