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**Covid-19 Bill –
(legal) vaccine
for contracts?**



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FEATURE

**It's Flat Seri
Kedah's turn now
for a facelift**



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MALAYSIA**

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Water management body to be set up in Federal Territory

Tan Sri Annuar Musa says his ministry is mulling the formation of a water management body in the Federal Territory to prevent water disruption.

The proposal was brought up during Thursday's Cabinet meeting by Annuar and the ministry is currently conducting a study on the matter.

"I think we should not depend on the water corporation in Selangor and as a long-term measure, (Federal Territory) must have its own water management," he said.

By having a water management body, Annuar noted that the Federal Territory would enjoy a lot of benefits as they could manage their water concession or even buy or process

water from the water resources within its control such as lakes and rivers.

Almost five million residents in the Klang Valley and Selangor have been affected by unscheduled water cuts last week after the Sungai Selangor Phases 1, 2 and 3 and Rantau Panjang water treatment plants were shut down due to pollution of their raw water source.

The Malaysian Anti-Corruption Commission (MACC) has begun investigations on the pollution of Sungai Gong in Rawang.

It said the probe will look into elements of corrupt practices involving any parties, including enforcement agencies.



The affected residents at Flat Seri Kedah queued to collect water from city council's water tanker.

LOW YEN YEING | EdgeProp.my



THE EDGE MALAYSIA

Dutch Lady mulls sale of Petaling Jaya factory land

Dutch Lady Milk Industries Bhd is assessing the prospect of a potential sale of its current factory land in Petaling Jaya.

The 9.93-acre leasehold land, which is located at Jalan Prof Khoo Kay Kim, comprises factory buildings, office complex and warehouse, and carries a net book value of RM28.4 million or 0.44 sen per share as at end last year, according to its latest annual report.

The assessment came as the group had received shareholders' approval last July for the purchase of land in Bandar Enstek, Negeri Sembilan for the construction of its new manufacturing facilities. It was also brought about considering the current economic climate which resulted from the Covid-19 pandemic, Dutch Lady said in a stock exchange filing recently.

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use development, which carries a GDV of RM2.88 billion. The construction work will commence in early 2021.

BNM maintain OPR at 1.75%

Bank Negara Malaysia (BNM)'s Monetary Policy Committee has decided to maintain the overnight policy rate (OPR) at 1.75%, with the central bank citing the continued improvement in the global economy given the easing of containment measures across more economies and strong policy support.

In its Monetary Policy Statement, the bank said the reopening of production facilities led to a resumption of manufacturing and trade activity, although the recovery in the services sector has been slower.

"Financial conditions have improved, although risk aversion remains elevated. The outlook is still subject to downside risks and uncertainty, primarily due to the risk of a resurgence of the pandemic and weaker labour market conditions," it said.

Economic activity in Malaysia continues to recover from the trough in April and the latest high frequency indicators show that labour market conditions, household spending and trade activity have continued to improve.

has been appointed to act on behalf of the company to seek offers for the land. Final decisions on the land will only be made by the board after the assessment of the various scenarios is completed, it added.

Covid-19: Malaysia imposes entry ban on 23 countries

Long-term pass holders from 23 countries which have recorded more than 150,000 Covid-19 cases are barred from entering Malaysia effective Sept 7, 2020.

According to a list issued by the Immigration Department on its official Facebook account, the countries include the United States, Brazil, India, Russia, Peru, Colombia, South Africa, Mexico, Spain, Argentina and Chile.

Also on the list are Iran, United Kingdom, Bangladesh, Saudi Arabia, Pakistan, France, Turkey, Italy, Germany, Iraq, Philippines and Indonesia.

Corporation of China, to develop a 148-acre prime commercial land in Skudai, Johor.

It is believed to be one of the biggest foreign direct investments in Iskandar Malaysia since the Covid-19 outbreak. The 10-year project has an estimated gross development value (GDV) of RM8 billion.

IWH said the first phase of the development will be a 38-acre mixed-

IWH and MCC Singapore to co-develop RM8b project in Skudai

Danga Heights Development (DHD), a subsidiary of Iskandar Waterfront (IWH), will join hands with MCC Singapore, a subsidiary of Metallurgical

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Nine in 10 corporate real estate leaders confident in recovery post-pandemic: JLL

BY VALERIE KOR | EDGEPROP SINGAPORE

SINGAPORE: At least nine in 10 corporate real estate (CRE) leaders in the Asia Pacific are confident that plans to mitigate the impact of Covid-19 will be successful, according to a JLL's report *Optimism in the Face of Crisis*. The report is based on the findings of a survey conducted among 200 corporate real estate leaders from the Asia Pacific region.

In their view, working from home will not replace offices. A majority of CRE leaders believe they will maintain or increase total footprint and number of sites in the medium to long term.

76% of them expect moderate or steady rationalisation of real estate portfolios, with those in Australia and Hong Kong focused on steady rationalisation while those in India anticipating massive and accelerated rationalisation.

JLL foresees four implications for commercial real estate in the post-pandemic era. First, health and wellness will be prioritised and will transform the real estate portfolio mix. This will require safe-distancing and the increase of smaller offices or co-working spaces.

Second, there will also be a mix of real estate strategies to achieve the de-densification of office space, which involves a reconfiguration of spaces. Third, technology will be critical in enabling the success of new working models.

Lastly, the increased prevalence of remote working will impact future CRE investments. Leaders will consider active investment in technologies that optimises productivity and collaboration among onsite and remote workforces.



Although working from home will not replace offices, CRE leaders anticipate the market moving towards de-densification of office space

