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Getting a mortgage a
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million ringgit homes?
See Pages 5 to 8.

Believe it or not!

DESA PARKCITY
SHOWGALLERY



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EdgeProp.my e-Publication

is published by The Edge Property

Sdn Bhd. Download it for free at

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HOC-MAPEX 2020 kickstarts today

(From left): Rehda Malaysia vice president cum Selangor Branch Chairman Zulkifly Garib, Soam, Tong and Rehda Malaysia vice president Datuk Zaini Yusoff.



Close to 9,000 homes worth RM12.83 billion will be offered during the Home Ownership Campaign-Malaysia Property Expo 2020 (HOC-MAPEX 2020) at the Mid Valley Exhibition Centre (MVEC) in Kuala Lumpur from Oct 2 to 4 (Friday to Sunday) from 10am to 9pm.

Organised by the Real Estate and Housing Developers' Association (Rehda) Malaysia, the property fair has attracted 25 developers, six government agencies and three financial institutions to participate in the exhibition.

In a media conference on Sept 30,

2020, Rehda Malaysia vice-president Datuk Tong Nguen Khoong said property sales have started to pick up lately, as there is significant pent up demand.

Meanwhile, Rehda president Datuk Soam Heng Choon noted that the sales of the Home Ownership Campaign (HOC) 2020-2021 are expected to be lower than last year owing to the lacklustre performance in the first half of 2020.

HOC 2019 recorded sterling sales of 57,000 units and property value of RM37 billion after discount, based on Rehda's figures.

While the market will gradually pick up in tandem with economic recovery next year, Soam does not expect HOC 2020-2021, which started from June 1 this year and ends on May 31 next year, to achieve last year's performance in the current challenging market conditions.

According to National Property Information Centre (NAPIC)'s data, property transaction volume for the first six months of 2020 fell by 27.9% year-on-year (yoy) to 115,476, while transaction value plunged 31.5% to RM46.94 billion.

Covid-19: Selangor records higher Rt than Sabah

Selangor has recorded a 1.95 Rt, an indicative value of the spreading rate of the Covid-19, much higher than Sabah, following a surge in daily new infections from two to three cases to 10 to 15.

In his recent Facebook postings, Health director-general Tan Sri Dr Noor Hisham Abdullah said it took into account the magnitude of the change and showed an increased pandemic risk in the state if public health prevention measures are not taken.

"The Rt in Sabah has stabilised although it was still at 1.29 yesterday. This situation is still worrying as it involves a high number of new cases... The Rt may go up if we do not take optimal public health intervention measures," he warned.

Johor: 15% rebate for real estate owners from October

All property owners in Johor will enjoy a 15% quit rent rebate for this year, from Oct 1, 2020.

Menteri Besar Datuk Ir Hasni Mohammad said a 15% rebate on quit rent would be given this year, 10% next year and 5% in 2022.

"The quit rent repayment period has been extended until Dec 14, while current quit rent late payment penalty will be imposed starting Dec 15.

For property owners who did not

settle their current quit rent for 2020 starting Dec 15, the quit rent will be considered as arrears and a late payment penalty will be charged starting from that date," he said in a statement on Sept 28, 2020.

Tiong Nam to invest RM200m for new warehouses

Tiong Nam Logistics Holdings Bhd is investing RM200 million in capital expenditure (capex), which will go towards the construction of three

new warehouses, the expansion of its truck fleet and for the logistics business.

The group said 90% of its capex will be used for the construction of a 190,000 sq ft warehouse in Senoko, Singapore, as well as two other warehouses in Pasir Gudang and Kempas, Johor, which are currently in the planning stage.

The three warehouses are expected to be completed in its financial year ending March 31, 2022 (FY22).

Meanwhile, the remaining 10% of its allocation is earmarked for two smaller warehouses and related support buildings to be located in Johor, as well as new trucks for the logistics business.

IJM Land's Rimbun Jasmine fully taken up during private preview

Despite a gloomy economic backdrop, Rimbun Jasmine in Seremban was fully taken up by buyers within three hours during a recent private preview.

Developed by IJM Land, the 11.24-acre freehold residential development has a gross development value (GDV) of RM73.2 million. It offers 129 units of double-storey spacious link houses in a guarded community with perimeter fencing.

Additionally, the intermediate lots measure up to 20ft by 70ft, with a built up of 1,932 sq ft. These make

for sufficient space that can be compartmentalised for different daily activities of play, work and study.



UOA Development to sell corporate tower to UOA REIT for RM700m

UOA Development Bhd is selling UOA Corporate Tower in Bangsar South to 76.55%-owned UOA Real Estate Investment Trust (UOA REIT) for RM700 million.

In a bourse filing, UOA Development said its shareholders will receive a special dividend of one sen per share upon completion of the related-party transaction.

UOA Corporate Tower, a 38-storey office building measuring 22,927 sq ft, is being sold at a 2.5% or RM18 million discount, the group said. The building, whose net book value stood at RM586 million as at the close of the financial year ended Dec 31, 2019 (FY19), is being sold for a gain of RM114 million.

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Country Heights founder to step down to focus on blockchain venture

Country Heights Holdings Bhd (CHHB) founder and executive chairman Tan Sri Lee Kim Yew (picture) will be stepping down from Jan 1, 2021 to pursue his interest in the blockchain space.

With that, the planned "Horse Currency" issuance will now be undertaken through Lee's private and charitable ventures, including his Labuan Licenced Investment Bank and Golden Touch Investment Bank.

"I am handing over the public-listed company's business to the new directors and I will concentrate on cryptocurrencies,"

Lee told a press conference after the group's annual general meeting on Sept 28, 2020.

Recently, CHHB saw several new appointments, including Datuk Jared Lim, who is Lee's son-in-law, as the managing director.



Jalan Raja Laut 1 renamed as Jalan Palestin

The idea to change Jalan Raja Laut 1 to Jalan Palestin was mooted from the World Quds Day peaceful assembly which was held at the Kuala Lumpur City Hall (DBKL) Square on May 26 to 31, last year, said Kuala Lumpur mayor Datuk Nor Hisham Ahmad Dahlan.

"The Federal Territories Ministry had requested to name one road in Kuala Lumpur as Jalan Palestin.

"Renaming the road symbolises Malaysia's support for the Palestinian people's struggle against the oppression and ultimately, forming a Palestine country," he explained.



Sea walking adventure tour in Perdana Quay Eco Marine Park.

Interactive seawater theme park for Langkawi

Pulau Langkawi will soon see a new attraction with the opening of the Perdana Quay Eco Marine Park — Asia's first interactive seawater theme park, operated by Explicit Eco Marine Sdn Bhd.

With construction beginning in 2017, the privately-funded Perdana Quay Eco Marine Park will be the first phase of a proposed six-phase development project over a 10-year period which will include a hotel resort, retail outlets and more.

The 10-acre theme park will be

located in Pantai Kok and scheduled to open around March 2021.

"The theme park is located just 15 minutes from the Langkawi International Airport and other tourist attractions and landmarks such as the Langkawi Cable Car and Telaga Harbour," said Explicit Eco Marine Sdn Bhd group managing director Kelvin Foo Chian Wei.

He added that the construction cost of Perdana Quay Eco Marine Park is expected to be over RM50 million upon completion.

LOW YEN YEING | EdgeProp.my



Kebun-Kebun Bangsar.

Urban farming guidelines to be ready next month, says Zuraida

A set of guidelines on urban farming is in the final stage of review and is expected to be completed by the end of October, said Housing and Local Government Minister Zuraida Kamaruddin.

She said the ministry through the National Landscape Department had drafted the guidelines which comprised the standard operating procedures (SOP) and would be a source of reference to facilitate those involved in the activities.

"I received the guidelines last week, but some improvements need to be done, so we expect it to be ready at the end of October," she added.

DISNEY



Covid-19: Disney is laying off 28,000 employees

Disney is slashing 28,000 jobs in the US as the theme park and resort business has been badly hit by the Covid-19 pandemic, reported CNN.

The report said the job cuts will affect the Disney's Parks, Experiences and Products unit, and about 67% of the part-time workers will be laid off.

Disney's parks and resort division has over 100,000 employees. Its theme parks globally have shut down since early of the year due to the Covid-19 outbreak.

