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Promote sustainable real estate in Malaysia through recognition of:

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- Property in Malaysia designed and built for sustainability

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# SUBMISSION DEADLINE

All entries must reach The Edge Property Sdn Bhd, Level 3, Menara KLK, No. 1 Jalan PJU 7/6, Mutiara Damansara, 47810 Petaling Jaya, Selangor by **5pm, Monday, 11 January 2021** 

Awards results audited by Deloitte

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# DIGITAL



Amidst crisis, the data centre industry has proven itself as a resilient, if not a booming asset investment class. Turn to **Pages 9 and 10** to find out more.

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#### The Edge Malaysia

Publisher and Group CEO Ho Kav Tat EDITORIAL Editor-in-chief Azam Aris CORPORATE **Chief Operating Officer** Lim Shiew Yuin **ADVERTISING & MARKETING Chief Commercial Officer** Sharon Teh (012) 313 9056 **General Manager** Fong Lai Kuan (012) 386 2831 Senior Sales Manager Gregory Thu (012) 376 0614 **Head of Marketing** Support & Ad Traffic Lorraine Chan (03) 7721 8001 Energy and Natural Resources Minister Datuk Dr Shamsul Anuar Nasarah said the hanging blocks of rock on the slopes of the limestone hill in Tambun are still in danger of crashing down the hill.

He noted that the Department of Minerals and Geoscience (JMG) had conducted a field assessment and found that the limestone hill that experienced a landslide on Nov 10, 2020 was still unstable and small landslides were occurring. "There is still water flowing from cracks

along the slope facing the row of villas in the resort. In this regard, all parties are urged to take precautionary measures," he said in a statement on Nov 11, 2020.

On Nov 10, two guests of the Banjaran Hotsprings Retreat in Tambun were killed. They were known as Ooi Chee Wei, 39, and Lee Tze Juin, 32, who were both from Kuala Lumpur and came to Ipoh for work.

Meanwhile, Perak Menteri Besar Datuk Seri Ahmad Faizal Azumu, who visited the site on Nov 11, said the initial investigation showed that the construction of the Banjaran Hotsprings Retreat was done in compliance with all the general construction requirements set by the relevant authority.

"According to the JMG, the limestone hills at the scene have vertical cliffs and usually have cracks and layered planes... This causes the hills to potentially experience landslides or rockfalls and this is a geological phenomenon whose timing cannot be predicted," he added.

Nevertheless, Banjaran Hotsprings Retreat was ordered to temporarily shut down their operations and all their guests were evacuated.

# Danger of another landslide at resort in Tambun



# Four individuals in remand for river pollution

Four individuals, including two directors of a road construction company, are in remand for seven days from Nov 11, 2020 in connection with the odour pollution in Sungai Selangor, which has resulted in water supply disruption to several areas in the Klang Valley since Nov 10, 2020.

The remand order against the four suspects, aged between 33 and 44, were issued by Magistrate Nur Hafizah Rajuni at the Selayang Magistrate's Court here, following an application by the police.

The two company directors are a 40-yearold woman and a 43-year-old man, while the other two, both men, included a Bangladeshi national.

They are being investigated for an offence under Section 430 of the Penal Code for committing mischief that caused diminution of water supply for human and animal consumption, which provides an imprisonment for up to 30 years, or a fine, or both, upon conviction.

# Amend two acts to empower PLANMalaysia

The Housing and Local Government Ministry (KPKT) sees the need to amend two acts to empower the role and enforcement of the Town and Country Planning Department (PLANMalaysia).

The acts were the Town and Country Planning Act 1976 (Act 172) and the Local Government Act 1976 (Act 171).

Its minister Zuraida Kamaruddin said PLAN-Malaysia must be given enforcement power so that the plans made by the department at the federal level could be implemented to ensure a more stable national development to avoid adversely affecting long-term plans.

She said town plannings by PLANMalaysia have often been neglected currently or not seriously considered by state governments or the local authorities before approving development projects.



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# Uniqlo to open first roadside 'megastore' in Malaysia

Uniqlo is set to open its first roadside "megastore" in the country, which is also the first store outside a shopping mall.

It will "be a roadside, communitybased store", "surrounded by residential townships, schools and office buildings", Uniqlo Malaysia said in a statement on its Facebook page on Nov 10, 2020.

To be located at DA Square @ Damansara Avenue, the store "has been carefully designed to ensure enough space and accessibility for all, including families with children, elderly people and people with disability, and will feature its own car park for customers".

The roadside megastore is scheduled to open in December. Malaysia will be the fifth country outside Japan and the third in Southeast Asia to have such a roadside store.

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# NEWS HIGHLIGHTS from www.EdgeProp.my





# Tony Fernandes making food deliveries to your doorstep

The tourism and aviation sectors have been badly hit by the Covid-19 pandemic, prompting low-cost carrier AirAsia to speed up its business diversification into food delivery business.

And no stranger to getting into the trenches with his staff, AirAsia Group CEO Tony Fernandes is joining the food delivery teams as shown by his social media update.

In an Instagram post on Nov 12, Tony was pictured beside a delivery bike carrying meals from airasia food, with the airline boss saying he is ready to deliver food to customers.

According to airasia food website, the company started out as an initiative to support local businesses and help franchises stay afloat amidst the tough times.

# Construction sector advances 58.6% in 3Q2020

The value of construction work done advanced 58.6% in the third quarter of 2020 (3Q2020), amounting to RM31.4 billion compared to 2Q2020 at RM19.8 billion, says the Department of Statistics Malaysia (DOSM).

Chief statistician Datuk Sri Dr Mohd Uzir Mahidin said on a yearon-year comparison, the value of construction work done improved -13.1% in 3Q2020 (2Q2020 was -44.9%).

He said special trades activities sub-sector registered a growth of 1.6%.

"Meanwhile, the three sub-sectors – namely residential buildings, civil engineering and non-residential – recorded an uptrend by -12.0%, -13.6% and -16.0%, respectively, compared with the same quarter in 2019," he said in a statement on Nov 10, 2020.



# Bantuan Prihatin Rakyat to open for new registrations by Jan 2021

Bantuan Prihatin Rakyat (BPR) will be open for new registrations by the end of January next year.

The Finance Ministry's National Budget Office director Johan Mahmood Merican said this will enable those who are eligible but have not previously registered to apply for the upcoming cash assistance.

BPR, with an allocation of RM6.5 billion that is expected to benefit 8.1 million individuals, will replace the Bantuan Sara Hidup (BSH), which had an allocation of RM5 billion and 4.3 million beneficiaries.

# Covid-19 mediation centre starts operation



The government has opened a special mediation centre in Putrajaya to help resolve disputes if contractual obligations cannot be met due to the Covid-19 pandemic.

Minister in the Prime Minister's Department Datuk Takiyuddin Hassan (pictured) announced in a statement on Nov 11, 2020 that the move was in line with the Temporary Measures for Reducing the Impact of Coronavirus Diseases 2019 (Covid-19) Act, which has already been gazetted.

Takiyuddin said the relevant bill was passed in the Dewan Rakyat on Aug 25 and in the Dewan Negara on Sept 22.

"The arbitration carried out through the centre is open to all, with the disputed sum limited to RM300,000 and below," he said in the statement.

# Covid-19: Is the CMCO effective in curbing the spread?

Malaysia recorded 1,755 cases last Friday (Nov 6), the highest number of daily infections since the Covid-19 pandemic hit our shores in January 2020.

The spiking number of infections has driven the government to impose conditional movement control order (CMCO) in every state in the Peninsula, except Perlis, Pahang and Kelantan. In addition, the CMCO in Selangor, Kuala Lumpur and Putrajaya has also been extended by another four weeks.

Health director-general Tan Sri Dr Noor Hisham Abdullah revealed on Nov 10, that the basic reproduction number (R0) is currently below 1.0, from 2.2 at the start of the third wave, meaning the CMCO has effectively lowered the number of infections.

As at Nov 12, 2020, the number of positive cases in Malaysia totalled 43,791 cases, with 11,419 active cases and 303 deaths.

Meanwhile, the Sepang District Disaster Management Committee will seek the aid of the police to detect 400 residents of Medan 88, Bandar Baru Salak Tinggi, here, who did not return home after receiving information that barbed wires would be installed in the area for the implementation of the enhanced movement control order (EMCO) on Nov 12. Globally, the worldwide number of confirmed Covid-19 cases has surpassed 52 million, reported Sputnik news agency, quoting Johns Hopkins University.



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.



# China's Singles Day: RM232b sales within 30 minutes

Alibaba Group Holdings' Singles Day shopping topped 498.2 billion yuan (RM311 billion) in total sales on Nov 11, 2020 an increase of 26% compared to last year's 268.4 billion yuan, according to data published by Alibaba.

The 24-hour annual sales bonanza also serves as the best barometer so far of China's post-pandemic recovery.

Anticipating the "revenge spending" by global shoppers, three million workers, helped by 4,000 planes and ships, were prepared for the world's biggest online sale, reported BBC.

Luxury brands also embraced China's largest annual shopping spree. Firms including Balenciaga and Prada participated in the Singles Day sales for the first time as they struggle in Western markets.

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Live



With Malaysian house prices escalating from 2010, it was no surprise that developers — existing and new — begun building with gusto.

The result: A spike in overhang properties caused by a mismatch of product, pricing and location. This was especially evident for high rise units priced RM500K and above.

As at 1H 2020, Malaysia logged 55,415 completed but unsold units (including soho and serviced apartments) worth a total of just under RM40 billion.

# TRUE

- Developers are now crying for help to clear stock
- Developers are diversifying; at least two of them are going into the manufacturing of gloves!

# **ALSO TRUE**

- A recent high-rise condo launch in Kuala Lumpur saw more than 86% of the 537 units sold over just a weekend
- The cheapest of the units, sized from 1,109 sq ft to 4,047 sq ft, cost RM900K onwards.

Fake news?
The success a fluke?
What is the magic?

# Season 1.2 Datuk Joseph Lau

**Chief Executive Officer of ParkCity Group** 



Catch Datuk Lau in an *exclusive live interview* with Au Foong Yee on EdgeProp Malaysia's Facebook Page — Monday, 16 November @ 8.30pm



**Au Foong Yee** Editor-in-Chief & Managing Director, EdgeProp Malaysia



If you have **BURNING QUESTIONS** for Datuk Lau, **click here**.



