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From satay town to *property hotspot*

The MRT has worked its magic on Kajang, while the upcoming expressways are expected to enhance its connectivity. **See Pages 6 and 7.**

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Vacancy tax to be imposed on developers as early as 2021

The Housing and Local Government Ministry (KPKT) is formulating a tax that could be imposed on developers who fail to sell their properties as early as early next year, in an effort to reduce overhang of residential units in the country.

Minister Zuraiddin Kamaruddin said the introduction of the tax could also induce developers to be more sensible and responsible in the projection of their projects, particularly high-rise developments.

She added that the introduction of the vacancy tax does not require Parliament's approval as no amendment to the existing Act is needed. Once the tax is approved by the Cabinet, KPKT will look at implementing the

tax as early as next year, according to a news report on *The Malaysian Reserve*.

She believes the move is necessary as many housing units that obtained the Certificate of Completion and Compliance (CCC) have taken more than one year to be filled due to various reasons, whether the developers are unable to sell or buyers fail to move in.

"In the future, they will do better projections when they develop houses, while ensuring the projects' viability and developments that could attract buyers, and not just develop as they wish. With this preventive measure, they can plan better," she noted.

Mustapa: Retail sector to recover in 2H2020

The retail sector is expected to recover in the second half of the year boosted by local consumption, with sales likely to recover to 80% of pre-Covid-19 levels in the fourth quarter from the 70% currently, Minister in the Prime Minister's Department Datuk Seri Mustapa Mohamed said.

"Subject to the second lockdown, the sector will be normalised, with local consumption to be the growth driver for the country," he told reporters after a closed session with retailers at Sunway Pyramid mall recently. Mustapa also said that the country's unemployment rate has improved.

Malaysia's June 2020 unemployment rate declined month-on-month to 4.9% from a record high of 5.3% in May 2020 as more sectors, including the services industry, reopened to revive the country's economy.

E-Tanah system to go nationwide

The e-Tanah system, a digital integrated application developed to carry out electronic land administration matters, will be extended nationwide in the near future.

Energy and Natural Resources Minister Datuk Dr Shamsul Anuar Nasarah said the effort to digitalise land administration using the system would provide convenience to the people when carrying out land-related dealings.

"I hope what we do will benefit all and the Cabinet has agreed for the system to be implemented throughout the country. The system is expected to be launched this year," he told the media recently.

Shanghai-listed Baosteel's Malaysia unit acquires land at Eco Business Park V

Baosteel Can Making (Malaysia) Sdn Bhd (Baosteel Malaysia) has purchased a 16.32-acre industrial land in the Eco Business Park V (EBP V) project for a cash consideration of

RM53.3 million to set up a new manufacturing facility.

Located at Bandar Puncak Alam, the 518-acre EBP V development is Eco World Development Group Bhd's fourth business park development.

EcoWorld Malaysia president and CEO Datuk Chang Khim Wah said Baosteel Malaysia's decision to establish its business here will contribute in offering quality employment opportunities for the people of Selangor.



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Tropicana Corp 2Q profit rises after disposal of JB land

Tropicana Corp Bhd's second quarter net profit jumped 371% from the immediate preceding quarter, thanks to the disposal of two parcels of freehold land in Johor Bahru for RM248.1 million.

The group's recent bourse filing showed its net profit for the quarter ended June 30, 2020 (2QFY20) rose to RM24.29 million from the RM5.16 million in 1QFY20.

Revenue jumped 135.2% quarter-on-quarter to RM335.67 million from RM142.73 million, following the disposal of the land.

On a year-on-year basis, the net profit was down 37.76% compared with RM39.02 million in 2QFY20, while revenue rose 12.1% from RM299.45 million.



KL33 PROPERTIES

KL33 Properties introduces industry's first Covid-19 secure office

KL33 Properties recently unveiled the first 'Covid Secure' office space at Menara KL33, an integrated commercial building located in Kuala Lumpur Golden Triangle.

The fully furnished 'Covid Secure' office spaces are specifically reconfigured and retrofitted according to the six feet social distancing rule to prioritise the safety, health and wellbeing of occupants and tenants.

KL33 Properties executive director Tan Kok Leong said besides meeting the changing requirements of the workplace, 'Covid Secure' office concept also provides an environment that instills confidence that it is safe to come back to the office again.

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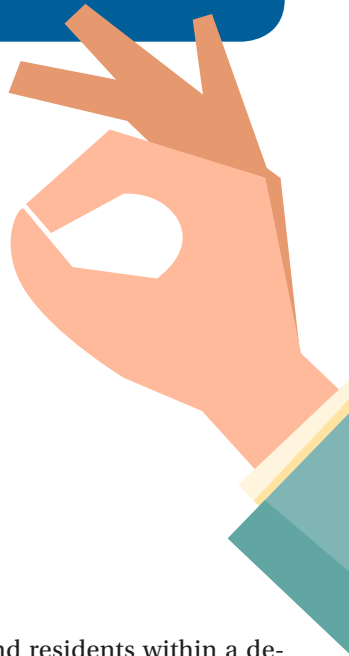
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Proposed RESIDENTIAL TENANCY ACT: Putting an end to tenancy woes?



The National House Buyers Association (HBA) refers to recent media reports where Housing and Local Government Minister Zuraida Kamaruddin has proposed to introduce a Residential Tenancy Act (RTA) which is to be tabled in Parliament next year.

If the RTA is to be made law, top of its objectives must be to protect the legitimate interest of landlords against errant tenants and protect tenants against irresponsible landlords.

From HBA's observation, many landlords have problems evicting recalcitrant tenants

who continue staying on a property but refuse to pay rent or who do not maintain the property or damage the fixtures and fittings, leaving the property in a "war-zone" condition.

At the other end of the spectrum, there are landlords who raise rents arbitrarily, refuse to rectify repairs in their properties which may be in dilapidated conditions, withhold tenants' security deposits without reason, or find excuses to deduct non-existent damage to lessen refunds to tenants.

Currently, both landlords and tenants need to institute legal actions through the

BY DATUK CHANG
KIM LOONG



courts of law to recover payments or enforce their rights under their tenancy agreements, which can be costly. The rental arrears or deposits owing may be less than the legal fees incurred under disputes for such claims.