During the first three months of 2020, the company's profit plunged 91%.

HOTLINES



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

Tel: 03-8881 0200,
03-8881 0600
and 03-8881 0700

from 8.30am to 5pm daily
Or Email: cprc@moh.gov.my

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

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





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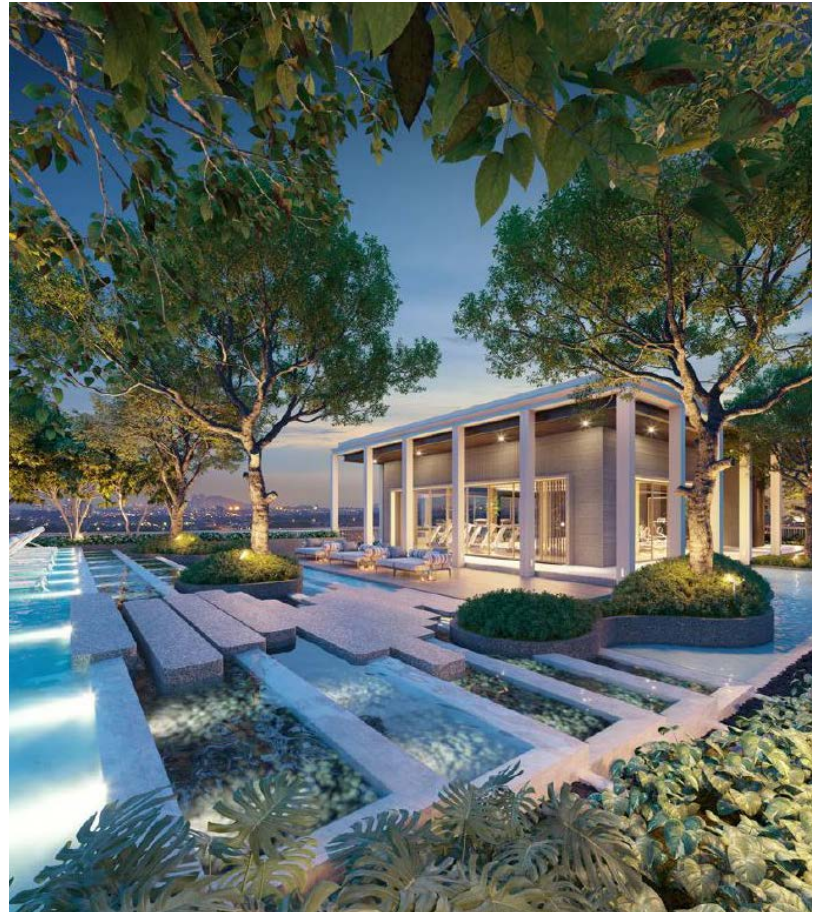
COVER STORY



Homebuyers looking at the scale model of Park Place.

Below: An artist's impression of the lush landscaping of Park Place.

PICTURES BY PARKCITY GROUP



YES!

People are still queueing to buy million ringgit homes!

BY NATALIE KHOO

At 1pm on Sept 25, a sunny Friday afternoon, Mr A and his wife decided to make their way to the Desa ParkCity sales gallery in Kuala Lumpur to lock in their dream home.

The couple was among the more than 3,000 who had registered interest in the project, Park Place. All of them were invited for the priority sales event scheduled for the Sept 26 and 27 weekend, from 7.30am.

To his disappointment, they were told to come back the next morning for the official queueing from 6am with strict compliance to SOPs of physical distancing. This was despite tents having been set up beside the sales gallery on Friday.

Determined to be early in the queue to select their dream unit, they decided to hang around and make their presence felt.

By 6am when the developer's official queueing began, Mr A and wife were right in front.

At the end of the priority sales event, the developer has sold over 86% of the 537 units of the freehold Park Place coming up at the ParkCity TownCentre @ Desa ParkCity.

All the five penthouses, priced from RM2.9

million onwards were sold on the first day of the priority sales event.

The very positive market response to Park Place has not surprised the property fraternity.

Cornerstone Xstate senior real estate negotiator Sam Chai said the results speak for themselves.

"Park Place which was launched in just two days has achieved over 86% of sales, even when the entire world is going through a pandemic. The township is often known as KL's Most Liveable Community, and this is what attracts people to come back here again and again. Homebuyers are now looking for lifestyle community surrounded by greenery. The township is also self-sustainable with its various components such as the international school, commercial area and medical centre," Chai shared.

Meanwhile, Yit Seng Realty team leader and senior real estate negotiator Wong Ai Ling observes the success of the launch and the overall township is attributed to the hard work and effort put in by the developer over the past two decades. "From the minor matters such as landscape/gardening maintenance/traffic control, to detailing and quality of project, this developer always commits to do their very best to improve year by year. Thus, the purchasers here have a very strong bond with the developer," she noted. (Read more on Pages 6 and 7)

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CONTINUES NEXT PAGE →

About Park Place

This is a freehold condo at the upcoming ParkCity TownCentre @ Desa ParkCity. There are a total of 537 units in a 54-storey block spread across three towers. The units are sized from 1,109 sq ft to 4,047 sq ft and they are priced at an average of RM860 psf.

One of the draws of the project with a gross development value of RM770 million will be the 20,000 sq ft space provided for common yet private areas for those seeking their "me" time. The space on Levels 41 and 42 will be equipped with facilities such as the sky pool, co-working and family areas.

The architect of the project is multiple-award winning Erik L'Heureux from Pencil Office and PIA Interior, Thailand's leading design studio with 20 years of diverse experience.

L'Heureux says to expect strong vertical lines that accentuate the sophisticated and slender proportions of the towers.

"Earth-tone colours make up the building where the outside of the building will be painted in ivory to form a gradient and light warm grey which constitutes the base colour. The earth-tone colours will remain timeless even as years pass and will complement the greenery from the forest landscaping them," he describes.

Meanwhile PIA Interior Danny Arthayukti says the design concept is inspired from what he calls "hotelisation".

He explained: "When the building is completed, there will be many families living here, thus we need to provide a space where everyone will be comfortable."

"This common space is likened to that of a hotel, where you can host a private party at the pool without disturbing others — thanks to the spaciousness. The idea is to provide a sanctuary for everyone..." says Arthayukti.



Overwhelming response for Park Place



CLICK
to view
videos of Park
Place's priority
sales event

A long line of excited buyers awaiting for their turn into the sales gallery at 6am.

“

We are glad to see everyone complying with the SOPs. We are very thankful for the strong support from our existing buyers, investors and new buyers of this project and for the Desa ParkCity township.” — Lau

Property launches in the new normal are a far cry from the fun and frolic-filled times when buyers used to be feted upon.

Take the case of the recent priority sales launch of Park Place in Desa ParkCity — overnight queueing was disallowed.

On top of compliance to physical distancing SOPs, only pre-packed refreshments were served.

Upon arrival, the registrants were each provided with a “care kit”. It includes five pieces of 3-ply masks, one bottle of hand sanitiser, one packet of wet wipes and an empty casing to store masks.

Notices of the strict need for SOP adherence were strategically placed to remind the crowd.

“Park Place has registered over 3,000 interest and we are thrilled! Anticipating a good turn-out for our Priority Sales event, we have taken extra precautionary measures to ensure all SOPs are in place,” ParkCity Group CEO Datuk Joseph Lau told EdgeProp.my.

“We are glad to see everyone complying with the SOPs. We are very thankful for the strong support from our existing buyers, investors and new buyers of this project and Desa ParkCity’s township,” adds Lau.

In a media statement released after the event, Lau said the residential development encompasses a lot of features that homebuyers will find extremely useful for today’s lifestyle and now with Covid-19 in the picture, these elements serve as practical and important extensions to their individual homes.

Sprawling 473-acres, Desa ParkCity is easily accessible by several highways comprising the New Klang Valley Expressway, Duta-Ulu Klang Expressway 3 and the Damansara-Puchong Highway. The Mass Rapid Transit Line 2 (Sungai Buloh-Serdang-Putrajaya line) is expected to be operational in 2021.

