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## Malaysia unemployment rate expected to improve to 4.5% for December



The Ministry of Human Resources expects Malaysia's unemployment rate to continue trending downwards to 4.5% for December, from a peak of 5.3% in May due to job losses after the enforcement of the Movement Control Order (MCO) starting March 18 this year.

Human Resources Minister M Saravanan told the Dewan Rakyat on Dec 9 that the unemployment rate

has been declining since its peak to 4.9% in June and 4.7% in July and August, based on the Department of Statistics Malaysia (DOSM)'s labour survey.

He added that the labour survey showed that those working in the aviation, hotel and tourism industries were most affected by the Covid-19 outbreak.

In September, the figure improved

to 4.6%, or approximately 737,500 unemployed, which he attributed to the various initiatives announced under the government's stimulus packages.

For the year up to Nov 27, a total of 120,296 people have regained jobs, according to Social Security Organisation (Socso)'s data, said the minister, out of a total of 372,934 job seekers.

## Management of car park liable for negligence

The Court of Appeal has upheld a lower court ruling that the management of a car park was liable for negligence, *FMT News* reported on Dec 8, 2020.

According to the report, the claim must be allowed as "a bailor-bailee relationship existed between Euro Rent A Car Sdn Bhd and Sunway Parking Services Sdn Bhd".

The final appellate court also "agreed with the trial court" that defendant Sunway Parking "could not rely on the exemption clause to evade liability".

To recap, a French citizen, Hemici Sofiane, rented a vehicle from Euro Rent in April, 2016. He then parked the car at The Pinnacle Sunway at Bandar Sunway in Petaling Jaya around 2.30pm and found the car missing about 7pm on the same day.

Based on closed circuit television records, the car thief "tailgated" another vehicle that was exiting the car park to get out as the barrier gate was too slow in coming down to prevent the stolen vehicle from escaping (without a parking ticket).

The company taking legal action against the car park management explained that "Sunway Parking was negligent as it did not take steps to prevent the theft".

## KL Beach Club closing down due to financial constraints

Opened for business for over 20 years and having been one of the most happening night-life spots in Kuala Lumpur, Beach Club Cafe at Jalan P Ramlee has no choice but to close down due to a prolonged shutdown forced by measures in curbing the Covid-19 pandemic, *FMT News* reported on Dec 7, 2020.

The group behind the entertainment outlet, Trend Matrix Enterprises Sdn Bhd, said the closure of its signature outlet is indefinite.

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property news!

Although Beach Club reopened partially in June for dine-in and take-away, the modified business model was not sustainable as the entertainment outlet relied heavily on tourists. Hence, the company has been unable to stretch the losses since March.

## Minister: RM172m compensation paid for 17 cancelled PRIMA projects

The Housing and Local Government Ministry has paid compensation amounting to RM172 million for cancelled Perbadanan PRIMA Malaysia (PRIMA) projects and aims to fully settle these debts by 2023.

Minister Zuraida Kamaruddin said the compensations paid so far were for pre-development, labour costs, interest on delays and others for 17 of the 32 cancelled projects.



"Other projects are still in negotiation. We managed to reduce about 30% from the claims. For others, we will no longer request allocation from the federal government to manage the debts and future financing.

"We will use productive lands to build up new houses and cooperate with the National Housing Department, Syarikat Perumahan Negara Bhd and others as a cross-business model to maximise what we have to cut losses and bring back the money," she told the Dewan Rakyat on Dec 7, 2020.

## After 70 years, no more catalogues from IKEA

Furniture behemoth IKEA has decided to end the publication of its mega popular catalogue, the company announced on Dec 7, 2020.

According to reports, the catalogue had been published since 1950 but it was just in Swedish back then.

"At its peak, the IKEA catalogue was said to have a greater circulation than that of the Bible," wrote the UK daily *The Guardian*. Circulation reached a high in 2016 when about 200 million copies in 32 languages were distributed around the globe.

"It has been one of our best-known and best-loved products for 70 years, inspiring billions of people around the world," an IKEA manager, Konrad Grüss, said in a statement.



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BUKIT HITAM DEVELOPMENT SDN BHD

## Ayer Holdings' Bukit Puchong 90% taken up within one day of launch



Bukit Hitam Development Sdn Bhd's Bromelia Phase 1 has achieved a take-up rate of 90% within a day of its launch. Bukit Hitam is the property division of Ayer Holdings Bhd.

Prior to launching, the project has seen most of its units taken up since it was introduced to the market this year. During its launch on Dec 8, 2020, the company revealed that 90% out of the 137 units were sold.

The gated-and-guarded landed stratified development is located on a 13.86-acre land in Bukit Puchong. With a gross development value of RM152 million, Bromelia Phase 1 offers 2- and 2½-storey

terraced, cluster and semidee homes.

The terraced homes have built-ups from 1,798 to 2,271 sq ft, while the cluster homes and semidees are sized from 2,000 sq ft.

In a press release on Dec 9, Ayer Group COO Jeannie Khoo (pictured) said she believes there is continued interest in landed properties that have good access and quality design, and offer value for money.

"The majority of our buyers purchased the units for self-occupation while a few of them intended them for investment purposes. Notably, we had repeat buyers besides first-time homeowners," she added.



GAMUDA LAND

## Phase 1 of Gamuda Land's Blossom Springs in Jade Hills sees 90% uptake

The first phase of Gamuda Land's Blossom Springs in Jade Hills, Kajang has recognised 90% take-up rate to date. The developer attributes the project's success to its post-lockdown home design.

Blossom Springs is a 13.6-acre luxury freehold landed project comprising superlink villas with four-bedroom,

four-bathroom layouts and built-ups from 2,508 sq ft with land area choices of 28ft by 65ft or 28ft by 70ft.

"Given the overwhelming response for Phase 1, we are launching the balance units of superlink villas in Blossom Springs. We anticipate all units to be fully sold in the next six months," said Jade Hills general manager Wee Pang Siang in a media release on Dec 10, 2020.

The Phase 1 of Blossom Springs comprises 91 units, with an indicative selling price starting from RM1.29 million.

## Sunway Velocity and Sunway Velocity TWO named first MSC Cybercentre in Cheras

The Sunway Velocity and Sunway Velocity TWO developments by Sunway Property have received the MSC Cybercentre status from Malaysia Digital Economy Corp (MDEC), making it the first Cybercentre in Cheras.

In a media statement on Dec 7, 2020, the company said the status is for the 30.42-acre area which encompasses both developments, with Menara Sun-

way Visio, a corporate office tower with a net lettable area of approximately 200,000 sq ft, being the designated premises for the MSC status.

The MSC Cybercentre status is awarded to cities, townships, or large building complexes for providing dedicated and specialised industry areas for MSC-status companies or Information and Communications Technology (ICT)-facilitated businesses to locate their operations.

Commenting on the recognition, Sunway Bhd's property development division central region executive director, Chong Sau Min said that Sunway Velocity is an ideal growth venue for ICT companies.

SCREENSHOT TAKEN FROM @NHSMIDLANDS



Keenan after receiving her Pfizer/BioNTech vaccine at a hospital in Coventry.

## UK starts mass Covid-19 vaccination

The UK started its mass vaccination programme against Covid-19 on Dec 8, 2020 making it the first "western" country to do so, say reports.