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# FRIDAY NOVEMBER 13, 2020

# FEATURE





# **BMSPA 2021** back with a new award category!

#### BY RACHEL CHEW

ICTURES BY LOW YEN YEING

Datuk Joseph Lau, CEO of

Parkcity Group, EdgeProp

Development Award 2019

Wee Boon Leona, general

manager of Tanah Sutera

Development Award 2020.

EdgeProp Malavsia's Responsible

Developer: Building Sustainable

Development Sdn Bhd,

Developer: Building Sustainable

Malavsia's Responsible

ook around you: Which buildings are sustainable and managed with excellence? Why is it crucial for Malaysian real estate to be built and managed for sustainability?

working in a property that is not built and managed for sustainability?

a series of ongoing virtual briefings on Edge-Prop Malaysia's Best Managed & Sustainable Property Awards (BMSPA) 2021. (Submissions to the Awards are FREE. Submissions will close at 5pm, Jan 11, 2021. Details and past winners reports are found at www.EdgeProp.my/ awards2021entry.)

The first of its kind, EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021 was introduced in 2017. The Awards' objective is to benchmark and raise the bar on the upkeep quality and sustainability of real estate in Malaysia.

EdgeProp Malaysia BMSPA 2021 is partnered What is the cost to owning, living or by Nippon Paint Malaysia and supported by Panasonic Malaysia.

A new category - Repurposed Building - is in-These questions topped the discussions in troduced for the 2021 Awards. The category recognises outstanding adaptive reuse of real estate.

This week alone, four virtual briefings on the Awards have been conducted for more than a hundred participants comprising Malaysia's top property developers, property and facilities managers and management companies, members of Joint Management Bodies (JMBs)



# EdgeProp.my





and Management Corporations (MCs). A fifth virtual session will be held on Thursday, Nov 19 at 10 am. (FREE TO ATTEND; CLICK HERE TO **REGISTER)**.

Among the developers who have attended so far were the Sunway Property Group, Sime Darby Property Bhd, Gamuda Land Sdn Bhd, EcoWorld Development Sdn Bhd, Platinum Victory Holdings Sdn Bhd, Parkcity Group and GuocoLand Malaysia Bhd (see table on left).

Leading the property and facilities management companies who attended were: Henry Butcher Malaysia (Mont Kiara), SCM Property Services Sdn Bhd, Knight Frank Malaysia, Firdaus & Associates Property Professionals Sdn Bhd and G7 Properties Sdn Bhd.

Present at all the briefings were three of the Awards judges - Architect Centre accredited building inspector Anthony Lee Tee, Chur Associates founder and managing partner Chris Tan and chief judge Au Foong Yee (editor-in-chief and managing director of EdgeProp Malaysia).

The briefings delved into the Awards' bjectives, categories, criteria and insights into judging expectations and their rationale.

"There is no doubt Malaysia is in urgent need for property development that is designed, built and maintained with world-class quality. Only if we raise the bar on ourselves can Malaysia aspire to compete globally.

Towards this end, the judges are eager to hear from you what is so outstanding about the property you have built or are managing," Au told the attendees.

Au stressed that EdgeProp Malaysia's BMSPA is NOT a beauty contest of brick and mortar.



Ngan Chee Meng, CEO of Gamuda Land, EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2020



Beh Chun Chong, CEO of Paramount Property Development Sdn Bhd, EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2018

# participating in the virtual briefings on sustainable property and bestin-class property management practices

1. Beverly Group Sdn Bhd

**Developers** 

- 2. Eco World Development Group Bhd
- 3. Exsim Development Sdn Bhd
- 4. Gamuda Land Sdn Bhd
- 5. Grand Global Medini
- Sdn Bhd 6. GuocoLand Malaysia Bhd
- 7. Hunza Properties Bhd
- 8. KSK Group Bhd
- 9. Mah Sing Group Bhd
- 10. Malvest Group Sdn Bhd
- 11. Paramount Properties Sdn Bhd
- 12. ParkCity Group **13. Platinum Victory Holdings** Sdn Bhd
- 14. Selangor Dredging Bhd 15. Sime Darby Property Bhd
- 16. Southern Gateway (M)
- Sdn Bhd 17. Suntrack Development
- Sdn Bhd
- 18. Sunway Property 19. Tan & Tan Developments Bhd
- 20. UEM Sunrise Bhd
- 21. WB Land Sdn Bhd



facilities management practices in real estate that has been designed and built for sustainability.



Tan: The judging process is "very serious". It's like putting properties under the microscope



Lee: We look at overall efforts, strategies and steps the team has taken to constantly improve the building and operation.

# EP 8 EdgeProp.my

# FEATURE





MALAYSIA'S BEST MANAGED & SUSTAINABLE PROPERTY AWARDS 2021





Panasonic



Malaysia's BMSPA 2020 were announced in a virtual awards ceremony with Housing and Local **Government Minister** Zuraida Kamaruddin as guest of honour on the evening of June 27. Prior to the announcement, the awards giving ceremony was held at Zuraida's office in Putrajaya on June 3, 2020 with strict compliance with CMCO SOPs. BMSPA 2020 is believed to be Malaysia's first hybrid awards held online and offline.

Winners of EdgeProp

# ← FROM PREVIOUS PAGE

"We are not looking for glamour or frills in a building. We seek best-in-class building and facilities management practices in real estate that has been designed and built for sustainability. Among the criteria are safety and security considerations, as well as preparedness for crisis such as a global pandemic like what we are now enduring," added Au.

Chur Associates' Tan, who has been the judge of the Awards since its inception in 2017, shared that the judging process is "very serious". It's like putting properties under the microscope, where judging criteria include details such as maintenance, administration, collections, financial sustainability, security, community and communication, as well as development value or yield.

"The paper submission is not just for showcasing purposes. We (judges) do dive deeper and request proof or evidence for something you said you have achieved.

"For example, we will ask for evidence of a tender exercise or high monthly collection track record to support that a JMB or MC is operating in compliance with the law and in a transparent manner," stressed Tan.

Concurring with Tan, Architect Centre's Lee also explained that a perfect collection rate or zero accident in a property does not necessarily equate to a higher chance of winning the Awards.

"We are not judging solely on the performance of the JMB or the MC, but the efforts, strategies and steps the team has taken to constantly improve the building and operation. We also look at the preventive measures taken," Lee noted.

During the briefings, attendees also sought clarification on the Awards categories and their submission.





# First-of-its-kind awards

EdgeProp Malaysia's Best Managed & Sustainable Property Awards (BMSPA) is the first of its kind. Launched in 2017, the Awards recognises real estate that is managed with excellence and the key stakeholders behind it.

The objective of the Awards is to raise the bar on the quality and sustainability of Malaysian property, benchmarking it against the best-in-class globally.

The Awards is supported by all key stakeholders of the real estate industry.



They are: Housing Developers' Association Malaysia (REHDA), Malaysian Institute of Professional Facility Managers (MIPFM), **Building Managers Association of** Malaysia (BMAM), Malaysian REIT Managers Association (MRMA), **Institute of Landscape Architects** Malaysia (ILAM), Architect Centre Sdn Bhd, Singapore Association of Property and Facility Managers (APFM) and Chris Tan of Chur **Associates** 

**Representatives of these** stakeholders sit in the panel of judges, which is led by chief judge Au Foong Yee. Au is the editor-inchief and managing director of EdgeProp Malaysia.

EdgeProp Malaysia's BMSPA 2021 is partnered by Nippon Paint Malaysia and supported by Panasonic Malaysia.

The Awards comprise categories covering residential, office, mixed development, retail, specialised, affordable housing and sustainable

**Below: KPKT minister** Zuraida Kamaruddin (left) received a token of appreciation from Au on June 3, 2020 after completing the awards giving ceremony.



landscape. A new category -Repurposed property – has been introduced for 2021.

Among the highlights in the Awards are the EdgeProp Malaysia Editor's Choice Awards 2021 and EdgeProp Malaysia's Responsible **Developer: Building Sustainable** Development Award 2021.

The awards is endorsed by the Ministry of Housing and Local Government (KPKT) and the results are audited by Deloitte Malaysia.

- Submissions to the Awards are FREE. Submissions close at 5pm, Jan 11, 2021. Details and past winners reports are found at www.EdgeProp.my/ awards2021entry.
- To know more about the Awards criteria and submission, **click here** to register for virtual briefings.

COVER STORY

# THE REAL ESTATE ALTERNATIVE

#### BY CHIN WAI LUN

s landowners and real estate play-

ers vex over the dismal property outlook amidst the Covid-19 pandemic, another alternative asset class has emerged from the robust e-commerce to open up many

business opportunities - data centre. According to JLL Property Services (M) Sdn Bhd's latest report released on Nov 5, 2020, logistics and data centre markets have accelerated in the Asia-Pacific region and primarily driven up industrial market transactions by 76% year-onyear (y-o-y) in the third quarter of 2020 (3Q20).

In comparison, office transactions went down 35%, while retail and hotel transactions fell 51% and 87% y-o-y respectively during the quarter.

JLL Property Services country head YY Lau, in the report, said that Malaysia is also seeing healthy interest in the logistics and data centre market.

International Data Corp (IDC), in its report dated Oct 2019, estimated that there will be 41.6 billion connected Internet of Things (IoT) devices, generating 79.4 zettabytes (ZB) of data in 2025. One ZB is equivalent to one trillion gigabytes. These data have to be stored somewhere.

Many companies are also moving their professional applications to cloud services to cut back on the cost of running their own centralised computing networks and servers.

The cloud doesn't mean that the applications and data are not housed on computing hardware. It just means that someone else maintains the hardware and software at remote locations where the clients and their customers can access them via the Internet. And those locations are data centres, based on HowStuffWorks' definition.

Looking at the increasing demand for data storage space, Savills Malaysia managing director Datuk Paul Khong says cloud storages are made possible by these data centres, which store, process and disseminate data.

"This sector is coming in as a relatively new asset class on its own, as data centres continue to play an important role in ensuring the continuity of daily business operations, housing critical and proprietary assets for organisations," he tells EdgeProp.my.

# **Location of data centres**

Currently there are more than 30 data centres in Malaysia, mainly focused in Cyberjaya, Kuala Lumpur with a few additions in Selangor and Iskandar Malaysia, Johor.

ng countries such Singapore to set up data centres amounts of open space, high ceilings and high here, leveraging the former's advantages in proximity, spacious land and well-equipped facilities.

