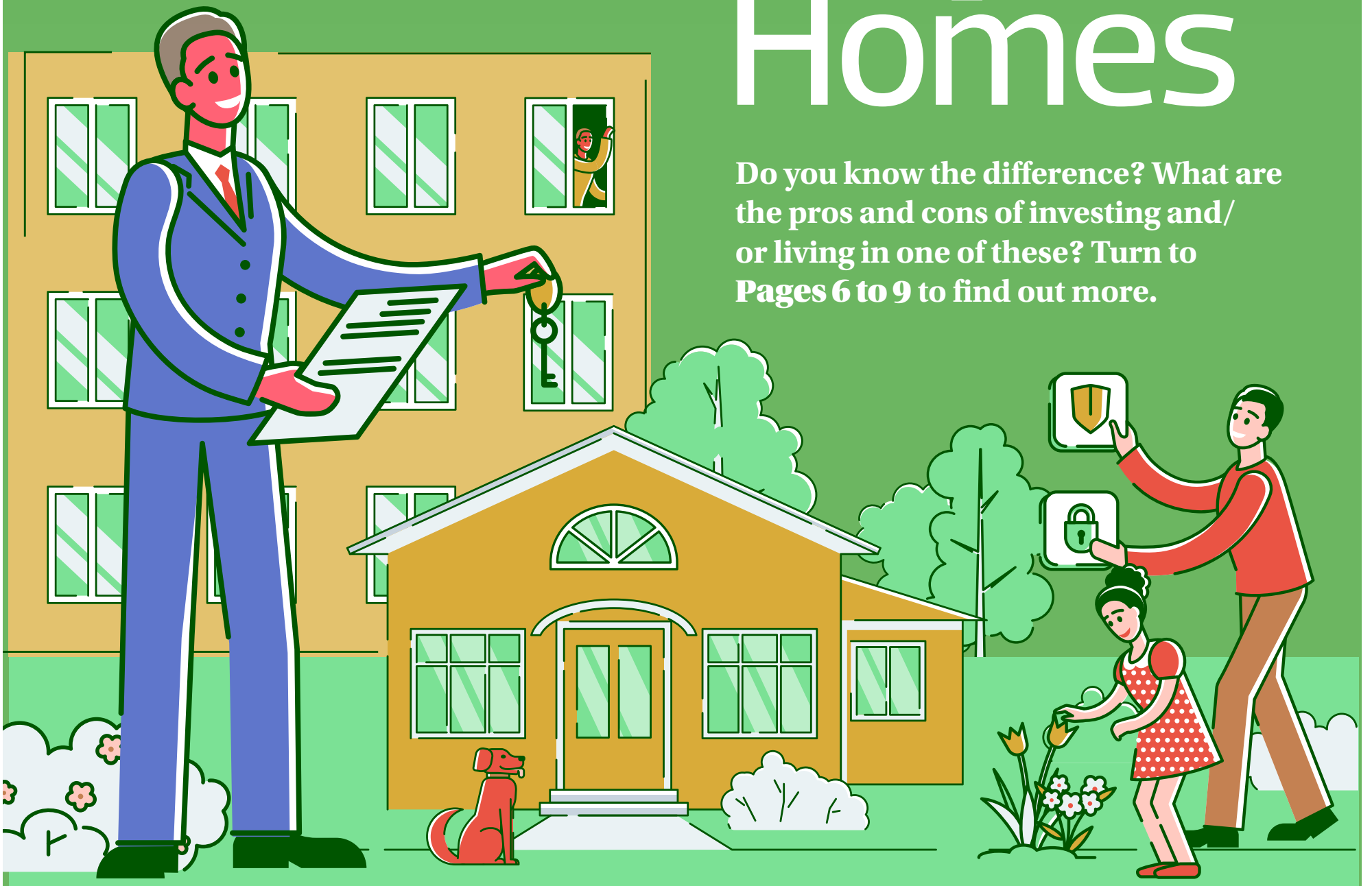




# Stratified vs Non-stratified Homes

Do you know the difference? What are the pros and cons of investing and/or living in one of these? Turn to Pages 6 to 9 to find out more.



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# Thunderstorm and downpour until year-end



Frequent thunderstorms, heavy downpour and strong wind have started since early this month, and is expected to last until the end of December, especially along the west coast of the peninsula, which includes Selangor, Kuala Lumpur, Putrajaya, Negeri Sembilan and Melaka, according to Malaysian Meteorology Department (MetMalaysia) director-general Jailan Simon last week.

On Nov 24, 2020, MetMalaysia further issued an orange level weather alert with heavy rain expected to occur over several states

such as Kota Bharu, Kelantan, Pahang and the whole of Terengganu. Jailan warned that there will be strong northeasterly winds which could lead to waves up to 3.5m high in the waters of Kelantan, Terengganu and Pahang, potentially resulting in overflowing of the coastal areas.

In fact, in Perak, a total of 125ha of padi fields in Bagan Serai of the Kerian district have been inundated by flash floods following frequent heavy rain since the last two weeks, according to the state's media release on Nov 24, 2020.



Meanwhile, the water levels at three rivers in Kelantan have exceeded the alert level following continuous rain in several areas since Nov 23, 2020. The Kelantan Health Department is also concerned that the potential floods could affect the number of Covid-19 positive cases if there was a spike in the number of evacuees at temporary relief centres.

## Govt to study possibility of building foreign workers' housing

The government will conduct a study into the possibility of providing living quarters for foreign workers to curb Covid-19 transmissions at construction sites, said Federal Territories Minister Tan Sri Annuar Musa on Nov 21, 2020.

He said the ministry is in talks with several other ministries and the Malaysian Construction Industry Development Board.

"Previously, Covid-19 cases were detected at the Pavilion Embassy construction site during the second wave and it is happening again. We now have the Damanlela construction site

cluster," he told a press conference after presenting donations to residents' associations of Kuala Lumpur under the Cakna 3.0 initiative.

## Govt mulls CMCO extension until year-end

Minister in the Prime Minister's Department (Special Functions) Datuk Seri Mohd Redzuan Yusof said that the government will study the need to extend the conditional movement control order (CMCO) until the end of the year if Covid-19 cases continue to increase.

In the Dewan Rakyat on Nov 23, 2020, Mohd Redzuan said that at the same time, preventive measures should be taken to reduce the number of cases to a minimum level or attain zero cases.

He added that the government is aware of the hardships faced by the people during this economic downturn due to Covid-19. Therefore, SOPs (standard operating procedures) are constantly updated and improved according to the needs of the people.

## Mustapa: Govt to seek loans for multi-billion ringgit projects

The government plans to borrow loans to finance multi-billion ringgit infrastructure projects, Minister in the Prime Minister's Department (Economy) Datuk Seri Mustapa Mohamed told the Dewan Rakyat on Nov 23, 2020.

These projects include the Pan Borneo Highway, the Central Spine Road (CSR) or Kuala Krai-Kuala Pilah Highway, and the Gemas-Johor Bahru Railway Electrified Double-Tracking Project.

According to Mustapa, Putrajaya targets to complete these projects under the 12th Malaysia Plan (2021-2025).



## Construction begins at Johor Bahru-Singapore RTS project

The Johor Bahru-Singapore Rapid Transit System (RTS) Link ground-breaking ceremony was held on Nov 22, 2020, kicking off construction works for the long-awaited infrastructure project.

The RTS Link between Malaysia and Singapore will be a railway service with two stations, one at Bukit Chagar in Johor Bahru, and the other at Woodlands North in Singapore. The link is targeted to begin operations by the end of 2026 and will provide an easy and efficient border crossing between Malaysia and Singapore.