In addition, should short home-stay programmes such as Airbnb come under the RTA, when occupants of these properties flout management rules, incurring the wrath

of neighbours and residents within a development? What about the rights of residents' associations in gated-and-guarded communities and management bodies for stratified properties which are sometimes inadvertently involved in tenancy disputes?

HBA is concerned with the intended scope of this RTA as it also aims, as was reported, to cover matters such as "rent control" for housing areas and perceived racist practices on potential tenants.

HBA is of the view that the proposed RTA, should not include both of these areas for the below reasons.



Rental is always based on free market

Rental is a private commercial arrangement between a willing tenant and a willing landlord and the government should not interfere in such arrangements. The government would be sending a very wrong message to the investing public at large by trying to interfere in such private rental arrangements.

If the government is going to interfere with rental for residential housing, there will be calls for the government to also interfere in rental for commercial properties. The government will then be forced to cap rentals for even shopping malls, food courts, restaurants, office buildings, etc, and this will definitely drive away all local and foreign investors.

It was reported that one of the reasons the government wants to cap rental is to exert some control for low-cost housing projects. The minister was reported to have said: "Some irresponsible ones have been charging higher rates to foreigners".

HBA wishes to remind the minister that low-cost housing is meant for owner occupation and not allowed to be rented out. To say that the government is allowing low-cost properties to be rented out, what more to foreigners, is a betrayal of the purpose of building such low-cost housing properties in the first place, which is to provide a roof for the poor and should not be used for property speculation.

HBA has been calling for stricter enforcement of existing rules to ensure that low-and also medium-cost properties are not rented out to third parties and are allocated to the correct target group.

Owners have the right to choose their tenants

Every house owner must have the right to choose whom they want to rent to. Different owners have different criteria based on their past experiences and individual preference, and whilst HBA does not support using race as a criterion, the fact remains that the landlord should not be compelled to rent to a tenant he or she does not wish to. It is the prerogative of landlords to choose their tenants. Choosing or profiling is a methodical risk management practice based on quantifying qualitative attributes of tenants. One can't possibly be expected to rent to a potential tenant who is problematic from the onset.

The proposed RTA cannot take away the indefeasible rights of property owners which include the right to dispose and lease/rent the property to anyone of their own choosing.

Instead, HBA calls for the minister to ensure that the rights of both tenants and landlords are protected in the following key areas under the proposed RTA:

Tenants



Right to occupy the property during the term of the tenancy agreement so long as the tenant continues to pay rent without fail

Right against the landlord to raise rent arbitrarily during the tenancy period which is not provided for in the tenancy agreement

Landlords to make all major repairs of the property to ensure that the tenant dwells in a safe and secure environment

Right to a timely and full refund of all security and rental deposits after deducting for any repairs that may be caused by the tenant during the tenancy period.

Landlords



Tenant must vacate the said property if the tenant has defaulted in rental payments as provided for in the tenancy agreement

Landlord can raise rental as provided for in the tenancy agreement, and if the tenant cannot afford the revised rate, the tenant must vacate the property

Right of landlord to deduct or withhold the rental or security deposit in the event the tenant has caused damage to the property

Right of the landlord to deduct or withhold the rental or security deposits in the event the tenant has outstanding utility bills such as water, electricity, sewage or telephone charges

Perhaps the RTA should incorporate the common terms already in use in most of the tenancy agreements in Malaysia with additions for better safeguarding of both the landlord and tenant. The RTA should strive to have standard terms and conditions for a tenancy agreement where the rights, duties and remedies are balanced between the landlord and tenant as well as the quantum of security deposits, tenure of tenancies and options thereof.

Landlord and Tenant Dispute Tribunal

If the law is going to be passed, it is necessary to protect the interests and regulate tenancy practices of both landlords and tenants alike. The RTA should provide a much-needed solution to the problems in the tenancy segment. We suggest instituting a quasi-court in the form of a Tenancy Tribunal for certain in trivial disputes as an alternative dispute resolution to the current courts of law, which are not only expensive, but also time consuming.

Enforcing compliance

Last but not least, if there is seriousness in proceeding with the RTA, we suggest that close monitoring of landlords and tenants be carried out perhaps by a system to identify errant landlords and wayward tenants. Such information, or rating of landlords and tenants via a black-listing/rating system/database should be then made available to the market, to assist other landlords and potential tenants in their decision-making before executing a tenancy agreement. The question is whether the ministry is capable of undertaking the additional tasks.



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BY RACHEL CHEW

Kajang is more than just a satay and hot pepper soup town. Located in the south eastern part of Selangor, it is about 20km from Kuala Lumpur and less than a 15-minute drive from Putrajaya and Cyberjaya.

These days, the once-sleepy town has transformed into a mature and vibrant address that many city folks call their home, thanks to the completion of the Sungai Buloh-Kajang MRT line in July 2017, which has encouraged even more property development activities in Kajang over the past few years. Kajang houses three MRT stations, namely Sungai Jernih, Stadium Kajang and Kajang.

Besides MRT lines, the completion of several highways has complemented the main artery, North South Expressway, such as the Kajang Dispersal Link Expressway (SILK), Expressway Lingkar Tengah or North-South Central Link (ELITE), the Cheras-Kajang Highway, the new South Klang Valley Expressway (SKVE), the Kajang-Seremban Highway (LEKAS) and Cheras-Kajang Expressway (CKE).

Currently, there are two more new highways under construction: the East Klang Valley Expressway (EKVE) and Sungai Besi-Ulu Klang Elevated Expressway (SUKE), and when completed, will ease travelling to and from Kajang and other parts of the Klang Valley.

The property development history of Kajang dates back to the 1980s when MKH Bhd launched its Taman Bukit Indah township in 1981 and later Taman Bukit Mewah. Thereafter, Country Heights, an upmarket residential estate with individually-designed-and-built bungalows as well as a golf and country club was launched in 1992.

"Capitalising on the substantial price difference between property prices in Kajang and that of Kuala Lumpur and Petaling Jaya, several other developers have launched modern townships in Kajang to attract house buyers from not only nearby areas but also KL and Petaling Jaya (PJ)," Henry Butcher (M) Sdn Bhd chief operating officer Tang Chee Meng tells EdgeProp.my in an interview.