For instance, Singapore's Keppel Data Centres Holding and Alpha Data Centre Fund have jointly developed a Tier III-equivalent data centre for a third-party customer in Johor.

"In Aug 2020, the Johor state government announced that global technology giant Microsoft is building a data centre in the Kulai district. The data centre is known as Keppel DC Malaysia 1 Data Centre and is expected to begin operations in 2021," adds Khong.

On data centre buildings, he notes the design of the data centre could be a standalone building, like the data centres in Cyberjaya's enterprise or commercial zones, while data centres located outside Cyberjaya

What is a data centre? According to infotainment

website HowStuffWorks, data centres are "simply centralised locations where com-

puting and networking equipment is concentrated for the purpose of collecting, storing, processing, distributing, or allowing access to large amounts of data. They have existed in one form or another since the advent of computers".

Entities that utilise or produce a large amount of data have the need for data centres. For in-

are mostly located in industrial zones.

"Power supply (dual sources or more) and fibre provision are both important factors in choosing a location," he adds.

Purpose-built data centres are typically in-Khong says Malaysia has attracted neighbour- dustrial-type buildings as they require large specification on floor loading to support the weight of equipment, says Sam Lee, managing director of Lendlease Data Centres.

"Additionally, zoning requirements more often require data centres to be located in industrialclassified zoning areas. Critical to the operation of a data centre is the availability of services and utilities such as power, water (for cooling) and telecommunications networks," he adds.

# Cyberjaya, hot spot for data centre

In Malaysia, Cyberjaya has maintained its status as the number one hot spot for data centres in Malaysia due to its complete in-



stance, telecommunication firms, government agencies, financial institutions, social networking services (Facebook and Google) and even retailers.

"Lack of fast and reliable access to data can mean an inability



Khong: Power supply (dual sources or more) and fibre provision are both important factors in choosing a location

I OW YEN YEING | EdgeProp.my

One of the data centres in Cyberjaya.

frastructure and dark fibre provision.

IVPS Real Estate Sdn Bhd (Alliance Member of Cushman & Wakefield) country manager Tiffany Goh says more than 90% of existing data centres in Malaysia are located in Cyberjaya.

"Other possible locations promoted by the government are in Negeri Sembilan and Melaka, as well as Johor Bahru or Iskandar region, which is promoted with the intention to capture the spillover demand from Singapore," she adds.

Besides basic infrastructure, Goh notes another key element that attracts investors or data centre operators are locations with easy accessibility to other transportation hubs like airports and train lines.

"Other requirements include the stability of the site condition, such as water bodies and soil condition. If the data centres are in industrial areas, the operators will try to avoid heavy industrial parks," she adds.

Lendlease's Lee shares similar sentiments. "A significant amount of development has happened in Cyberjaya over the past five years, driven by multiple factors such as support from the government to target high-tech development, accessibility to power, availability of land and ability to own freehold land and property," he says.

# assets

Based on Savills Research data, data centres are increasingly being seen as a defensive asset class with appeal to global institutions.

The regional transaction volume of US\$0.74 billion (RM3.05 billion) recorded in the first half of 2020 already bypassed the 2019 total of US\$0.70 billion, and a couple of large portfolio deals are now in the pipeline, accounting for more than US\$1.56 billion.

In the longer term, China is likely to emerge as Asia's largest market, closely followed by Japan, says Savills' Khong, adding that the outlook of data centres remains bright moving forward, as the CONTINUES NEXT PAGE →





# ← FROM PREVIOUS PAGE

demand for data centres continues to rise with technology advancement.

"We expect the Malaysian data centre industry to continue its growth in the next five years. As at the current juncture, there are limited large hyperscale players in this region.

As the global economy faces pressure from the Covid-19 pandemic, Lendlease's Lee observes that demand and investment for data centres are on the rise all throughout the world, especially in Southeast Asia. Malaysia will continue to experience an increase in all these activities, which will continue to push the demand for data centre space.

Lee concurs that data centres have proven to be a resilient investment asset class over the past several years, especially so during the Covid-19 pandemic.

Internet usage and cloud adoption was on an upward trend prior to the outbreak, and that growth has only accelerated since an important role in attracting investors by then. As such, data centres as an investment continue to maintain a healthy outlook on returns (relative to traditional real estate) and will likely continue into the foreseeable future.

"Data centres are becoming an increasingly important part of business operations of land.

as well as mainstream real estate asset class. With mature and expanding economies, Asia is expected to show exponential growth in data usage," adds Lee.

Meanwhile, Cushman & Wakefield director of logistics and industrial Lynus Pook says data centre businesses are registering positive growth over the years. For instance, RM1.592 billion of revenue was recorded for year 2019, an increase of 19% from year 2018 (RM1.288 billion).

He notes that double-digit growth is expected in the medium term for this business since government agencies and even small companies have been looking at this cloud adoption business more aggressively in 2020.

"Although there is tough competition from markets like Singapore, Hong Kong and Japan, the market in Malaysia is growing due to low overhead costs such as cheaper and abundant land," Pook adds.

Hence, he opines that the government plays promoting the country's ICT development through continued provision of attractive incentives or rebates for data centres players, 100% foreign participation coupled with the readiness of infrastructure and abundance



Goh: If the data centres are in industrial areas, the operators will try to avoid heavy industrial parks.



Lee: With expanding economies, Asia is expected to show exponential growth in data usage.



Pook: The market in Malaysia is growing due to low overhead costs.

# Do you know that data centres are classified into several tiers?

Based on Uptime Institute's Tier Certifications system, which has become the default standard for the data centre industry, data centre classifications are divided into four tiers that match a particular business function and define criteria for maintenance, power, cooling and fault capabilities.

# **Tier I**

A Tier I data centre is the basic capacity level with infrastructure to support information technology for an office setting and beyond. Tier I protects against disruptions from human error, but not unexpected failure or outage. Redundant equipment includes chillers, pumps, UPS modules and engine generators. The facility will have to shut down completely for preventive maintenance and repairs, and failure to do so increases the risk of unplanned disruptions and severe consequences from system failure.

# **Tier II**

Tier II facilities cover redundant capacity components for power and cooling that provide better maintenance opportunities and safety against disruptions. The distribution path of Tier II serves a critical environment, and the components can be removed without shutting the system down. Like a Tier I facility, unexpected shutdown of a Tier II data centre will affect the system.



# **Tier III**

A Tier III data centre is concurrently maintainable with redundant components as a key differentiator, with redundant distribution paths to serve the critical environment. Unlike Tier I and Tier II, these facilities require no shutdowns when its equipment needs maintenance or replacement. The components of Tier III are added to Tier II components so that any part can be shut down without impacting IT operation.

# **Tier IV**

A Tier IV data centre has several independent and physically isolated systems that act as redundant capacity components and distribution paths. The separation is necessary to prevent an event from compromising any of its systems. The environment will not be affected by a disruption from planned or unplanned events.

However, if the redundant components or distribution paths are shut down for maintenance, the environment may experience a higher risk of disruption if a failure occurs.

Tier IV facilities add fault-tolerance to the Tier III topology. When a piece of equipment fails, or there is an interruption in the distribution path, IT operations will not be affected. All of the IT equipment must have a fault-tolerant power design to be compatible. Tier IV data centres also require continuous cooling to make the environment stable.

# **Recent transactions** or contracts related to data centres in Malaysia

#### Apr 29, 2020

Telekom Malaysia Bhd's enterprise and public sector business solutions arm TM One, has unveiled its new 90,000 sq ft Klang Valley Core Data Centre (KVDC). The KVDC is certified by the Uptime Institute as Tier III in design and in constructed facility, apart from being certified as compliant to Threat, Vulnerability and Risk Assessment (TVRA), ISO 27001 and Payment Card Industry Data Security Standard (PCL-DSS).

#### July 3, 2020

AIMS Data Centre announced they had begun construction on a new Tier III purpose-built data centre facility in Cyberjaya. Named AIMS @ Cyberjaya, the facility will serve as AIMS' flagship data centre facility, in addition to Menara AIMS that is located in Kuala Lumpur. Upon completion, AIMS @ Cyberjaya will offer a white space of 240,000 sq ft, on top of a power capacity that is scalable up to 50MW. The facility will be able to cater to hyper-scalers and enterprises with high processing and stringent security requirements.

# Aug 18, 2020

Green Packet Bhd invested an initial RM100 million under its collaboration with Tencent Cloud to set up a joint Internet data centre in Malaysia. Green Packet group managing director CC Puan said the initial investment would comprise the setting up of infrastructure, including a total of 600 servers, as well as the provision of software solutions.

# Aug 23, 2020

Global technology giant Microsoft, was building a data centre in Kulai district. Johor Menteri Besar Datuk Hasni Mohammad said the construction of the centre had been 40% complete, and the development would be able to stimulate the economic sector and provide job opportunities in the state.

## Sept 28, 2020

PCCW Solutions expanded into Malaysia with the opening of a new delivery centre in Kuala Lumpur and a then recently acquired data centre in Cyberjaya, Selangor. The company said it was part of its commitment in delivering a full range of IT services to clients in Southeast Asia. The new delivery centre was set to enable PCCW Solutions to leverage local technical and business capabilities while providing multicountry access to help clients accelerate digital transformation.

#### **Oct 26, 2020**

Property developer **Glomac Bhd** was

considering venturing into data centre business in the near future to diversify its investment portfolio. Glomac Bhd group managing director and CEO Datuk Seri Fateh Iskandar Mohamed Mansor said the company had been in talks with two parties (one local and one international) on data centres, to leverage on Glomac's landbank in Cyberjaya.

#### **Oct 27, 2020**

Minetech Resources Bhd's unit, Techmile Resources Sdn Bhd, bagged a RM37.46 million contract from ARNN Technologies Sdn Bhd for works on an integrated data centre on a call-out basis. It said the works would begin on acceptance of the service order and was expected to be completed within 24 months from the starting date, with any extension period obtained from the project owner to be added to the completion date.



EP 12 EdgeProp.my



Left: Mirage By The Lake @ Perdana Lakeview West takes the lead for the most expensive development in the terraced home and semidee segments.

Below: Despite weak market sentiment, Cyberjaya still saw some 206 residential properties valued at RM135 million transacted in 2019.