Calling it the "V-Day" and "Vaxit", health workers began vaccinating the general population with the vaccines developed by Pfizer and BioNTech.

According to a report by *Reuters*, Margaret Keenan, 90, was the first person in the world to take the vaccine outside of a trial when she received the injection at a hospital in Coventry, central England.

"It's the best early birthday present I could wish for because it means I can finally look forward to spending time with my family and friends in the New Year after being on my own for most of the year," she was reported saying.

## Business must go on

The total number of infected cases in Malaysia is approaching 80,000 cases, while global positive cases have accumulated close to 70 million cases, with a total death of 1.57 million.

Despite the rising number of positive cases, the government has decided to uplift the interstate travel restrictions, except for areas under enhanced movement control order (EMCO).

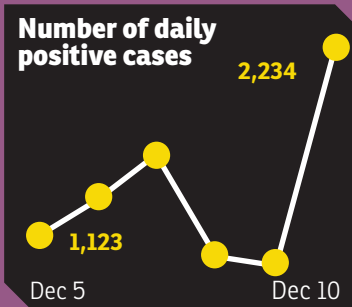
Meanwhile, the conditional MCO in Kuala Lumpur, Sabah, most of Selangor, as well as some parts of Johor, Negeri Sembilan, Kelantan and Perak, will be extended to Dec 20.

Senior Minister (Security Cluster) Datuk Seri Ismail Sabri Yaakob said the move was done after considering the current and expected impact on the economic recovery if CMCO is extended.

"The country is expected to suffer a GDP loss of RM300 million a day if CMCO is continued and this will result in a decline in the labour market and household spending, investment uncertainty, permanent job loss, business closure and other effects either directly or indirectly," he said during a press conference on Dec 5, 2020.

The Ministry of Tourism, Arts and Culture (MOTAC) is also exploring the possibility of having travel bubble arrangements within green-zone countries, for small group destinations or island tours, such as golf, diving, scuba, bird watching, hiking and caving activities.

While the move to allow inter-state and inter-district travel is inevitable, the Ministry of Health has reminded the public to adhere to the standard operating procedures when attending any type of gathering or while in public places.



## 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.

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## “Hong Bee Land is launching 135 units of **TEMPLER RESIDENCE** phase 1 in 2020.”

**L**ocated at the northwest of Kuala Lumpur, Rawang is now one of the popular destinations for homebuyers, especially for those who are looking for spacious landed homes close to the KL city centre.

Furthermore, the natural beauty of Rawang also makes it an ideal place to call home. Taking inspiration from the rich history and lush surroundings, HBL decides to take it a notch further with its beautifully crafted Templer Residence terraced homes.

With a blend of contemporary and classic British architecture, the majestic Templer Residence is a 73-acre freehold development that comes with well-crafted landscaping. It will be developed over five phases, complete with a verdant garden that provides a comfortable and welcoming environment for the residents.

### Spacious living: Size does matter

Kicking off the development would be the Richmond Collection double-storey terraced homes. Built-up for these units start from a spacious 2,200 sq ft built on the land measuring 22 ft by 70 ft, priced from RM592,000.

Not many homes especially in the congested Klang Valley, are able to provide space many yearn for.

“The built-up area of Richmond (2,200 sq ft and above) is considered larger than average in its category. We designed it this way to provide more space for the family. Richmond comes in four bedrooms configurations and yet, still able to provide very spacious kitchens and living area,” enthuses Hong Bee Land Bhd (HBL) managing director Gan Hwa Leong.

Compared with the average double-storey terrace linked houses with built-ups of 1,800 – 2,000 sq ft, homeowners of Richmond may just realise that they are getting more value for money with regards to the additional built-up area.

“The modern layout also

# A sanctuary where city-living intertwines with nature



**TEMPLER**  
RESIDENCE



Above: The Richmond Collection double-storey terraced homes in Anggun Rawang.

Right: Residents will have access to an English-themed linear park in the future.

means efficient and smart, flexible configurations. Hence, we decided to omit the family hall on the second floor as we found it is underutilised. The extra space is channelled into the walk-in wardrobe.

He adds that the walk-in wardrobes can also be walled up and converted into an office space, which is ideal during the ongoing Covid-19 pandemic where working from home will be part of the new norm.

“After all, a home is a long-term investment. Buyers will enjoy long-term savings from moving costs. It saves them the hassle of searching for bigger homes as the family grows,” he explains.

Taking these into consideration, HBL has decided to provide spacious homes that are designed for multigenerational living, best suited for growing families at an affordable starting price.

### Self-sustaining modern township

Bid farewell to the city noise and air pollution as Templer Residence provides a much-needed respite away from the hustle and bustle city.

Templer Residence is nestled at the very core of a master-planned township – Anggun Rawang. The 700-acre township will form an integral part of the Northern Gateway of Greater



A view of the spacious interiors.

Kuala Lumpur once fully developed and is envisioned as the new town centre of Rawang.

It offers excellent connectivity to the Kuala Lumpur city centre, whilst being surrounded by vast natural parks. Anggun Rawang is located just 2km from the Rawang Toll exit on the New Klang Valley Expressway (NKVE) and a short 30-minute drive from Kuala Lumpur along the North-South Expressway (NSE).

It is also accessible via the new Guthrie, KL-Kuala Selangor (Latar) expressways, Jalan Rawang/Rawang Bypass and Duta-Ulu Klang Expressway (Duke).

“Although we are not exactly located in Templer Park forest reserve which is some 13km away, the choice of the name [Templer Residence] reflects our vision to provide a cooling, harmonious and peaceful living environment for the residents. The name also reflects on the colonial history and the British-inspired design elements of the homes and the township of Anggun Rawang.

“One that is surrounded by lush greenery on high grounds, with

convenience to do your shopping or errands nearby but secluded enough to provide the children a space to run or cycle safely within a planned gated-guarded community,” offers Hwa Leong.

To top it off, residents will have access to an English-themed linear park and club facilities when the 73-acre Templer Residence community club is fully completed soon.

And HBL is in it for the long run. “Phase 1 of Templer Residence is a part of a grand vision to provide a quality living environment that is affordable and come equipped with all the amenities of a modern township that is Anggun,” says Hwa Leong.

HBL will be launching 135 units of Templer Residence Phase 1 in 2020.

### The new heart of Rawang

Spearheading the transformation of Rawang, developer Hong Bee Land Bhd is the largest landowner with a vast land bank of 1,600 acres in Anggun Rawang, making it the most prominent developer in the vicinity. Its involvement in Rawang township development started since 2000.

Anggun City is part of a 150 acres commercial master plan, within the 700-acre Anggun Rawang township, that will consist of established retail brands, an international school – Knewton International School, well-known eateries and much more when fully developed. HBL prospects this master plan to be the next potential hot spot for entertainment and leisure which will contribute as a catalyst for enhancing the market and growth of Anggun Rawang.

“Thus, our knowledge and commitment towards fulfilling market demands and aspirations is a long-term commitment. That is why HBL has invested heavily into developing and promoting Anggun City as the central commercial district for Rawang New Town,” he says. Currently, the township already has a wide array of amenities in place, which includes AEON Anggun Rawang, McDonald’s Drive-Thru, Honda 3S centre (part of an upcoming auto hub centre), the upcoming Selgate Hospital and more. Educational institutions include an international school within the township as well as other national and international schools within 5 to 10 minutes’ drive from the town centre.