“As a developer that has made a name through our innovative designs in master-planned township, ParkCity will work towards solidifying our status by providing dynamic residential designs to meet the ever-changing needs of our homebuyers, and to provide seamless opportunities to enjoy the best moments in life,” Lau highlighted.

He added that with the current low rate of interest, the return of the Home Ownership Campaign and many incentives under the National Economic Re-

covery Plan (Penjana), it is a good time to own a home.

“We have continued to listen to our customers and loyalists to meet their needs and wants. With the current market and the value proposition of Park Place, the prices are really compelling. We are glad that Park Place has received an overwhelming response from the market. We are indeed very thankful for the strong support from our existing buyers, investors and new buyers that share the same values and enthusiasm as us towards Park Place” he exclaimed.

Desa ParkCity, a multiple award-winning township, was first unveiled back in 2002 and is developed by ParkCity, a subsidiary of the Samling Group in Sarawak. In 2019, the developer bagged the EdgeProp Malaysia’s Responsible Developer: Building Sustainable Development. This was in recognition of the developer’s vision, commitment and efforts made towards the building of sustainable developments in the country.

This year, the township also won several other awards at the EdgeProp Malaysia’s Best Managed and Sustainable Property Awards 2020



Homebuyers being served refreshments as they are queuing.



Chairs are sanitised regularly.

COVER STORY



The secret of success

Even after close to 18 years since the township was first revealed back in 2002, Desa ParkCity still feels just as “young and new”. Why is it touted as KL’s most liveable community? **EdgeProp.my** finds out from real estate agents.



DESA PARKCITY

Wong Ai Ling

Team leader and senior real estate negotiator for Yit Seng Realty

Desa ParkCity is secure, convenient and a place that offers healthy and lifestyle living.

The township is safely guarded. Here, residents can get their meals, groceries, children’s education, medical and recreation facilities all within walking distance. We often see people jogging, walking their dogs, cycling and exercising around the parks. Some even jog up to ParkCity Heights daily.

The connectivity and community feeling here is unique; I hardly see this at other places.

Even during the property market downtrend from 2018, Desa ParkCity has not been affected much, compared to other areas in the Klang Valley.

One can see the steady annual appreciation of 6% to 7% in the sub sales market. This gives confidence to investors who are repeat buyers of properties here. I call them ParkCity’s fans.

As for owner occupiers, this place has given them a comfortable living environment which they find hard to replicate in other places. Therefore, most owners are reluctant to sell their

units; they wish to stay here for their retirement and even keep the property for their next generation.

I also observe the hard work and effort put in by the developer over the two decades. From the minor matters such as landscape/gardening maintenance/traffic control, to detailing and quality of projects, this developer always commits to do their very best to improve year by year. Thus, the purchasers here have a very strong bond with the developer.

After the latest Park Place launch, the remaining future projects would only take place on three more plots left for high rises and also the next commercial development opposite the Plaza Arkadia.

I foresee landed supply to become even more scarce and sought after in future.

As for the future condominium development, by looking at the location of it, I predict the price would probably fetch more than RM1,000 psf. Hence, the sub-sale price would still continue to grow in Desa ParkCity.

“

From the minor matters such as landscape/gardening maintenance/traffic control, to major issues such as every individual project design and quality, this developer always commits to doing their very best to improve year by year. Thus, purchasers here have a very strong bond with the developer.” — Wong

Matt Tian

Group leader and head of international market of Propnex Realty

Desa ParkCity is a well-managed and organised township with great future for capital appreciation and good rental return.

The developer has continued to put in new elements consistently starting from The Waterfront, medical centre, the international school and now, Plaza Arkadia. This creates excitement and will bring in a lot of value and uplift the lifestyle of the residents and visitors here.

Lakeside features such as jogging, cycling, walking the dogs, fish watching/feeding, place for relaxation after dinner as well as other outdoor playgrounds are the unique features of Desa ParkCity.

The township is also self-sustaining with amenities such as F&B, grocers, entertainment, sports, school, medical centre, etc.

The developer has also taken the effort to maintain and manage the township, keeping it safe, organised, clean and secure. The developer has also put in a lot of greenery into the township.

With the existing success formula and with the upcoming future launches (since they still have a lot of land undeveloped), add in more new elements which cater to the younger crowd and probably slightly greater price affordability, this place will definitely continue to shine and grow.

“

Desa ParkCity is well managed and organised township with great future for capital appreciation and good rental return.” — Tian



PROPNEK REALTY

Sam Chai

Senior real estate negotiator of Cornerstone Xstate

The results speak for themselves. Park Place which was launched in just two days has achieved over 86% of sales, even when the entire world is going through a pandemic.

More foreigners and expats are also starting to explore this township. Many like to compare Desa ParkCity with Mont’Kiara — to be honest, you cannot really compare these two areas as they are totally different areas, with different concepts.

Desa ParkCity will continue to be great for the next 10 to 15 years due to its high demand from both locals and foreigners. This is thanks to the good work done by the developer. They deliver what they have promised, while maintaining the township and park.

This township is 70% or more developed and still has a lot of potential. It is often known as KL’s Most Liveable Community, and this is what attracts people to come back here again and again.

Homebuyers are now looking for lifestyle community surrounded by greenery. The township is also self-sustainable with its various components such as the international school, commercial area and medical centre.



CORNERSTONE XSTATE



A testament from ParkPlace's homebuyers

At a time when developers are screaming challenging times, buyers of Park Place tells **EdgeProp.my** why they are excited.

DESA PARKCITY



R N Phang

First-time buyer of Desa ParkCity's properties



This is the first time (buying a property in Desa ParkCity) for me but I am not the first in my family to own a property here. This is a project that is within my budget. Due to its high demand, if not now, I do not know for how long I would have to wait for the next development which I can afford. Besides that, the layout and design of Park Place definitely caught my eye. To be able to be part of the Desa ParkCity community has always been a dream for me.

Actually, I have also persuaded friends to buy for all the reasons mentioned. This (staying in the same township) brings our friendship to another level — where we could look out for each other's needs when they arise.

The location (of Park Place) is near the future development of the new Town Center. It is very central to all other facilities within Desa ParkCity. Another reason for my buying Park Place is to help build a foundation for the next generation and at the same time enhance the bond between generations — because we will be staying near each other. Visitations will be convenient and regular. I believe the price per sq ft is convincing and reasonable for investment. Desa ParkCity does have a good track record in maintaining the green environment.

Madam Wong

A repeat buyer of Desa ParkCity's properties



Before my retirement, I researched which location suited me best and is within the budget. My priority is security, easy accessibility to amenities such as medical, entertainment and supermarkets. It should be a place where I can just go out for a walk and exercise without the hassle of having to drive.

Raymond

Resident and repeat buyer of Desa ParkCity's properties



I bought the first phase in Desa ParkCity and moved in after the completion. I am buying Park Place because of its great location and it is also good timing for me to buy for my children.

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Be mindful of the 'Certificate' in Section 73 of the Strata Management Act

BY DATUK CHANG
KIM LOONG



SCENARIO 1: Abdul Rahim joined the job market after graduating from university three years ago. With his savings, he sought to buy an apartment in Subang Jaya. However, Abdul Rahim is a newbie to stratified development. He knows practically nothing of the selling and buying process and sought the service of a lawyer.

The lawyer attended to the usual 'sub-sale' transaction with Abdul Rahim eventually taking possession and keys of the property from the seller.

After shifting into his apartment with his family, he received a 'service charge statement' from the Joint Management Body (JMB) that evidenced that there are outstanding arrears from the previous owner to the tune of RM5,280.00 — the seller had defaulted in paying his monthly dues for maintenance charges and sinking fund.

Abdul Rahim sought help from his lawyer but was informed that he will have to litigate and sue the previous owner for the reimbursement.

The lawyer will have to charge him separately for the court proceedings. The legal process cost is estimated to be about RM5,000. Abdul Rahim felt disgusted being victim of the 'oversight'.

SCENARIO 2: A 'standard' Sale & Purchase Agreement was prepared by the law firm in a sub-sale transaction for Sally.

One of the clauses stated that 'All the outstanding arrears are to be borne by the vendor prior to the completion of the sale transaction.'