# **Cyberjaya** Seven things to take note of for homeseekers

#### BY NATALIE KHOO

outed as the Silicon Valley of Malaysia, the town of Cyberjaya, located in the district of Sepang, Selangor, was officially opened back in 1997. Forming a key part of the Multimedia Super Corridor (MSC) in Malaysia, this town, which sits on 7,000 acres of freehold land, consists of four main zones: enterprise, commercial, institutional and residential.

Cyberjaya is equipped with a host of intelligent network services and a variety of facilities of world-class standards amidst rich natural surroundings. Fast forward to today, the area has seen extensive building activities over the years under Setia Haruman Sdn Bhd, the master developer of this township.

Not only are government agencies such as the Malaysian Department of Public Services, Ministries of Education and Human Resource, and Sepang Municipal Council located in this township, but also some 600 MSC-status companies including BMW, IBM and Dell.

Intrigued to buy a property here? Arm yourself with these seven facts from EdgeProp Research before you start your shopping.

# Proximity to various amenities and easy accessibility

This pioneer green township is equipped with a myriad of amenities from education institutions such as University Malaysia of Computer Science & Engineering, Cyberjaya University College of Medical Sciences, Cyber Putra College and Kirkby International College to D'Pulze Shopping Centre, the first mall here.

Most of the infrastructure in Cyberjaya has been well planned ahead. It has been specified with extensive and intensive fibre optic cabling, which means that most residential areas here have access to high-speed fibre-optic internet.

The township is also well connected to a network of highways and expressways: North-South Expressway Central Link (PLUS), Damansara-Puchong Highway (LDP), Maju Expressway (MEX), Expressway Lingkaran Tengah (ELITE), North Klang Valley Expressway (NKVE) and South Klang Valley Expressway (SKVE). Plans are underway to build two new Mass Rapid Transit (MRT) stations here.

# Transactions remain vibrant over the years

From 2012 to 2019, Cyberjaya has recorded over 200 transactions annually. The average transaction price for residential properties has also appreciated following the increasing demand.

In 2014, a total of 413 residential properties valued at RM215 million changed hands, the highest between 2012 and 2020.

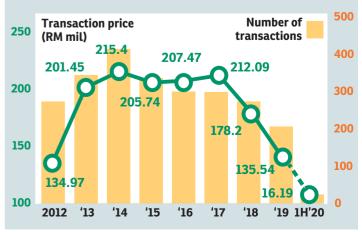
Despite the reduced number of transactions over the years following general market downtrend, Cyberjaya still saw some 206 residential properties valued at RM135 million transacted in 2019.

However, in the first half of 2020 – mainly due to the Covid-19 pandemic – the green township only concluded 26 units of properties worth RM16 million.

CONTINUES NEXT PAGE →



# Residential properties transaction in Cyberjaya (2012 - 1H2020)



OURCE: EDGEPROP.MY RESEARCH

FEATURE

← FROM PREVIOUS PAGE

# **Steady rise in price**

For terraced houses and high-rise properties in Cyberjaya, property owners have seen their property prices appreciate over the years.

In 2019, terraced houses were transacted at an average price psf of RM407 psf, up by 96% in terms of average price psf compared to RM202 in 2012.

However, prices have slightly dipped this year by 9% where the average price psf is RM369.

For condominium and serviced apartments in Cyberjaya, average psf transaction price has increased 33% to RM439 in 2019, from RM331 in 2012. In 1H2020, average psf selling price has seen a slight increase of 8% to RM474.

However, semidees and bungalows have seen slower price growth.

For semidees, compared to the selling price in 2012, average psf transaction price went up 18% to RM489 in 2019, compared to RM414 in 2012. However, four transactions recorded in 1H2020 have seen the average psf transaction price dip 20% to RM389.

For bungalows, price appreciation remained flat from 2012 to 2019. In 1H2020, average psf transaction price declined 22% to RM337, from RM432 in 2019.

# Top three mosttransacted residential properties

Mutiara Ville and Cyberia SmartHomes at Persiaran Multimedia, as well as Cyber Heights Villa near Persiaran Rimba Permai are the top three residential projects that recorded the highest transactions between 2019 and 1H2020.

Developed by Seri Mutiara Development, the Mutiara Ville condominium is the most popular project in this township where 23 units have changed hands for the time period from 2019 to 1H2020.

The mixed development comprises seven 29-storey blocks housing 1,178 residential units and a four-storey lifestyle retail complex.

Sharing the second spot with 19 transactions each are Cyberia SmartHomes and Cyber Heights Villa developed by MK Land and Country Heights Development respectively.

Cyberia SmartHomes is a mixed development consisting of 1,188 units of condominium and 372 units of town villa.

Meanwhile, Cyber Heights Villa is a low-density development with only 117 units of apartment spread over a 10-storey block, located close to various educational institutions.

In third place is the Evergreen Garden Residence, a two-storey semidee project located near Persiaran Utara. The landed homes built by Mah Sing Group have recorded 18 transactions in 2019–1H2020.

# **5** Most expensive projects in Cyberjaya

Mirage By The Lake @ Perdana Lakeview West by OSK Property takes the lead for the most expensive development in the terraced home and semidee segments with average transacted prices psf of RM735 and RM966 respectively in 2019–1H2020.

Sejati Residences by Paramount Property, located at Persiaran Bestari, tops the bungalow home segment with an average transacted price of RM507 psf.

Meanwhile, Third Avenue @ Cyberjaya at Jalan Teknokrat 3, a project developed by TEE Land, has recorded an average psf transaction price of RM775, making it the highest price deals in the high-rise residential segment in 2019–1H2020.



# Residential property price trend (2019-1H2020)

| PROPERTY TYPES            | YEAR | AVERAGE<br>TRANSACTION<br>PRICE (RM) | AVERAGE<br>TRANSACTION<br>PRICE PSF (RM) | PRICE<br>CHANGE |
|---------------------------|------|--------------------------------------|--|-----------------|
| Terraced house            | 2012 | 375,500                              | 207                                      | -               |
|                           | 2019 | 842,959                              | 407                                      | +96%*           |
|                           | 2020 | 630,000                              | 369                                      | -9%**           |
| Semidee                   | 2012 | 1.39 million                         | 414                                      | -               |
|                           | 2019 | 1.7 million                          | 489                                      | +18%*           |
|                           | 2020 | 1.33 million                         | 389                                      | -20%**          |
| Bungalow                  | 2012 | 3.62 million                         | 428                                      | -               |
|                           | 2019 | 3.19 million                         | 432                                      | +1%*            |
|                           | 2020 | 1.62 million                         | 337                                      | -22%**          |
| Condominium               | 2012 | 325,849                              | 331                                      | -               |
| and serviced<br>apartment | 2019 | 357,487                              | 439                                      | +33%*           |
| apartinent                | 2020 | 419,526                              | 474                                      | +8%**           |

\*price change in comparison to 2012 \*\*price change y-o-y

# Residential projects with the highest transaction volume in 2019–1H2020

| PROJECT                        | TRANSACTIONS | LATEST<br>AVERAGE PRICE<br>(RM/PSF) | LATEST<br>AVERAGE PRICE<br>(RM/UNIT) |
|--------------------------------|--------------|-------------------------------------|--------------------------------------|
| Mutiara Ville                  | 23           | 485                                 | 443,909                              |
| Cyberia SmartHomes             | 19           | 216                                 | 316,000                              |
| Cyber Heights Villa            | 19           | 624                                 | 470,000                              |
| Evergreen Garden<br>Residence* | 18           | 382                                 | 1.25 million                         |

\*Landed property - transaction price calculated based on land area

# Projects that fetched the highest transaction prices (psf) in 2019-1H2020

| PROPERTY TYPE                            | PROJECTS                                      | AVERAGE<br>TRANSACTION<br>PRICE (RM/<br>UNIT) | AVERAGE<br>TRANSAC-<br>TION PRICE<br>(RM/PSF) |
|--|---|---|---|
| Terraced house                           | Mirage By The Lake<br>@ Perdana Lakeview West | 1.48 million                                  | 735   |
| Semidee                                  | Mirage By The Lake<br>@ Perdana Lakeview West | 2.6 million                                   | 966   |
| Bungalow                                 | Sejati Residences                             | 3 million                                     | 507   |
| Condominium<br>and serviced<br>apartment | Third Avenue @ Cyberjaya                      | 378,167                                       | 775   |

# The least expensive projects (psf price) 2019-1H2020

| PROPERTY TYPE                            | PROJECTS              | AVERAGE<br>TRANSACTION<br>PRICE (RM/<br>UNIT) | AVERAGE<br>TRANSACTION<br>PRICE<br>(RM/PSF) |
|--|-----------------------|---|---|
| Terraced house                           | Taman Pinggiran Cyber | 307,225                                       | 204   |
| Semidee                                  | Perdana Lakeview East | 2.31 million                                  | 395   |
| Bungalow                                 | Perdana Lakeview East | 4.19 million                                  | 366   |
| Condominium<br>and serviced<br>apartment | Cyberia Crescent 1    | 270,000                                       | 256   |

JRCE FOR ALL TABLES: EDGEPROP.MY RESEARCH

Above: Mutiara Ville condominium has the highest transaction volume in 2019-1H2020.

# Current asking price for residential properties in Cyberjaya

| PROPERTY TYPE                            | AVERAGE<br>TRANSACTION<br>PRICE (RM/UNIT) | AVERAGE<br>TRANSACTION<br>PRICE (RM/PSF) |
|--|---|--|
| Terraced house                           | 932,983                                   | 484                                      |
| Semidee                                  | 1.73 million                              | 483                                      |
| Bungalow                                 | 3.24 million                              | 587                                      |
| Condominium<br>and serviced<br>apartment | 342,899                                   | 454                                      |

# Current asking monthly rental for residential properties in Cyberjaya

| PROPERTY TYPE                            | AVERAGE<br>TRANSACTION<br>PRICE (RM/UNIT) | AVERAGE<br>TRANSACTION<br>PRICE (RM/PSF) |
|--|---|--|
| Terraced house                           | 2,821                                     | 1.69                                     |
| Semidee                                  | 4,025                                     | 0.72                                     |
| Bungalow                                 | 6,633                                     | 1.77                                     |
| Condominium<br>and serviced<br>apartment | 1,699                                     | 2.10                                     |

# Looking for a bargain?

The terraced homes at Taman Pinggiran Cyber is the least expensive terraced home in Cyberjaya with an average psf transacted price of RM204 for the period of 2019–1H2020.