“Getting a second wind from the urbanisation in Greater Kuala Lumpur, Rawang is a hidden gem in the KL North region given its strategic connectivity, long standing economic resilience, wide variety of lifestyle offerings as well as its value for money compared to other parts of Greater Kuala Lumpur,” he says.

Coupled with the improved infrastructure and amenities, Rawang has emerged as one of the most sought-after destinations among businesses and homebuyers. This is evident by the population in Rawang which grew by a significant 200% over two decades,” he emphasises.

Residents will not miss out on the conveniences and modern touches of city-living. “Future value appreciation goes beyond Templer Residence as HBL has a master plan to develop Anggun Rawang into a thriving, modern sub-urban city complete with more retail enclaves, commercial precincts, hospitals, colleges, international schools and sustainable communities,” he says.

Given the rosy outlook and escalating developments in Anggun Rawang, the value of Templer Residence that sits within this township is further elevated in terms of capital appreciation for homebuyers and investors.

“We believe that the value not only lies in the property itself but also in the entire township planning where our residents call home,” he concludes.



Anggun Rawang township has a wide array of amenities in place, including an international school.



## LETTER TO THE EDITOR

# Yes, laws to curb *annoying neighbours* needed



Referring to a recent article published in EdgeProp.my by the legal adviser and the honorary secretary-general of the National House Buyers Association (HBA) on the need of having laws to deal with “neighbours from hell”, I’m glad the HBA has spoken on this issue.

I’m optimistic that if this issue garners more attention from the media and especially lawmakers, we can subsequently put it to rest. This issue has plagued our communities for as long as it shouldn’t have, especially those living in high-rise buildings like myself.

For instance, let me highlight the nuisance caused by a neighbour who rents a unit right above mine. The noise they make is not only in the daytime but even during midnight.

Once, the police found them chopping up chicken feet on the floor at 1am, certainly not something anyone would do! To illustrate, this sounded exactly like an on-going renovation work.

We tried to communicate with them amicably but were met with much hostility. We then addressed our complaints to the management corporation (MC), state assemblymen’s (ADUN) office, city council and the police.

I was consequently referred to a city councillor who then liaised with the city council’s Commissioner of Building (COB). COB stated that it was only empowered to give verbal and written warnings to the nuisance creator and instruct the MC to look into the matter. In response, the MC said that they too could only give verbal and written warnings.

The police were initially reluctant to take a report on the matter as they deemed it to be a civil dispute. At that juncture, I felt the need to point out to the police that its men and women in blue should understand that minor offences were still offences.

Section 107(4) of the Criminal Procedure Code (CPC) states that a police officer shall be duty-bound to receive



**CLICK TO READ**  
more on HBA’s  
article – “A  
clarion call for  
a new law to  
tackle neighbour  
from hell”



any information in relation to any offence committed anywhere in Malaysia.

The issue was resolved after a kind lawyer issued a notice of demand to the nuisance creator and the unit owner, who would always ask us to handle the matter on our own when contacted.

## Empowering the authorities to act

In Malaysia, there is no specific law on nuisance caused by neighbours but there are provisions which could arguably make this an offence.

Section 268 of the Penal Code provides for the offence of public nuisance, essentially covering anyone affected in the vicinity. The issue with this provision is that oftentimes, other neighbours, although affected, are afraid to lodge police reports for fear of retaliation and because they feel they are less affected compared to the immediate dwellers to the nuisance creator.

Section 13(1) of the Minor Offences Act 1955 (MOA 1955) states it is an offence to make excessive noise between 12am and 6am. Time and again, I have highlighted this provision to the police but they have opined otherwise.

Although noise nuisance is not specifically provided for under the Local Government Act 1976, Section 81(k) of the Act empowers the local authority to declare any matter to be a nuisance.

It is my humble opinion that if the lawmakers do not pass a specific Act targeting nuisance created by neighbours, the local authority should at least make good use of this provision to declare such to be a nuisance.

## A new hope

Setting aside the differences in the legal system of the United States and Malaysia, we could look at how the City of Portland, Oregon, curbs nuisance creators.

Its local authority is authorised to issue fines of up to US\$5,000 (RM20,340) for each separate violation. This is one of the many

points our lawmakers should consider when passing a new legislation targeting neighbour disputes.

Notably, the HBA has also called for the establishment of a tribunal to handle neighbour disputes. Further to it or alternatively, it is my humble suggestion that we may establish a process similar to the small claims procedure to allow individuals to file neighbour disputes at court to be heard by magistrates and/or registrars who are empowered to grant injunctions.

Although I am in support of passing new legislations for this purpose, I do wish to highlight that careful consideration and procedures would have to be put in place, such as on who and how to determine the existence of such nuisance as reported, to prevent any potential false claims or worse, retaliation.

## Enforcement

It is very unfortunate that the civil justice system is not easily accessible by the general public mainly due to its high cost.

Apart from civil action and until a new legislation as proposed by the HBA is passed, based on existing legislations, those who suffer from nuisance created by “neighbours from hell” can lodge a police report and ask for the matter to be investigated under Section 13(1) MOA 1955.

As it is a non-seizable offence, if the investigation officer (IO) decides not to investigate, he shall refer the complainant to the Magistrate, by virtue of Section 108(1) CPC.

If the IO classifies the case as NFA (no further action), one should insist on his or her right, but please do so politely.

Everyone is afforded equal protection under the law, but even if there is adequate protection, will there be adequate enforcement?

Excerpts of a letter from  
EdgeProp.my reader  
**QUAH WEN JUN**

*“Once, the police found them chopping up chicken feet on the floor at 1am, certainly not something anyone would do! To illustrate, this sounded exactly like an on-going renovation work.”*



**T**here is a general perception that high-rises are for people who can't afford landed homes, with the latter being regarded as more spacious, more private and having bigger compounds either for gardening or extra car park space.

However, just like how working from home in your pyjamas is no longer viewed as second-class to working in the office in a suit and tie, this impression is fast changing, especially in highly-urbanised cities like Kuala Lumpur.

The fact that people have started to debate on which is better shows that vertical living is no longer the poor cousin of landed living.

Contributing to the shifting perception is of course innovative concepts like the Setia Sky Seputeh, an S P Setia project with built-ups that match, if not exceed single- or even double-storey houses.

"It is common to think that condominiums are generally small of about 1,500 sq ft. It is rather difficult to find those more than 2,000 sq ft, especially in and around the KL city centre area," says S P Setia Divisional General Manager Paul Soh.

However, Setia Sky Seputeh offers units with spacious layouts that range from 2,303 sq ft to a generous 3,025 sq ft.

The units are aptly named Sky Suites (three unit types sized 2,303 to 2,379 sq ft), Sky Bungalows (2,616 to 2,885 sq ft) and Sky Mansions (2,971 to 3,025 sq ft).

### Walking distance to Mid Valley mega mall

Setia Sky Seputeh has an address that is a dream for many. It sits on 4.4 acres of prime freehold land in Taman Seputeh, next to the popular Mid Valley City in the heart of Kuala Lumpur.

Taman Seputeh is served by numerous major highways such as the Federal Highway, the New Pantai Expressway, the KL-Seremban Highway and the SPRINT Highway.