IT'S STATUS QUO FOR MALAYSIA'S AUCTION MARKET

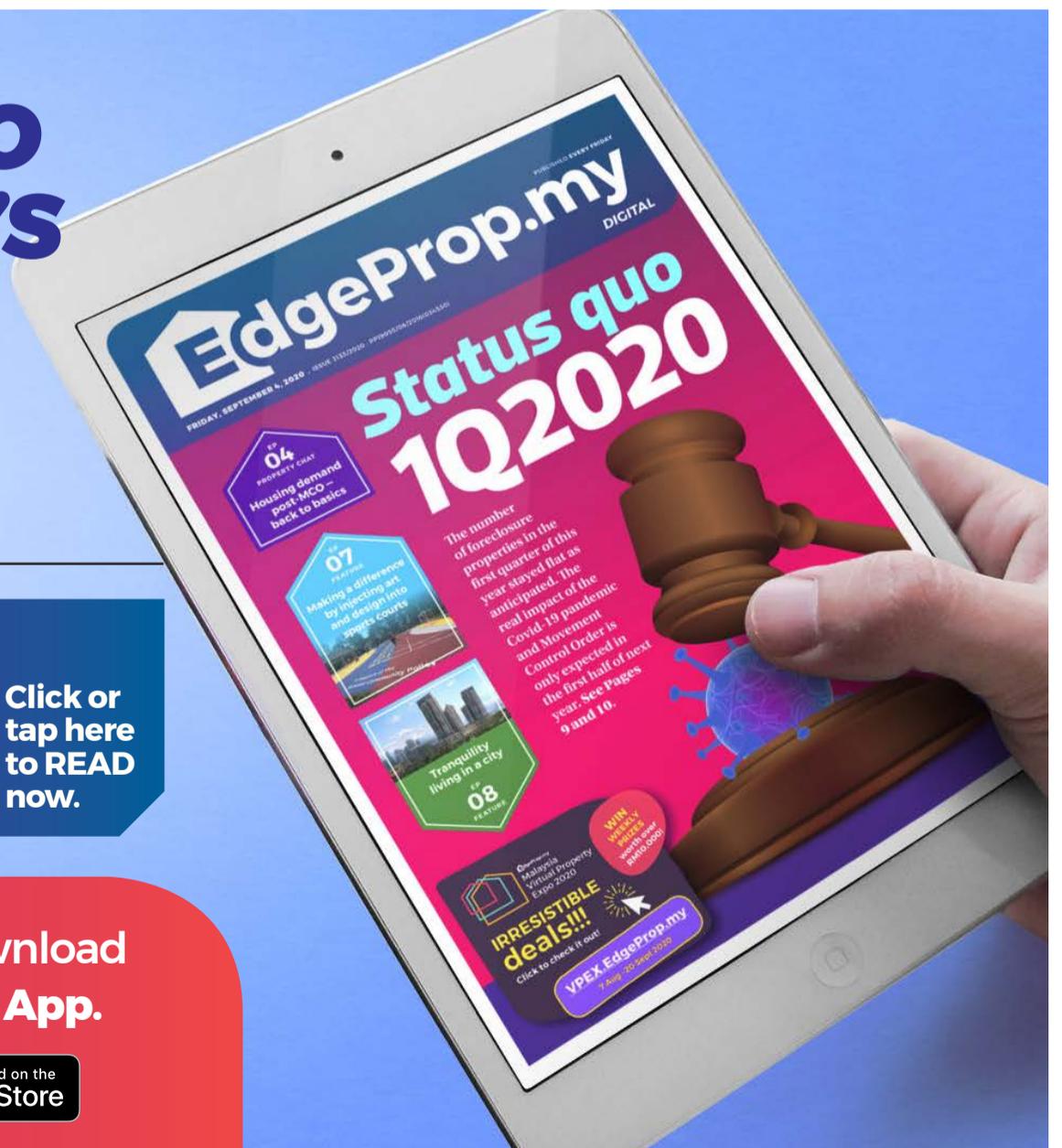
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Covid-19 Bill – (legal) vaccine for contracts?

BY DATUK CHANG
KIM LOONG



ordinate delays in the Covid-19 “legal shield” has rendered it redundant and meaningless, but it is better to have an imperfect bill now as a starting point where future improvements can be made.

On Aug 12, 2020, the Temporary Measures for Reducing the Impact of Coronavirus Disease, 2019 (Covid-19) Bill, 2020 (the Bill) was tabled in Parliament for its first reading. Subsequently, the Bill was passed on Aug 25 at its third reading. The purpose of the Bill includes to modify relevant provisions.

In our previous article, we have mooted the idea of a “legal shield”, “time freeze” and temporary suspension of all contractual covenants to provide temporary relief, offer extension of time for rectification and to minimise legal entanglement. The question is, is the Bill capable of meeting these aspirations?

We have time and again warned the Government that delays in passing the proposed law would be fatal to parties affected by the movement control order (MCO) and continuous effects of Covid-19. We were hopeful that the Bill would be tabled in the May 18 Parliament sitting, but unfortunately it did not happen. Given the pace of legislation, we anticipate the law will be published and implemented sometime in early October, 2020 after the House of Senate convenes from Sept 2 to 23, subsequently with the royal assents to the law being endorsed. This is a rather optimistic projection which does not take into account further political interruptions.

A limited time window

Since the MCO began on March 18 until now, the effects of Covid-19 have been palpable with high unemployment, sluggish economy (both domestic and global) and a projected rise in non-performing loans when the loan moratorium ends on Sept 30. Affected parties would have moved on once leases had expired, rendering any late Covid-19 Bill redundant.

Much like how we must not be tardy with seeking treatment if we suspect we have contracted the virus, time is critical when it comes to this Bill. It is impossible to undo the carnage of Covid-19 by implementing the Bill any later than now! A late Covid-19 Bill cannot salvage events which have already been set in motion. We cannot legislate back to life a business that has already shuttered due to the owner’s failure to pay rent during the MCO.

Let bygones be bygones?

The popular cliché “better late than never” will not apply in the Covid-19 Bill. In fact, many people who were hoping to rely on a Covid-19 law to obtain temporary reprieve will be disappointed to know that there is a “savings clause” aka “disclaimer clause” that reads inter-alia:

Notwithstanding Section 7 (*Inability to perform contractual obligation*), any contract terminated, any deposit or performance bond forfeited, any damages received, any legal



proceedings, arbitration or mediation commenced, any judgement or award granted and any execution carried out for the period 18th March, 2020 until the date of publication of this Act shall be deemed to have been validly terminated, forfeited, received, commenced, granted or carried.

It seems like a case of “let bygones be bygones” and we have to “bite the bullet” and move on. Evidently, it does not matter anymore when the party having the upper hand has inflicted painful damages to the weaker contracting party. It would all be “water under the bridge” when those aggrieved parties, having suffered irretrievable predicaments, initiate legal proceedings at our courts of law. Our courts have been inundated with voluminous cases which could have been prevented by the quick action of our lawmakers. Alas, it is not to be. The efforts by all the trade organisations, NGOs and vested parties would be deemed irrelevant and in vain.

With all due respect, it is regrettable that the makers of the Bill appear to have forgotten the real objective and aspiration of this social legislation, which is to suspend, for a specified period; to afford a legal shield on contracts and give a chance and lifeline to individuals and businesses in the post-Covid-19 environment.

Special mediation centre – why reinvent the wheel?

The Government says it will set up a special mediation centre to help resolve disputes arising from non-performance of contractual obligations. On this issue, we feel that instead of a mediation process (which includes the Minister’s appointment of a mediator, role of a mediator, conduct of mediation and conclusion of mediation by way of a settlement agreement), it should be the Malaysian courts (of law) which should resolve disputes involving Covid-19 cases and to grant relief, decide whether such cases fall within the ambit of a Covid-19 event, or whether performance was materially impacted by Covid-19.

There should be a formation of a specialised designated High Court for a prescribed period to preside over all Covid-19 related cases. After all, our Federal Constitution prohibits exclusion of jurisdiction of the courts. Furthermore, the appointment of a mediator in the Malaysian context is far too arbitrary and any appointment may be politically tainted or industry-influenced, resulting in justice being denied to the aggrieved party.

Will the cost be a deterrence to resolving disputes via mediation? The mediators’ fees may not be regulated, therefore subject to gross inflation. The courts are more expe-

ditious and cost-effective than mediation and the courts are also a neutral arbiter of disputes. Why is there a necessity to reinvent the wheel when the legal process is available via the courts of law? Even in courts, there is a process of mediation where parties appear before the registrar (sometimes presided by judges) in their chambers attempting possible out-of-court settlements.

We have proposed that the Covid-19 procedure at the High Courts should be simplified. A prescribed form and checklist of documents are to be furnished to the presiding judge to help evaluation, assessment and decision on the cases. Lawyers representing their clients should limit their fees to “not in excess of RM5,000”, as otherwise it would defeat its purpose.