The owner collected his portion of the balance sales price (after redemption from the Bank) and migrated overseas. Sally was lumbered with an outstanding amount of RM7,830 being arrears of maintenance charges, sinking fund, insurance and apportioned quit rent.

The management corporation (MC) took Sally to the Strata Management Tribunal to recover the 'indebtedness' in the account. Sally reluctantly chose to pay up the arrears (by instalments) to avoid the legal quagmire.

The lesson from the above two cases is about the inexperience and flaws of certain unwise lawyers attending to the sale & purchase transaction in a strata property commercial or residential.

It is the duty of the lawyers to ensure all outstanding charges, debts incurred in the parcel unit by the owners, to the Joint Management Body (JMB), Management Corporation (MC) or Subsidiary MC, collectively known as Management Bodies are paid in full before the transaction is completed so as to ensure that the buyer(s) are not burdened with the oversight of 'past debts'.

In *Brightvite Sdn Bhd v. Pantai Towers Management Corporation* and another, (2019) 2 CLJ 439, the Court of Appeal made an important ruling on the recoverability against a new proprietor of management charges and other dues accrued before transfer/conveyance.

In that case, the Judge, commenting on



Section 45 of the Strata Titles Act 1985 (similar provisions can be found at Sections 60, 61 and 68 of the Strata Management Act, 2013 (SMA)) ruled that the debt is recoverable from two parties, namely the existing proprietor or the proprietor's successor in title, that is, the new owner.

But the Section clearly refers to one and the same debt, that debt being the sum outstanding as management fees. In other words, that single debt is recoverable from either the proprietor or the proprietor's successor in title when he/she becomes the new owner, but the debt of the first owner cannot be transferred to the new owner.

The debt incurred by the previous owner is not divisible, or transferable to the new owner.

It is pertinent to consider Section 73 of the SMA. This provision, implemented on June 1, 2015 allows conveyancing lawyers to apply for a certificate on behalf of the owner or potential buyer of the unit for a fee not exceeding RM50.

The Management body is to issue to that person a 'Certificate' certifying the amount that is due from the unit owner.

It also stipulates the time and manner of payment of the amount determined and other matters. This certificate provides conclusive evidence of the total debts due on a particular unit.

The issuance of this certificate by Management Bodies is to ensure the dues are paid in full. It also enables a prospective buyer to find out what is the total debt, if any, that is outstanding to the management bodies and to decide if he/she is getting a fair deal from the purchase. And if there are any debts outstanding, he/she can then negotiate a further quantum to be considered during the negotiation process and before finalising the purchase price.

This can be referred to in Form 19 of the Strata Management (Maintenance & Management) Regulations, 2015 ('SMR') — Regulations 19.

Outstanding arrears recoverable from the buyers

The aim of Section 73 is to enable prospective buyers to ascertain the outstanding dues attributable to a parcel prior to transfer/conveyance so as to avoid an unpleasant situation where the prospective buyer has to 'foot' the dues accrued by the previous owner.

The purpose of the section, namely, is to ensure that the Management Bodies recover their dues so as not to make all the other unit owners subsidise the debt incurred.

This would amount to a considerable prejudice to the other unit owners.

So, conveyancing lawyers should ensure that settlement of debts due to the Management Bodies prior to transfer be made a condition in the sale and purchase contract and such 'figures' to be calculated on a strata unit shares basis.

Successor-in-title or 'proprietor' may not evade the obligation to pay contributions

Prior to *Brightvite* case referred to above, the High Court in *Sri Wangsaria Management Corporation v Yeap Swee Oo @ Yeap Guan Cheng* (2009) MLJU 1461 made a similar ruling.

The subsequent buyers refused to pay arrears of maintenance charges for the period prior to vacant possession, deny-

ing all liability for such arrears.

The Judge held that Section 45(5) of the Strata Titles Act, 1985 (STA) allows the amount to be recoverable from the proprietor, or who may no longer be a proprietor as defined.

Although this Section 45 of the STA has been deleted (amongst others) and now 'migrated' to the newly minted SMA, the principle of law established in *Brightvite* and *Sri Wangsaria Management Corporation* continues to be applicable. To our mind, the provision shows the intention of the legislature that neither a proprietor nor a successor-in-title nor that category of 'proprietor' may evade the obligation to pay contributions i.e. debts.

It is incumbent for the buyer(s)' lawyers to make a written requisition under Sec 73 of the SMA to inquire about the amount of charges and contribution to the sinking fund payable; time and manner of payment and any levied contributions owing by the sellers or any amounts outstanding pursuant to the SMA.

If they have failed or neglected to do so, the buyer(s) and/or their lawyers cannot later allege that they are not aware of the indebtedness because of their own omission.

Litigation process could be avoided if the parties entrusted had done what is required of them under the SMA. The liability of buyers to be duly registered as proprietors and successor-in-title is clearly provided for in the law. It is also the obligation of the buyer(s), as prospective buyers, to be vigilant of the need to conform to the SMA and its Regulations if they are to choose to stay in a stratified property.

There is a corresponding Section 31 in the SMA that relates to the same issue titled: 'Right of parcel owners or prospective purchaser' for those developments still under developer management period or JMB status, where individual strata titles have not been issued. The pre-requisite form is under Form 10 of the SMR — Regulations 19.

Three-fold Legal Relationship

A person who purchases a unit in a strata development enters into a three-fold relationship; firstly, he is the individual owner of his unit. Secondly, he is a co-owner with all other owners of the common property and the land of the strata development, and thirdly, he is automatically a member of the owners' body (management body) to whom the management and maintenance of the scheme is entrusted.

Harmony can only be achieved if the strata development is managed properly, the common property and facilities maintained adequately and regularly. The proper maintenance, efficient management and ultimately the success of the strata development will depend on a steady flow of payments to the coffers of the common funds. This includes 'the debts'.



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



Penang to see its first integrated senior living resort

BY RACHEL CHEW

PENANG: With the rising number of senior citizens in Malaysia, the need to address the issue of elderly care has become increasingly important.

According to the World Bank's Malaysia Economic Monitor published in July, Malaysia officially became an ageing country this year, with 7.5% of the population aged 65 years old and above, and this is expected to hit 14% by 2044.

In order to help address the needs of the elderly, as well as to capture the untapped potential of senior living resorts, Penang-based property developer MTT Group of Companies, through its subsidiary Botanica Hills Sdn Bhd, has inked a joint venture agreement with Eden-On-The-Park Sdn Bhd to develop the first integrated senior living resort in Penang.

"The masterplan is now pending author-



PICTURES BY BOTANICA HILLS

From left: Botanica Hills director Elysia Ong, State Exco Jagdeep Singh Deo, MTT Properties & Development Sdn Bhd CEO Khoo Teck Chong, Ong, Chief Minister of Penang Chow Kon Yeow, Eden-On-The-Park chairman John Chin, Fong and Eden-On-The-Park director Raymond Fong at the signing ceremony.

The aerial view of Botanica C.T.



ity approval. We are confident that the construction work will start by next year," Datuk Sri Kenny Ong, group executive chairman of MTT Group of Companies, told EdgeProp.my.

The integrated senior living resort, called Eden at Botanica.CT, is part of the 300-acre Botanica.CT township development located in Balik Pulau. The Botanica.CT township is now 50% completed with residential, commercial hub and an international school.

Eden at Botanica.CT. will be located on a 32-acre land, with phase 1 being at six-acres comprising a 100-bed nursing care residence and 290 active living apartment units.

Ong said senior living has always been part of Botanica.CT's masterplan since the township was launched 15 years ago. The company has been searching for a right partner to work with locally and overseas and finally sealed the deal with Eden-On-The-Park from Sarawak early this year.

Eden-On-The-Park is a senior living and aged care facilities and service provider based in Kuching, Sarawak. The company built the country's first active senior living resort on an 8-acre plot in Samarahan, comprising 104 units of luxury apartment suites and 14 senior-lifestyle bungalow villas.

Adjacent to the resort sits an aged care facility with 71 rooms and is fully staffed.

Eden at Botanica.CT is the first expansion of Eden-On-The-Park to Peninsula Malaysia. It will have a similar concept as Eden-On-The-Park in Sarawak, where it consists of aged care facility and an active living resort to cater to the different needs of retirees.