Similarly, KGV International Property Consultants (M) Sdn Bhd Anthony Chua shares that Kajang started to expand when house prices in KL and PJ were moving rapidly upwards.

"Due to the spillover effect, property developers bought tracts of land and began constructing houses. With the affordable house price range, many choose to live in Kajang but work in other places such as KL, PJ and Subang," says Chua.

According to EdgeProp Research, Kajang's landed residential average property price has appreciated 17% to RM629,093 or RM288 psf (against land size) from 2015 to 2019 while non-landed residential property price has grown 37% to RM280,936 or RM276 psf over the same period.

KAJANG

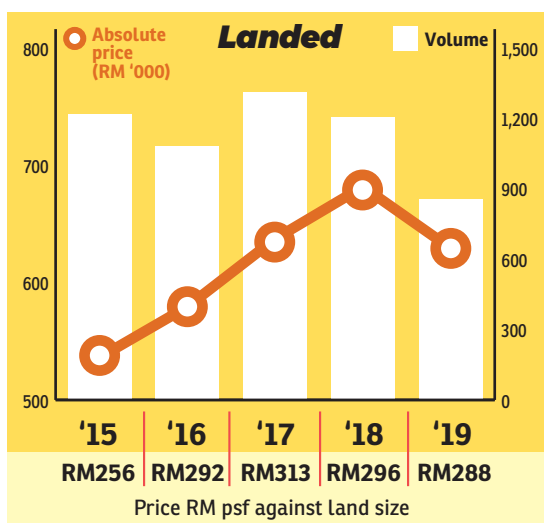
A mature and vibrant address

Average prices for residential properties in Kajang

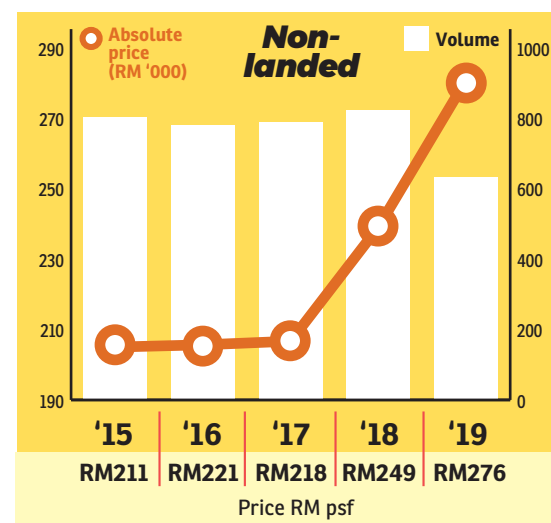
HARIS HASSAN | THE EDGE



Tang: The ready availability of other amenities like shopping malls, schools and recreational amenities will give Kajang a definite edge



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Henry Butcher's Tang says Kajang's residential property price is on a healthy uptrend.

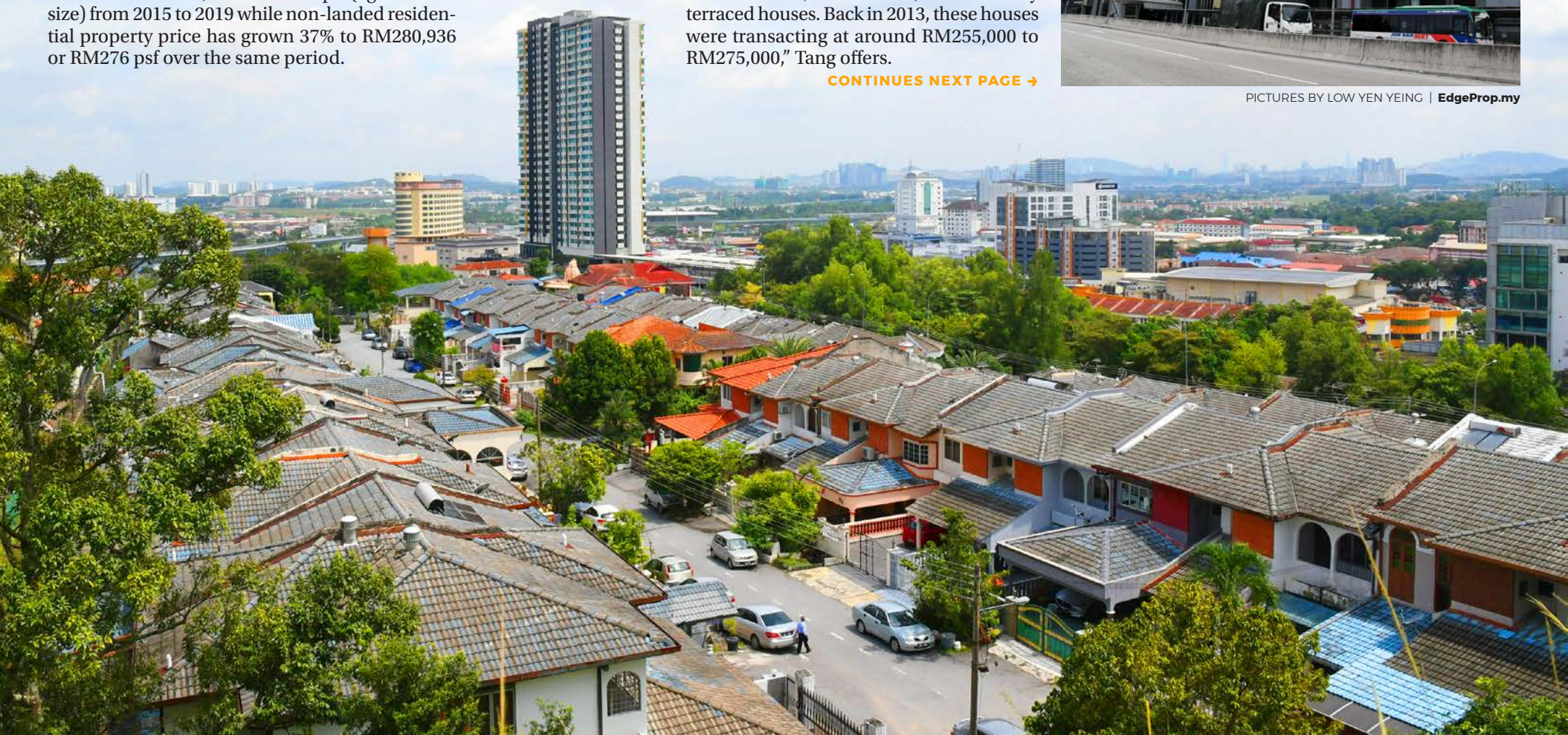
"Taking 2-storey terraced houses as an example, areas such as TTDI Grove Kajang's current transacted prices are between RM700,000 and RM720,000, while the transacted prices back in 2013 were around RM580,000 to RM620,000. Taman Kajang Perdana homes have transacted at around RM400,000 to RM450,000 while the prices in 2013 were at RM280,000 to RM355,000. Places like Taman Kajang Mewah are going around RM330,000 to RM380,000 for 2-storey terraced houses. Back in 2013, these houses were transacting at around RM255,000 to RM275,000," Tang offers.