This is a temporary and speedy relief to facilitate regularisation of performance and is not meant to cause further hardship to a weaker party or parties already suffering from possible financial and emotional distress.

Modification to the Housing Development (Control & Licensing) Act, 1966

Section 34 and 36 seek to deal with issues related to “Late Payment Interest” and “Defects Liability Period”, respectively, requiring the purchasers to “apply to the Minister for an extension of period” beyond the impacted period of March 18 to Aug 31, 2020.

This avenue to obtain an extension sounds good on paper. However, the mechanism for application — factors to consider for allowing extensions and timeline for the entire process — is not stated and accords far too much power to the Minister. The reading of the Bill is simple enough; the aggrieved purchaser may appeal to the Minister and render reasons he/she deserves an extension. If all the affected purchasers (if they are capable of even offering a valid explanation), were to write to the Minister, the Ministry will be overwhelmed with voluminous letters, having to structure the files, deliberating on each and every appeal through their internal committees and responding effectively. This will surely take time. Why take on more work? The extension should be automatically extended to Dec 31, 2020 (the protection period) without the need for application. After all, by the time this Covid-19 law is published and implemented; it would nearly be the end of the year and irrelevant to both purchasers and developers.

Strata Management Act, 2013 (SMA) modifications?

We are still trying to figure out why there is no modification to the SMA under the Covid-19 Bill to address the issues related to delays in conducting annual or extraordinary general meetings; for election of members of management committees; delays in the filing of statutory forms, audited accounts and resolutions; the penalties in late filings, etc. Perhaps the Minister has been advised by the Attorney General’s Chambers to invoke her wide powers in Section 150 (Regulations) and Section 151 (Power to Exempt) to address the issues vis-a-vis “Special Circumstances” inclusive of Covid-19 pandemics. If that is so, we appeal to the Minister to act expeditiously.



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

FEATURE



The same motif of colour blocks and patterns from PPR Lembah Subang 1 and PPR Seri Cempaka is applied in Seri Kedah.



Masks on! Volunteers from the Flat Seri Kedah community hard-at-work applying acrylic sealant to the court to prep it for painting works

It's Flat Seri Kedah's turn now for a facelift

BY CHIN WAI LUN

The refurbishment continues! On a slightly overcast Saturday morning on Sept 5, some 12 community volunteers from Perumahan Awam Seri Kedah or Flat Seri Kedah public housing scheme here in Gombak Setia, Kuala Lumpur rolled up their sleeves to begin refurbishment works on their outdoor sports court.

Work began as early as 8am and as usual, the court was cleaned up before the application of acrylic sealant. And, in line with the standard operating procedures (SOPs) prescribed by the Health Ministry during the Recovery Movement Control Order (RMCO), volunteers were required to observe physical distancing rules and wear face masks.

Compared to previous refurbishment works in PPR Lembah Subang 1 and PPR Seri Cempaka, this court in Seri Kedah is the largest of the lot and comes with concrete slides and a gazebo.

Besides community volunteers, staff from EdgeProp.my, Paramount Property Development Sdn Bhd and Nippon Paint Malaysia also helped out in the painting works, to give the facility a colourful makeover throughout September.

"This is a great project. The refurbishment of the court allows the residents to utilise the area for events in the future as well. There is no need to hold them on the narrow roads around the housing area and block traffic.

"When [the painting] is done, it will lead to merrier surroundings and also encourage youths to come over and engage in sporting activities," the president of Seri Kedah residents association Hassan Basri Osman told EdgeProp.my.

Another community volunteer, Basiroh Abdul Kamil, who has lived in Flat Seri Kedah for over 30 years, described this housing estate as her "kampung", where everyone gets along well with each other, with numerous gatherings and activities held at the sports courts.

"However, there is still a lack of community awareness in taking proper care of the communal facilities. The condition of the sports courts dilapidated over the years and a refurbishment or upgrading is important to make this a safe



place for the community," said Basiroh, who is also a committee member of the Seri Kedah residents association.

Nabil Nasyriq, who also volunteered in the painting of the facilities, felt happy to contribute to the community where he was born and raised.

"The sports courts are important to the community as they offer an outlet for the youth to utilise for their sporting activities. We appreciate this project [Sayangi Rumahku] as it helps to upgrade the condition of the sports courts and it also promotes volunteerism and strengthens our community bonds, and I am grateful for being involved [in Sayangi Rumahku]" said the 28-year-old resident.

The Sayangi Rumahku campaign is a joint effort by EdgeProp.my, Paramount Property and Nippon Paint Malaysia in support of the National Community Policy or Dasar Komuniti Negara (DKN) formulated by the Housing and Local Government Ministry which aims to improve the lives of the B40 group.



The community project adheres strictly to SOPs prescribed by the government in line with the RMCO.



The painting works are expected to be completed by next week.

Started in July 2019, Sayangi Rumahku has completed the refurbishment of sports courts in PPR Lembah Subang 1 and PPR Seri Cempaka. Meanwhile, stay tuned for more updates as the volunteers add more splashes of colour to the courts over the following week.

The refurbishment will see the outdoor badminton courts in Flat Seri Kedah turned into one large multipurpose space that will provide the residents with three badminton courts and a futsal court, as well as an event space.



Volunteers come in as early as 8am to begin the refurbishment works.

PICTURES BY LOW YEN YEING | EdgeProp.my

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Virtual Fireside Chat



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DESIGNING FOR THE FUTURE: Challenging the Challenged

The final module on the first-ever Modular Integrated Construction (MIC) high-rise building in Hong Kong was “topped out” last month.

Is MIC the way forward?

Join us to hear it from the experts.



Pak Shing Kok Fire Services Quarter
Topping out – Last Module
Source: Architectural Services Department, Hong Kong

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COVER STORY



Alimaddia (left) and his team members in STORM.

BY CHELSEY POH

The Covid-19 pandemic caught everyone off guard. While we were at a loss on what to do at first, numerous unsung heroes have stood up to guard us during the unknown crisis. Among them are doctors, nurses, police, non-governmental organisation personnel, delivery persons, media workers, to name a few.

Meanwhile, the Fire and Rescue Department of Malaysia (JBPM), or commonly known as Bomba, has also played an important part in our daily lives, especially during emergencies.

Not forgetting the other heroes that work behind the scenes, we also highlight property managers, security guards and cleaners, who stoically reported to work even during the movement control order (MCO) periods. (See pages 11 & 12 for story and video.)

While we wish to say a million thanks to these frontliners, we would also like to pay tribute to those who are willing to work beyond their limits and take risks to guard our property and safety at home.

Serve, without asking for return

Operating under the purview of the Ministry of Housing and Local Government (KPKT), Bomba is more than just about fighting fires. They are the ones who people reach out for help in every kind of distress from building collapses to saving a kitten on the tree.

It's true whenever one is in trouble and does not know who to turn to, Bomba will be the first that come to mind. JBPM operations director Datuk Nor Hisham Mohammad says Bomba is often called to attend to some small incidents that people do not know how to deal with.