"We see a lot of potential in Penang as it is one of the world's best destinations for retirement. Under this joint venture, we will be taking care of the operations while MTT is the builder," said Eden-On-The-Park managing director Victor Fong.

It is not an old folk's home

Fong stressed that the integrated senior living resort "is not an old folk's home".

"It is a place for retirees to enjoy their retirement life with a peace of mind. It is not something new in developed countries such as Australia, the US and New Zealand but Malaysia is still in its baby steps, there is a lot of education needed to be done," Fong said.

Besides aged care facilities and the active living resort, which come with different built-up sizes and package for sale and rent, the integrated senior living resort also offers facilities such as a game room and outdoor park.

Myra sells 17 out of 85 units over Sept 26 weekend: source

BY CHARLENE CHIN /
EDGEPROP SINGAPORE

SINGAPORE: Myra, a development in Potong Pasir, sold 17 out of 85 units over the weekend of Sept 26 at an average price of S\$2,000 (RM6,084) to S\$2,100 psf, according to a source.

The 85-unit freehold project is located at Meyappa Chettiar Road and Woodsville Close in District 13, and is one of the launches by Malaysian boutique developer Selangor Dredging Bhd.

Buyers who purchased a unit there liked the Potong Pasir area and its proximity to Potong Pasir MRT station, which is a two-minute walk from the development, says the source.

At its AGM held on Sept 29, the group reported a profit of RM6.58 million, on the back of a turnover of RM243.85 million.

After taxation, the group suffered a net loss of RM4.48 million,

compared to RM24.42 million of net profit posted in the previous corresponding period. It attributes this to the once-off impairment costs for four pieces of land held for development amounting to a total of RM14 million.

The developer's other projects in Singapore include Jui Residences and One Draycott.

Comprising 117 units, Jui Residences is located within the Kallang estate in District 12. Overlooking the Kallang River, it has a conserved building - the National Aerated Water Company (NAWC) — within its premises. The architecture incorporates art-deco inspired elements from NAWC into the development. Based on caveats lodged with URA to date, JUI Residences has sold 100 of its units.

Meanwhile One Draycott, in District 10, comprises 64 units with a striking gold and black facade. Located on 1 Draycott Park, the freehold project has sold five

of its units to date, according to caveats lodged with URA.

Selangor Dredging has said that it would continue the marketing efforts for its existing projects in Singapore and Malaysia.

The developer's projects in Malaysia include SqWhere and UNA. SqWhere in Sungai Buloh was completed in July 2019, is directly connected to the Kampung Selamat MRT Station via a 75m direct link bridge and has easy accessibility to major expressways.

Over in Cheras, UNA, which is still under construction, comprises 316 units of service apartments, with retail units on the ground floor. It is located directly opposite the Sunway Velocity Mall with close proximity to the Maluri and Cochrane MRT Stations.

The developer still has two upcoming projects in its pipeline in Malaysia: condo villas in Serdang and Melawati, on the outskirts of Kuala Lumpur.

Myra is located
at Meyappa
Chettiar Road and
Woodsville Close
in District 13,
Singapore

SELANGOR DREDGING



HOME IDEAS



Pick the right materials for your kitchen for ease of maintenance based on your lifestyle.

PICTURES BY JARSCHÉ DESIGN STUDIO

7 tips to making the most out of your KITCHEN MAKEOVER

BY CHIN WAI LUN

A kitchen is more than just countertops, cabinets and a sink. Coupled with the ongoing Covid-19 outbreak, many kitchens would be bursting at the seams being utilised more than ever before as people opt to do more home-cooking and avoid crowds.

Thus, a properly designed and organised kitchen would not only be aesthetically pleasing, it could also lead to a safer and more productive culinary experience.

"I believe a kitchen can be considered a statement piece where it can boost a bland interior or anchor a busy one while reflecting your personality and style," says Jarsche Design Studio director Jason Chen as he shares expert tips on remodelling the production space of your gastronomical delights.



3 Keep up with trends

"Keeping up with trends is not limited to just the looks. Trends come in many forms and cover many aspects of an interior décor," offers Chen.

So, even if you prefer something more retro or classic, do research on the latest materials, latest kitchen accessories or even research about how to make classical designs appear more contemporary and incorporate them into the kitchen makeover. "Your kitchen will look fresh for many years to come," says Chen.

4 Don't forget the backsplash

Why backsplash? Is it a must-have? "Absolutely, but many homeowners' mistake is not paying enough attention to the backsplash. Do you know it ties together disparate elements in a kitchen as it becomes its focal point? Plus, it makes clean-ups much easier!

"Just an extra tip: avoid using glass or mirror because they are fragile and break easily. However, if you really love the idea of having glass or mirror, try to avoid putting plug points around it," notes Chen.

CONTINUES NEXT PAGE →

1 Identify your needs

"A kitchen has various flows and different work areas. Homeowners often get too excited with the kitchen details, consequently overdoing the space," cautions Chen.

"Plan your kitchen accordingly. By this, I mean take some time to consider your family's and your own needs and lifestyle. This will help ensure everyone can get the most out of the space. It is good to do research about the latest kitchen technologies and accessories," says Chen.

So, identify those needs, jot down ideas and select features you know you might want to incorporate into your soon-to-be revamped kitchen.



Chen: One of the common mistakes people make is not seeking professional help.

2 Set a budget

Chen notes that setting a budget might be difficult for some homeowners, but it is necessary because it ensures the quality of your renovations matches the value of the house.

"Although overspending is a concern, it's equally important to avoid spending too little. You could take a rough figure around 10% or 15% of your home's current value. Be sure to allow some leeway for surprises," advises Chen.

Remodelling a kitchen can be expensive but that does not have to be the case all the time. Do plan your project properly to avoid any mistakes or any additional costing that you are not aware of. Try to save on materials by shopping around. If you are a homeowner that spends most of your time in the kitchen, you may want a perfect kitchen fitted with the best appliances, but these can really burn a hole in your wallet. Sometimes, pre-loved appliances found online can be good bargains.





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5 Pick the right materials

Picking the right materials for your kitchen is important. Consider the strengths and weaknesses for each material.

“For example, if you are a coffee lover (or tend to be clumsy), you may consider quartz countertops instead of granite or marble as the latter two are porous. For the backsplash, you may introduce quartz or tiles for easy maintenance. You may use marble or glass too, but do take into account your lifestyle and usage of the space,” Chen shares.

6 Be realistic about the available space

Make the most of the space you have. If you don't have space for a massive range, you have to be realistic. For tight-spaced kitchens for instance, it is best to stick to a subtle and refined style with a minimalist spirit to keep the space visually flowing.

Rid the space of extra visual noise and remove excess hardware and just about anything else unnecessary to keep the look clean and manageable. You might want to consider maintaining the same colour for cabinets and the walls or replace solid hanging cabinet doors with glass panels. This can erase visual boundaries while enveloping the room with uniformity.

Last but not least, consider reflective surfaces as they are among the most effective small kitchen design ideas that you can incorporate into your kitchen, such as marble countertops.

Remove excess, unnecessary hardware for a clean and uniformed look.



7 Leave it to the experts

Taking matters into your own hands may save cost initially but sometimes, a specialist knows better, and it might translate to cost-savings in the long run.

“A kitchen designer is a well-trained, knowledgeable professional in all aspects of the design and parts of a kitchen. Plus, kitchen trends can sometimes change quickly, so it is good to work with an expert who can offer advice for creating a practical look that is going to last and be safe,” offers Chen.

He believes one of the biggest mistakes made by house owners is not seeking professional help. “No one can be good at everything. If you are good in maths, it does not mean you are a good accountant. If you are going for long-term usage, I would recommend investing just a bit more. Trust me, it will be worth it.”

As long as colours (for kitchens) are applied properly, almost any hue will work.



Some of the designs recommended by Chen



A wood-inspired kitchen can always make a comeback, but it does not have to be wooden throughout. You may tone it down by incorporating other materials such as concrete islands.

For the bold, consider this dark-themed kitchen. Black can signify sophistication and elegance. Having a black and bold backdrop with highlights such as shiny surfaces of chrome or marble will provide a luxurious and classy look to your kitchen.