CONTINUES NEXT PAGE →

The Kajang MRT station was completed in July 2017.



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COVER STORY

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← FROM PREVIOUS PAGE

More upmarket developments

Kajang is in a strategic location within the southern part of the Klang Valley. In fact, it is smack in the centre of four fast-growing areas — Batu 9 to Batu 11 Cheras, Serdang, Semenyih and Bangi.

“Kajang is a promising market and has been developing rapidly over the past decade, hence available development land is decreasing in Kajang. And this is one of the reasons new developments are found mainly to the east towards Semenyih and Bangi, where new quality townships are being developed there. There are more new upmarket developments sprouting up between the Kajang-Bangi corridor,” KGV International Property Consultants’ Chua shares.



Chua: Kajang is a promising market and has been developing rapidly over the past decade.

“Kajang is, in my view, more established and dynamic compared to Bangi, Bandar Mahkota Cheras and Serdang, although they are catching up, thanks to the spillover effect. The superb infrastructure and availability of so many educational institutions such as Universiti Tenaga Nasional, New Era University College and Kuala Lumpur Infrastructure University College, provide strong reasons for house buyers to make their home in Kajang as well as invest there. Furthermore, the ready availability of other amenities like shopping malls, schools and recreational amenities will give Kajang a definite edge,” Henry Butcher’s Tang offers.

The challenges

No doubt the superb infrastructure, the education institutions as well as the affordable house prices have been driving the Kajang property market over the years. The question is, will its edge be sustainable into the future.

“As Kajang has grown rapidly, the town centre is now facing traffic congestion. Furthermore, the increase in population has led to the inadequacy of social amenities such as markets, playing fields and recreational areas,” says Tang.

He believes town planning needs to be reviewed and updated to cope with the many new developments that have sprouted up haphazardly over the years, as all these problems need to be resolved to make Kajang a more attractive place to live in.

Agreeing with Tang, Chua points out that the key challenge for the Kajang property market is over crowding.



Newer township developments in Kajang have attracted young homebuyers and upgraders.

Latest residential projects in Kajang

PROJECT NAME	DEVELOPER	NAME/PHASE	COMPLETION	BUILDING TYPE	MIN PRICE (RM)	MAX PRICE (RM)
Kajang 2	MKH Bhd	Precint 2 (Midori & Hiroki)	2020	Terraced/superlink	739,000	850,000
Jade Hills	Gamuda Bhd	The Lakes	2020	Bungalow	3,036,000	4,730,800
		Rymba Garden (Link villas)	2020	Terraced/superlink	1,576,560	2,187,360
		Rymba Garden (Semidee)	2020	Semidee	1,809,360	2,152,560
Kajang East	MKH Bhd	Precint 1 Phase 2	2020	Terraced/superlink	998,400	1,531,400
Putra Platinum	Orchard Circle Sdn Bhd	NA	2020	Serviced residence/serviced apartment	664,860	1,477,975
Nexus Kajang	MKH Bhd	Residensi Prima	2022	Apartment/flat	374,400	496,275
		Nexus Tower B	2022	Serviced residence/serviced apartment	405,000	450,000
		Nexus Tower C	2022	Serviced residence/serviced apartment	399,000	475,100
MKH Boulevard 2	MKH Bhd	Boulevard 2	2022	Serviced residence/serviced apartment	250,000	521,000
Canopy Hills Residences	Land Pacific Development Sdn Bhd	Tower A & B	2022	Serviced residence/serviced apartment	230,000	352,000

SOURCE: HENRY BUTCHER MALAYSIA

“The rather high-density town is further burdening the already congested local traffic. The town council may also need to look into the old dilapidated buildings in the heart of the town, on how to balance between the new developments and preserving those pre-war buildings to make them an attraction of the town.

“Furthermore, Kajang town is predominantly occupied by old housing estates and this has painted the town as a less-than-desirable living address,” Chua shares. Hence, for a more conducive living environment, new townships with lifestyle offerings will attract young homeowners and upgraders.

One of the key challenges for the Kajang property market is overcrowding.

Growing population and income levels

Moving forward, Chua expects the residential market outlook to remain sluggish for the rest of 2020, brought about by the Covid-19 pandemic.

“However, Kajang, being a mature locale, should be able to sustain steady growth over the long term and will continue to attract demand from house buyers. This is also supported by the growing population in the District of Hulu Langat,” he notes.

According to the Department of Statistics (DOS), Hulu Langat’s population grew by approximately 25% from 2000 to 2010. Hence, the projected population for the district is approximately 1.44 million for 2020, based on the growth rate of 25% recorded in the past.

DOS data also found that the average income in Hulu Langat is RM9,593 per month, which is slightly above the average for the state of Selangor (RM9,463) and above the average income in Malaysia (RM6,958). The average income of the residents of Hulu Langat is also the third highest in Selangor, after Petaling and Sepang.

“With the growing population and the healthy income level, demand for houses is expected to prevail. The residential market is also the most resilient compared to other category of properties as it is primarily for own use and long-term investment.

“From the above analysis, the outlook for new developments in the Kajang area is promising, provided that the pricing remains competitive and there are quality amenities that appeal to working professionals who want to live not too far from Kuala Lumpur city,” Chua concludes.