MRT Corp CEO Datuk Mohd Zarif Hashim said the RTS will cost Malaysia RM3.7 billion, which includes the construction of a station at Bukit Chagar, depot at Wadi Hana, viaducts through the city centre of Johor Bahru and over the Straits of Johor to the Malaysia-Singapore boundary.

In addition, the cost also covers the construction of a four-storey CIQ complex, which will be part of a transit-oriented development that will also feature a multi-modal transport hub and mixed property development.

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## NEWS HIGHLIGHTS from www.EdgeProp.my



THE EDGE



## Sunway Malls signs up 200 new tenants

Even amidst a slump brought on by movement restrictions and a pandemic, Sunway Malls has signed on 200 new tenants, according to *The Edge Malaysia's* report.

"Despite the industry hitting an inflection point, reeling from intensified shop consolidations and closures due to the current seismic pandemic challenges, Sunway Malls has bucked industry trends with the opening of 200 shops during this difficult period in 2020. In essence, this is equivalent to opening a full-sized mall with 100% occupancy," Sunway Malls & Theme Parks CEO H C Chan (pictured) told the weekly in an email interview.

The combined net lettable area of the 200 retailers is an estimated 700,000 sq ft, "which is larger than Sunway Putra Mall's 600,000 sq ft but smaller than The Gardens Mall's 843,000 sq ft", wrote the business publication.

## UEM Sunrise's 3Q losses narrow



A member of UEM Group

UEM Sunrise Bhd's net loss narrowed to RM28.87 million from RM93.36 q-o-q in the third quarter ended Sept 30, 2020 (3QFY20).

This was achieved on the back of a 94% jump in revenue to RM217.44 million, from RM111.96 million in 2QFY20, according to the Bursa announcement on Nov 24, 2020.

The property developer said the higher revenue was due to higher sales and construction activities during the Recovery Movement Control Order (RMCO) where restrictions were relaxed.

In a separate statement on the same date, UEM Sunrise said property sales picked up in 3QFY20 on the back of its high-rise developments mainly from Residensi AVA in Kiara Bay.

The developer has launched RM250 million worth of properties to date with plans to launch another RM700 million before the end of the year, the bulk of it from Residensi Allevia in Mont'Kiara, with a total gross development value of RM545 million.

## Maybank extends repayment assistance application to June 2021

Maybank has extended the application period for loan or financing repayment assistance until June 30, 2021 to provide financial relief to individual and small and medium enterprise (SME) customers.

In a statement on Nov 23, 2020, Maybank said customers who require financial assistance can still contact the bank to discuss and work out the most suitable repayment assistance package to address their current circumstances.

The bank said with the pandemic prolonging, its priority is to ensure that customers continue to have access to the assistance they require to get them through this difficult period.

Maybank said that to date, it has processed over 90,000 repayment assistance applications received from customers and has approved all eligible applications processed.



TOURISM AUTHORITY OF THAILAND

## Thailand extends state of emergency to mid-January 2021

Thailand will maintain its state of emergency over Covid-19 until the middle of January next year, in an effort to keep infections under control during the New Year holidays.

Government spokesperson Anucha Burapachaisri said the cabinet on Nov 23, 2020 approved a 45-day extension of the state of emergency from Dec 1 to Jan 15 – its eighth extension, as proposed by the Centre for Covid-19 Situation Administration.

"The extension is longer than the previous 30-day extension as it covers the New Year holidays... It is to keep the Covid-19 pandemic under control," he added.

## Covid-19: Teratai now the nation's largest cluster

The Teratai cluster, which originated from Top Glove's factories in Klang, Selangor, has officially become the largest Covid-19 cluster, after 1,511 cases were reported on Tuesday (Nov 24), bringing the total number of cases in the cluster to 4,036. Previously, the largest cluster was in the Sri Petaling Tabligh cluster which had 3,375 cases.

Cases from the Teratai cluster pushed the number of new cases in Selangor on Tuesday to 1,623, which accounts for 74% of the total 2,188 new cases reported that day. This is the new high for both national and Selangor numbers.

Top Glove has temporarily closed its 28 factories in Klang. As at Wednesday (Nov 25), 6,506 individuals linked to the Teratai cluster had been screened, of which 4,063 registered positive, while 2,270 were negative cases and another 173 more were awaiting results.

Apart from the Teratai cluster, health director-general Tan Sri Dr Noor Hisham Abdullah also highlighted the four largest workplace clusters, namely the Damanlela construction site cluster

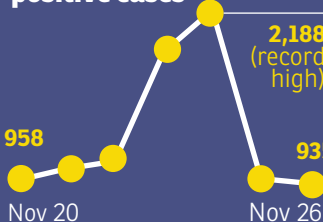
in Kuala Lumpur, the Cergas cluster in Negeri Sembilan, the Hentian cluster in Selangor, and the Kaya cluster detected in Negeri Sembilan and Putrajaya.

On Wednesday, newly reported Covid-19 cases dropped to 970, while daily recoveries were at all-time high of 2,348 cases. Five new clusters were added on the day, bringing the total number of clusters to 339, of which 169 were active clusters.

New cases reported on Thursday (Nov 26) stood at 935. The total number of confirmed cases reached 60,752 as at Nov 26, with 11,348 active cases. The total number of deaths hit three, while 2,555 people were discharged.

According to Minister in the Prime Minister's Department (Special Functions) Datuk Seri Mohd Redzuan Yusof, the conditional movement control order (CMCO) in Selangor, Kuala Lumpur and Putrajaya might be extended if Covid-19 cases in these areas continue to climb. CMCO in the three areas is currently scheduled to end on Dec 6.

### Number of daily positive cases



### 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](mailto: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.



THE EDGE MARKETS

## Decision on PLUS Highway concession still pending

Despite the Prime Minister's Office saying there would be no hike in toll rates on PLUS highways as the concessions would be extended for 20 years from 2038 to 2058, the Deputy Works Minister Eddin Syazlee Shith said in the Dewan Rakyat on Nov 23, 2020 that no decision had been made yet.

Eddin said that Putrajaya would look at the agreements in detail as they involve "sensitive issues including toll rates".

To recap, PLUS also said in January it was willing to review the concession agreements should the government wish to take over its toll highways and implement an 18% reduction in toll charges on private vehicles plying PLUS-owned highways as early as Feb 1 this year.







# SEJATI LAKESIDE

CYBERJAYA



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# Living in NON-STRATIFIED residential properties

Taman Tun Dr Ismail, commonly known as TTDI, is a self-contained upper middle-class township located on the western fringe of Kuala Lumpur, which borders the state of Selangor.

## What is a non-stratified home?

- They are developed in a format not governed by the Strata Title Act 2013 (STA 2013) and the Strata Management Act 2013 (SMA 2013).
- They have separate titles that accord the ownership of the land plots and the buildings erected upon them to individuals who buy them.
- Ownership is predominantly regulated under the National Land Code 1965 and the common law.
- The enjoyment of the property is also subject to the regulations of the local and state authorities.
- Examples of non-stratified properties include the housing estates in Taman Tun Dr Ismail, Bandar Utama and Mutiara Damansara.

BY NATALIE KHOO

**W**ith the increase of stratified properties in the country, there is no lack of information and discussions on it – ranging from the dos and don'ts, the upside and downside, the cost to even how to resolve differences among the residents.

In contrast, non-stratified living is not usually under the spotlight, giving the impression it is more hassle-free. But do you know there are restrictions to living in non-stratified properties too?

Here, we debunk the myth that living in non-stratified properties means you can do “whatever you want”.

## Difference between stratified and non-stratified properties

According to Chur Associates founder and managing partner Chris Tan, non-stratified properties are developed in a format not governed by the Strata Title Act 2013 (STA 2013) and the Strata Management Act 2013 (SMA 2013).

Typically, these properties have separate titles that accord the ownerships of the land plots and the buildings erected upon them to individuals who buy them.