FOREIGN NEWS

Controller of Housing cracks down on reissue of OTP for property purchase

BY CHARLENE CHIN /
EDGEPROP SINGAPORE

SINGAPORE: In a bid to encourage homebuyers to exercise financial prudence in the purchase of a home, Controller of Housing (COH) announced on Sept 28 that the Option to Purchase (OTP) of a property will expire three weeks after the Sale and Purchase Agreement and copy of the title deeds are delivered to a potential homebuyer.

Under the new ruling, homebuyers will risk forfeiting 25% of their booking fees if they commit to new property purchases without securing the necessary finances upfront.

"The three-week validity period for the OTP is put in place to encourage purchasers to exercise financial prudence and commit to purchasing a property only when they have the financial means to do so," says COH, as it has observed instances when the OTP was re-issued multiple times to the same purchaser for the same unit, which lengthened the option period significantly.

"The need for greater financial discipline in making property purchase decisions is especially pertinent given the current economic situation, where workers are facing uncertainties in the labour market," adds COH.

In addition, developers will no longer be able to re-issue OTPs to a potential homebuyer for the same unit within 12 months after the expiry of the prior OTP.

"The COH moves are to remove the excess fluff in the sales process," says Alan Cheong, Savills Singapore head of research. "An excessive number of OTP reissue cases can potentially lead to an over-reading of the price index. However, I am confident that the COH is still pro business and would let genuine cases through the door."

Developers have been willing to provide more time for buyers to exercise the OTP for two main reasons, says Karamjit Singh, chief executive of Showsuite Consultancy. First, the buyer would need to pay stamp duty on the purchase when exercising the OTP. "If the buyer is seeking to sell an existing home but has not managed to do so at the time they are required to exercise the option, the buyer would be liable for higher stamp duties in the form of Additional Buyer's Stamp Duty [ABSD]," he explains. The second reason is cash flow: "Under mortgage rules, a buyer cannot borrow from banks for the first 25% payment towards the purchase of a home, hence the buyer would need sufficient cash and/or CPF funds," he adds.

HDB owners who are planning to upgrade to private homes may qualify for a refund of ABSD paid



Those who wish to sell their HDB flats and use the proceeds towards the purchase of a private property may be impacted by the new restriction

The need for greater financial discipline in making property purchase decisions is especially pertinent given the current economic situation, where workers are facing uncertainties in the labour market." — COH

for their new purchase, if they sell their HDB flat within six months from receiving the keys to the new private flat, which could take years — depending on the stage of construction, adds Singh.

However, those who wish to sell their HDB flats and use the proceeds towards the purchase of a private property may be impacted, comments Lee Sze Teck, director of research at Huttons Asia. "Effectively now, the HDB upgrader has to come up with almost 40% cash and CPF within three weeks if they want to buy a private residential unit," he says.

The new directive "would remove a thin layer of demand for new homes from the segment of purchasers who clearly do not have the capacity to make the second payment — amounting to 15% of the purchase price — within 12 weeks of the purchase, and pay for stamp duties," says Showsuite Consultancy's Singh. "Such purchasers should therefore defer their purchases until a time they are financially ready in terms of their

equity position or a sale of their existing homes."

However, for genuine buyers who can prove that they are able to sort out the sale of their existing home within 12 weeks, the COH is prepared to consider extending the three-week option period to 12 weeks, notes Singh. "This would naturally be helpful for the buyers to navigate the transition and for the developer to secure the sale," he adds.

The Real Estate Developers' Association of Singapore (REDAS) said in a statement that is "heartened" by the flexibility to extend the validity period of the OTP up to 12 weeks from the OTP date to allow genuine buyers more time to exercise the OTP before it expires. "With strict TDSR [total debt servicing ratio] in place, we understand that most buyers do exercise financial prudence for property purchase before they take up the OTP and buy only within their means," according to REDAS.

The new COH guidelines do not apply retrospectively. Pre-existing

commitments towards re-issuance of options between developers and buyers made prior to these new guidelines are not affected. "This would come as a welcome relief to both parties," says Singh.

As such, Singh does not expect this new directive to be a major dampener on new home sales, especially in the affordable mass-market segment. A case in point is last weekend's successful launch of Penrose condominium by Hong Leong Holdings, he says. Out of its 566 units in the development, 341 units were sold as at yesterday evening [Sept 27], representing 60% of the development.

According to Singh, "Hong Leong Holdings practised a strict 'no-reissue' policy. This means all the buyers would be required to exercise their options within three weeks of being served the Sale and Purchase Agreements." The registration of interests, bookings and signing of booking documents were carried out digitally using Showsuite's digital booking platform.

SPOTLIGHT



Commercial

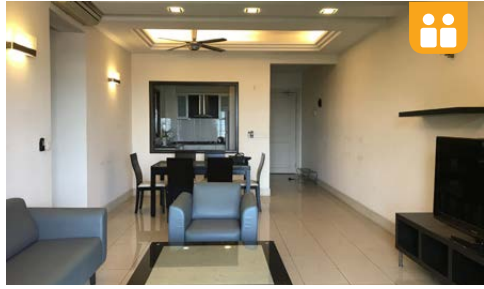


Residential



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Properties for sale and rent

**RM880,000****Surian Condominium, Mutiara Damansara, Selangor**

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

Laura Teh (REN 02734)

REAPFIELD PROPERTIES SDN BHD (E (1) 0452)
☎ +6019 221 9830

**RM400,000****Cyberjaya, Selangor**

Type: Residential land **Tenure:** Leasehold
Land size: 1.16 acres

Muhamad Hafiz Bin Faisal (REN 32806)

ECOLAND REALTY (E (2) 1679/1)
☎ +6018 775 1411

**RM2,100,000****Sunway Montana, Ampang, Selangor**

Type: Terraced house **Tenure:** Freehold
Built-up: 3,700 sq ft **Land size:** 2,132 sq ft
Bedroom: 5 **Bathroom:** 5

Leane Wong (REN 23378)

TECH REAL ESTATE SDN BHD (E (1) 1537)
☎ +6017 280 9663

**RM8,800,000****Villa Mont Kiara, Mont'Kiara, Kuala Lumpur**

Type: Bungalow **Tenure:** Freehold
Built-up: 4,800 sq ft **Land size:** 5,235 sq ft
Bedroom: 5 **Bathroom:** 7

Lee Huey (REN 02821)

MAXLAND REAL ESTATE AGENCY (E (3) 0769)
☎ +6010 226 9609

**RM2,000/mth****Laman Ceylon, Bukit Bintang, Kuala Lumpur**

Type: Condominium **Tenure:** Freehold
Built-up: 820 sq ft **Bedroom:** 1 **Bathroom:** 1

Leena Tan (REN 28908)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
☎ +6012 322 7901

**RM1,467,000****Desiran Bayu @ Sri Rampai, Setapak, Kuala Lumpur**

Type: Terraced house **Tenure:** Leasehold
Built-up: 3,213 sq ft **Land size:** 1,640 sq ft
Bedroom: 6 **Bathroom:** 6

Muhammad Nadzmi Bin Ramli (REN 40027)

CORNERSTONE XSTATE SDN BHD (E (1) 1851)
☎ +6013 203 1857

SOLD FOR**RM1.15 mil** (about RM613.33 psf)**Single-storey linked house, Bangsar Park, KL**

Concluded by: Meifong Wong PRO (REN 32252)
of Reapfield Properties (HQ) Sdn Bhd
(+6012 202 3711) **When:** July 2020

**Noteworthy**

- Freehold
- Land size: 1,872 sq ft; Built-up: 1,500 sq ft
- Four bedrooms; two bathrooms
- Unfurnished
- Nearby amenities: Shopping malls, eateries and convenience stores, Bukit Bandaraya Park and public transportations. Nearby rail stations include Pusat Bandar Damansara MRT station and Bangsar LRT station.
- Easy accessibility via Jalan Maarof, Jalan Bangsar, as well as highways such as Federal Highway, New Pantai Expressway (NPE), Salak Expressway and Sprint Expressway

Bangsar Park is the oldest residential area in Bangsar, Kuala Lumpur. The residential area is well sought after by both Malaysians and expatriates, thanks to its complete amenities and convenient location within the city centre.