This puts Setia Sky Seputeh just 7km to the KL city centre, 1km to Mid Valley City and 3km to KL Sentral. In fact, Mid Valley is just about a 500m walk away. How about that for convenience!

The low-density freehold resort-themed project with only 290 units are housed in two residential towers. Each of the two towers is 37 storeys high. There are only four to six units on each floor, with each unit enjoying the exclusivity of a private lift lobby.

### Optimum security and lifestyle

For S P Setia, safety is paramount and it remains the top priority in all its developments, stresses Paul.

In Setia Sky Seputeh, the security system comprising Vehicle Barrier Access, Access Control, Visitor



This is a low-density freehold resort-themed project with only 290 units and these are housed in two residential towers.

# Upscale high-rise living in a dream address



"It is common to think that condominiums are generally small of about 1,500 sq ft. It is rather difficult to find those more than 2,000 sq ft, especially in and around the Kuala Lumpur city centre (KLCC) area." — Paul

Management, CCTV Surveillance, Perimeter Intrusion Detection System, and Video Intercom System is installed to closely monitor the surroundings for the residents' utmost safety, Paul explains.

"Besides enhanced security, high-rise living offers ample facilities aimed at fostering healthy lifestyles. [Even] some landed housing projects may have clubhouses but with limited facilities.

"What sets us apart from other high-rise or landed properties is our provision of facilities. The idea is simple; to provide residents with an array of facilities that comes with 5-star quality and finesse.

"This is why we actually have two facilities podiums – Beach Podium @ Level 7 and the Sky Rooftop Podium @ Level 36," adds Paul.

Malaysia's longest man-made podium beach takes the centre stage at the 1.5-acre Beach Podium, along with other other creative comforts you can find in a resort such as a cocktail bar and virtual golf room.

"The Sky Rooftop Podium is totally different, it offers Instagram-worthy spots, entertainment lounges, gourmet dining facility, sky gym, heated aqua gym and more," he highlights.

The wide range of facilities also include an infinity salt water pool, moonlight Jacuzzi, music room, shipwreck-themed playground, trampoline garden, fitness Gym-boree, meditation garden, and male and female hot and cold spas.

"Here at Setia Sky Seputeh, we also offer panoramic views of the city and forest. Imagine the view of the city coming to life at night with city lights and skyscrapers dotting the Taman Seputeh skyline.

The vista of the nearby hill adds a sense of serenity against the city's hustle and bustle," Paul elaborates, adding that another advantage of living in a high-rise is the presence of fewer insects.

While most condos offer only two parking spaces for every unit, Setia Sky Seputeh units come with three or four car parks placed side by side, not in tandem.

Equally noteworthy is that every owner will enjoy a 15-year subsidy on maintenance fees!

### Urbanism and serenity in fine balance

Who should consider Setia Sky Seputeh?

Paul sees them in those looking at upgrading to a more discerning and comfortable lifestyle.

"Besides that, it is definitely a good choice for parents buying for their children who value luxury and privacy. Setia Sky Seputeh will also appeal very strongly to retirees wishing to enjoy the luxury of resort life in their silver years," Paul says.

The development also caters

to expatriates who are more likely to purchase properties above RM1 million.

"Its close proximity to the amenities in Mid Valley City complemented by the fine balance between urbanism and serenity makes Setia Sky Seputeh an excellent choice for a home away from home," he points out.

Priced from RM2.2 million onwards, the project is expected to be completed by 4Q2021.

"Setia Sky Seputeh is one of S P Setia's projects that offers the Setia 10:90 scheme. This means buyers pay a 10% down payment and nothing else until the project is completed. Thus, homebuyers can buy some time in preparing their cash flow and save bank interest," Paul concludes.

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Setia Sky Seputeh offers units with spacious layouts that range from 2,303 sq ft to a dream 3,025 sq ft.



## COVER STORY



# Realtors can play a role in PROTECTING LANDLORDS

BY **CHELSEY POH**

A good tenant is a blessing to most landlords, who have spent a great deal of money to buy the property, and perhaps a certain amount of investment in renovation and furnishing. The last thing landlords want to see are rogue tenants that ruin their investments and cause them endless nightmares.

Bad tenants include (but are not limited to) those who default on rental payment, overstay, do not take good care of the properties, disrespect the neighbours and misuse the property for illegal businesses.

How to avoid nightmarish tenants? Is it even possible to identify them beforehand? In the unfortunate event of having bad tenants in the house, what can landlords do?

These are some of the topics discussed at EdgeProp.my's virtual Fireside Chat entitled "How to avoid tenants from hell" held on December 7, 2020. Three experienced property negotiators and agents shed light on the often overlooked "red flags" of potentially bad tenants, as well as how to resolve the problems.

Hosted by EdgeProp.my editor-in-chief and managing director Au Foong Yee, the Facebook live session is supported by Nippon Paint Malaysia.

## Red flags for nasty tenants

As much as we'd like to have the perfect solution to keeping bad tenants away, the unlovely reality is that there is no foolproof method to filtering out bad tenants.

Reapfield Properties (SJ) Sdn Bhd senior real estate negotiator Carmen Lee shared her own experience of coming across a seemingly wealthy family who wanted to rent a house.

"The landlord was very happy as the father had a decent job as a contractor, and the mother cared so much for cleanliness. But the family turned out to be one of the 'bad tenants' who delayed on rental payments and gave all kinds of excuses for the delay," she said.

Hence diligent checks are important when screening potential tenants. In this, mindful realtors could use their years of experience to help landlords.

CONTINUES NEXT PAGE →



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## What are the often overlooked signs of potentially bad tenants?

### 1. Only pay by cash

According to his own experience, Reapfield Properties (Puchong) Sdn Bhd probationary estate agent Roslan Shapri pointed out that those who only pay cash could potentially turn into bad tenants, as their money could possibly come from illegal means.

"Pure cash payment is definitely a red flag," warned Roslan.

He had encountered five brothers, all with Datukship titles, who wanted to rent a house in Daman-sara Heights. However, the deal did not go through as the tenants insisted on paying the rental and deposit by cash, which added up to quite a large amount.

"A year after that, the news reported that these people were actually money launderers," he recounted.

### 2. Desperate tenants

Landlords might be delighted upon securing a tenant within a short time span, but Reapfield Properties (HQ) Sdn Bhd senior real estate negotiator Joyce Perera reminded landlords to beware of those who make decision too fast after only a brief visit to the property, or request to move in immediately.

"This is actually a warning sign, as there might be some issues on their previous tenancy," she said, adding that it is important to know the reasons behind the hasty move.

## Ways to identify bad apples

Although there is no way to guarantee a 100% avoidance of rogue tenants, thorough screening can at least help to identify some traps. The realtors emphasised the importance of careful checking, and shared various means of investigating the tenants.

Lee suggested that when possible, search for the name of the potential tenant on the internet or in social media. "While we cannot judge a book based by its cover, at least it gives us an indication of what the person is like," she said.

She also shared an example of a landlord asking the tenant to present his CTOS (Credit Tip-off Service) report in exchange for a rental deduction.

"Although it is not a common practice in Malaysia, one of my clients had asked for the tenant's CTOS report in exchange for lower rental. This can lead to a win-win situation, as the landlord gets an assurance on the credibility of the tenant, while the tenant gets cheaper rent," she elaborated.