"For instance, last month we received a distress call to catch a frog in a house. The residents did not



AMPANG FIRE AND RESCUE STATION



Heroes who protect our homes and us

know what to do about the frog that sneaked into the house. While some may say Malaysians are too pampered, this is also an achievement for Bomba as it showed that people trust us so much," Nor Hisham tells EdgeProp.my.

With experience in dealing with all sorts of situations, when the Covid-19 pandemic hit Malaysia's shores in January, followed by the emergency announcement of movement control order (MCO) to curb the spread of the virus, Bomba had to be prepared to deal with the unknown.

"Reacting fast to emergency situations is something that Bomba members have already gotten used to, but dealing with this unknown virus with little knowledge was the first.

"We did feel uncertain at the beginning, but the first thing is to protect our people. Hence, we used all the protective equipment we have and come up with 11 standard operating procedures (SOPs) to ensure our own safety," he recalls.

"Undeniably, wearing face masks and personal protective equipment (PPE) under the hot sun is very uncomfortable, especially during operations or conducting sanitisation works in public places. But we reminded our members repeatedly on the importance of complying with SOPs," stresses Nor Hisham.

As at Sept 2, 2020, Bomba has completed 13,302 Covid-related operations including transportations of Patient Under Investigation (PUI) and Person Under Surveillance (PUS), public sanitisations, fire safety inspections at quarantine stations, humanitarian assistance and disaster relief (HADR) operations and virus-infected corpse handling.

On top of these additional tasks, they still have their usual operations to take care of. "To our relief, during MCO, the number of emergency calls were reduced as there were not many cars on the road, less drowning cases and so on. At one stage, we saw a 70% reduction in rescue operations and about 40% less forest fires, bush fires and dumpsite fire incidents," Nor Hisham points out.



From March 18 until Aug 26, 2020, a total of 311 Bomba members have undergone tests for Covid-19, with five testing positive. Fortunately, all of them are now back to negative. Out of the five, none were infected due to on site works, thanks to the comprehensive protective measures undertaken.

Health risks

Nor Hisham adds that apart from the virus, two Bomba members fainted during HADR operations owing to long hours wearing PPE. "They were exhausted after waiting for hours for flights from Italy and India, as the flights were delayed several times," he says.

For Alimaddia Bukri, a cold he caught after performing a HADR was his most worrying incident related to Covid-19. "I had a fever and I coughed, I had all the symptoms," says the 37-year-old who joined Bomba about 10 years ago.

Alimaddia is now the senior fire superintendent II of the fire and rescue operation division at JBPM and leads Bomba's elite Special Tactical Operation and Rescue team of Malaysia (STORM).

"I developed the symptoms after transporting people who came back from Wuhan, China. Fortunately, it was just normal cold," he adds.

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Covid-19-infected corpse handling operations

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HADR operations

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epicentre disinfections / disinfection of PUI and PUS

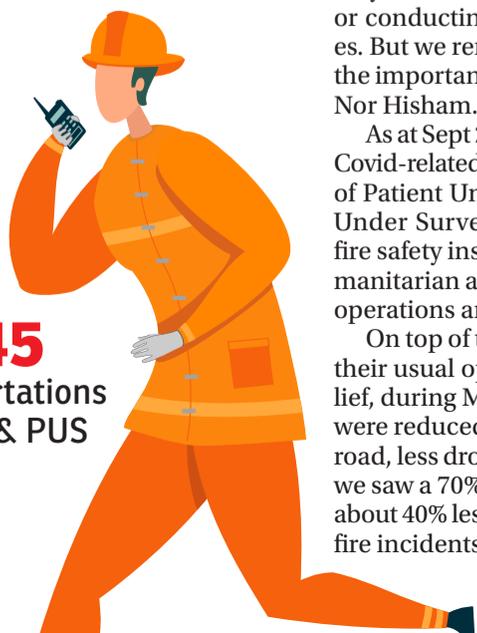
214
fire safety inspections at quarantine stations

13,302
Covid-19-related operations completed by Bomba
(As at Sept 2, 2020)

9,815
public sanitisations

2,353
other duties such as logistics transportation for university students and MOH personnel

845
transportations of PUI & PUS



PICTURES BY LOW YEN YEING | EdgeProp.my



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Nor Hisham: The spirit of Bomba is to serve and expect nothing to return.



Bomba's job is more than just fighting fires.



Sanitisation work at Masjid Sri Petaling.

PHOTOS BY THE FIRE AND RESCUE DEPARTMENT OF MALAYSIA (JBPM)

← FROM PREVIOUS PAGE

Even though Bomba members are already accustomed to ad hoc missions and emergency situations, the highly infectious virus still sparked health risk concerns.

"It would be a lie if we say we are not worried at all," Alimaddia says, adding that in the earlier stage, many Bomba members chose not to go back home as they worried they might carry the infectious virus.

"For myself, for weeks I stayed at a hotel or at another fellow Bomba member's place because I'm worried that I might spread the virus to my family. As we all know, some virus carriers might not show symptoms at all and could spread the virus without knowing it," he adds.

Motivation to continue serving

Even before the Covid-19 pandemic, Bomba has encountered numerous tragedies being on the frontline of accidents and disasters. Nevertheless, the happiness of being able to save a life is something that keeps them moving forward and continue serving the people.

"No words could describe the feeling of being able to save lives," Alimaddia enthuses.

"We never asked for anything in return. A simple 'thank you' already makes our day," he says.

Nor Hisham concurs that the spirit of Bomba is to serve and expect nothing in return.

"Instead of asking what the department or country could offer, we always stress that Bomba members should ask what we can contribute to the country.

"Even when dealing with the unknown Covid-19 pandemic, we do not ask why. This is [the spirit] I really respect, and I appreciate my men for doing this, not only during Covid-19, but also every other time," he emphasises.

The willingness to serve also speeds up the overall process when dealing with crises. For instance, during the Covid-19 outbreak, it took Bomba just a few hours to set up the rules and SOPs to deal with an unknown situation.

"I am really touched to see everyone united and work closely. Tough decisions were made during the meeting after considering many aspects. I am proud of the way we handled the emergency," says Nor Hisham.

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MALAYSIA PRIHATIN



PULLING THINGS TOGETHER

in a property



Cleaners' workload has increased during pandemic times.

BY EDGEPROP.MY

While Bomba and other frontliners are fighting the unknown virus, the close to two-month movement control order (MCO) which started on March 18 has restricted people's freedom, with many being forced to stay at home.

The MCO has changed the way people work and live, the once crowded city centre has seen empty buildings and roads, while housing areas and strata residences which are usually quiet during working hours were then full of residents.

Property managers and related service providers such as cleaners and security guards are also the unsung heroes who worked hard behind the scenes to ensure the residents in buildings or housing areas stayed safe and everything functioned well.

Property management company Henry Butcher Malaysia (Mont Kiara) executive director Low Hon Keong will never forget this crisis as two of the properties managed by his company were found to have Covid-19 cases.

"We prayed so hard not to have positive cases in the buildings we managed, unfortunately, we cannot stop it from happening. One of the cases was found about two weeks before the MCO was announced, in one of the buildings we are managing," he says.

Low had to race against time. Soon after the patient was taken to the hospital, the property manager immediately informed the management committee about an emergency meeting with MOH officers and put up a circular on the incident.

Quick reaction and standard operating procedures (SOPs) are two important tools in dealing with the unknown situation and to calm the worried residents.