“There is no common property to be enjoyed and maintained through the mandatory collection of service charges and sinking fund regulated by the said Acts. In addition to the differences identified above, the key difference is in the statutory obligations for strata property owners to participate in the management of the common property in a strata development,” Tan tells EdgeProp.my.

## Freedom for all?

Since these properties are not governed by the Acts, does this mean the homeowners are free to do anything they like? Well, the answer is a big no.

Chur Associates' Tan says the ownership of non-strata properties is predominantly regulated under the National Land Code 1965 and the common law. This means that the enjoyment of the property is also subject to the regulations of the local and state authorities.

Henry Butcher (Mont Kiara) executive director Low Hon Keong says that for non-stratified properties, there are various stakeholders and their respective laws include:

- Trust corporation: Trust Companies Act 1949 (revised 1973);
- Property management company: The Companies Act 2016 (Act 777);
- Residents' association: The Societies Act, 1966 (Act 335).

Different stakeholders are also governed by their own respective statutory bodies and associations such as the Residents' Association (RA), Registrar of Companies (ROC) and Registrar of Societies (ROS).

“Usually, these statutory bodies engage with local authorities beforehand [such as Kuala Lumpur City Hall], in order to have consent agreements that will legally recognise the non-stratified properties as gated-and-guarded communities and its constitutions,” says Low.

One of the biggest misconceptions Low has encountered is that some homebuyers of non-stratified properties think they have ultimate control and authority to modify their own properties.

Although their properties are based on individual land titles, it is important to note that homeowners cannot simply modify their own properties as there are certain rules under their RAs' constitutions that they must comply to as residents.

CONTINUES NEXT PAGE →



One of the biggest misconceptions for non-strata property homebuyers and investors is that there is no need to pay monthly service charges and contributions to the sinking fund. — Tan



LOW YEN YEING | EdgeProp.my





◀ FROM PREVIOUS PAGE

“Furthermore, these constitutions are usually enforced by the RA in respect of the following – to maintain uniformity within the development, to preserve the original concept as well as overall sentiment of the community and to ensure safety features are not compromised,” Low highlights.

**Myth no. 1: No cost of maintaining common facilities**

Low adds that for stratified homeowners, the payment to upkeep the property and its surroundings is usually termed as “service charges” whereas for non-stratified homeowners, it is commonly called “maintenance fees”.

Nonetheless, both of these terms refer to the owners’ monthly commitment which they pay in order to maintain their facilities, security and other aspects of their properties.

“It is common knowledge that for stratified properties, the service charges are usually calculated using share units which are based on the size of

their parcels and accessory parcels. However, for non-stratified properties, there is no share unit involved as such calculations are usually based on the property type within the development,” says Low.

He cites an example where for a community with semidee and bungalow units, the bungalow units will be charged higher fees due to the larger portions of land which the properties sit on.

“It is very important to note that the major expenditure for the maintenance fees are usually for security expenses as security companies play important roles in protecting the enclave of gated-and-guarded communities. Additionally, most homebuyers place security and safety as one of their highest priorities when it comes to choosing properties,” Low points out.

**Myth no. 2: No need to pay maintenance fees?**

Meanwhile, Chur Associate’s Tan says that one of the biggest misconceptions for non-strata property homebuyers and investors is that there is no need to pay monthly service charges and contributions to the sinking fund for their properties.

“However, payments of quit rent and assessment to the authorities are a form of maintenance charges too for the services provided.

“Nevertheless, the increased popularity of gated-and-guarded community living could actually be because non-strata properties’ obligations (including payments and contributions) are regulated by way of contract rather than under a specific law like the SMA 2013,” says Tan.

The Malaysian Institute of Property and Facility Managers (MIPFM) president Adzman Shah concurs with Tan, observing that these homebuyers would also assume that no maintenance charge is to be paid since the local council should be taking care of the common areas i.e. roads, drains, hard and soft landscaping, street lights, etc.

“They, however, forget that the provision of security service, maintenance of power fencing (if any), CCTV system, the management office operations, maintenance and repair, boom gate and access card system, visitor management system, and power and water supply for the guardhouse cost money and therefore involve collection of funds from the owners,” he adds.

CONTINUES NEXT PAGE →

*Pros and cons of living in a non-strata property*

**PROS**

- Flexibility on community activities
- Flexibility on renovation regulations
- No obligation in managing and maintaining the common property
- No house rules to be observed other than the law and regulations by the authorities

**CONS**

- Limited enforcement of rules – not clearly stated in the constitution
- Homeowners must ensure their subsequent buyers must be bound with the RA membership in order to be governed by the constitution of the RA as well as to enjoy the facilities of the community
- No enjoyment of extra common property and common facilities
- Management and underwriting of all maintenance and repair costs of own property to be fully borne by self



SOURCE: CHUR ASSOCIATES, HENRY BUTCHER (MONT KARA) AND MIPFM

“  
Developers who sell such concepts should also be aware of the need to prepare the right documentation and infrastructure so that the handing over to the RA can be done properly. — Adzman

PICTURES BY LOW YEN YEING | EdgeProp.my



The housing area at SS5, PJ have separate titles that accord the ownerships of the land plots and the buildings erected upon them to individuals who buy them.



## COVER STORY



For stratified homeowners, the payment to upkeep the property and its surroundings is usually termed as “service charges” whereas for non-stratified homeowners, it is commonly called “maintenance fees”.

← FROM PREVIOUS PAGE

### Myth no. 3: There's no governing laws

Unlike strata properties, the RAs and property management companies do not have the SMA 2013 and Strata Tribunal Court to refer or go to should disputes arise. How then, should one tackle any dispute which arises from the community?

Tan says that RAs are subject to the regulations of the ROS, a separate legal regime that has a high governance level.

“Disputes can be referred to the ROS or even the civil courts. In addition, property management is a regulated profession under the The Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP). Hence, the conduct of the property management companies is a valid subject of complaint to the Board. For any contractual disputes, you can always file a claim in the civil courts,” Tan explains.

Meanwhile, MIPFM's Adzman raises an important point for consideration – RAs should engage experienced property management companies to manage such schemes so that when disputes arise, it will be easier to resolve the issues.

“The personnel need to have good public relation skills and some legal understanding on how to enforce house rules and handle collection of maintenance charges. It is also important to get proper legal advice in relation to undertaking the responsibilities in managing and maintaining the scheme,” says Adzman.

### Before you sign on the dotted line

Pretty much made up your mind on buying a non-strata landed property?

Henry Butcher's Low notes that it would be good for homebuyers to further study and have a clear understanding of what it takes to stay in a non-stratified community. “This is to ensure they share the same value and sentiment in that neighbourhood,” says Low.

On this, Low has listed down five things that homebuyers should take note of.

### Things to note before signing on the dotted line

- **THE MANAGEMENT OF THE COMMUNITY** – is it to be managed solely by the residents' association (RA) or an appointed property management company
- **MAINTENANCE FEE** – note that such a fee is part of your commitment as well as contribution to the community
- **CONSTITUTION OF THE RA** – seek a better understanding of the rulings
- **AUDITED ACCOUNTS OF THE RA** – seek a clearer understanding of the financial position of your community
- **GENERAL SECURITY IN THAT COMMUNITY** – find out whether the community places priority for the residents' safety by investing in a good CCTV system and a strong security team



PICTURES BY LOW YEN YEING | EdgeProp.my

“Although their properties are based on individual land titles, it is important to note that homeowners cannot simply modify their own properties as there are certain rules under their RAs' constitutions that they must comply to as residents. — Low

CONTINUES NEXT PAGE →



## COVER STORY



← FROM PREVIOUS PAGE

**Every man must not be for himself**

Safety and security are top concerns for most homeowners in these times due to rising crime rates, stresses Henry Butcher's Low.