Perera, whose clients are mostly expatriates and multinational companies, said that she would check the expatriate tenants' company letters to verify their employments, and ask when their working permits and visas will expire.

When the tenant is a company, she would request for full documentations such as the Companies Commission of Malaysia (SSM) form that shows what kind of business the tenant runs. "A realtor needs

CONTINUES NEXT PAGE →

*"Those who only pay cash could potentially turn into bad tenants, as their money could possibly come from illegal means."*  
— Roslan



REAPFIELD



# Intense competition — how to win tenants

**T**here is no one-size-fits-all answer on whether or not you should renovate your house. Reapfield Properties (SJ) Sdn Bhd senior real estate negotiator Carmen Lee opined that the mindset of landlords should be to beat their competitors, instead of renovating for the purpose of renovating.

"I would suggest only **providing basic fittings** such as kitchen cabinets. The work would be wasted if the [extensive] renovation and furnishing do not make your unit stand out from others," she said during EdgeProp.my's virtual Fireside Chat entitled "How to avoid tenants from hell", held on December 7, 2020.

Other than furniture or interior fittings, a simple way to give a fresh look to the unit is to **apply a new coating** for the property. Lee added that choosing a good paint with special features such as antiviral paint could also help to attract tenants.

She believes that **houses with antiviral walls** would be especially appealing to households with older persons or young kids, as well as

places like kindergartens.

Reapfield Properties (HQ) Sdn Bhd senior real estate negotiator Joyce Perera believed that renovation and full furnishing could be considered for smaller units, as potential tenants for this segment usually **prefer ready-to-move-in units**.

Meanwhile, the larger units would do better **without too much furniture** and fittings, she added.

She added that considering that there might be wear and tear in the unit and furniture, it is best to not put your most expensive sofa in the unit to be rented out.

Reapfield Properties (Puchong) Sdn Bhd probationary estate agent Roslan Shapri said that while furnished single-bedroom units and penthouses might attract tenants, **for landed, it is best to leave the option to tenants**.

"Furthermore, it also depends on which type of tenants you are targeting and which area the house is in. For example, you could hardly find someone who wants to rent a fully-furnished unit in Sepang," he highlighted.



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to do sufficient homework. I will pay a visit to the companies to make sure their businesses are really in operation,” she said.

She added that sometimes, a simple search could also reveal the truth. “There was a time when I searched on Google map for the home address of a ‘multinational company’ director and found that he lived in a low-cost flat. This is something we need to alert the landlord about,” she stressed.

In some countries, such as the US and the UK, there is a mechanism called tenant registry (or simply the registry) used as a risk management tool for landlords to screen potential tenants.

At present, there is no similar database available in Malaysia. Perera said having a database is a good idea, but it is not easy to establish one.

Roslan concurred that there is a need for such a system, but its purpose should be to serve as a deterrent to trouble-making tenants, instead of a blacklist to penalise anyone.

## Handling rogue renters

If unfortunately a bad tenant is already in the house, what should a landlord do to halt the losses?

There are several legal actions that can be taken against tenants who default in rental payments or overstay (*see next page*). However, as the legal process is costly and time-consuming, it should be the last resort after all other means to recover the property are exhausted.

In tenancy agreements, the default of rents should not be more than two months, or the landlord can issue the eviction notice and have the authority to enter the premises if the tenant is uncooperative.

“However, we would first try other means to collect the rent or have the tenants move out, before taking more severe actions to evict the tenants,” said Roslan.

He stressed that it is important to find out the cause for the delay in rental payment, especially now when the Covid-19 pandemic has caused many to suffer income losses, and try to find solutions that work for both landlord and tenant.

Before taking legal actions, Perera suggested landlords should ask for help from the building’s management such as barring the tenant’s access card.

“If a tenant defaults on rental, you could send reminders and also try to ask for the manage-



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*“When possible, search for the name of the potential tenant on the internet or in social media to get to know more about him or her.”*  
— Lee

ment’s help to monitor his or her movements, in case the tenant moves out without you noticing,” she cautioned.

Roslan also underlined the importance of spelling out clear terms within the tenancy agreement. When disputes arise between landlords and tenants, the tenancy agreement would become an important reference.

## Opting for added services

In Malaysia, most landlords and tenants would expect “after-sales services” from realtors. However, as Roslan pointed out, it is not the realtors’ obligation to stay in the picture after the deal is sealed.

In the rental market, the role of a realtor is to match landlords with tenants. Nevertheless, many realtors have taken the extra mile to assist landlords and tenants with issues that arise after signing the tenancy agreements.

Indeed, realtors play a vital role in offering a helping hand to inexperienced landlords and tenants. As there is no foolproof method in filtering out bad tenants, engaging with a realtor who is

professional and willing to help would be a great relief to landlords.

All three realtors at the Fireside Chat have been helping their clients in various instances throughout the tenancy terms.

Lee usually pays closer attention in the first three months after the signing of the tenancy agreement, to check whether things go smoothly and whether or not the tenants pay rents on time.

Roslan noted that it is necessary for agents to manage the expectations of both landlords and tenants, and brief them about terms of the agreement. This is to ensure that both parties are on the same page.

“By doing this, half of the problems can be prevented,” he said.