For larger landed homes, EdgeProp.my Research data showed that Perdana Lakeview East has good bargains for semidees and bungalows. The semidees and bungalows were transacted at an average price of RM395 psf and RM366 psf respectively in 2019–1H2020.

As for the high-rise segment, the Cyberia Crescent 1 is a bang for your buck with an average transacted price of RM256 psf.

# How much should you pay for a house here?

Based on the listing data on the EdgeProp.my portal, terraced homes in Cyberjaya have an average asking price of RM484 psf or RM932,983 while semidees and bungalows have an average asking price of RM483 psf (or RM1.73 million) and RM587 psf (or RM3.24 million) respectively. As for high-rises, the average asking price is RM454 psf or RM342,899.

Meanwhile, based on the rental listings on Edge-Prop.my, terraced homes here are commanding an average asking rental of RM1.69 psf or RM2,821 per month, while bungalows and high-rises have an average asking rental of RM1.77 psf (or RM6,633) and RM2.1 psf (or RM1,699) respectively. As for semidees, they have an average asking rental of RM0.72 psf (or RM4,025).



# **Contemporary Craig Road shophouses on sale for S\$31 mil**

#### BY TIMOTHY TAY / **EDGEPROP SINGAPORE**

SINGAPORE: A pair of conservation shophouses at 38 and 39 Craig Road is up for sale with a guide price of S\$31 million (RM95 million) via an expression of interest exercise. The properties are owned by a private real estate fund and will be solely marketed by Savills Singapore.

Located within the Tanjong Pagar Conservation Area, the shophouses are situated between the Duxton Hill and Keong Saik areas. The buildings are beside the Tanjong Pagar Shake Shack outlet, a co-working space by The Working Capitol, and the upcoming mixed-use development at the former Chinatown Plaza site. The shophouses also enjoy proximity to Pagar area have appeared on the resale Tanjong Pagar and Outram MRT stations, and the upcoming Maxwell MRT station on the Thomson- East Coast Line.

The three-storev shophouses sit on a combined land area of 3,726 sq ft and have an estimated built-up floor area of 9,817 sq ft. The guide price translates to and 39 Craig Road is open to foreigners a floor area of S\$3,157 psf (RM9,614 psf). The shophouses feature a terrace garden on the second floor, a private courtyard and an attic.

Both sites have a 99-year leasehold land tenure that started in 1989 and are zoned for Commercial use under the 2020 Master Plan. The shophouses are fully tenanted. The ground floor is occupied by Ma Cuisine, a Michelin-star restaurant, while company offices occupy the top floors.

According to Yap Hui Yee, director of investment sales & capital markets at Savills Singapore, the tenancy expiry date varies, with the shortest lease expiring in September 2021 and the longest lease set to expire in December 2022.

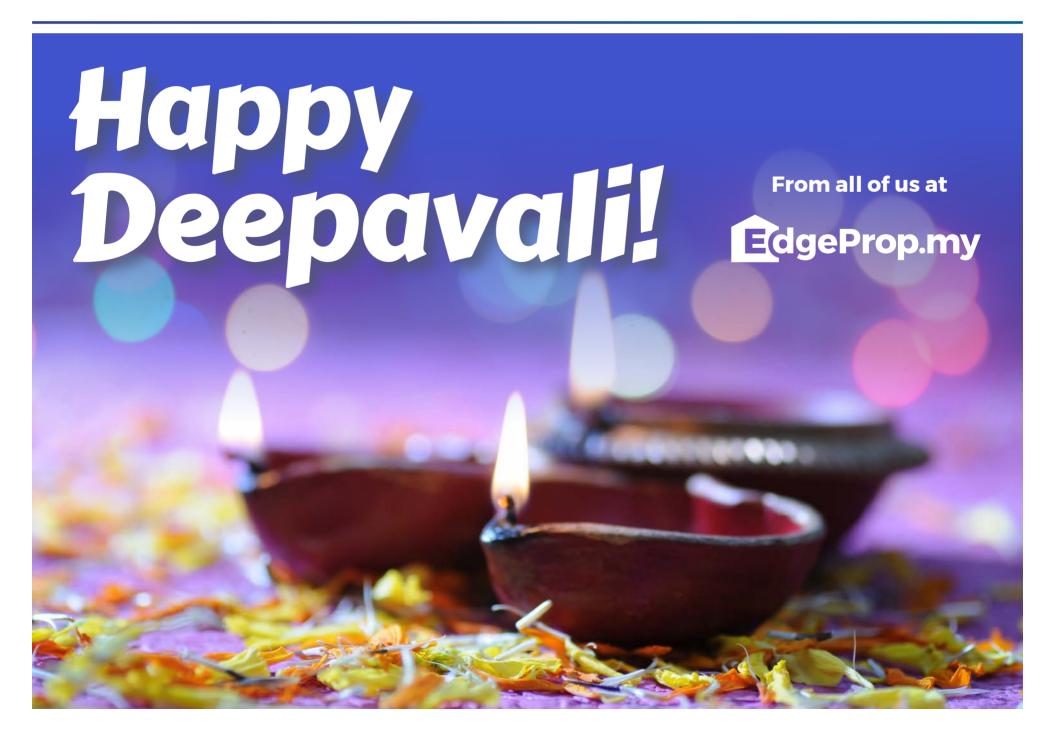
The typical rental yield for shophouses in this area is about 2.5% for stabilised assets, which is higher than the current financing cost, says Yap.

Several shophouses in the Tanjong market in recent months. In September, three adjoining shophouses at 8, 9, and 10 Craig Road were put up for sale for S\$36 million (S\$2,936 psf on the built-up area) and were also marketed by Savills.

The sale of the two shophouses at 38 and company acquisition, with no additional buyer stamp duty or seller stamp duty payable. The EOI will close on Dec 8.2020.



The pair of conservation shophouses at 38 and 39 Craig Road (centre) will be sold with existing tenancies.



# PROPERTY CHAT

# Virtual meetings – the way forward in strata management

he Covid-19 pandemic and the resulting lockdowns have changed the way we conduct our daily activities. It was not until the country

entered into the recovery movement control order (RMCO) on June 10, 2020 that the government relaxed the rules against group gatherings and allowed management bodies of stratified properties to organise annual general meetings (AGM), extraordinary general meetings (EGM) and management committee meetings, subject to the strict adherence to the standard operating procedures (SOP) prescribed by the Ministry of Housing and Local Government.

The SOP, amongst others, restricted the duration of meeting to not more than four hours. Secondly, if the venue of meeting could not accommodate all participants, then attendance is on first-come first-serve basis. Additionally, it stipulates that only important motions are to be discussed and decided upon and such decisions are to be recorded. Those proprietors above the age of 60 are not encouraged to attend as they are at high risk of the Covid-19 infection.

While the intention of the SOP is noble, to a certain extent, it curtails the rights of proprietors. For example, proprietors wishing to participate in a general meeting may find themselves being denied to do so as the venue has reached its full capacity even before the meeting starts.

As the Covid-19 statistics in the Klang Valley worsened in the middle of October, the government tightened the rules and implemented the conditional movement control order (CMCO) in the Klang Valley. Following this, all general meetings in stra- committees have no choice but to conduct



ta schemes in the affected areas have been prohibited once again.

However, as if oblivious to the danger in the increasing number of Covid-19 cases, the Housing Ministry in its latest FAQ dated Oct 15, 2020 still allows physical meetings of management committees, joint management committees and subsidiary management committees in strata schemes as per item 16 as follows:

"Management committee meetings involving physical meetings are allowed on the conditions that it shall not exceed 10 persons in the meeting place, the committee members shall keep at least one meter distance apart from each other and they shall take preventive measures against Covid-19. Nevertheless, it is encouraged to hold management committee meetings by online meetings during the CMCO period."

It is important to note that such a meeting is usually held in a room that does not have sufficient space for effective physical distancing. Furthermore, the duration of such meetings is normally long and, in the unfortunate event of the presence of Covid-19- infected persons or carriers, the built-up of aerosols of the virus over the long hours within the meeting room will definitely be deadly and will endanger the lives of the committee members, particularly those who are senior citizens.

During the CMCO period, many such

Virtual meetings bring a host of benefits and ideally shall remain an option even after the pandemic has been controlled. Virtual meetings could also encourage more people to take part in general meetings as they are just a few clicks away.

A TITLET

their meetings online with proper quorum and decision-making process by a simple majority vote where the chairman will have a casting vote if there is an equality of votes. It will be good if the Housing Ministry can confirm that, for the avoidance of doubt, all decisions made and resolutions passed by the committees at such online committee meetings are valid and do not need to be ratified later in a physical meeting.

# Is virtual viable?

The Singapore government recognised that allowing general meetings of management corporations to be held via alternative arrangements other than physical attendance will go a long way in mitigating the impact of Covid-19 lockdown.

Section 27 of the Singapore Covid-19 (Temporary Measures) Act 2020 allows meetings to be held or conducted in a manner other than provided for in the written law or legal instrument to limit or prevent the spread Covid-19.

Under this provision, the Minister may by Order prescribe alternative arrangements, including provision for a meeting to be convened, held or conducted by electronic communication, video conferencing, teleconferencing or other electronic means.

Pursuant to this provision, the Singapore government prescribed the Covid-19 (Temporary Measures) (Alternative Arrangements for Meetings for Management Corporations, Subsidiary Management Corporations and Collective Sale Committee) Order 2020 (Singapore Order).

In order to facilitate the implementation of this Order, the Singapore government has devised guidance notes covering various aspects of virtual meetings - from the issuance of notice of general meeting, quorum of meeting and appointment of proxy to voting process.

Under this Order, the notice of meeting will still need to be issued in accordance with the strata management law. In addition, the notice shall contain such information on how to use and access the relevant electronic system and how proprietors can cast their votes in the course of the meeting.

The guidance note also provides that the management corporation should ensure that the electronic portal used will enable the secretary to identify and verify the identities of proprietors who "attend and participate" in the meeting conducted via the electronic portal.

# Virtual or 'hybrid'

Unlike the Companies Act 2016, the Strata Management Act 2013 does not contain any provisions which allow AGM, EGM or management committee meetings to be held electronically.