"It was not an easy situation to handle at the time, because everyone is asking you what to do. People were panicking and worrying about their young kids and the elderly at home," Low recalls.

Thorough sanitisation was done within 24 hours for the building, while for the second building with the Covid-19 case, sanitisation was done within two to three hours. "Fortunately, no one else was tested positive in the two buildings," he says.

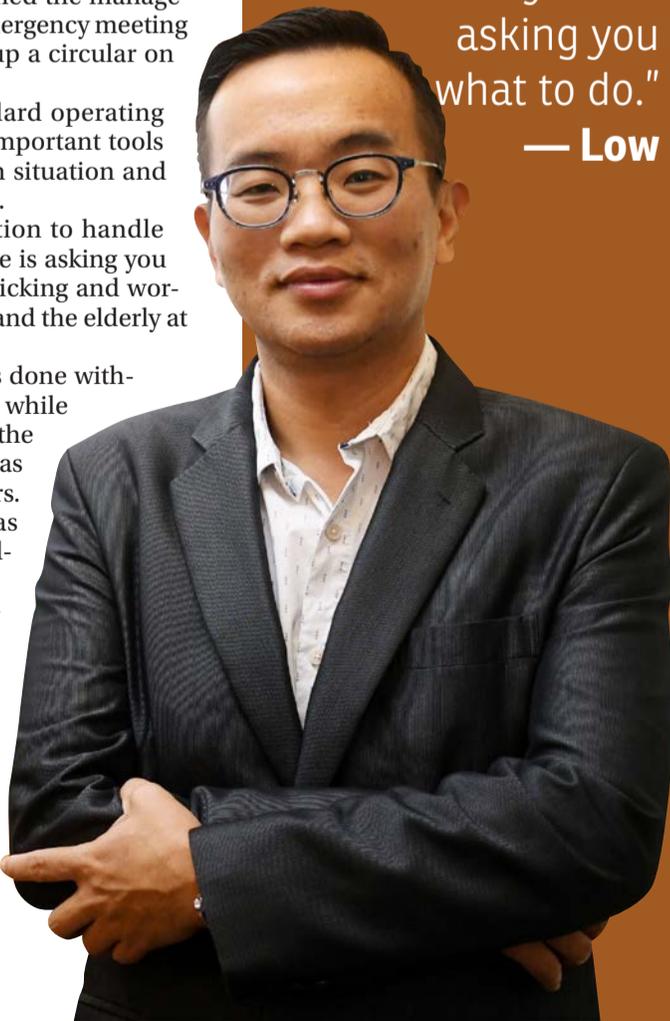
Besides enhancing the safety and hygiene of the building, the strata properties which seldom have high occupancy in normal days saw the functionality of its facilities, such as electricity, lifts and water supply, being stressed with the building running almost at full capacity.

"In the first two weeks after the MCO was announced, it



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“It was not an easy situation to handle at the time, because everyone is asking you what to do.”
— Low



“It is important to carry out periodic inspections and take preventive measures, so that the buildings are ready for any crisis.” — Lee

was quite a nightmare for us. We worked hard to make sure the essential functions were not disrupted at all times, such as lifts, plumbing system, electricity supply and firefighting system.

Anticipating such a situation might happen, Low says the team contacted the essential service providers such as the lift maintenance company, electrical system company and plumbing company, to make sure that there will be a person on standby to resolve the problem whenever any breakdown happens," Low says.

Periodic facility inspections are important

Meanwhile, Architect Centre accredited building inspector and trainer Anthony Lee Tee pointed out that unexpected crises could make timely repair difficult. "During MCO, we had a lot of

issues with lift breakdowns. While for broken lifts, it is harder to find spare parts at that time. People trapped in an elevator also took longer time to be rescued," he says.

"It is important to carry out periodic inspections and take preventive measures, so that the buildings are ready for any crisis. For now it is a pandemic, next time, it could be something else," he adds.

A fire is the last thing we want to see at our homes. Lee also reminds building owners to ensure that the firefighting equipment such as fire doors, alarm system, fire extinguishers, fire hoses and fire hydrants are functioning.

While some residential buildings fall under the category of designated premises which are required to renew their fire certificate on a yearly basis, owners of other residential buildings and landed homes are also advised to make sure that the equipment is working.

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Racing against time

The Malaysian Institute of Property and Facility Managers (MIPFM) president Adzman Shah Mohd Ariffin adds that apart from the equipment, cleaning and security guard services are also essential to keep a building or housing areas liveable.

"Someone needs to ensure all these services are being carried out as usual. Unfortunately, there were no instructions and property management was not listed as an essential service at the beginning of the MCO," he says. Only later in end-March, the Ministry of Housing and Local Government (KPKT) allowed a maximum of two management persons to be at the site.

"I had discussions with MIPFM members, to get to know their challenges. As the whole industry is facing similar problems, we felt that we needed consistent solutions. In the morning, we would send out a Google survey to ask people what are your struggles. The following

day, we will submit to KPKT and ask for solutions," Adzman, who is also CEO and chief real estate consultant of Exastrata Solutions Sdn Bhd, explains.

Acting as a bridge linking the industry players and the authorities, the association managed to issue several circulars to provide guidance for all property managers.

"The property managers also had to learn quickly about delivering the message effectively to residents and visitors, and make sure the service providers around the property comply with relevant SOPs," he adds.

Apart from keeping the buildings functioning, it is also the property managers' responsibility to ensure that all workers serving the property are free from Covid-19. "During MCO, all property managers are required to carry out temperature checks before the cleaners and security guards enter into the premise," Adzman says.

“

Apart from keeping the buildings functioning, it is also the property managers' responsibility to ensure that all workers serving the property are free from Covid-19."

— Adzman

“

It is a difficult job but somebody has to do it. These cleaners come all the way from different countries to Malaysia and do this for us, I really appreciate them."

— Balakrishnan



Heroes behind the scene are not forgotten

While appreciating frontliners looking after our property and safety, we should also be thankful for the essential service providers: cleaners and security guards, who still report to work everyday during MCO to maintain our living environments and protect us.

Cleaning service provider Decortrend Cleaning & Maintenance Services Sdn Bhd general manager T Balakrishnan points out that post-MCO, cleaners are required to wear face masks during working hours while the frequency of cleaning works have increased too.

"[However] it is very uncomfortable to work with the mask on and they feel tired easily... So we adjusted our system to allow them to have a short break after every two hours.

"It is a difficult job but somebody has to do it. These cleaners come all the way from different countries to Malaysia and do this for us, I really appreciate them," he says.

One of the most memorable incidents recently was when his team was being tasked to sanitise a residential building that had Covid-19 cases.

"We went there very early in the morning. Although the authorities have done the sanitisation work for the patient's unit, the building management requested that our service clean up every possible corner that the patient passed by," says Balakrishnan.

Despite the tough and challenging work environment, he felt delighted that people noticed the cleaners' contribution during this time. "A majority of them appreciated [the cleaners' work], some even bought them food or gave them small tokens," he enthuses.

Meanwhile, security service provider Kaliber Security Services Sdn Bhd general manager Ashwin Kandiah also shares his experience in handling one of the office buildings which had recorded infections.