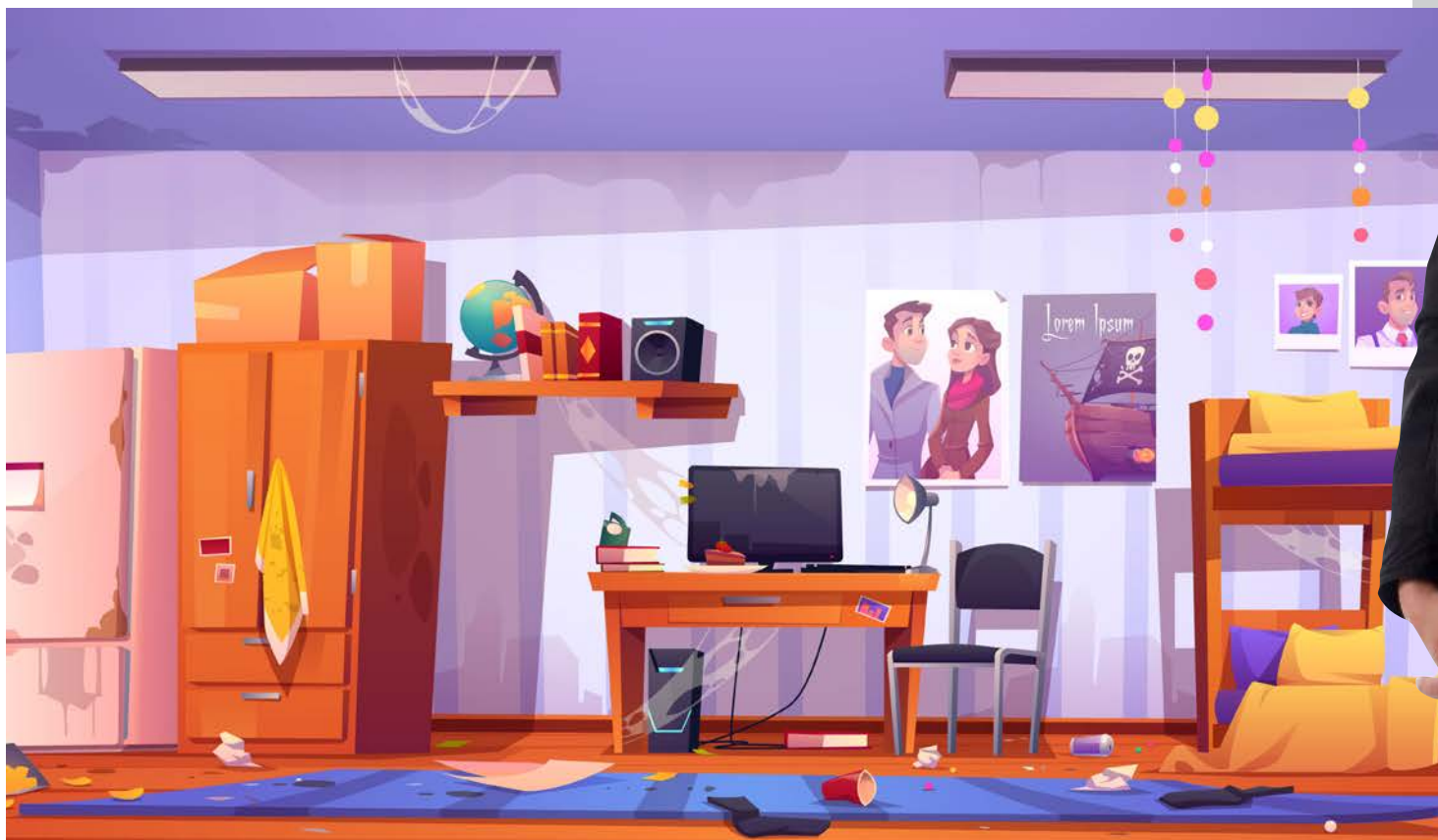
There are landlords who engage realtors, like Perera, to help manage their tenants. “I (even) pay the contractors upfront in order to ensure speedy delivery of their services. When tenants are happy, they tend to extend the rental lease,” she said. Perera suggested that landlords and tenants could ask about after-sales services before picking a realtor.

Roslan concurred and added that realtors have to understand that their relationships with the landlords and tenants are long-term ones.

“However, whether or not to answer the call depends on each realtor. As it is not compulsory for a realtor to always be there to assist, clients should ask the realtor whether he or she is prepared to do this,” he said.

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*“The landlords and tenants could ask whether or not the realtor is willing to provide after-sales services.”*  
— Perera





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## Eviction Notice for Nonpayment

To Tenant:

You are hereby requested to leave the premises you are currently occupying at the house you have rented under the contract signed on [blank] and [blank] California city.

You have fourteen days from the receipt of this notice to seek permission to evict you. By law a court is required if you are entitled to remain as a tenant you or your landlord.

The reason I am ending your tenancy is due to you not paying me for rent in the amount of \$3,900.

termination of your tenancy by paying the above amount to your landlord's attorney or the person to whom you owe this full amount within ten days after the receipt of this notice.

# Legal remedies in dealing with bad tenants

BY CHELSEY POH

What can you do in the unfortunate event of a tenant defaulting on rents or overstaying after termination of the rental term? Chur Associates founder and managing partner **Chris Tan** offers some legal advice to landlords.

## How to deal with UNCOOPERATIVE TENANTS?

If the tenant cannot be contacted or is unwilling to open the door, the landlord could lodge a police report. To prevent a lawsuit from the tenant, the landlord needs to break the door locks in the presence of a police officer and an independent witness.

"A prudent landlord would take as many as possible photos of the interior of the demised premises to ensure that the tenant could not later claim for loss of properties," Tan shares.

He also advises landlords to place a notice on the front door to inform the tenant that he or she should contact the landlord within one or two weeks' time if he or she wants to take back his or her assets in the house.

In addition to these, it is advisable to place a photocopy of the filed police report along with the notice, to indicate the entrance into the premises is legal.

Nevertheless, Tan notes that breaking into a house is merely a current practice, and the action is not recognised by law as a "legal remedy", which means there is a certain legal risk to it. Hence, it is best to go to a lawyer first before acting.

## 1 Eviction notice

Based on the tenancy contract, an eviction notice can be issued if the tenant defaults multiple times in paying rent or overstays the tenancy term.

A certain grace period needs to be given to the tenant to vacate the property and pay all overdue rents. The notice has to be signed by the tenant as an evidence that he or she is aware of the notice.

According to Tan, the legal fees to issue such notices are about RM500 to RM1,000.

## 2 Eviction order

If the tenant remains in the premises after the expiry of the period stated in the eviction notice, the landlord needs to obtain an eviction order from the court before he or she can repossess the property from the tenant.

The eviction order will allow the landlord to claim for outstanding rental, double rental (from the dates of the expiry of the eviction notice until delivery of vacant possession to the landlord) and recovery of the property's vacant possession.

"The eviction order can take three to six months to process at the Session Court, and the period might drag even longer due to the conditional movement order (CMCO)," Tan explains.

He adds that the legal cost of the proceeding is around RM8,000 to RM10,000 if the summon is not contested. If contested, the cost could be somewhere around RM10,000 to RM25,000.

## 3 Distress action

The landlord may also apply to the court for the issuance of a warrant of distress for the recovery of the overdue rents by seizing the tenant's goods and selling them to recover the outstanding rental.

Tan notes that in general, it would also take three to six months to get the distress order, or even longer during the CMCO period.

He reminds landlords that this action does not allow them to recover the possession of the premises, but rather to reclaim the outstanding rents by selling the tenant's assets at a public auction. This means that even with the distress order, the tenancy may still continue.

Tan stresses that it is not advisable for landlords to take illegal "self-help measures" as these actions may result in the landlord being sued by the tenant for damages caused to the tenant's belongings.

Common "self-help measures" that landlords take include changing padlocks, disconnecting water and electricity supplies and entering the premises by force on their own.

It is noteworthy that the tenancy agreement plays a vital role in taking legal actions against rent-defaulting or overstaying tenants.

"Generally, the legal remedies are similar in residential and commercial properties," Tan adds.



*"It is noteworthy that the tenancy agreement plays a vital role in taking legal actions against rent-defaulting or overstaying tenants."*

— Tan





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## FOREIGN FEATURE



BY AUDREY SIMON / EDGEPROP  
SINGAPORE | HAVEN

It is a habit that when we travel, we usually end up buying souvenirs. Whether cheap or pricey, we collect them as a memento of the places we visit. Most of us will buy the obligatory fridge magnet, a trinket to hang on the wall or a little token to be placed on the desk — small, light and items easy to carry.

Not for Terry Smagh and his wife though. They have hand-carried light fixtures, old weighing scales and even oar. They have also shipped back many side tables, dining tables and even a boat; which is now repurposed to become the base for their dining table.

Smagh unabashedly tells Haven he is known to walk into stores or cafes in Sweden, India, Australia or New Zealand and ask if an item he fancies is up for sale. But he is far from compulsive, he and his wife of 13 years know exactly where an item goes and whether it fits with the look and feel of their house in the Eastern part of Singapore.