PREC working with tenants to bring retail business online

BY TAN AI LENG

SHAH ALAM: While many are saying traditional mom and pop stores will soon become history, PKNS Real Estate Sdn Bhd (PREC) is working hard to help the conventional retailers to start their online shops to generate more business.

PREC CEO Fakru Radzi Ab Ghani sees an urgent need to help the merchants in their shopping malls to get an online presence while continuing to operate their offline businesses.

"We had the idea of setting up the virtual platform, called Bazaar Lokal, a year ago but we have sped up the implementation during the Movement Control Order (MCO) period as we realised that this could benefit these conventional SME retailers," he tells EdgeProp.my.

Despite there being many online shopping platforms available for consumers in the market, Fakru reckons that there is a need for neighbourhood malls operators to have their own marketplace to serve their customers.

With the majority of shoppers being loyal customers who visit the same malls to get their necessities, the niche is there. By having an online platform, it enables them to continue getting the goods they need from familiar merchants in the mall, he adds.

PREC is an investment arm and asset management company for Selangor State Development Corp (PKNS). It currently manages Kompleks PKNS Shah Alam and SACC Mall in Shah Alam, as well as Kompli-



LOW YEN YEING | EdgeProp.my

“

By having an online platform, it enables consumers to continue getting the goods they need from their familiar merchants in the mall.”

— Fakru

eks PKNS Bangi. Other properties managed by the company include Menara Worldwide in Bukit Bintang and Menara PKNS in Petaling Jaya.

Launched in June, there are close to 100 merchants (out of 500 merchants in PREC managed malls) registered at the Bazaar Lokal web-based shopping platform and showcases over 300 locally made products such as clothes, food and beverage, home appliances, health and beauty and supplements.

There is zero cost for the merchants to participate in this platform, but there will be a fee charged for each transaction. The rate of the transaction fees range between

5% and 12%, depending on the profit margin of the goods.

Fakru says that the inception of Bazaar Lokal was not meant to compete with the well-established online shopping platforms, but to complement the merchants' current offline business.

"Undeniably, the Covid-19 pandemic is a turning point for us [the mall operator

and mall retailers]. Going online is a must for business survival as when customers could not visit you in a physical shop, they could still shop with you online. It is crucial to helping the conventional retail business owners to get an online presence while maintaining a physical shop," he explains.

For the other 400 merchants who have still not participated in the Bazaar Lokal platform, he explains that the main obstacle is the conventional retailers' lack of IT knowledge, including setting up their own emails or online accounts to market their products.

To help them get "connected", PREC has organised hand-holding sessions explaining the online platform mechanism and teaching the interested merchants on how to set up their online shop as well as taking orders. Currently there are over 70 merchants participating in their hand-holding sessions.

On top of this, to complement the online and offline businesses, PREC also engaged with logistic service providers to offer goods delivering service for the merchants who are participating with Bazaar Lokal.

Currently, Bazaar Lokal is only limited to PREC-managed shopping malls, but Fakru plans to open up to other local retailers who are interested in marketing their products online.

"While having a physical store as a place to showcase their products and offering customer service, the online platform enables them to open up their business horizon to expand to other areas or maybe go global, in the future," he says.

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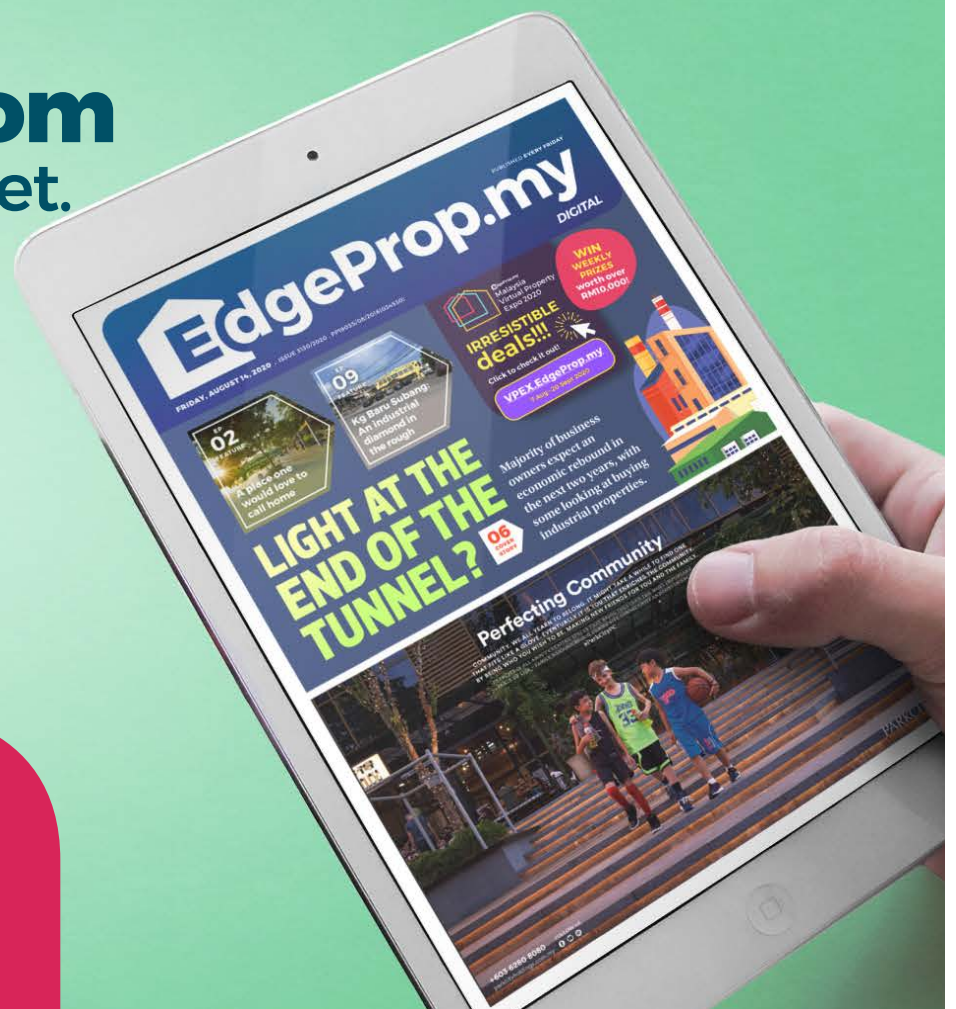
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SPOTLIGHT