"Even during the shutdown period for the sanitisation work, security guards still reported for work to look after the building," he says.

In general, security guards are taking on more responsibility as the 'first line of defence' of a premise against possible Covid-19-infected visitors. Ashwin reveals that cli-

ents wanted his security company to extend the SOPs beyond the workplace and after working hours, such as precautions at the workers' hostels.

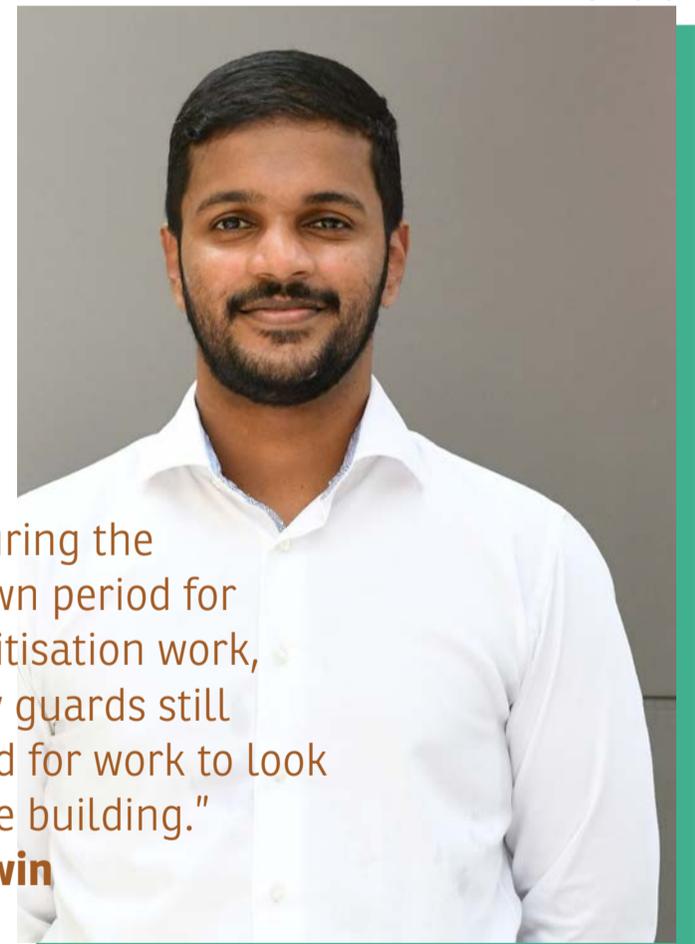
According to him, the guards have also received gratitude from residents and management committee members. "These people know that it is not easy to perform your duty well, plus additional responsibilities, during a time when a virus outbreak becomes the major concern for the people," he says.

Although the pandemic is unexpected and unwelcome, a brighter note is that it had undoubtedly prompted people to cooperate more efficiently, while many residents now appreciate the things that they had taken for granted all the while.

“

Even during the shutdown period for the sanitisation work, security guards still reported for work to look after the building."

— Ashwin



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Properties for sale and rent

**RM3,990,000****Bangi Sentral, Bangi, Selangor****Type:** Shoplot **Tenure:** Leasehold
Built-up: 7,829 sq ft **Land size:** 1,690 sq ft**Zuraini Zallin** (PEA1699)

RESCOM REALTY (VE (3) 0244)

☎ +6019 663 1526

**RM1,550,000****Cascadium, Bangsar, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,173 sq ft **Bedroom:** 2 **Bathroom:** 2**Viannie Chua** (REN 34954)

CBD PROPERTIES (USJ) SDN BHD (E (1) 1197/8)

☎ +6012 851 1491

**RM15,000/mth****Dua Residency, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 5,645 sq ft **Bedroom:** 6
Bathroom: 7**Victor Lim** (REN 09135)

CBD PROPERTIES SDN BHD (E (1) 1197)

☎ +6019 280 2788

**RM35,000,000****Taman Molek, Johor Bahru, Johor****Type:** Residential land **Tenure:** NA
Land size: 9 acres**Vinnie Yiw** (REN 40295)

JLL PROPERTY SERVICES (MALAYSIA) SDN BHD

(E (1) 1511) ☎ +6016 220 6570

**RM390,000****Taman Pasir Emas, Kajang, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,200 sq ft **Land size:** 1,400 sq ft
Bedroom: 4 **Bathroom:** 2**Vivian Liong** (REN 17134)

TOTAL Realty Sdn Bhd (E (1) 1572)

☎ +6016 510 0199

**RM1,460,000****The Potpourri, Ara Damansara, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 1,950 sq ft **Bedroom:** 4
Bathroom: 3**Wenda Tee** (REN 31380)

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

☎ +6013 348 9163

SOLD FOR RM800,000

(about RM444 psf based on land size)

Double-storey terraced house, USJ 5, Subang Jaya, Selangor**Concluded by: John Oh Ewe Hock** (REN 07002)

of Oriental Real Estate Sdn Bhd

(☎ +6012 298 6266) **When:** July 2020**DONE DEAL****Noteworthy**

- Freehold
- Land size: 1,800 sq ft; Built up: 1,600 sq ft
- 4-bedroom; 3-bathroom
- Unfurnished unit
- Gated-and-guarded community
- Within 1km radius to a wide range of amenities at neighbouring Taipan Business Centre (USJ 10) and Subang Business Centre (USJ 9)

Located in Subang Jaya, Selangor, USJ 5 is a freehold mixed housing development. It is a matured development with a variety of amenities surrounding it and easy access to them, such as schools, clinics, banks, supermarkets, commercial areas, restaurants and public parks.

The built-up size for the housing units in USJ 5 ranges between 1,800 sq ft to 7,860 sq ft, while property type range from linked house, semi-dee to bungalow. Besides landed residential, there are also low-cost apartments, serviced apartments and condominiums available in USJ 5.

The buyer of this double-storey house at USJ 5 (deal concluded by John Oh of Oriental Real Estate) decided to utilise the current favourable bank lending rates to purchase this property.

"The buyer liked the house as it is strategically located near

the commercial and education hub in USJ," said Oh, adding that the buyer also benefited from the lower price of the property due to the overall market slowdown.

Meanwhile, the seller decided to cash out and move to another property.

Based on data from EdgeProp Research as of mid-August 2020, there are 12 double-storey terraced houses in USJ 5 up for sale with an average asking price of RM2,424,907 or RM471 psf.

Year-to-date, there was one transaction valued at RM2,160,000 or RM565 psf. In 2019, there were 10 transactions with an average selling price of RM1,318,300 or RM538 psf.

Meanwhile, from 2016 to 2018, there were 69 transactions with an average selling price of about RM1,399,427 or an average of RM455 psf.