"Looking at our current situation in the Klang Valley and other states, I believe it is really important for homeowners to be supportive and give full cooperation towards their respective RAs when it comes to complying to rules and regulations of the community in order to nurture community living spirit," he states.

Some owners may ignore the rules and regulations. Such an attitude would greatly jeopardise the community in the long run, especially when it comes to enforcing a ruling that involves security and safety.

When there is no proper enforcement by the RA as well as lack of compliance amongst residents, it will be a ticking time bomb before there is a breach of security within the community.

"I understand that it can be an inconvenience at times but it is really crucial for all residents to be responsible and compliant to the regulations in order to ensure safety for all residents as well as uplifting the community spirit," Low stresses.

Meanwhile, MIPFM's Adzman emphasises that RAs should work closely with the developer to ensure all the necessary conditions have been incorporated in the Deed of Mutual Covenant from the start.

"Developers who sell such concepts should also be aware of the need to prepare the right documentation and infrastructure so that the handing over to the RA can be done properly," he says.

Chur Associate's Tan highlights that community living today has become very sophisticated to address the different lifestyles in integrating commercial and non-commercial activities and it can be done in strata and non-strata formats.

"Buyers and investors must know clearly what they are buying themselves into to set and manage their expectations accordingly," he concludes.

One of the biggest misconceptions for non-strata property homebuyers and investors is that there is no need to pay monthly service charges and contributions to the sinking fund for their properties.



LOW YEN YEING | EdgeProp.my

**Challenges faced living in non-stratified properties**

Security and safety concerns



Lack of neighbourhood interaction



To understand and get familiar with different constitutions governing non-stratified properties



Weak enforcement of RA regulations against non-compliant residents



Poor collection of maintenance fees from residents due to lack of enforcement



Lack of community living spirit



Lack of enforceable house rules to mitigate problems arising from inconsiderate neighbours, ranging from pets to renovations



SOURCE: HENRY BUTCHER (MONT KIARA)

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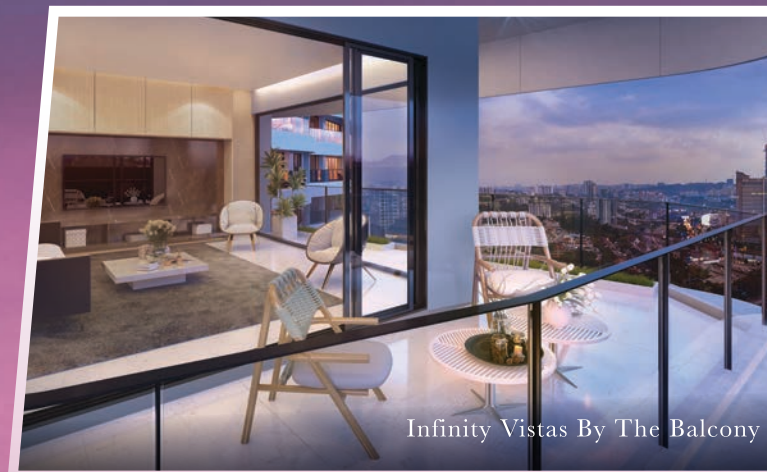
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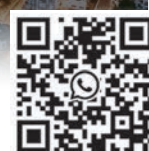
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Developer: Gita Kasturi Sdn Bhd (953635-X) S P Setia Berhad Corporation HQ, No.12, Persiaran Setia Dagang, Setia Alam, Seksyen U13, 40170 Selangor. TOWER A: Developer's Licence No.: 14487-1/09-2021/03073(I) • Validity: 11/09/2020 - 10/09/2021 • Sales & Advertising Permit No.: 14487-1/09-2021/03073(P) • Validity: 11/09/2020 - 10/09/2021 • Total Units: 145 • Built-up Area: Type B: 2,366sf • Type C: 2,616sf • Type D: 2,885sf • Selling Price: RM3,439,650 (min)-RM 4,141,150 (max) • TOWER B: Developer's Licence No.: 14487-2/11-2021/03453 (I) • Validity: 26/11/2020 - 27/11/2021 • Sales & Advertising Permit No.: 14487-2/11-2021/03453 (P) • Validity: 26/11/2020 - 27/11/2021 • Total Units: 145 • Built-up Area: Type A: 2,357sf • Type B: 2,379sf • Type C: 2,680sf • Type E: 3,025sf • Type F: 2,347sf • Selling Price: RM3,562,900 (min)-RM 4,463,800 (max) • Building Plans Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plans Ref. No.: BP S1 OSC 2015 3095 • Expected Date of Completion: 48 Months (Dec 2020) • Land Tenure: Freehold • Land Encumbrances: Nil • Type of Property: Condominium • Bumiputra Discount: 5% • Restriction in Interest: N/A. \*DISCLAIMER: All information contained herein is subject to changes without notification as may be required by the relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.



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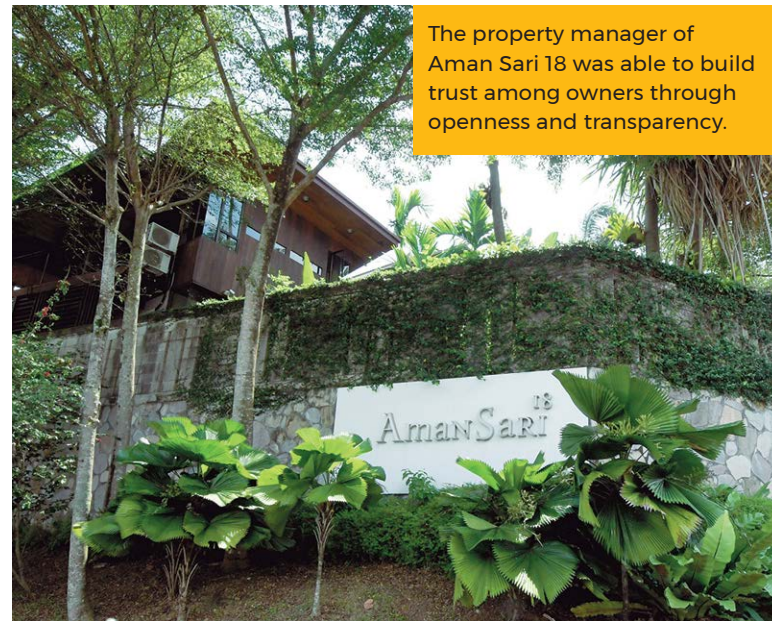


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The Cove @ Horizon Hills appoints in-house security personnel to oversee and support the outsourced security guards.



The property manager of Aman Sari 18 was able to build trust among owners through openness and transparency.

# Outstanding non-strata properties

BY **CHELSEY POH**

**T**here are many negative perceptions on non-stratified communities, such as dilapidated common facilities and lax security. However, this is a misconception as there are non-stratified developments that have continued to shine over the years.

Without doubt, it is their excellent conditions – a result of sustainable and best-in-class development and upkeep – that contribute significantly to their strong capital values.

Where are these outstanding non-stratified developments in Malaysia?

Some of them have been unearthed in the past EdgeProp Malaysia's Best Managed and Sustainable Property Awards (BMSPA) as winners.

The profiles of the past winners are testaments that old can be gold. Check out some of the past winners in the box below.