Properties for sale and rent



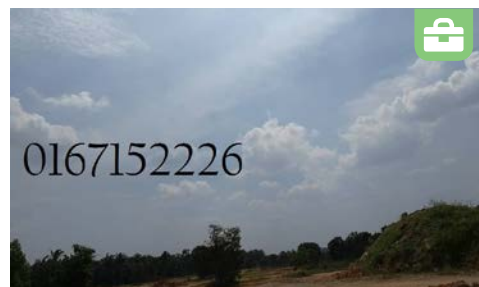
Commercial



Residential



Click/tap on each listing to visit the listing's page

**RM1,400/mth****Lido Four Seasons Residence, Kota Kinabalu, Sabah****Type:** Condominium **Tenure:** Leasehold
Built-up: 1,000 sq ft **Bedroom:** 3
Bathroom: 2**Abby Tan** (REN 20757)IQI REALTY SDN BHD (E (I) 1584/9)
☎ +6017 261 6216**RM800,000****Taman Midah, Cheras, Kuala Lumpur****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,400 sq ft **Land size:** 1,540 sq ft
Bedroom: 5 **Bathroom:** 2**Elvie Ho** (REN 22102)REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
☎ +6012 303 3788**RM420,000****Bandar Puncak Alam, Selangor****Type:** Terraced house **Tenure:** Leasehold
Built-up: 1,400 sq ft **Land size:** 1,400 sq ft
Bedroom: 4 **Bathroom:** 3**Ahlan Property** (REN 03689)TOGETHER PROPERTIES (E (3) 0503)
☎ +6019 258 6275**RM14,400/mth****KPMG Tower, Bandar Utama, Selangor****Type:** Office **Tenure:** NA
Built-up: 7,200 sq ft**Thean** (REN 02316)MIDAS PROPERTIES (E (3) 0677)
☎ +6012 203 5517**RM520,000****Ranau, Sabah****Type:** Residential land **Tenure:** Leasehold
Land size: 21,775 sq ft**Jenny Wong** (REN 31278)IQI REALTY SDN BHD (E (I) 1584/9)
☎ +6019 881 3803**RM470,000****Kelana Parkview, Kelana Jaya, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 1,144 sq ft **Bedroom:** 3 **Bathroom:** 2**Wenda Tee** (REN 31380)REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
☎ +6013 348 9163**RM445,800****Bandar Nusaputra, Puchong South, Selangor****Type:** Townhouse **Tenure:** Leasehold
Built-up: 1,282 sq ft **Land size:** 1,650 sq ft
Bedroom: 3 **Bathroom:** 2**Low Chee Hoong** (REN 22437)REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
☎ +6012 318 8473**RM5,500/mth****Pavilion Suites Kuala Lumpur, KL City, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 718 sq ft **Bedroom:** 1 **Bathroom:** 1**Mark Thoo** (REN 31739)PROPnex REALTY SDN BHD (E (I) 1800)
☎ +6012 308 0410**RM6,080,700****Kulai, Johor****Type:** Industrial land **Tenure:** Freehold
Land size: 2 acres**Adeline Lee** (REN 02761)IQI REALTY SDN BHD (E (I) 1584/6)
☎ +6016 715 2226**RM1,250,000****Setia Alam/Alam Nusantara, Selangor****Type:** Semidee house **Tenure:** NA
Built-up: 2,800 sq ft **Land size:** 2,240 sq ft
Bedroom: 4 **Bathroom:** 4**Dixon** (PEA1324)HSR REALTORS (MALAYSIA) SDN BHD (E (I) 1552)
☎ +6012 813 8660**SOLD FOR RM4 million**

(RM417 psf against land size)

Bungalow, Taman Shanghai, Old Klang Road, KL**Concluded by: Neville Peter Massang** PRO(REN 24547) of I-Prop Realty (USJ) Sdn Bhd
(+6012 201 9216) **When:** May 2020**Noteworthy**

- Freehold
- Land size: 9,583 sq ft; Built-up size: 4,094 sq ft
- 6 bedrooms; 5 bathrooms
- Partly furnished with ceiling fans, lightings, curtains, kitchen cabinets and wardrobes.
- Amenities: Convenience store, banks, petrol station, supermarket, F&B, public park, 5-km from Mid Valley Megamall and Bangsar South, as well as 20km to Kuala Lumpur city centre
- Easy accessibility via Federal Highway, North-South Expressway, Sungai Besi Highway

Taman Shanghai is one of the oldest landed housing developments located along the bustling Old Klang Road, Kuala Lumpur. It comprises mostly single-storey terraced houses and some bungalows and semidee houses.

Real estate negotiator from I-Prop Realty (USJ) Sdn Bhd Neville Peter Massang told EdgeProp.my that although there is demand for landed homes in Taman Shanghai, there is very limited supply of secondary houses as most of the units are owner-occupied.

In his recently concluded deal, the previous owners inherited the house from their late mother and decided to let go of the unit as they do not intend to occupy it.

The freehold property faces Old Klang Road, making it an ideal location to run a business, said Massang, adding that many offers were

received after the property was put up for sale.

The buyer likes the location and the spacious house as he intends to turn the bungalow into an office and showroom.

According to EdgeProp Research, two terraced houses in Taman Shanghai were transacted at RM530,000 (or RM302 psf against land size) and RM750,000 (or RM315 psf against land size) in 2019.

As of August, there is only one unit on the sales listing for Taman Shanghai in EdgeProp.my. The bungalow house is asking for RM2.6 million or RM273 psf against land size. There is no property in Taman Shanghai for rent at the moment.

Planning to buy or sell a home? With **EdgeProp's FREE transacted price tool**, you can check past transaction prices for any property by name or area and make an informed decision.