Within around five minutes' drive, the residents could arrive at Bangsar Village and Bangsar Village II malls, while Nu Sentral mall and KL Sentral transportation hub are about 10 minutes' drive away.

Mei Wong from Reapfield Properties (HQ) Sdn Bhd told EdgeProp.my that the buyer likes the single-storey link house which comes with a high ceiling and is located on a spacious road.

Wong pointed out that the buyer is purchasing this unit for his own stay, and he has been looking for a single-story house to suit the needs of elderly family members at home.

The seller who inherited

this house had decided to let go of the house as he prefers to stay in a condo. "The house had waited for about nine months for the new buyer. It was previously rented out with a low rental yield.

"Prices of single-storey houses were much higher last year. Nevertheless, the seller accepted the deal, as other single-storey intermediate houses here are selling at even lower prices at this timing," Wong explained.

Data from EdgeProp Research shows that as of mid-September, only one unit in Bangsar Park was sold in 2020 at RM1.6 million or RM491 psf. In 2019, there were 16 units sold at an average transacted price of RM1.71 million or RM647 psf.

As at mid-September, four units in Bangsar Park are seeking buyers on EdgeProp.my's property portal, with an average asking price of RM1.75 million or RM735 psf.

**RM718,000****Sky Condominium @ Bandar Puchong Jaya, Puchong, Selangor**

Type: Condominium **Tenure:** Freehold
Built-up: 1,658 sq ft **Bedroom:** 3 **Bathroom:** 4

Leo (REN 16755)

ESPRIT ESTATE AGENTS SDN BHD (E (1) 1448/3)
☎ +6019 268 6405

**RM549,000****Taman Daya, Johor Bahru, Johor**

Type: Terraced house **Tenure:** Freehold
Built-up: 1,670 sq ft **Land size:** 1,540 sq ft
Bedroom: 4 **Bathroom:** 3

Lily Mohd (REN 13748)

GATHER PROPERTIES SDN BHD (E (1) 1536/3)
☎ +6019 758 7250

**RM6,000,000****Medan Putra Business Centre, Kepong, Kuala Lumpur**

Type: Shoplot **Tenure:** Freehold
Built-up: 9,461 sq ft

Lim Chee Leng (PEA1158)

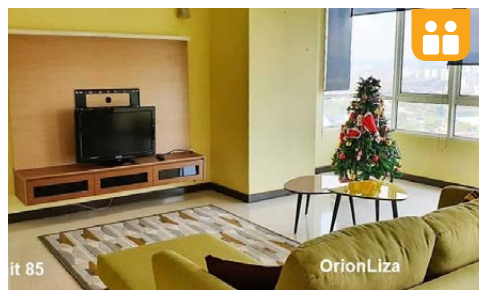
REJEY PROPERTIES (E (3) 0255)
☎ +6016 336 0661

**RM435,000****Saujana Impian, Kajang, Selangor**

Type: Townhouse **Tenure:** Freehold
Built-up: 1,300 sq ft **Land size:** 1,100 sq ft
Bedroom: 4 **Bathroom:** 3

Mutazar (REN 29200)

CHESTER PROPERTIES SDN BHD (E (1) 1321/1)
☎ +6019 277 0561

**RM720,000****The Orion, Jalan Tun Razak, KLCC**

Type: Condominium **Tenure:** Freehold
Built-up: 1,323 sq ft **Bedroom:** 3 **Bathroom:** 3

Liza Tieo (REN 31111)

HECTARWORLD REALTY SDN BHD (E (1) 1589/3)
☎ +6017 608 3961

**RM799,000****Laman View, Cyberjaya, Selangor**

Type: Terraced house **Tenure:** Freehold
Built-up: 2,133 sq ft **Land size:** 1,540 sq ft
Bedroom: 4 **Bathroom:** 4

Low Chee Hoong (REN 22437)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
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RM899,000

Dataran Prima, Petaling Jaya, Selangor**Type:** Office **Tenure:** Freehold
Built-up: 2,392 sq ft **Bathroom:** 3

Lue (REN 18679)

HARTAMAS REAL ESTATE (MALAYSIA) SDN BHD
(E (I) 1439) ☎ +6014 626 4929

RM450,000

Saujana Impian, Kajang, Selangor**Type:** Terraced house **Tenure:** Freehold
Built-up: 1,200 sq ft **Land size:** 990 sq ft
Bedroom: 3 **Bathroom:** 3

Lyna Ismail (PEA 1173)

NILAI PROPERTIES REALTY SDN BHD (E (I) 1545)
☎ +6016 396 0755

RM350,000

Taman Universiti Utama, Shah Alam, Selangor**Type:** Terraced house **Tenure:** Malay reserved land
Built-up: 820 sq ft **Land size:** 1,420 sq ft
Bedroom: 3 **Bathroom:** 2

Mahafiz Rahim (PEA 1221)

TRANSASIA PROPERTY CONSULTANCY SDN BHD
(VE(I)0187/2) ☎ +6017 692 3964

RM1,100,000

Selayang 18, Selayang, Selangor**Type:** Condominium **Tenure:** Leasehold
Built-up: 2,232 sq ft **Bedroom:** 4
Bathroom: 4

Nor Azam Mohd Radzi (REN 35545)

TOGETHER PROPERTIES (E (3) 0503)
☎ +6018 372 5135

RM850,000

Bayan Hill Homes, Bandar Puchong Jaya, Selangor**Type:** Terraced house **Tenure:** Freehold
Built-up: 3,850 sq ft **Land size:** 1,650 sq ft
Bedroom: 5 **Bathroom:** 4

Mandy Tan (REN 13303)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD
(E (I) 0452/8) ☎ +6019 244 7456

RM3,000/mth

1 Persiaran Gurney, Persiaran Gurney, Penang**Type:** Condominium **Tenure:** Freehold
Built-up: 1,600 sq ft **Bedroom:** 3
Bathroom: 2

Marcus Chan (REN 17896)

RAINE & HORNE INTERNATIONAL ZAKI+ PARTNER
SDN BHD (VE (I) 0067/2) ☎ +6012 481 9859

RM751,000

Sejati Residences, Cyberjaya, Selangor**Type:** Terraced house **Tenure:** Freehold
Built-up: 2,546 sq ft **Land size:** 1,540 sq ft
Bedroom: 4 **Bathroom:** 4

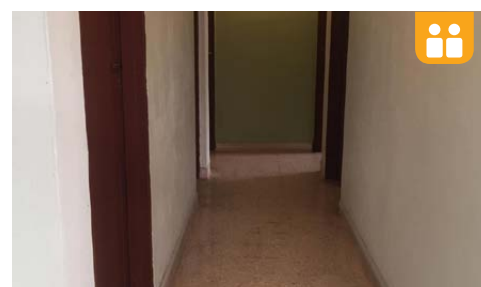
Marcus Voon (REN 34411)

FULL HOMES REALTY SDN BHD (E (I) 1501/8)
☎ +6012 733 2364

RM1,100,000

Seksyen 8, Kota Damansara, Selangor**Type:** Residential land **Tenure:** Leasehold
Built-up: 7,050 sq ft

Nabil Md Yusof (REN 21331)

MAXXAN REALTY SDN BHD (E (I) 1766)
☎ +6014 513 8863

RM1,190,000

Section 6, Petaling Jaya, Selangor**Type:** Semidee house **Tenure:** Freehold
Built-up: 1,400 sq ft **Land size:** 3,450 sq ft
Bedroom: 4 **Bathroom:** 3

Maureen Soon (REN 09603)

CBD PROPERTIES (USJ) SDN BHD (E (I) 1197/8)
☎ +6012 205 2902

RM1,500,000

Taman Suria, Johor Bahru**Type:** Semidee house **Tenure:** Freehold
Built-up: 4,600 sq ft **Land size:** 4,200 sq ft
Bedroom: 6 **Bathroom:** 5

Max Keng (REN 39938)

THE ROOF REALTY SDN BHD (E (I) 1605/3)
☎ +6016 302 5828

SOLD FOR

RM1.25 mil (RM694 psf)

Double-storey terraced house, Ara Damansara, PJ, Selangor**Concluded by: Zack Ng Kah Chuan** PRO
(PEA 2049) of Peptide Real Estate
(+6016 222 9045) **When:** June 2020

DONE DEAL



Noteworthy

- Built-up: 1,800 sq ft
- Freehold
- Semi-furnished
- 5 bedrooms; 3 bathrooms
- Accessible via highways including the New Klang Valley Expressway, Damansara Puchong Expressway and Sprint Highway. A short distance to LRT Lembah Subang station

Ara Damansara is a township comprising low- and high-rise residential homes and commercial properties in Petaling Jaya predominantly developed by Sime Darby Property. It is located only 7.3km from the Sky Park Subang Airport and is also served by shopping malls and supermarkets such as the Tesco Extra Ara Damansara, Citta Mall and Evolve Concept Mall.