Winner	Location	Category	Award	Year of winning
Valencia	Sungai Buloh, Selangor	Non-strata residential	Gold	2017
Duta Nusantara	Jalan Sri Hartamas 1, Kuala Lumpur	Non-strata residential	Silver	2017
Duta Tropika	Jalan Dutamas 1, Kuala Lumpur	Non-strata residential	Bronze	2017
RiverView Kemensah	Taman Melawati, Kuala Lumpur	Non-strata residential	Special Mention	2017
Jade Hills	Kajang, Selangor	10-years-and-above non-strata residential	Gold	2019
Aman Sari 18	Puchong, Selangor	10-years-and-above non-strata residential	Bronze	2019
The Cove @ Horizon Hills	Iskandar Puteri, Johor	Below-10-years non-strata residential	Gold	2020

Valencia maintains a high collection rate with stringent credit control policies and procedures.



PICTURES BY LOW YEN YEING | EdgeProp.my

## What are the attributes of an **excellently-managed and sustainable property?** Here are some of the key features.

### 1 Strong maintenance fee collection

Sufficient funds are crucial for the quality upkeep and management of facilities and amenities in any project. Ensuring a high collection rate is key as a filled kitty will go a long way in both upgrading and maintaining amenities such as roads and security features.

However, sustainable financial planning is even more crucial for the project's quality upkeep in the long term.

On the flipside, being unreasonably frugal about continued investment into the building and its amenities is also a recipe for disaster for the project's maintenance.

### 2 Quality community living and communications

Harmonious living is central to any successful community-living development, big or small. This is built on trust developed among the residents and the property managers.

Hence the importance of effective communications and transparent decision-making processes, says Au Foong Yee, chief judge of EdgeProp Malaysia's BMSPA. Au is also editor-in-chief and managing director of EdgeProp Malaysia.

"Successful community living is about being cordial to your neighbours. It is about being respectful to one other within the community.

"And this starts with the relationship with your property managers," says Au.

CONTINUES NEXT PAGE →



## FEATURE

← FROM PREVIOUS PAGE

### 3 Best-in-class property managers

Is your property manager responsible? Is he or she pro-active? Pre-emptive?

If the answer is no, why is he or she still around?

"Professional property management is crucial to your property investment. Appointing a less-than-desirable property manager could make a big dent to your property investment.

"Check their track records. Ask questions such as: Are they always striving to upskill for your benefit? What is so outstanding about their services?" Au advises.

### 4 Good security

A secure and safe living environment is the backbone to any development that is well designed and managed with excellence.

The needs will vary not only with the size of the project but its design and functionality.

"How do you balance the cost and effectiveness of the security system employed?

Are you over-providing or under-providing for security in the project?

"Ultimately and most importantly, is the spending cost-effective and sustainable? What else could you do? These are the attributes we look for in a winner," Au elaborates.

### 5 Sustainable design and building

A building or project that is designed and built for sustainability lays the groundwork for its sustainable maintenance.

"Unless you are prepared to pay considerable sums in monthly maintenance fees, avoid projects that offer you bells and whistles in terms of design and amenities.

"Even then, ever wonder if your neighbours would be as conscientious as you in making the monthly payments?" Au asks.

"I must stress there is nothing wrong with opting for a wide range of amenities in any project. However, one must be fully aware of what that means in terms of its sustainable upkeep," she adds.



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RiverView Kemensah's residents' association believes that a good relationship between the residents and their property manager is vital.



Duta Tropika has an automated maintenance schedule mechanism for regular checks in and around the enclave.



Management work and upgrading plans have been carried out efficiently at Duta Nusantara, thanks to the effort of the property manager as well as support from the residents' association.



Thoughtful design with sustainable maintenance in mind is one of the reasons for Jade Hills' win.

PICTURES BY LOW YEN YEING | EdgeProp.my

**EdgeProp.my Virtual Fireside Chat**



# How to avoid TENANTS from HELL?

Rogue tenants are a landlord's worst nightmare. Not only do they destroy your investment but often, they also leave you in trauma. **What must you do to avoid becoming a victim?**



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## FOREIGN NEWS

# S'pore freehold shophouse at Bukit Pasoh on sale for S\$10.5 mil

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

SINGAPORE: A shophouse at 6 Bukit Pasoh Road is up for sale with a guide price of S\$10.5 million (RM32 million).

The freehold property has a land area of 1,363 sq ft, and a total floor area of about 2,800 sq ft. This means that the guide price translates to S\$3,750 psf on the total floor area. PropNex Realty is the sole marketing agent for this property.

Located in the Bukit Pasoh Conservation Area, the shophouse is close to Pinnacle @ Duxton, and the tenants of neighbouring shophouses include three-starred Michelin restaurant Zen and private members club Straits Clan. Upcoming developments in the vicinity include the 774-unit One Pearl Bank, and Chinatown Plaza which is being redeveloped into a mixed-use development with a 300-room hotel. The nearby Outram MRT Interchange will include

an extension to the upcoming Thomson-East Coast Line.

The 2½-storey shophouse at 6 Bukit Pasoh will be sold with existing tenancy. The ground floor is leased to artisanal cafe Baker's Bench Bakery, and the upper floors are occupied by established Fin-Tech payment solutions firm Lyte Ventures. The shophouse comes with staircase access from the front and could be repositioned for F&B use on the upper floors.

"This is one of the lowest quantum freehold or 999-year leasehold CBD shophouses. Ultra-high-net-worth Individuals and family offices could consider this low quantum prime shophouse as a compelling investment for capital appreciation," says Loyalle Chin, associate division director at PropNex Realty.

Recent shophouse transactions in the CBD includes the sale of 77 Amoy Street for S\$29.8 million, 28 Duxton Hill for S\$15.75 million, and 43 Craig Road for \$10.65 million.

The tender for the shophouse will close on Dec 17.



PROPNE X REALTY

The shophouse (in blue and white) will be sold with existing tenancies.

## How much can you borrow to buy a property?



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# A clarion call for a new law to tackle neighbour from hell

BY DATUK CHANG KIM LOONG  
AND PANG SAW PIN

In this day and age, there is plenty of information, guides, articles, tools and checklists available online that can help you to shop for your perfect dream home. More often than not, you will be advised to conduct the necessary due diligence on the subject property and legal owner.

However, one aspect often neglected is to check the calibre of those living next door. In some cases, you would not even know who your neighbours are, especially when buying property in the primary market (direct from developer), and only come to suffer later when you find out your neighbour is a real pain.

Although no fault of your own, a bad neighbour can take a huge toll on your life. From rowdy mid-week or wee-hour parties to dogs that bark incessantly and cats' faeces at your doorstep, the excesses of inconsiderate neighbours are among the most annoying aspects in community living.

## Our current ineffective legal framework

Legally speaking, the annoyance caused by your neighbour can be classified as nuisance, which is a branch or subset of the big tree of tort of law.

After exhausting all available diplomatic means and self-help remedies to counter such "hellish" neighbours, such as having peaceful talks with them, complaining to the local authority and lodging police reports, but to no avail, then the last resort would be to take legal action in the courts of law.

However, many will know this is not economically viable in most instances as legal fees are expensive and the process would be time consuming.

To fill this gap, in our humble view, there is a need for legislative intervention from the government to address this prevailing social issue of problematic neighbours.