Section 59 of the Temporary Measures for Reducing the Impact of Coronavirus Disease 2019 (Covid-19) Act 2020 (Covid-19 Act) provides that a minister charged with the responsibility for any Act of Parliament, may by Order published in the gazette, provide for alternative arrangements for such CONTINUES NEXT PAGE →

# PROPERTY CHAT

#### ← FROM PREVIOUS PAGE

statutory meetings which in his or her opin-Act due to the pandemic from March 18 to June 9, 2020.

However, the benefit of this provision has been severely watered down as the laws were only gazetted on Oct 23, 2020 and by then, the applicable period of time for this provi-Singapore Order provides that alternative arrangements to conduct general meetings apply for the period from March 2020 until June 2021.

Nonetheless, the Prime Minister may exercise his power to extend the operation of Covid-19 Act vide Section 2 of the same Act. This power includes extending the period in which statutory meetings are not possible to be convened due to the pandemic.

In this regard, the Minister of Housing and Local Government ought to

Order pursuant to Section 59 of the Covid-19 including reminders to exercise all due care Act to allow management bodies to convene general meetings and committee meetings are not disclosed to any other party, and to either through fully electronic method or ensure that no other party is present at all "hybrid" method.

both physical and electronic. Hybrid methods may be suitable in situations where of the meeting

there are a number of proprietors who do not have the equipment or know-how ion is not possible to be convened, held or to participate in virtual meetings, where conducted in the manner provided in such they are allowed to attend the meetings at designated venues.

# Minister's prescribed Order

The proposed prescribed Order pursuant to sion had lapsed. By way of comparison, the the Covid-19 Act shall emphasise that the legal requirements to convene a general meeting pursuant to the Strata Management Act should still be complied with.

> **The Minister of Housing** and Local Government ought to look into the possibility of prescribing an Order pursuant to Section 59 of the Covid-19 **Act to allow management** bodies to convene general meetings and committee meetings either through fully electronic method or "hybrid" method.

The Order shall stipulate that the Notice of General Meeting shall contain clear information on how proprietors can use and access the relevant electronic system/portal to attend the general meeting and how proprietors may cast their votes in the course of meeting, such as providing user ID and password for login.

The notice shall also look into the possibility of prescribing an inform proprietors of the areas to take note, and diligence to ensure their login details times throughout the conduct of the meeting, Hybrid meetings simply mean a mix of and to abide by the rules set for discussion or deliberation of each motion in the course



Further, the notice shall provide an email address to which proprietors can submit their queries or questions in relation to the motions tabled in the agenda of the general meeting, which the chairperson shall address in the meeting.

Management bodies should ensure that the electronic portal used will enable the secretary to identify and verify the identities of those legitimate proprietors who "attend and participate" in the meetings. The chairperson of the meeting shall also acknowledge the presence or attendance of these proprietors.

The quorum of a meeting should include proprietors and proxies who "attend and participate" in the meeting via the electronic portal. Those licensed registered property management companies are trained to undertake such tasks and hence, management bodies should not brood.

TTRACTI

#### The future

Virtual meetings bring a host of benefits and ideally shall remain an option even after the pandemic has been controlled. Virtual meetings could also encourage more people to take part in general meetings as they are just a few clicks away.

However, it is important for management bodies to identify a suitable electronic platform or software which will enable a seamless meeting.



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

# Shopping malis fight on to stay afloat during CMCO

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FEATURE 🕌

# WHAT YOU MUST KNOW ABOUT BUDGET 2021: For the real estate sector



# **Datuk Soam Heng** Choon

#### **President of Real Estate and Housing Developers' Association (Rehda)** Malaysia

"This is a homebuyer-friendly budget as most of the measures are targeted towards encouraging homeownership.

With the expansion from the earlier RM300.000 houses to RM500.000 for a period of five years, we believe that the stamp duty waivers will benefit a lot of Malaysians who find it hard-pressed to own a house, particularly those in the B40 and M40 groups.

Rehda is also in support of all measures undertaken by the government to provide social housing for the B40 group. We believe that the various recipients of this allocation, namely Program Perumahan Rakyat, Syarikat Perumahan Negara Bhd's Rumah Mesra Rakyat and Program Perumahan Penjawat Awam Malaysia will provide the muchneeded relief for those in need."

# Datuk Chang Kim Loong

#### Honorary secretary-general of **National House Buyers Association** (HBA)



"For years, the victims of the abandoned projects have suffered in silence, but the newly-announced federal budget has addressed their concerns and to a certain extent could reduce their burden.

HBA supports the proposal (the stamp duty exemption on loan agreements and memorandum of transfer (MOT) for 'white knight' contractors and buyers) as the affected buyers have suffered a lot from the abandonment through no fault of theirs but for the laxness and lack in the Ministry of Housing's monitoring, supervision and enforcement process. The exemption will, to a certain extent, reduce the burden of the victims.

Meanwhile, the full stamp duty exemption for the MOT and for loan agreements

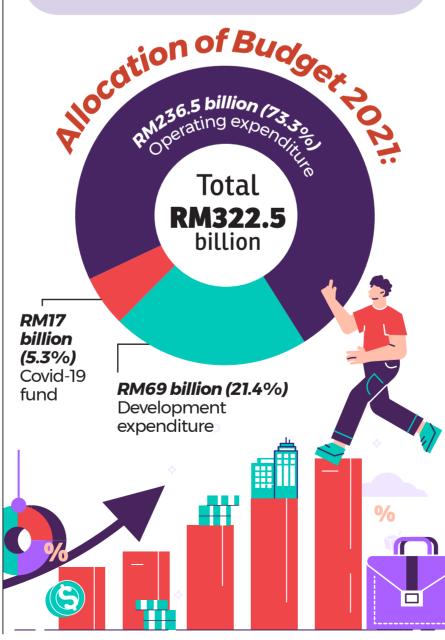
# BUDGET



# BY EDGEPROP.MY

Budget 2021, which was unveiled on Nov 6, 2020, was widely expected to be one of the biggest federal budgets, with a total of RM322.5 billion or 20.6% of the GDP (gross domestic product) allocated next year to spur the economic growth and improve the livelihood of the rakyat.

On the few measures provided for the property market, industry stakeholders do see them as positive moves, but some have also expected more initiatives in stimulating the overall weak market demand.



for properties with selling prices of up to RM500,000 is a good proposal as it could help first-time house buyers save over RM10,000 on the stamp duty expenses (assuming 90% financing)."

# Adzman Shah Mohd Ariffin

**President of Malaysian Institute** of Property and Facility Managers (MIPFM)



PICTURES BY LOW YEN YEING | EdgeProp.m

"We laud the government's effort in looking to work with certain banks on rent-to-own schemes up to 2022 for PR1MA housing units. However, more details are needed for homebuyers to check whether they are eligible for the scheme.

The proposal of the full stamp duty exemption on MOT and loan agreement for first homes priced RM500,000 and below will be good for the property market but it may not help strata property purchasers if the strata titles are delayed beyond 2025. This is because stamp duty is payable only upon MOT being submitted when strata titles are issued."

# **Lim Boon Ping**

**President of Malaysian Institute** of Estate Agents (MIEA)



"In terms of the property-related measures, Budget 2021 is mainly targeted to provide additional assistance for first-time homebuyers.

It does not really stimulate the market. but rather, to assist first-time homebuyers. To be fair, the Pelan Jana Semula Ekonomi Negara (Penjana) is a policy that is aimed at stimulating the property market.

What's missing from the Budget are these two measures. Again, I emphasise that we are hoping for more market stimulating incentives as well as those for the secondary market — why can't first-time house buyers choose from the secondary market?" CONTINUES NEXT PAGE →

# ← FROM PREVIOUS PAGE

# Datuk Ezumi Harzani Isma

FEATURE

**President of Malaysian** Institute of Architects (PAM)



"On digitalisation of the construction industry, we hope that the grant allocated would not be targeted only to help companies acquire software and hardware, but also to develop a structured system that would promote the usage of Building Information Modelling (BIM).

Digitalisation efforts need to be focused on maybe only a few selected firms, so that we could create leaders in digitalisation in the building industry. Only then, others would be motivated to follow suit.

What the government is doing now is to allocate only a small amount to many companies, which would not be enough to spur the whole company to change from the conventional way to adopt digitalisation. Digital transformation through adoption of BIM will be a quantum leap to the construction industry."

# The Association of Banks in Malaysia (ABM)

"The enhancements to the targeted repayment assistance will be available to B40 borrowers who are recipients of Bantuan Prihatin Rakyat (BPR) - previously known as Bantuan Sara Hidup (BSH) — as well as microenterprises.

Eligible borrowers for this enhanced assistance will be able to choose one of two options for each loan, namely a threemonth deferment of instalment or a six-month reduction in instalments by 50%, which will be effective from Dec 1, 2020 until end-June 2021.

Only loans that were approved before Oct 1, 2020 and are not in arrears exceeding 90 days as at the date of request by the borrower would be eligible for this enhanced targeted repayment assistance."