**RM1,750/mth****Amcorp Serviced Suites, Petaling Jaya, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 488 sq ft **Bedroom:** 1 **Bathroom:** 1**SC Sam** (E 1983)

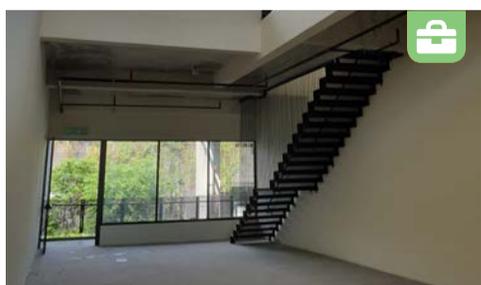
ORIENTAL REAL ESTATE SDN BHD (E (1) 1503)

☎ +6012 304 8288

**RM30,000,000****Georgetown, Penang****Type:** Bungalow **Tenure:** Freehold
Built-up: 35,000 sq ft **Land size:** 62,692 sq ft
Bedroom: 10 **Bathroom:** 7**William Wong** (REN 06642)

MERIDIN PROPERTIES SDN BHD (E (1) 1525/2)

☎ +6012 473 2313

**RM2,300/mth****Tamarind Square, Cyberjaya, Selangor****Type:** Office **Tenure:** Freehold
Built-up: 1,174 sq ft **Bathroom:** 2**Sandy Lim** (REN 05454)

CID REALTORS SDN BHD (E (1) 1855/2)

☎ +6016 301 2015

**RM5,800,000****Damansara Utama, Selangor****Type:** Office **Tenure:** NA
Built-up: 4,807 sq ft**William Tan Koon Leng** (PEA 1315)

IQI REALTY SDN BHD (E (1) 1598/1)

☎ +6014 313 1931

**RM938,000****Eco Botanic, Bukit Indah, Johor****Type:** Semidee house **Tenure:** Freehold
Built-up: 2,340 sq ft **Land size:** 2,240 sq ft
Bedroom: 5 **Bathroom:** 4**Wong Hi** (E 2421)

GATHER PROPERTIES SDN BHD (E (1) 1536/2)

☎ +6016 203 1661

**RM330,000****Ritze Perdana 2, Damansara Perdana, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 424 sq ft **Bedroom:** 1 **Bathroom:** 1**Yat Min** (REN 31294)

WTW REAL ESTATE SDN BHD (E (1) 0507/6)

☎ +6018 661 3088

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Metropolitan Square, Damansara Perdana, Selangor

Type: Condominium **Tenure:** Leasehold
Built-up: 1,259 sq ft **Bedroom:** 3 **Bathroom:** 2**Yeong Chun Chieh** (REN 20790)

BIG PLUS PROPERTIES SDN BHD (E (1) 1834)

☎ +6012 890 0043

**RM11,369,160**

Taman Sri Muda, Shah Alam, Selangor

Type: Agricultural land **Tenure:** Freehold
Land size: 5 acres**Yong Hao Sit** (REN 09622)

REGIONAL REAL ESTATE (E (3) 1274)

☎ +6012 690 8291

**RM730,000**

Maxwell Towers, Petaling Jaya, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 1,861 sq ft **Bedroom:** 3 **Bathroom:** 3**Yoong Shiun Yan** (PEA 1320)

HARTAMAS REAL ESTATE (MALAYSIA) (E(1) 1439)

☎ +6019 288 2356

**RM40,000/mth**

Cipta Serenia, Sepang, Selangor

Type: Factory **Tenure:** Freehold
Built-up: 20,548 sq ft **Land size:** 43,560 sq ft**Zac Lim** (REN 19685)

HARTAMAS REAL ESTATE (M) SDN BHD (1439)

☎ +6017 579 3815

**RM5,600,000**

Tropicana Indah, Tropicana, Selangor

Type: Bungalow **Tenure:** Freehold
Built-up: 5,000 sq ft **Land size:** 11,400 sq ft
Bedroom: 3 **Bathroom:** 5**Zack Ng** (PEA2049)

PEPITE REAL ESTATE (E(3)1864)

☎ +6017 770 6897

**RM1,350,000**

Sri Carcosa, Seremban, Negeri Sembilan

Type: Semidee house **Tenure:** Freehold
Built-up: 3,200 sq ft **Land size:** 3,825 sq ft
Bedroom: 6 **Bathroom:** 5**Zhafri Aiman** (REN 38103)

IQI REALTY SDN BHD (E (1) 1584)

☎ +6012 396 3080

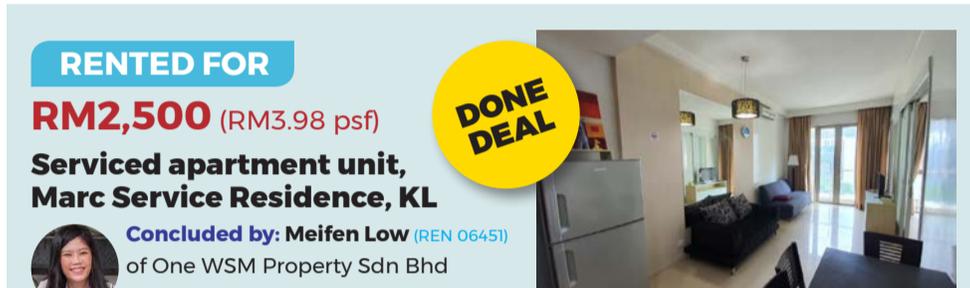
**RM3,050,000**

Section 6, Kota Damansara, Selangor

Type: Bungalow **Tenure:** Leasehold
Built-up: 7,500 sq ft **Land size:** 12,800 sq ft
Bedroom: 6 **Bathroom:** 6**Zoe Ong** (REN 00379)

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

☎ +6010 278 2202

**RENTED FOR****RM2,500** (RM3.98 psf)

Serviced apartment unit, Marc Service Residence, KL

Concluded by: Meifen Low (REN 06451)
of One WSM Property Sdn Bhd
(+6012 653 0714) **When:** July 2020**DONE DEAL**

Noteworthy

- Freehold
- Built-up: 627 sq ft
- 1-bedroom; 1-bathroom
- Fully furnished with air-conditioners, water heater, refrigerator, cooker hood, microwave, TV, curtain and blinds
- Facilities: Lap pool, infinity pool, tennis court, fitness gym, BBQ area, children playground, multipurpose hall, concierge, launderette, convenience store and 24 hours intercom security
- Amenities: Monorail stations and KLCC LRT station are a few minutes' walk away. Walking distance to shopping malls such as Suria KLCC and Pavillion

Marc Service Residence is a high-end serviced residence developed by Beverly Group and handed over to buyers in 2007.

Located a stone's throw away from the Petronas Twin Towers, the 35-storey development consists of 637 units with various built-up sizes ranging from 409 sq ft to 3,302 sq ft. The development is also surrounded by amenities such as shopping malls, hospitals, public transportation stations, schools, restaurants and cafes.

According to property negotiator Meifen Low from One WSM Property Sdn Bhd, units in Marc Service Residence are always in demand, especially for rental, for their strategic location. This has attracted many property investors who are looking for good rental income.

"The owner is an investor who has been renting out her studio unit in Marc Service Residence. In July, I found her another tenant and concluded a six-month tenancy rental deal," Low noted.

The tenant runs a small business in KL city centre and

has been looking for a small and affordable unit nearby his office – the location of Marc Service Residence has met his requirements.

The tenant likes the fully furnished studio unit and happy that the owner has offered to "upgrade" the furnishings and necessities, such as replacing water filter piping, servicing the water heater and air-conditioner.

According to EdgeProp Research, some 18 units of Marc Service Residence were sold last year with an average transacted price of RM1.8 million or RM1,227 psf. Meanwhile, there was only one transaction recorded as of August this year – a unit in Marc Service Residence sold for RM1.1 million or at an average of RM1,294 psf.