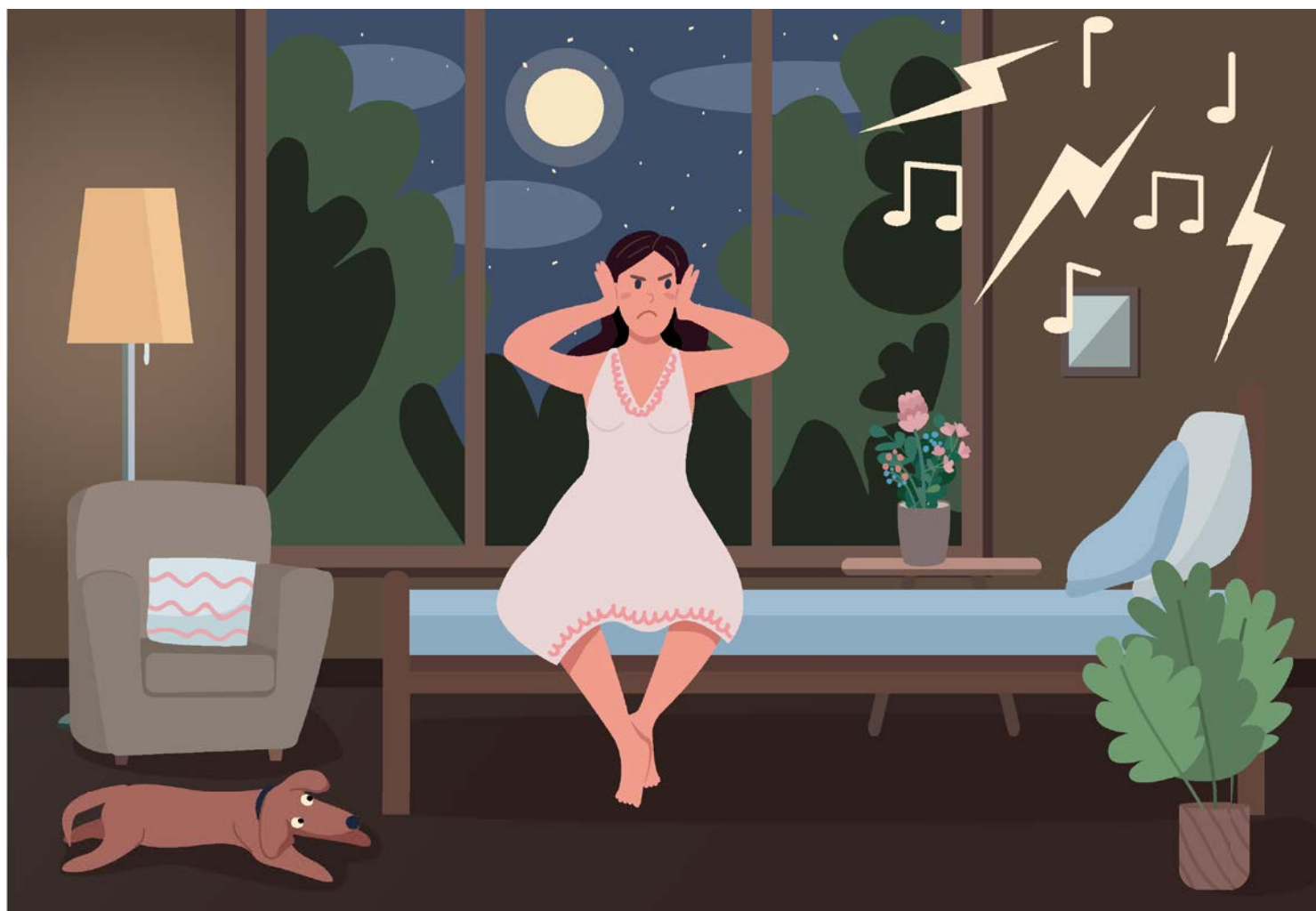
We need a law that can, among other things, facilitate the resolution of community disputes in a speedy, inexpensive and effective way. As we seek to explore some possible features of our proposed new law, it may be instructive for us to refer to our permanent neighbour down south for its Community Disputes Resolution Act, 2015 (Singapore CDRA) as a starting guide.

## Defining 'neighbour'

By taking the cue from the Singapore CDRA, there are a few salient features that our proposed new law should encompass.

For starters, it should only be confined to residential properties. (In the Singapore CDRA, the phrase "place of residence" is used throughout the legislation).

It is also instructive to note the word "neighbour" used in the Singapore CDRA refers to a person who lives in the same building as you or lives within a 100m radius of your place of residence, but does not include a person who lives in the same place of residence as you.



## Interference (nuisance)

Generally, in order to establish the tort of nuisance, you must prove that the act or omission of the neighbour has caused unreasonable interference with his or her enjoyment or use of the place of residence. For better illustrations, the Singapore CDRA lists down 10 examples of interference by the neighbour (not exhaustive), namely:

- 1 Causing excessive noise, smell, smoke, light or vibration
- 2 Littering at or in the vicinity of your place of residence
- 3 Obstructing your place of residence
- 4 Interfering with your movable property
- 5 Conducting surveillance on you or your place of residence, where the surveillance is done at or in the vicinity of your place of residence
- 6 Trespassing on your place of residence
- 7 Allowing his or her animal to trespass on your place of residence, to cause excessive noise or smell, or to defecate or urinate at or in the vicinity of your place of residence
- 8 Verbally vulgar, abusive and intimidating nature
- 9 Damaging common facilities and property
- 10 Causing mischief, distress and annoyance

These examples can serve as a guide to shed light on the prospective complainant when he or she is contemplating filing a

claim in the tribunal for the interference caused by his or her neighbour.

It is important to note that it is ultimately up to the tribunal to decide whether or not a particular act is tantamount to nuisance or unreasonable interference based on the facts and circumstances of each case.

## Tribunal – dispute resolution mechanism

Central to our proposed new law is the establishment of a quasi-court in the form of a tribunal, acting as an accessible and efficient platform for individuals to resolve their neighbour disputes.

A special tribunal ought to expedite the resolution of neighbour disputes, as the proceedings are less formal compared to the conventional courts of law, and more importantly, cost-efficient. As with any other tribunal, only the party to the proceedings can present his or her own case, without representation by any lawyer, unless otherwise ordered by the tribunal.

This special tribunal should be given powers to grant orders which could typically be made by the conventional courts, such as damages, specific performance, injunction, etc. Perhaps it may be a good idea to direct the parties involved to mandatorily attend mediation before the case is being heard by the judge, as mediation has a high success rate for a dispute of this nature.

It is foreseeable that there would be a limit on the monetary jurisdiction imposed on this special tribunal. In the Singapore CDRA, the maximum monetary order that its tribunal can grant is S\$20,000 (RM61,007). As such, more studies and research need to be carried out in establishing the monetary jurisdiction for this special tribunal.

Further, all checklists, prescribed forms and documents necessary for the filing of a claim, as well as clear guidelines, processes, list of registration fees and 'frequently-ask-questions', should be made available on a website, so as to render it accessible, more user-friendly and easily understood by the general public.

## High time for such a law

Just like the proposed Residential Tenancy Act, it is high time that our lawmakers should give our proposal a serious thought in order to put an end to the woes caused by the neighbours from hell.

Perhaps the proposed law governing neighbourly behaviours should be merged with the Residential Tenancy Act to make it more complete. However, as with any law enactment process, we should not just adopt the law from other countries blindly without taking into account our own social, culture and economic circumstances.

There needs to be robust discussions and in-depth studies by the relevant stakeholders before codifying this into a law, and thus turn our neighbourhoods into better places to live for our rakyat.