# **Highlights for real estate sector**

Full stamp duty exemption on memorandum of transfer (MOT) and loan agreement for the first home priced RM500,000 and below — for agreements inked from January 2021 to December 2025



The extension

of the stamp duty exemption on loan agreement and MOT given to rescue contractors and original buyers of abandoned houses for another five years — effective for loan agreements and MOT executed from January 2021 to December 2025 for abandoned housing projects certified by the Ministry of Housing and Local Government (KPKT)

- RM1.2 billion provision for the construction of comfortable and quality housing for low-income earners:
- I. RM500 million to build 14,000 housing units under People's Housing Project (PPR)
- II. RM315 million for 3,000 units of Rumah Mesra Rakyat built by Syarikat Perumahan Negara Bhd
- III. RM125 million for maintenance of low- and medium-low-cost stratahousing, and also for upgrading of old houses and those damaged by natural disasters
- IV. RM310 million for Malaysia Civil Servants **Housing Programme** (PPAM)

Government to cooperate with selected financial institutions to provide a rentto-own scheme — to be implemented until 2022 involving 5,000 PR1MA houses with a total value of more than RM1 billion and reserved for first-time homebuyers



# A glance at how Budget 2021 could benefit you

# Case 1

Single aged above 21, unemployed, EPF member and has no plans in getting

- a home
- RM30 monthly unlimited pass for rides on Rapid buses and trains • RM350 Bantuan Prihatin Rakyat welfare
- cash aid • Tax exemption on your severance pay will
- be doubled to RM20,000 for 2020 and 2021 Option for EPF withdrawal of RM500 a
- month from Account 1 or up to RM6,000 for 12 months

# Case 2

Married employed couple with more than two kids and currently own a nome, EPF members and household income below RM5,000

• RM30 monthly unlimited pass for rides on Rapid buses and trains

- School-going children are eligible for a RM5 monthly unlimited travel pass on KTM Komuter
- RM750 Bantuan Prihatin Rakyat welfare cash aid
- Tax cut of 1% (from 14% to 13%) in personal income tax for the chargeable income band of RM50,001 - RM70,000
- Tax relief of RM3,000 for Private Retirement Scheme extended to 2025
- Tax relief of RM1,000 for vaccinations

- Tax relief increased to RM1,000 (from RM500) for medical check-up for self, spouse or children
- Tax relief up to RM8,000 (from RM6,000) for serious disease treatment for self, spouse or
- Lifestyle tax rebates of up to RM3,000 (from RM2,500)
- Option to reduce EPF contribution to 9% (from 11%)

# Case 3

**Married couple with** children; currently renting but looking to buy a home, EPF members and household income over

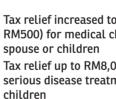
- RM5,000 Rent-to-own scheme for PR1MA homes
- Stamp duty exemption for property priced up to RM500,000, for sale and purchase agreement (SPA) signed between Jan 2021 and Dec 2025
- RM30 monthly unlimited pass for rides on Rapid buses and trains
- School-going children are eligible for a RM5 monthly unlimited travel pass on KTM Komuter
- Tax cut of 1% (from 14% to 13%) in personal income tax for the chargeable income band of RM50,001 - RM70,000
- Tax relief of RM3,000 for Private Retirement Scheme extended to 2025
- Tax relief of RM1,000 for vaccinations
- Tax relief increased to RM1,000 (from

RM500) for medical check-up for self, spouse or children

- Tax relief up to RM8,000 (from RM6,000) for serious disease treatment for self, spouse or children
- Lifestyle tax rebates of up to RM3,000 (from RM2,500)
- Option to reduce EPF contribution to 9% (from 11%)

# Case 4

- A single employed person, **EPF member and looking** to buy his/her first home
- Rent-to-own scheme for PR1MA homes
- Stamp duty exemption for property priced up to RM500,000, for SPA signed between Jan 2021 and Dec 2025
- RM30 monthly unlimited pass for rides on Rapid buses and trains
- Tax cut of 1% (from 14% to 13%) in personal income tax for the chargeable income band of RM50,001-RM70,000
- Tax relief of RM3,000 for Private Retirement Scheme extended to 2025
- Tax relief of RM1,000 for vaccinations Tax relief increased to RM1,000 (from
- RM500) for medical check-up for self Tax relief to RM8,000 (from RM6,000) for
- serious disease treatment for self Lifestyle tax rebates of RM3,000 (from
- RM2,500)
- Option to reduce EPF contribution to 9% (from 11%)



# SPOTLIGHT

**Properties for sale and rent** 

Commercial Residential FRIDAY NOVEMBER 13, 2020 to visit the listing's page

Click/tap on each listing



# RM3,200,001

D'Villa, Kota Damansara, Selangor Type: Bungalow Tenure: Leasehold Built-up: 6,000 sq ft Land size: 8,400 sq ft Bedroom: 5 Bathroom: 6

#### ZOE ONG (PEA2634)

TECH REALTORS PROPERTIES SDN BHD (E (1) 1492) **\$**+6010 278 2202



# RM587,000

#### Residensi Bukit Jalil, Bukit Jalil, **Kuala Lumpur** Type: Condominium Tenure: Freehold

Built-up: 732 sq ft Bedroom: 2 Bathroom: 2

#### JENNY YONG (REN 16094)

PROPNEX REALTY SDN BHD (E (1) 1800) **\$**+6016 208 3348



# **RM300,000**

Seri Baiduri, Setia Alam, Selangor Type: Condominium Tenure: Freehold Built-up: 920 sq ft **Bedroom: 3 Bathroom: 2** 

# **SC SAM** (E1983)

ORIENTAL REAL ESTATE SDN BHD (E (1) 1503) **\$**+6012 304 8288



# **RM449,999**

# Bandar Hillpark, Shah Alam, Selangor

Type: Terraced House Tenure: Leasehold Built-up: 1,600 sq ft Land size: 1,400 sq ft Bedroom: 4 Bathroom: 3

**IZZWAN SYAFIO** (REN 18294)

AZMI & CO (ESTATE AGENCY) SDN BHD (E (1) 0553) **\$**+6016 354 9884



# **RM780,000**

Taman Kolam Air, Johor Bahru, Johor Type: Semidee house Tenure: Freehold

Built-up: 4,530 sq ft Land size: 4,530 sq ft Bedroom: 4 Bathroom: 3

RM1.75 million (RM547 psf)

**Three-storey semidee house at Taman** Mutiara Gombak 2, Gombak, Selangor Concluded by: Zull Ariffin (PEA 1829) of RIZQ Realty (+6019 212 4461)

# CAROL TAN (REN 10660)

SOLD FOR

Noteworthy

• Freehold

ORIENTAL REAL ESTATE SDN. BHD. (E (1) 1503/7) **\$**+6012 777 2677

When: June 2020



# RM697.000

Bathroom: 2

Tamarind Square, Cyberjaya, Selangor Type: Shoplot Tenure: Freehold Built-up: 1,174 sq ft

SANDY LIM (REN 05454) CID REALTORS SDN BHD (E (1) 1855/2) **\$**+6016 301 2015



# **RM978,000**

Taman Megah, Kepong, **Kuala Lumpur** 

Type: Terraced House Tenure: Freehold Built-up: 2,400 sq ft Land size: 1,400 sq ft Bedroom: 4 Bathroom: 2

SUKI TAN (REN 06909) BIG PLUS PROPERTIES SDN BHD (E (1) 1834/1) **\$**+6013 277 8668



this unit to upgrade to a bungalow.

Based on data from

Meanwhile, there were 10 for-sale listings on EdgeProp. RM680 psf.

For the entire Gombak, there were 22 for-sale listings for landed properties with an average asking price of RM1.21 million or RM432 psf.

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



# RM450,000

Taman Seri Pristana, Sungai Buloh, Selangor Type: Terraced House Tenure: Leasehold Built-up: 1,785 sq ft Land size: 1,300 sq ft Bedroom: 4 Bathroom: 3

MOHD IRMANTAHA (REN 18240) MN ASSOCIATES SDN BHD (VE (1) 0143) **\$**+6012 657 6263



# RM1,390,000

**The Sentral Residences. KL Sentral, Kuala Lumpur** Type: Condominium Tenure: Freehold Built-up: 1,087 sq ft Bedroom: 2 Bathroom: 2

JUDY NG (REN 06777) HARTAMAS REAL ESTATE (MALAYSIA) SDN BHD (E(1)1439) **\$**+6016 292 2703

# RM2.850.000

Seri Pilmoor. Ara Damansara. Selangor Type: Semidee house Tenure: Freehold

Built-up: 4,628 sq ft Land size: 3,600 sq ft Bedroom: 4 Bathroom: 6

MAY LEONG (E 2769) JUBILEE REALTY (E (3) 1853) **\$** +6012 779 0798



# RM543,751

Lake City @ KL North, Taman Wahyu, Kuala Lumpur Type: Condominium Built-up: 992 sa ft

# Bedroom: 3 Bathroom: 2 YEONG CHUN CHIEH (REN 20790)

BIG PLUS PROPERTIES (PJ) SDN BHD (E (1) 1834/3) **\$**+6012 890 0043



# RM344.835

**Ecohill Walk, Semenyih, Selangor** Type: Shoplot Tenure: Freehold Built-up: 1,512 sq ft

# NUR AMALIA (REN 04125)

IW PROPERTIES (E (3) 1334/5) **\$**+6019 556 6672

• Built-up: 5,000 sq ft; land size: 3,200 sq ft •5 bedrooms; 5 bathrooms • Semi-furnished and extended unit • Facilities: 24-hour security

and playground • Nearby amenities: Schools, surau, restaurants, shopping malls and hypermarkets, Gombak LRT station

DUKE and Jalan

Gombak

Taman Mutiara Gombak 2 is an affluent residential enclave in Gombak, Selangor. There is a total of 140 doubleand triple-storey semidees in Taman Mutiara Gombak 2. Other developments in the area include double-storey linked houses and a low-cost apartment

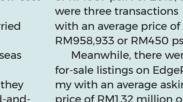
"The buyers, a married couple who had just completed their overseas postings, decided to purchase this unit as they prefer the safer gated-andguarded environment and it is within walking distance to the surau and shops," said Zull Ariffin of RIZQ Realty who concluded the sale in June this year.

He added that the unit is also near (about 3km) to the Setia Budi International School, which the couple's children attend. Meanwhile, the previous

owner decided to sell

EdgeProp Research as of early Oct 2020, there was a single transacted landed property in Taman Mutiara Gombak sold for RM850,000 or RM607 psf. For 2019, there were three transactions with an average price of

RM958,933 or RM450 psf. my with an average asking price of RM1.32 million or



250,000 listings at www.EdgeProp.my

# **Properties for sale and rent**

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



# RM650,000

Jalan Serindit, Puchong, Selangor Type: Terraced House Tenure: Freehold Built-up: NA Land size: 1,300 sq ft Bedroom: 4 Bathroom: 2

#### SANDRA KONG (REN 21380)

TECH REALTORS PROPERTIES SDN BHD (E(1)1492) **\$**+6012 317 0588



# **RM2,250/mth**

#### Vista Komanwel B, Bukit Jalil, **Kuala Lumpur** Type: Condominium Tenure: Freehold

Built-up: 1,400 sq ft Bedroom: 4 Bathroom: 2

SK CHONG (REN 10536) **GRIFFIN PROPERTIES** (E (3) 1792) **\$**+6012 912 2433



.....

# **RM210,000**

Apartment Teratai, Kajang, Selangor Type: Condominium Tenure: Freehold Built-up: 850 sq ft

Bedroom: 3 Bathroom: 2 MAHAFIZ RAHIM (PEA1221)

TRANSASIA PROPERTY CONSULTANCY SDN BHD (VE(1)0187/2 **\$**+6017 692 3964

.....