**RM696,938****Ranau, Sabah****Type:** Residential land **Tenure:** Leasehold
Land size: 14,525 sq ft**Jenny Wong** (REN 31278)IQI REALTY SDN BHD (E (I) 1584/9)
☎ +6019 881 3803**RM800,000****Cheras, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,750 sq ft **Land size:** 1,540 sq ft
Bedroom: 5 **Bathroom:** 4**Christopher Chong** (REN 15344)GREAT CASA REALTY SDN BHD (E (I) 1688)
☎ +6017 799 4484

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RM259,000

Bandar Baru Salak Tinggi, Sepang, Selangor**Type:** Residential land **Tenure:** Malay Reserved Land **Land size:** 4,064 sq ft**Ahmad Suhaili** (REN 16724)

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



RM2,880,480

Vila Elemen, KGSAAS, Shah Alam**Type:** Bungalow **Tenure:** Leasehold **Built-up:** 6,100 sq ft **Land size:** 4,500 sq ft **Bedroom:** 5 **Bathroom:** 5**Aimi Zamzuri** (REN 27363)

FIRDAUS & ASSOCIATES PROPERTY PROFESSIONALS SDN BHD (VE (I) 0091/3) ☎ +6017 300 6640



RM4,500/mth

Arata of Tijani, Kenny Hills, Kuala Lumpur**Type:** Condominium **Tenure:** Freehold **Built-up:** 1,900 sq ft **Bedroom:** 3 **Bathroom:** 4**Ain Nabila** (REN 39738)

CBD PROPERTIES SDN BHD (E (I) 1197) ☎ 6011 26477114



RM480,000

Denai Alam, Selangor**Type:** Terraced house **Tenure:** Leasehold **Built-up:** 1,685 sq ft **Land size:** 1,500 sq ft **Bedroom:** 4 **Bathroom:** 3**Aireen Ng** (REN 39587)

GS REALTY SDN BHD (E (I) 1307) ☎ +6012 330 3233



RM260,000

Laman Suria e-Resort Apartment, Bangi, Selangor**Type:** Condominium **Tenure:** Freehold **Built-up:** 840 sq ft **Bedroom:** 3 **Bathroom:** 2**Aizudin Borhan** (REN 25247)

LEGACY REAL PROPERTY SDN BHD (E (I) 1925) ☎ +6019 325 6071



RM450,000

Taman Cheng Setia, Melaka**Type:** Semidee house **Tenure:** Freehold **Built-up:** 3,200 sq ft **Land size:** 3,444 sq ft **Bedroom:** 5 **Bathroom:** 3**Alil Anua** (REN 41209)

TOGETHER PROPERTIES (E (3) 0503) ☎ +6013 623 0330

SOLD FOR RM1.8 million

(RM847 psf against land size)

2-storey terraced house, Bukit Bandaraya, Bangsar, KL**Concluded by: Zack Ng Kah Chuan** PRO(PEA 2049) of Pepite Real Estate Sdn Bhd (+6016 222 9045) **When:** March 2020

DONE DEAL

**Noteworthy**

- Built-up: 2,300 sq ft; Land size: 2,125 sq ft
- Freehold
- Unfurnished
- 4 bedrooms; 3 bathrooms
- Accessible via highways including Penchala Link, New Klang Valley Expressway, Damansara Puchong Expressway and Spring Highway
- Walking distance (around 400m) to Bangsar Shopping Centre, about 6km from KL Sentral, around 11km from Kuala Lumpur City Centre, 20km from Subang International Airport

Located in Bangsar, Bukit Bandaraya is one of the affluent residential areas in Kuala Lumpur. There are some two to three-storey terraced houses and semidees within the area.

According to Zack Ng from Pepite Real Estate Sdn Bhd, who concluded the deal, a typical double-storey terraced home in Bukit Bandaraya area would command a price tag of RM2 million for its location.

The property was up for sale since February last year. He received an offer of RM1.85 million in July this year, but the owner rejected it as there are similar units in the same area that changed hands at RM2 million.

"However, as more houses came into the market and another house on the same row was sold for RM1.85 million, the owner decided to accept an offer which was close to current market value. The deal was concluded right before the

Movement Control Order," he explained.

Houses in Jalan Pudina, Bukit Bandaraya, are always in demand, said Ng, adding that Jalan Pudina is one of the few areas which has guarded-community.

He noted that the buyer likes the location of the property with its proximity to various amenities including Bangsar Shopping Centre, which is just located five minutes away.

EdgeProp Research data showed that four terraced houses changed hands at an average price of RM2.05 million or RM1,009 psf in 2019.

Meanwhile, there are five residential properties up for sale in EdgeProp.my, with an average asking price of RM909 psf or RM2.63 million.

As at August 2020, there is one rental listing of a double-storey terraced home at Bukit Bandaraya on EdgeProp.my, with average asking prices of RM3,100 or RM1.61 psf.



RM3,230,000

Bidai Residence, Bukit Jelutong, Selangor**Type:** Bungalow **Tenure:** NA **Built-up:** 3,330 sq ft **Land size:** 8,902 sq ft **Bedroom:** 5 **Bathroom:** 6**Fasha Hamid** (REN 26498)

FIRDAUS & ASSOCIATES PROPERTY PROFESSIONALS (VE (I) 0091/1) ☎ +6017 973 9534



RM370,000

Medan Mega Melati M3 Residency, Setapak, Kuala Lumpur**Type:** Condominium **Tenure:** Leasehold **Built-up:** 807 sq ft **Bedroom:** 3 **Bathroom:** 2**Alps Joon Kiat Tan** (REN 18124)

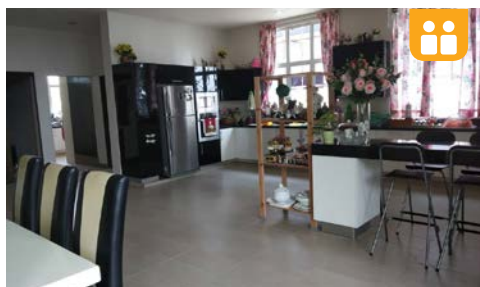
ORIENTAL REAL ESTATE SDN BHD (E (I) 1503) ☎ 60102153233



RM32,000/mth

KL Eco City, Bangsar, Kuala Lumpur**Type:** Office **Tenure:** Freehold **Built-up:** 4,381 sq ft**Amanda** (PEA 0991)