As of mid-August, there are 101 units of Marc Service Residence listed for sale in EdgeProp.my with an average asking price of RM4.7 million or RM1,493 psf. There are also 111 units listed for rent at an average asking monthly rental of RM8,750 or RM4 psf.

**RM5,973,840**

Bukit Gasing, Petaling Jaya, Selangor

Type: Residential land **Tenure:** Freehold
Land size: 39,826 sq ft**Zairi** (REN 01461)

IQI REALTY SDN BHD (E (1) 1584)

☎ +6010 783 0629

**RM3,300,000**

Meru Industrial Park, Kapar, Selangor

Type: Factory **Tenure:** Freehold
Built-up: 7,425 sq ft **Land size:** 15,700 sq ft
Bathroom: 6**Megan** (REN 05622)

THE ROOF REALTY SDN BHD (E (1) 1605/6)

☎ +6019 576 8786

**RM3,280,000**

Tropicana Grande, Tropicana, Selangor

Type: Garden Villa **Tenure:** Leasehold
Built-up: 4,486 sq ft **Bedroom:** 3
Bathroom: 4**Zoe Ong** (REN 00379)

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

☎ +6010 278 2202

**RM480,000**

Lembah Keramat, Wangsa Maju, Kuala Lumpur

Type: Terraced house **Tenure:** Leasehold
Land size: 1,502 sq ft **Bedroom:** 4
Bathroom: 2**Zuraidah** (REN 17983)

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

☎ +6019 221 5106

**RM3,499,999**

Petaling Jaya, Selangor

Type: Bungalow **Tenure:** Leasehold
Built-up: 8,000 sq ft **Land size:** 10,000 sq ft
Bedroom: 8 **Bathroom:** 6**Scodfield Wai** (PEA 1780)

HARTAMAS REAL ESTATE SDN BHD (E (1) 1439)

☎ +6017 275 5670

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**RM6,000/mth****Jalan Klang Lama, Kuala Lumpur**

Type: Residential land **Tenure:** NA
Land size: 14,000 sq ft

Serene Ng (REN 02255)

CENTRICITY REALTY (E (3) 178)
☎ +6019 311 7892

**RM550,000****Suasana Lumayan, Cheras, Kuala Lumpur**

Type: Condominium **Tenure:** Leasehold
Built-up: 1,142 sq ft **Bedroom:** 4 **Bathroom:** 2

Shah (REN 08625)

PTLM REAL ESTATE SDN BHD (E (1) 1741)
☎ +6019 900 0772

**RM529,000****Setia Tropika, Johor Bahru, Johor**

Type: Terraced house **Tenure:** Freehold
Built-up: 1,400 sq ft **Bedroom:** 4
Bathroom: 3

Shahrill Azuan (REN 22930)

KAIZEN REALTY (E (3) 1804)
☎ +6013 371 8152

**RM1,980,000****Taman Tun Dr Ismail, Kuala Lumpur**

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

Sharifah (REN 05245)

KIM REALTY (E (3) 0211)
☎ +6012 627 9011

**RM550,000****D'Aman Crimson, Ara Damansara, Selangor**

Type: Condominium **Tenure:** Freehold
Built-up: 1,155 sq ft **Bedroom:** 3 **Bathroom:** 2

Siew Lee Tan (REN 01666)

TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)
☎ +6012 458 3016

**RM1,100,000****Desiran Bayu, Presint 16, Putrajaya**

Type: Terraced house **Tenure:** Freehold
Built-up: 3,800 sq ft **Land size:** 1,920 sq ft
Bedroom: 6 **Bathroom:** 5

Saiful Jalal (REN 16730)

LEGACY REAL PROPERTY SDN BHD (E (1) 1925)
☎ +6012 280 6853

**RM55,000,000****Plaza 63, Sungai Besi, Kuala Lumpur**

Type: Commercial complex
Tenure: Leasehold **Built-up:** 172,544 sq ft
Land size: 20,480 sq ft

SP Lee (REN 40386)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
☎ +6018 382 9338

**RM1,450/mth****3 Elements, Seri Kembangan, Selangor**

Type: Condominium **Tenure:** Freehold
Built-up: 752 sq ft **Bedroom:** 2 **Bathroom:** 2

Sr Mike Wong (REN 39039)

CBD PROPERTIES SDN BHD (E (1) 1197)
☎ +6012 565 8876

**RM4,300,000****Idamansara, Damansara Heights, Kuala Lumpur**

Type: Semidee house **Tenure:** Freehold
Built-up: 4,500 sq ft **Land size:** 3,300 sq ft
Bedroom: 5 **Bathroom:** 6

May Leong (E 2769)

JUBILEE REALTY (E (3) 1853)
☎ +6012 779 0798

**RM3,000,000****The Villa @ Serai Saujana, Shah Alam, Selangor**

Type: Bungalow **Tenure:** Freehold
Built-up: 4,500 sq ft **Land size:** 4,500 sq ft
Bedroom: 5 **Bathroom:** 7

May Leong (E 2769)

JUBILEE REALTY (E (3) 1853)
☎ +6012 779 0798

**RM1,100,000****Medan Damansara, Bukit Damansara, Kuala Lumpur**

Type: Terraced house **Tenure:** Freehold
Built-up: 1,500 sq ft **Land size:** 1,958 sq ft
Bedroom: 3 **Bathroom:** 3

May Leong (E 2769)

JUBILEE REALTY (E (3) 1853)
☎ +6012 779 0798

**RM3,200,000****Seri Beringin, Damansara Heights, Kuala Lumpur**

Type: Residential land **Tenure:** Freehold
Land size: 7,770 sq ft

May Leong (E 2769)

JUBILEE REALTY (E (3) 1853)
☎ +6012 779 0798

**RM1,580,000****Ampang Hilir Tara, Ampang Hilir, Kuala Lumpur**

Type: Condominium **Tenure:** Freehold
Built-up: 2,750 sq ft **Bedroom:** 3
Bathroom: 4

Susie Ong (PEA1243)

METRO CITY REALTORS SDN BHD (E (1) 1652)
☎ +6016 225 0163

**RM2,800/mth****Soho Suites, KLCC, Kuala Lumpur**

Type: Condominium **Tenure:** Freehold
Built-up: 700 sq ft **Bedroom:** 2 **Bathroom:** 1

Suzanne Shoo Kim Looi (E 2069)

GRIFFIN PROPERTIES (E (3) 1792)
☎ +6016 248 1679

**RM435,000****Eco Grandeur, Bandar Puncak Alam, Selangor**

Type: Terraced house **Tenure:** Leasehold
Built-up: 1,750 sq ft **Land size:** 1,400 sq ft
Bedroom: 4 **Bathroom:** 3

Syaemann Wan Noor (REN 42321)

WISE INTERNATIONAL PROPERTY CONSULTANTS
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**RM2,400,000****Taman Tun Dr Ismail, Kuala Lumpur**

Type: Terraced house **Tenure:** NA
Built-up: 2,143 sq ft **Land size:** 3,645 sq ft
Bedroom: 4 **Bathroom:** 2

Meifong Wong (REN 32252)

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