According to Zack Ng from Peptide Real Estate, who concluded the deal, the seller was looking for a new place to stay hence the decision to let go of the unit.

"The house is well-renovated with an extended kitchen, the cul de sac layout also offers more privacy to the resident," said Ng, adding that this transaction was an arm's

length transaction where both parties are ready for different chapters of their lives.

As at September 2020, there are two rental listings of double-storey terraced homes at Ara Damansara on EdgeProp.my, with average asking prices of RM2,050 or RM1.20 psf.

Meanwhile, there were 38 sale listings with an average asking price of RM647 psf or RM1.3 million.

Year to date, there were seven units which exchanged hands at an average price of RM652 psf translating to RM1.59 million.

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RM342,000

North Port, Klang, Selangor**Type:** Warehouse **Tenure:** Leasehold
Built-up: 196,073 sq ft
Land size: 260,000 sq ft

Manson Liong (REN 09286)

ESPRIT ESTATE AGENT SDN BHD (E (I) 1448)
☎ +60115 900 0000

RM5,000,000

Seputeh Gardens, Seputeh, Kuala Lumpur**Type:** Bungalow **Tenure:** Freehold
Built-up: 6,038 sq ft **Land size:** 4,700 sq ft
Bedroom: 5 **Bathroom:** 6

Marcus Liew (REN 21754)

SIMON REALTY (E (3) 1451/1)
☎ +6016 340 8188

SPOTLIGHT

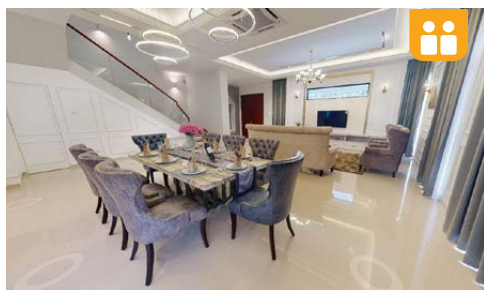
Properties for sale and rent



Commercial



Residential

Click/tap on
each listing
to visit the
listing's page**RM1,700,000****Bandar Tun Hussein Onn, Batu 9, Cheras, Selangor****Type:** Bungalow **Tenure:** Freehold
Built-up: 3,013 sq ft **Land size:** 5,000 sq ft
Bedroom: 5 **Bathroom:** 4**Najwa Albi** ([REN 35906](#))ZIYAD PROPERTY CONSULTANTS SDN BHD
(VE (I) 0341) ☎ +6018 393 9432**RM560,000****Taman Alam Jaya, Bandar Puncak Alam, Selangor****Type:** Terraced house **Tenure:** Leasehold
Built-up: 1,740 sq ft **Land size:** 2,777 sq ft
Bedroom: 4 **Bathroom:** 3**Mohd Nasrul Hanis Bin Manzahari** ([E2578](#))ALAM HARTA REALTY (E (3) 1687)
☎ +6019 217 2330**RM600/mth****Menara CIMB, KL Sentral, Kuala Lumpur****Type:** Office space **Tenure:** Freehold
Built-up: 50 sq ft**Michael Lau** ([PEA 2598](#))EUM REALTY SDN BHD (E (I) 1708)
☎ +6017 331 9668**RM650,000****Seremban, Negeri Sembilan****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,586 sq ft **Land size:** 1,716 sq ft
Bedroom: 4 **Bathroom:** 4**Ming Ming** ([REN 07221](#))CBD PROPERTIES (SEREMBAN) SDN BHD (E (I) 1197/9)
☎ +6012 227 1766**RM1,449,720****Taman Sutera Utama, Skudai, Johor****Type:** Semidee house **Tenure:** Freehold
Built-up: 3,254 sq ft **Land size:** 3,010 sq ft
Bedroom: 5 **Bathroom:** 6**MI Mok** ([REN 20962](#))TOPHILLS REALTY (JHI) SDN BHD (E (I) 1465/3)
☎ +6012 720 0931**RM600,000****LA Garden @ Mount Austin, Johor Bahru, Johor****Type:** Terraced house **Tenure:** Freehold
Land size: 1,170 sq ft **Bedroom:** 4
Bathroom: 3**Mohamad Hafiz** ([REN 26640](#))AG REALTY SDN BHD (E (I) 1931)
☎ +6016 314 9832**RM580,000****Setia Indah 11, Seksyen U13, Setia Alam, Selangor****Type:** Terraced house **Tenure:** NA
Built-up: 1,170 sq ft **Land size:** 1,500 sq ft
Bedroom: 4 **Bathroom:** 3**Mohd Arif Shah** ([PEA 2612](#))ALAM HARTA REALTY (E (3) 1687)
☎ +6019 307 3568**RM800,000****Alam Sari, Bangi, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,000 sq ft **Land size:** 3,702 sq ft
Bedroom: 4 **Bathroom:** 3**Mohd Azhar** ([REN 14427](#))HUNT PROPERTIES SDN BHD. (E (I) 1498)
☎ +6010 771 7542**RM1,820,000****Bungaraya Kondominium, Saujana Subang, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 2,980 sq ft **Bedroom:** 4
Bathroom: 4**Neoh Eng Kim** ([REN 32881](#))TECH REALTORS PROPERTIES SDN BHD (E (I) 1492)
☎ +6016 208 6331**RM620,000****Setia Indah 11, Setia Alam, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,622 sq ft **Land size:** 1,300 sq ft
Bedroom: 4 **Bathroom:** 3**Nizam Hazwan** ([REN 21890](#))MAXXAN REALTY SDN BHD (E (I) 1766)
☎ +6012 220 4208**RM365,000****Kota Puteri, Batu Arang, Selangor****Type:** Terraced house **Tenure:** Leasehold
Built-up: 1,450 sq ft **Land size:** 1,400 sq ft
Bedroom: 4 **Bathroom:** 3**Mohd Nazri** ([REN 03653](#))TOGETHER PROPERTIES (E (3) 0503)
☎ +6018 292 9275**RM535,000****Catarina, Setia Alam, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,100 sq ft **Land size:** 1,300 sq ft
Bedroom: 3 **Bathroom:** 2**Mohd Shafiq Iqram** ([REN 31525](#))MLP REALTY SDN BHD (E (I) 1754)
☎ +6014 312 3764**RM830,000****Taman Setapak Indah, Setapak, Kuala Lumpur****Type:** Terraced house **Tenure:** Leasehold
Built-up: 2,600 sq ft **Land size:** 1,500 sq ft
Bedroom: 4 **Bathroom:** 3**Noorhisyam** ([REN 18672](#))REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
☎ +6019 387 9735**RM530,000****Eastside @ One Ampang Avenue, Ampang, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 1,288 sq ft **Bedroom:** 3 **Bathroom:** 2**Molly Soo** ([REN 00091](#))HARTAMAS REAL ESTATE (MALAYSIA) SDN BHD
(E (I) 1439) ☎ +6012 208 2443**RM310,000****N-Park Condominium, Batu Uban, Penang****Type:** Condominium **Tenure:** Freehold
Built-up: 800 sq ft **Bedroom:** 3 **Bathroom:** 2**Mr Cheang** ([REN 14852](#))PEN PROPERTIES (E (3) 1400)
☎ +6016 414 8188**RM3,000/mth****The Capers, Sentul, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,381 sq ft **Bedroom:** 4 **Bathroom:** 3**Ms Rin** ([REN 29391](#))MAXXAN REALTY SDN BHD (E (I) 1766)
☎ +6013 998 8035

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