CORNERSTONE XSTATE SDN BHD (E (I) 1851) ☎ +6012 286 8073



RM2,620,000

Kota Bayu Emas, Klang, Selangor**Type:** Bungalow **Tenure:** Freehold **Built-up:** 6,527 sq ft **Land size:** 6,527 sq ft **Bedroom:** 6 **Bathroom:** 6**Chris Chan** (REN 25514)

GRIFFIN PROPERTIES (E (3) 1792) ☎ +6016 208 6226



RM3,000/mth

Kota Kemuning, Selangor**Type:** Shoplot **Tenure:** Leasehold **Built-up:** 3,122 sq ft **Land size:** 1,560 sq ft **Bathroom:** 2**Andy Gan** (REN 41436)

WEREG PROPERTIES (E (3) 1867) ☎ +6019 338 0857



RM775,000


Horizon Hills, Johor**Type:** Terraced house **Tenure:** Freehold **Built-up:** 3,100 sq ft **Land size:** 2,080 sq ft **Bedroom:** 4 **Bathroom:** 4**Ang Boon Chai** (REN 39619)

EU AS PROPERTIES SDN BHD (E (I) 1677) ☎ +6017 780 8161

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RM480,000

Kota Emerald, Rawang, Selangor
Type: Terraced house **Tenure:** Freehold
Built-up: 1,875 sq ft **Land size:** 1,875 sq ft
Bedroom: 4 **Bathroom:** 3

Angel Ang (REN 34060)
BILLION REALTORS (1872)
☎ +6017 213 7006



RM4,900/mth

Kiaramas Ayuria, Mont'Kiara, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 1,605 sq ft **Bedroom:** 4
Bathroom: 4

Angelia Kong (REN 03495)
FIRST REALTORS AGENCY (E 3) 0788)
☎ +6017 292 3977



RM930,000

Wisteria @ Bandar Rimbayu, Telok Panglima Garang, Selangor
Type: Terraced house **Tenure:** Leasehold
Built-up: 2,446 sq ft **Land size:** 2,640 sq ft
Bedroom: 4 **Bathroom:** 4

Ann Pua (REN 34102)
CHESTER PROPERTIES SDN BHD (E 1) 1321/15)
☎ +6017 636 8687



RM1,100/mth

Almyra Residences @ Bandar Puteri Bangi, Bangi, Selangor
Type: Condominium **Tenure:** Freehold
Built-up: 969 sq ft **Bedroom:** 3 **Bathroom:** 2

Fatin Ardi (REN 36684)
VIVAHOMES REALTY SDN BHD (E 1) 1670)
☎ +6018 388 6258



RM78,000/mth

Pasir Gudang, Johor
Type: Factory **Tenure:** Freehold
Built-up: 60,000 sq ft
Land size: 135,036 sq ft

Apple Wong (REN 12700)
VIGOR PROPERTIES (E 3) 1777)
☎ +6018 288 9222



RM923,510

Bangi Golf Resort, Bangi, Selangor
Type: Residential land **Tenure:** Leasehold
Land size: 11,890 sq ft

Asyran Laidin (PEA 2350)
IREAL PROPERTY SDN BHD (E 1) 1747)
☎ +6012 429 9573



RM1,450,000

Bandar Kinrara Puchong, Selangor
Type: Terraced house **Tenure:** Freehold
Built-up: 3,000 sq ft **Land size:** 2,800 sq ft
Bedroom: 5 **Bathroom:** 3

Augustine (REN 01958)
JUBILEE REALTY (E 3)1853)
☎ +6012 313 3481



RM11,670,000

Sungai Besi, Kuala Lumpur
Type: Commercial land **Tenure:** Freehold
Land size: 33,000 sq ft

Azemi (REN 15376)
JAZ INTERNATIONAL MALAYSIA SDN BHD
(VEPM 1) 0120) ☎ +6017 356 9452



RM70,000,000

Cyberjaya, Selangor
Type: Office **Tenure:** Freehold
Built-up: 11,793 sq ft

Aziz (REN 13367)
MILESTONE REALTY (E 3) 1682)
☎ +6019 328 3153



RM2,300,000

Batu Lintang, Kuching, Sarawak
Type: Bungalow **Tenure:** Leasehold
Built-up: 3,000 sq ft **Bedroom:** 5
Bathroom: 3

Beautriz Sim (E 2704)
AZMI & CO (SARAWAK) SDN BHD (VEPM 1) 0002/3)
☎ +6012 888 5121



RM4,200,000

Banyan Tree, KLCC, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 2,195 sq ft **Bedroom:** 4 **Bathroom:** 5

Fazli Shahar (REN 18056)
DRMI PROPERTY CONSULTANT (VE 3) 0369)
☎ +6012 360 2422



RM1,900/mth

Brem Park 2, Kuchai Lama, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 1,600 sq ft **Bedroom:** 3
Bathroom: 2

Benson Ting (E 2307)
ONE WSM PROPERTY SDN BHD (E 1) 1823)
☎ +6012 235 0337



RM6,180,000

Sierramas, Sungai Buloh, Selangor
Type: Bungalow **Tenure:** Freehold
Built-up: 7,304 sq ft **Land size:** 8,503 sq ft
Bedroom: 6 **Bathroom:** 6

Brian Tang (PEA 2267)
IQI REALTY (E 1) 1584)
☎ +6016 528 3313



RM600,000

You Residences, Batu 9, Cheras, Selangor
Type: Condominium **Tenure:** Freehold
Built-up: 1,453 sq ft **Bedroom:** 4 **Bathroom:** 3

Chris Lim (REN 20985)
GRIFFIN PROPERTIES (E 3) 1792)
☎ +6016 995 5607



RM940,000

Seri Kembangan, Selangor
Type: Shop house **Tenure:** Freehold
Built-up: 2,000 sq ft **Land size:** 1,900 sq ft

Christopher (REN 03972)
REAPFIELD PROPERTIES (HQ) SDN BHD (E 1) 0452)
☎ +6012 278 2207



RM2,200,000

Nusa Tropika, Ulu Kelang, Selangor
Type: Link Bungalow **Tenure:** Freehold
Built-up: 5,060 sq ft **Land size:** 2,880 sq ft
Bedroom: 6 **Bathroom:** 6

C K Lum (REN 09439)
HENRY BUTCHER REAL ESTATE SDN BHD (E1) 0501)
☎ +6016 302 8936

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