# RM2,880,000

SOLD FOR

Noteworthy

• Leasehold

• Mid-floor unit

• Unfurnished

• Built-up: 1,459 sq ft

• Facilities: 24-hour security

service, card access control

system, CCTV monitoring

system, centralised air-

internet connectivity

malls, eateries, medical

conditioning, high-speed

Nearby amenities: Shopping

centres, clinics, hotels and

schools; nearby train stations

include Abdullah Hukum LRT

Federal Highway, New Pantai Expressway (NPE), Jalan

Bangsar, Jalan Maarof and

and KTM station, Mid Valley

• Easy accessibility via

Jalan Klang Lama

**KTM station** 

Hijauan Enklaf, Shah Alam, Selangor Type: Semidee house Tenure: Freehold

Built-up: 5,202 sq ft Land size: 4,004 sq ft Bedroom: 6 Bathroom: 6

**IZZAH ROHAIZAD (REN 10356)** WEISE INTERNATIONAL PROPERTY CONSULTANTS **SDN BHD** (VE (1) 0241 📞 +6017 422 2179

When: May 2020



# RM639.000

Sunway Kayangan, Shah Alam, Selangor

Type: Terraced House Tenure: Leasehold Built-up: 1,967 sq ft Land size: 1,650 sq ft Bedroom: 4 Bathroom: 3

#### NOR OZIR (REN 22511)

NILAI HARTA CONSULTANT SDN BHD (VE (1) 0134/5) **\$**+6012 298 0810



FRIDAY NOVEMBER 13, 2020

Residential

SPOTLIGHT

Commercial

# RM3,600,000

The Ara, Bangsar, Kuala Lumpur Type: Bungalow Tenure: Freehold Built-up: 4,000 sq ft Bedroom: 5 Bathroom: 5

.....

# ERIC TEO (PEA1599)

**GREENFIELD PROPERTIES** (E (2) 1064) **\$**+6019 310 6688



# RM427,000

#### Amani Residence, Puchong, Selangor

Type: Condominium Tenure: Freehold Built-up: 732 sq ft Bedroom: 2 Bathroom: 2

#### **IAN LOH (REN 16893)**

FULL HOMES REALTY SDN BHD (E (1) 1501/8) **\$** +6016 615 2396



# RM10,500,000

The Lotus of The Mines. Sungai Besi, Kuala Lumpur Type: Bungalow Tenure: Leasehold Built-up: 11,000 sq ft Land size: 10,231 sq ft Bedroom: 9 Bathroom: 9

AIMI ZAMZURI (REN 27363) MAXXAN REALTY SDN BHD (E(1)1766) **\$**+6017 300 6640



# RM480,000

**Desa Green Serviced Apartments.** Taman Desa , Kuala Lumpur Type: Condominium Tenure: Freehold Built-up: 935 sq ft Bedroom: 3 Bathroom: 2

LEENA TAN (REN 28908)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452) **\$**+6012 322 7901



# **RM4.100/mth** Arvore Residences, Kelana Jaya, Selangor

Type: Condominium Tenure: Leasehold Built-up: 1,572 sq ft Bedroom: 4 Bathroom: 3

IAN TANG (REN 22803)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452) **\$**+6018 278 3154



# RM415,000

Tiara Mutiara, Jalan Klang Lama, **Kuala Lumpur** Type: Condominium Tenure: Freehold Built-up: 852 sq ft

#### WENDA TEE (REN 31380)

Bedroom: 3 Bathroom: 2

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452) **\$**+6013 348 9163



# RM860,000

**Reflection Residence.** Mutiara Damansara, Selangor Type: Condominium Tenure: Freehold Built-up: 1,098 sq ft Bedroom: 3 Bathroom: 2

**YAT MIN (REN 31294)** 

# WTW REAL ESTATE SDN BHD (E (1) 0507) **\$** +6018 661 3088

KL Eco City is a 25-acre mixed-use development by S P Setia Bhd. Located along Jalan Bangsar. Kuala Lumpur, it enjoys a strategic location next to Mid Valley City and is within a matured commercial area

According to Michel Yong of Propnex Realty, other than its strategic location, what make office tenants are good natural lighting and a beautiful

there was no sales transaction for office units in Strata Office Suites @ KL Eco City as of Nov 2020. In 2019, three office units were sold at an average

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

DONE DEAL

# RM1.72 million (RM1.179 psf) **Office unit, Strata Office Suites** @ KL Eco City, KL Concluded by: Michel Yong (REN 17375)



# of Propnex Realty Sdn Bhd (+6012-9873493)

Strata Office Suites is part of the KL Eco

City transit-oriented development (TOD). It is a 35-storey strata office tower consisting of 232 1.459 sq ft.

# units, with built-ups ranging from 1,035 sq ft to suites in KL Eco City appealing to buyers and

city view. "The seller was looking to cash out from his

investment, while the buyer found the unit just the right size for his company's usage," Yong said.

price of RM1.98 million or RM2,019 psf.

According to data from EdgeProp Research,



# SPOTLIGHT

Commercial

Residential

FRIDAY NOVEMBER 13, 2020

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



**Properties for sale and rent** 

# RM488.000

**The Parque Residences, Telok Panglima Garang, Selangor** Type: Condominium Tenure: Leasehold Built-up: 980 sq ft Bedroom: 2 Bathroom: 2

**GRACE TAN (REN 10993)** GS REALTY SDN BHD (E (1) 1307) **\$**+6012 619 8259



**RM2,400/mth** 

Ohako Residence, Puchong, Selangor Type: Condominium

Built-up: 1,002 sq ft Bedroom: 3 Bathroom: 2 **THOMAS CHONG (REN 13470)** 

IQI REALTY SDN BHD (E (1) 1584) **\$**+6016 245 9179

RM499.000

Built-up: 550 sq ft

LIZA TIEO (REN 31111)

**\$** +6017 608 3961

**Petaling Jaya, Selangor** 

Bedroom: Studio Bathroom: 1



# RM3.100.000

Persiaran Gerbang Utama, **Bukit Jelutong, Selangor** Type: Bungalow Tenure: Freehold Built-up: 5,600 sq ft Land size: 9,470 sq ft Bedroom: 7 Bathroom: 7

HAKIMI (REN 42898 WEISE INTERNATIONAL PROPERTY CONSULTANTS SDN BHD (VE(1)0241) **\$**+6016 222 6377



**RM3,700/mth** 

Novum, Kerinchi, Kuala Lumpur Type: Condominium Built-up: 872 sq ft Bedroom: 2 Bathroom: 2

**TERRANCE YEO (REN 29836)** ORIENTAL REAL ESTATE SDN BHD (RegisNumber) **\$** +6016 260 9420



# RM720.000

Selayang 18, Selayang, Selangor Type: Condominium Tenure: Leasehold Built-up: 1,267 sq ft Bedroom: 4 Bathroom: 2

FADHIL RAMLY (REN 31658) ORIENTAL REAL ESTATE SDN BHD (E (1) 1503/16) **\$**+6017 677 3352



# RM4,800,000

Subang Heights, Subang Jaya, Selangor Type: Bungalow Tenure: Freehold

Built-up: 5,102 sq ft Land size: 6,400 sq ft Bedroom: 6 Bathroom: 5 WENDY (F1653

PA INTERNATIONAL REAL ESTATE (KL) SDN BHD (F (1) 050( **\$**+6012 385 6622



**Biji Living (Seventeen Residences)**,

Type: Condominium Tenure: Freehold

HECTARWORLD REALTY SDN BHD (E (1) 1589/3)

# RM2,600,000

RM2,990,000

Villa Penchala, Taman Tun

Built-up: 4,708 sq ft Land size: 4,015 sq ft

HUNT PROPERTIES (BANGI) SDN BHD (E (1) 1498)

Dr Ismail, Kuala Lumpur

Type: Villa Tenure: Freehold

Bedroom: 6 Bathroom: 4

L +6013 298 8738

**AIZAT GHAZALI (REN 41528)** 

**Jesselton Residences,** 



# RM1,080,000

enLiza

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



# RM 2,000,000

Vistana Heights, Kota Kinabalu, Sabah Type: Semidee house Tenure: Leasehold

Built-up: 3,286 sq ft Land size: 4,033 sq ft Bedroom: 4 Bathroom: 5 JENNY WONG (REN 31278)

IOI REALTY SDN BHD (E (1) 1584/9) **\$**+6019 881 3803



# RM1,100,000

Adda Heights, Johor Bahru, Johor Type: Cluster House Tenure: Freehold Built-up: 2,400 sq ft Land size: 2,380 sq ft Bedroom: 5 Bathroom: 5

ML MOK (REN 20962)

TOPHILLS REALTY (JHI) SDN BHD (E (1) 1465/3) **\$** +6012 720 0931

# **RM460.000**

Taman Taming Impian, Kajang, Selangor Type: Terraced House Tenure: Freehold Built-up: 1.242 sq ft Bedroom: 4 Bathroom: 3

AMAL HUSNA BT SULAIMAN (REN 35294) **ORIENTAL REAL ESTATE** (E(1)15013) **\$**+6011 626 85602



# RM730.000 Taman Tasik Prima, Puchong,

Selangor Type: Townhouse Tenure: Leasehold Built-up: 2,540 sq ft Land size: 2,080 sq ft Bedroom: 5 Bathroom: 3

JAY JAMALI (REN 37489) NAS REALTY (E(3) 1954) **\$**+6017 226 5737



# RM270,000

Taman Serendah Makmur. Serendah, Selangor Type: Terraced House Tenure: Leasehold Built-up: 1,016 sq ft Land size: 990 sq ft Bedroom: 3 Bathroom: 2

# MOHD AZWAN (REN 45046)

NILAI HARTA CONSULTANT SDN BHD (VE (1) 0134/2) +6017 304 1083



# RM1,800,000

Jalan Kelab Golf 13/3, Shah Alam, Selangor

Type: Semidee House Tenure: Leasehold Built-up: 3,940 sq ft Land size: 4,865 sq ft Bedroom: 6 Bathroom: 7 RYNA SAAD (REN 42226)

WEISE INTERNATIONAL PROPERTY CONSULTANTS SDN BHD (VE (1) 024 **\$**+6013 335 5544





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