*This article is jointly written by Pang Saw Pin, one of the legal advisors of the National House Buyers Association (HBA) and Datuk Chang Kim Loong, the honorary secretary-general of HBA, a voluntary non-government and not-for-profit organisation manned wholly by volunteers.*



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## Properties for sale and rent

**RM950,000**

**Taman Pertama Mahandoi, Penampang, Sabah**

**Type:** Semidee house **Tenure:** Leasehold  
**Built-up:** 2,950 sq ft **Land size:** 3,150 sq ft  
**Bedroom:** 4 **Bathroom:** 4

**Abby Tan** (REN 20757)

IQI REALTY SDN BHD (E (I) 1584/9)

☎ +6017 261 6216

**RM42,000/mth**

**Gelang Patah, Nusajaya, Johor**

**Type:** Factory **Tenure:** Freehold  
**Built-up:** 30,000 sq ft **Land size:** 217,800 sq ft

**Adeline Lee** (REN 02761)

IQI REALTY SDN BHD (E (I) 1584/6)

☎ +6016 715 2226

**RM1,025,000**

**Presint 16, Putrajaya, Selangor**

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

**Ainul Mardiah** (PEA 2686)

MAXXAN REALTY (E (I) 1766)

☎ +6018 771 5220

**RM4,000/mth**

**Taman Perindustrian Puchong 1, Puchong, Selangor**

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

**Anderson Lim** (REN 10023)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD

(E (I) 0452/8) ☎ +60111 133 2123

**RM3,050,000**

**Senai, Kulai, Johor**

**Type:** Factory **Tenure:** Freehold  
**Built-up:** 11,433 sq ft **Land size:** 29,500 sq ft

**Apple Wong** (REN 12700)

VIGOR PROPERTIES (E (3) 1777)

☎ +6018 288 9222

**RM650,000**

**Bandar Putra, Kulai, Johor**

**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** NA **Land size:** 3,200 sq ft **Bedroom:** 4 **Bathroom:** 3

**Carol Tan** (REN 10660)

ORIENTAL REAL ESTATE SDN BHD (E (I) 1503/7)

☎ +6012 777 2677

**RM297,000**

**Balik Pulau, Balik Pulau, Penang**

**Type:** Flat **Tenure:** Freehold  
**Built-up:** 850 sq ft **Bedroom:** 3 **Bathroom:** 2

**Crystal Khor** (REN 21334)

IQI REALTY SDN BHD (E (I) 1584/3)

☎ +6016 416 8866

**RM660,000**

**Taman Puchong Permai, Puchong, Selangor**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 2,750 sq ft **Bedroom:** 5 **Bathroom:** 5

**CY Yong** (REN 14711)

GS REALTY SDN BHD (E (I) 1307)

☎ +6016 878 4628

**RM2,000/mth**

**Puteri Palma Condominium, Putrajaya, Selangor**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,518 sq ft **Bedroom:** 3 **Bathroom:** 3

**Darren Toh** (REN 05189)

KIM REALTY (E (3) 0211)

☎ +6012 397 7800

**RM358,000**

**Taman Desa Jaya, Johor Bahru, Johor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,200 sq ft **Land size:** 1,540 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Ewe Bee Leng** (REN 21962)

TIRAM REALTY (E (3) 0077)

☎ +6013 772 9043

**SOLD FOR****RM326,390.40** (RM1.60 psf)

**Warehouse and office unit, Perindustrian Puchong Utama, Puchong, Selangor**



**Concluded by: Kevin Low Kok Seng** (REN 03616)

of Centricity Realty (+6012 608 8235)

**When:** July 2020

**DONE DEAL****Noteworthy**

- Net lettable area: 203,994 sq ft
- One block of 4-storey office space and one single-storey warehouse structure
- 20 loading bays, 129 carpark bays and 110 motorcycle parking bays
- Comes with basic fixtures and fittings such as basic fire fighting system and lightning protection system, air-cond system in the office building, as well as cargo and passenger lifts
- Facilities in the compound: guardhouse, refuse chamber and covered walkways

Perindustrian Puchong Utama is a matured industrial area with a mixture of traditional standalone factories and industrial parks.

According to Centricity Realty real estate negotiator Kevin Low, the tenant is one of the major players in Malaysia's e-commerce industry. They are looking for a warehouse with a corporate office and spacious land to install the sorting automation robotic system that costs around US\$20 million (RM82 million).

The tenant also liked the unit for its 20 loading bays which enable the company to handle the heavy parcel sorting and delivering daily.

"It is good for the landlord (a REIT company) as it has secured a quality tenant at a very good rental rate for three years. The total rental collection will be above RM10 million. This is a substantial income to the

landlord," Low concluded.

According to EdgeProp Research, one transaction of Perindustrian Puchong Utama was recorded each in 2019 and 2020 so far at RM6 million or RM703 psf and RM6.2 million or RM733 psf respectively.

As of October, there were six industrial properties listed for sale in EdgeProp.my. The average asking price was RM8.07 million or RM416 psf.

Meanwhile, there were also six industrial properties listed for rent in EdgeProp.my with an average asking monthly rental of RM32,295 or RM1.83 psf.

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RM705,000

**Villa Crystal @ Taman Sri Sinar, Segambut, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,295 sq ft **Bedroom:** 3  
**Bathroom:** 3**Fong Tan** (REN 38422)

REAL ESTATE FINDERS (MY) SDN BHD (E (I) 1516)

☎ +6012 370 9874

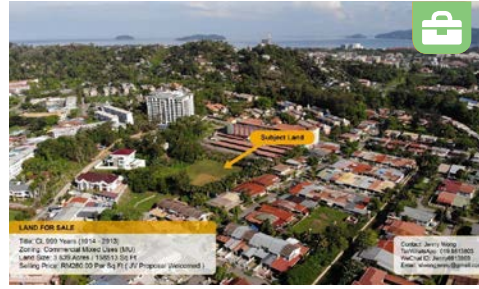


RM385,000

**Desa Idaman, Puchong, Selangor****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 956 sq ft **Bedroom:** 3 **Bathroom:** 2**Jay Jamali** (REN 37489)

NAS REALTY (E (3) 1954)

☎ +6017 226 5737



RM44,383,640

**Central Plaza @ Kepayan Ridge, Kota Kinabalu, Sabah****Type:** Commercial land **Tenure:** Leasehold  
**Built-up:** 158,515 sq ft**Jenny Wong** (REN 31278)

IQI REALTY SDN BHD (E (I) 1584/9)

☎ +6019 881 3803



RM6,950,000

**Emerald Bay, Johor Bahru, Johor****Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 5,380 sq ft **Land size:** 6,490 sq ft  
**Bedroom:** 5 **Bathroom:** 7**KL Tan** (REN 14295)

TOPHILLS REALTY (M) SDN BHD (E (I) 1465)

☎ +6019 278 8930



RM1,000,000

**Surian, Mutiara Damansara, Selangor****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,421 sq ft **Bedroom:** 4 **Bathroom:** 3**Laura Teh** (REN 02734)

REAPFIELD PROPERTIES SDN BHD (E (I) 0452)

☎ +6019 221 9830



RM10,000,000

**Pantai Molek, Persiaran Gurney, Penang****Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 6,000 sq ft **Land size:** 19,800 sq ft  
**Bedroom:** 10 **Bathroom:** 10**Marcus Chan** (REN 17896)

RAINE &amp; HORNE INTERNATIONAL ZAKI+ PARTNER

SDN BHD (VE (I) 0067/2) ☎ +6012 481 9859



RM2,850,000

**Jelutong Villas, Damansara Heights, Kuala Lumpur****Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 3,800 sq ft **Land size:** 3,550 sq ft  
**Bedroom:** 4 **Bathroom:** 4**May Leong** (E 2769)

JUBILEE REALTY (E (3) 1853)

☎ +6012 779 0798



RM4,000/mth

**Three28, Ampang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,184 sq ft **Bedroom:** 3 **Bathroom:** 3**May Loo** (REN 33686)

IQI REALTY SDN BHD (E (I) 1584)

☎ +6012 277 6820



RM4,580,000

**Damansara Endah, Damansara Heights, Kuala Lumpur****Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 6,548 sq ft **Land size:** 9,008 sq ft  
**Bedroom:** 7 **Bathroom:** 6**Meifong Wong** (REN 32252)

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

☎ +6012 202 3711



RM3,200,000

**Tropicana Golf and Country Resort TR7, Tropicana, Selangor****Type:** Link bungalow **Tenure:** Freehold  
**Built-up:** 4,066 sq ft **Land size:** 7,896 sq ft  
**Bedroom:** 4 **Bathroom:** 4**Melissa Kee** (REN 01652)

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

☎ +6012 631 7270

## RENTED FOR

RM16,000/mth (RM3.63 psf.mth)

**Two floors of a four-storey shophouse, Jalan Sultan, Kuala Lumpur****Concluded by: Simon Soon** (REN 29033)

of Tech Real Estate Sdn Bhd (+6017 332 2880)

**When:** July 2020

DONE DEAL



## Noteworthy

- Land size: 4,800 sq ft; built-up: 4,400 sq ft
- Unfurnished shop unit
- Nearby tourist spots: Petaling Street, Central Market, Merdeka Square and Kwai Chai Hong
- Served by LRT and MRT lines and bus routes, accessible by car via Jalan Pudu and Jalan Tun Sambathan

Jalan Sultan is part of Kuala Lumpur's Chinatown. The old but vibrant commercial street links to the famous Petaling Street (Jalan Petaling) and Jalan Tun Tan Cheng Lock that usually attract crowds of tourists and locals.