Home, which he shares with his wife, primary-school son, mother-in-law and an adorable chocolate Labrador, has an industrial vibe to it. It is filled with concrete and steel, yet it exudes warmth. Smagh even ripped out the expensive Clinker tiles from Germany that covered the entire house and replaced it with concrete.

The couple bought the 2,300 sq ft home with a built-up area of 5,500 sq ft in 2015 and made some changes to the interior and basically left the curvy structure of the house that was designed by award-winning architect, Ling Hao. Smagh was attracted to the avant-garde feel of the house and at the same time, he saw so much potential in terms of decorating the house.

Prior to the rebuild by the architect, this house was known as House with Two Mango Trees. Smagh points out that each huge mango tree was located at the front and at the end of the house. Unfortunately due to rotting and disease, the trees had to be removed. But Smagh kept a coconut tree and he even built a curved wall to accommodate the tree.

Smagh who is the senior vice-president of Asia Pacific and Japan at BlackLine, had more of such home nuggets for us as he takes us through his home, which he now says he can enjoy.

"Last year, I counted that I was away for 200 days when I'm back on the weekends or every

# Soul of a home — *Industrial Chic*

PICTURES BY ALBERT CHUA / THE EDGE SINGAPORE



Top: The house feels like it has been carved to form a circular design with an airwell that goes all the way up to the top floor, adding light.

Above: The open rooftop where barbeque parties are held

other weekends, I spend it on entertaining at home. With the border closures, I got to really live in this house. I hunkered down and did a lot more to this house," he explains.

As we enter the house, two vintage Porsches sit on the front porch. There is no living room. Instead, there is an area for guests waiting for a taxi or a ride home. On the other side is another area with a sideboard made of tamarind and lychee wood from Sulawesi.

When you look up, the house feels like it has been carved to form a circular design with an airwell that goes all the way up to the top floor,

adding light. As the sun was about to set, it cast a lovely orange sunlight throughout the house. Thanks to the airwell, the house is well-ventilated and felt cool on a warm October evening.

On reaching towards the back of the house, a circular bar made of concrete greets us. This is Smagh's favourite place in the house as this is where he holds court mixing drinks and regaling his friends with stories of his travels, home and family. Indeed, the many storage spaces at the bar house his extensive collection of whiskeys from Scotland to Taiwan.

CONTINUES NEXT PAGE →



## FOREIGN FEATURE



**“This beautiful concrete and steel home has its living spaces filled with décor the owners collected from their travels around the world.”**

### ← FROM PREVIOUS PAGE

Moving further to the back is the dining room with his boat dining table (it even has a pair of oars inside). To hold the glass top, his contractor had to build a solid steel frame. The table comfortably seats 12 for a proper sit-down dinner. Beyond that are the wet and dry kitchens. Smagh, however, reveals that he is already planning to do more renovations to the kitchen.

Up the steel stairs reveal a huge living room that is outfitted with designer Scandinavian furniture. He points to the lights he had bought from an actual ship. With some modifications, they fit nicely, with wires exposed to keep with the industrial theme of the house.

The living room leads to a spacious balcony which Smagh says is his father's favourite spot. Who can blame the old man? Sitting on a comfy outdoor sofa with a drink in hand, watching the sunset and the goings-on on the street below.

The house has 3½ storeys and this comes in the form of a mezzanine level between the second and third floor that looks suspended in mid-air. The level is designed to look as if it is floating in mid-air and the space that has two bedrooms — for his mother-in-law and son.

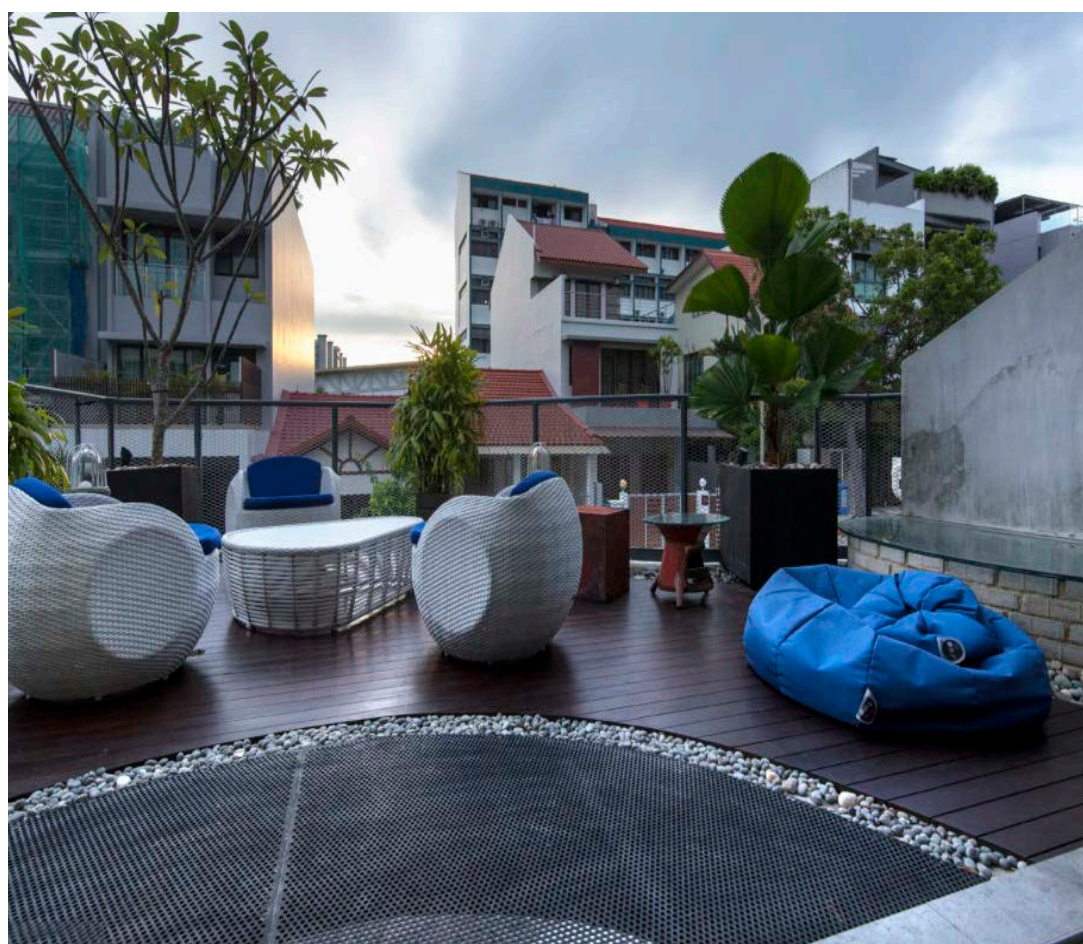
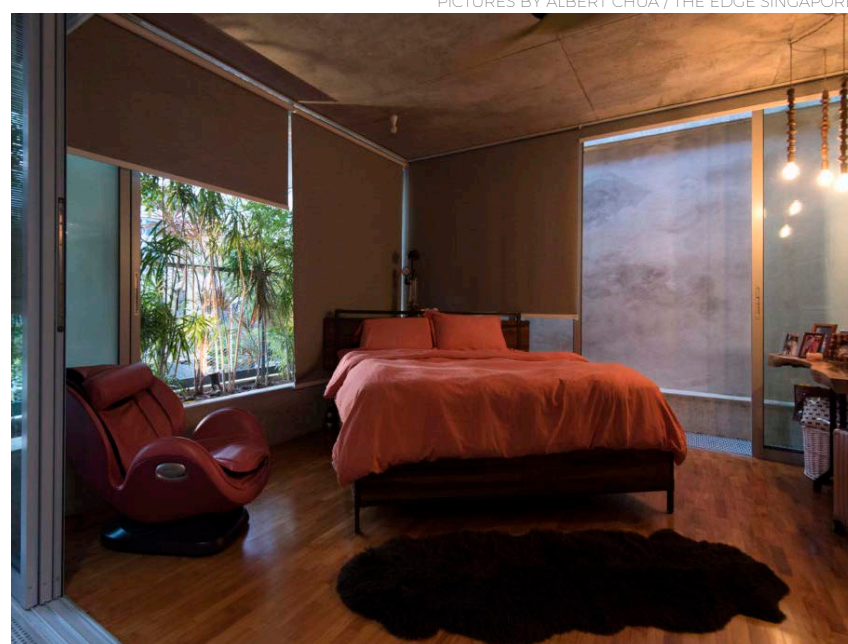
Above that is the master bedroom that has an outdoor feel as the airwell features wall plants. When the rain beats down,