A new tenant rented the lower two floors of this four-storey shophouse along Jalan Sultan in July 2020 under a deal concluded by Simon Soon from Tech Real Estate Sdn Bhd.

While the upper two floors are owned by separate owners, the new tenant has taken up the ground floor and the first floor for a three-year term.

Soon shared that the tenant has been running a food business for 16 years in a small stall in a traditional Chinese coffee shop at Jalan Tun H S Lee and decided to open his own restaurant.

"The growing business has

been passed on to the second generation of the family. They have decided to rent a bigger space and they have found that this is a good opportunity to move into a shop in a well-known location," Soon noted.

As at Oct 16 there are seven rental listings on EdgeProp.my for shophouses in the Chinatown area with the average asking rent at RM13,737 or RM7.60 psf. Meanwhile, there are 11 shophouses for sale with an average asking price of RM6.58 million or RM3,871 psf.

Based on EdgeProp Research, in 2018, one double-storey shophouse on Jalan Sultan was transacted at RM1.87 million or RM771 psf, and another five-storey shophouse was sold for RM8.8 million or RM5,414 psf. There was no transaction recorded in 2019.


In 2020, only one shophouse on Jalan Petaling was sold for RM5.1 million or RM1,974 psf so far.



SPOTLIGHT

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Properties for sale and rent



**RM1,322,100**


**Alam Impian, Shah Alam, Selangor**  
**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 3,113 sq ft **Land size:** 3,197 sq ft  
**Bedroom:** 6 **Bathroom:** 6

**Mimi Kamil** (REN 42227)  
WEISE INTERNATIONAL PROPERTY CONSULTANTS  
SDN BHD (VE (I) 0241)  +6016 590 8987



**RM680,000**


**Taman Sri Austin, Johor Bahru, Johor**  
**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,400 sq ft **Land size:** 2,914 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Mohamad Hafiz** (REN 26640)  
AG REALTY SDN BHD (E (I) 1931)  
 +6016 314 9832



**RM420,000**


**Seksyen 13, Shah Alam, Selangor**  
**Type:** Apartment **Tenure:** Leasehold  
**Built-up:** 810 sq ft **Bedroom:** 3 **Bathroom:** 2

**Muhammad Nadzmi Bin Ramli** (REN 40027)  
CORNERSTONE XSTATE SDN BHD (E (I) 1851)  
 +6013 203 1857



**RM603,360**


**I-City, Shah Alam, Selangor**  
**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 793 sq ft **Bedroom:** 2 **Bathroom:** 2

**Muhammad Nadzmi Bin Ramli** (REN 40027)  
CORNERSTONE XSTATE SDN BHD (E (I) 1851)  
 +6013 203 1857



**RM189,000**


**Apartment Teluk Air Tawar Indah, Butterworth, Penang**  
**Type:** Apartment **Tenure:** Freehold  
**Built-up:** 720 sq ft **Bedroom:** 3 **Bathroom:** 2

**Nor Idawaty Binti Roslan** (REN 33480)  
AZMI & CO. (ESTATE AGENCY) SDN BHD (E (I) 0553)  
 +6017 443 7100



**RM225,000**


**Taman Sejahtera, Alma, Penang**  
**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,098 sq ft **Bedroom:** 3  
**Bathroom:** 1

**Nor Idawaty Binti Roslan** (REN 33480)  
AZMI & CO. (ESTATE AGENCY) SDN BHD (E (I) 0553)  
 +6017 443 7100



**RM8,000,000**


**Kinta Lane, Georgetown, Penang**  
**Type:** Shop house **Tenure:** Freehold  
**Built-up:** 9,020 sq ft **Land size:** 4,800 sq ft

**Penang Property Angel** (REN 22794)  
PG PROPERTY ANGEL (E (3) 1601)  
 +6016 496 7718



**RM4,000,000**

**Glenmarie Residences, Glenmarie, Selangor**  
**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 5,300 sq ft **Land size:** 7,000 sq ft  
**Bedroom:** 6 **Bathroom:** 6

**Philip CK Ong** (REN 32684)  
I-PROP REALTY (USJ) SDN BHD (E (I) 0990/2)  
 +6016 220 0780



**RM468,000**

**Taman Nusa Bestari 2, Skudai, Johor**  
**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** NA **Land size:** 1,400 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Saran** (REN 15402)  
TRANSACT PROPERTIES (E (3) 0581)  
 +6010 883 6110



**RM3,800/mth**


**Sumurwang Tower, Shah Alam, Selangor**  
**Type:** Office **Tenure:** Freehold  
**Built-up:** 980 sq ft

**SC Sam** (E 1983)  
ORIENTAL REAL ESTATE SDN BHD (E (I) 1503)  
 +6012 304 8288



**RM260,000**


**Putra Damai Apartment, Putrajaya, Selangor**  
**Type:** Apartment **Tenure:** Freehold  
**Built-up:** 700 sq ft **Bedroom:** 3 **Bathroom:** 2

**Shahrul Nizam** (REN 24288)  
AJC PROPERTY SURVEYORS SDN BHD (VE (I) 0202)  
 +6019 619 7278



**RM2,300,000**


**Bukit Jelutong, Shah Alam, Selangor**  
**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 4,400 sq ft **Land size:** 8,200 sq ft  
**Bedroom:** 5 **Bathroom:** 5

**Sharon Goh** (REN 44679)  
PROPnex REALTY SDN BHD (E (I) 1800)  
 +6017 902 0060



**RM668,000**


**Green Park, Ipoh, Perak**  
**Type:** Semidee house **Tenure:** Leasehold  
**Built-up:** 2,216 sq ft **Land size:** 2,240 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Steven Eng** (PEA 2310)  
GS REALTY SDN BHD (E (I) 1307)  
 +6018 954 0680



**RM4,800,000**


**Taman Sri Tanjung, Port Dickson, Negeri Sembilan**  
**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 6,800 sq ft **Land size:** 10,453 sq ft  
**Bedroom:** 5 **Bathroom:** 6

**Steven Eng** (PEA 2310)  
GS REALTY SDN BHD (E (I) 1307)  
 +6018 954 0680



**RM3,500,000**


**Lorong Dungun, Damansara, Kuala Lumpur**  
**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 2,200 sq ft **Land size:** 8,500 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Wendy** (E 1653)  
PA INTERNATIONAL REAL ESTATE (KL) SDN BHD  
(E (I) 0500/6)  +6012 385 6622



**RM30,000,000**

**Jalan Lim Mah Chye, Georgetown, Penang**  
**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 35,000 sq ft **Land size:** 62,692 sq ft  
**Bedroom:** 10 **Bathroom:** 7

**William Wong** (REN 06642)  
MERIDIN PROPERTIES SDN BHD (E (I) 1525/2)  
 +6012 473 2313



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