Above: Terry Smagh loves to entertain at the circular bar.

Right: The master bedroom.

Below: The second-floor balcony to have a drink and watch the sunset.

PICTURES BY ALBERT CHUA / THE EDGE SINGAPORE



the bedroom gives off a tropical vibe although you are given the privacy you need when you shut the door,

A self-taught cook, Smagh loves the top floor that functions as a barbecue area, laundry room, gaming room and a quiet area to share a drink with his wife. Smagh says he has had many parties here and he will comb Tekka market to hunt down the freshest ingredients, with the same exact determination he shows when he hunts down décor items for the house.

Like all the other rooms, this room has a lot to take in. There is a basin with a tap that is fashioned out of an old petrol pump; a gift from his mechanic. Every corner stands a piece of décor that begs to tell a story. The only thing that is missing and for good reason too are paintings. That is because it is very difficult to find a spot on a curved wall to hang a painting. Another reason offered by his wife is that paintings are the only thing they seem to have a difference of opinion.

Perhaps, when the borders reopen and this couple restarts their holiday adventures, they will be able to pick up more souvenirs and, this time, maybe find a painting or two.





# Inheritance tax akin to *punishing people's savings*

BY DATUK CHANG  
KIM LOONG



**T**he issue of inheritance tax has resurfaced again as one the proposals to enhance the Government's revenue. However, it may not be fair to property buyers who have worked hard and saved their money for the next generations. The largest component of wealth or estate of the average rakyat is in the form of properties.

As there are no details yet on the proposed inheritance tax, we assume it will capture all classes of assets to be bequeathed to beneficiaries including properties. For the purpose of this write-up, we will focus our arguments against the tax by using property as an example. However, our arguments are also applicable for other classes of assets.

## A tax on inflation

Over the long run, property prices are expected to increase due to factors such as inflation, increased demand for properties and scarcity of new properties as land is a limited resource.

Hence, investing in properties is deemed one of the ways to hedge against inflation as the appreciation in property prices is said to be higher compared to the increase in the official inflation rate.

By imposing an inheritance tax on properties, the Government is effectively imposing a tax on the inflation suffered by the house buyer.

Consider the following example of one who bought a property in 1977 for about RM20,000 (*Diagram 1*). He subsequently got married and stayed in the same property until his demise in 2020. At the time of his demise, the value of the property is estimated

to be RM380,000 and he had left a will for the property to be bequeathed to his wife.

While it may seem very impressive that the said property has increased in value 18 times from RM20,000, we must remember that this increase of RM360,000 was over a span of 43 years.

We have worked out that the compounded annual increase for this property from 1977 to 2020 is 7.09%. However, a large factor for this increase is due to inflation and when we talk about inflation, there is always the "official inflation rate" and the "real inflation rate".

Now consider the impact inflation has on property prices (*Table 1*).

We do not have the inflation rate of Malaysia from 1977 until 2020 but for argument's sake, we will use a prudent rate of 3.5%. By compounding this 3.5% rate annually for 43 years, the minimum value of the property from RM20,000 in 1977 would have increased to RM87,794 in 2020.

But is this official inflation rate of 3.5% an accurate representation of what is actually experienced by the rakyat? Ask anyone and they will tell you that there is no way that the real inflation rate is only 3.5% per year. Most people would say a range from at least 5% to 6%, and we will use 5.50% as a mid-point.

Now, by compounding an annual real inflation rate of 5.50% from 1977 until 2020, the minimum price of the property should have increased from RM20,000 in 1977 to RM199,934 in 2020.

Hence, the net increase in property price after adjusting for this real inflation rate has been reduced from RM360,000 to only RM160,066 and the real inflation rate accounted for about 55.5% of the increase in the property price.

If there were to be an inheritance tax, it is expected to be imposed on the estimated current market value of the estate. Thus, the beneficiaries of such properties are effectively paying a tax on the inflation rate suffered since acquiring the said property.

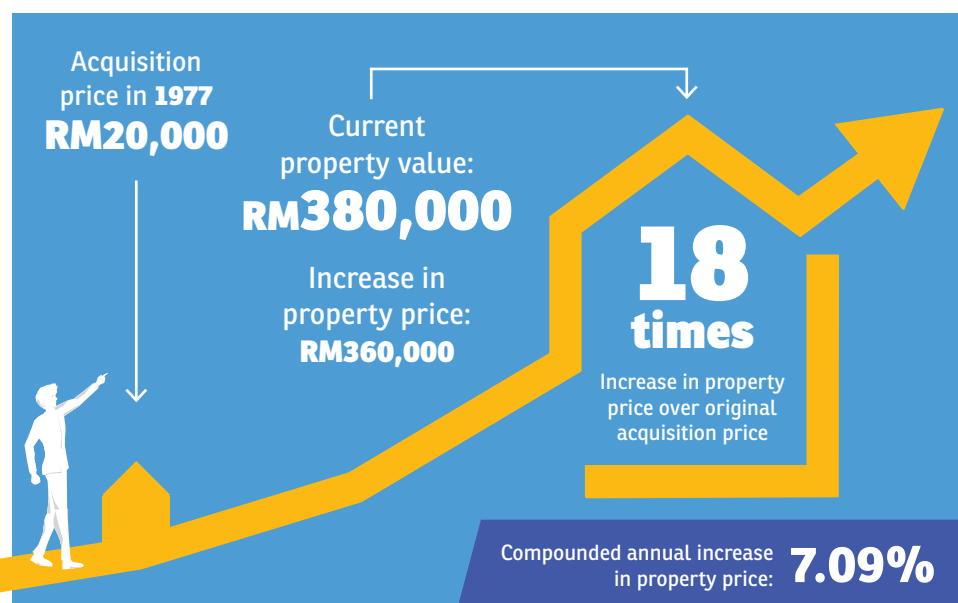
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“

**Why we say 'taxing a second time' is these people are just using their surplus savings which were derived from incomes that had already been subject to income tax."**



## DIAGRAM 1 – Scenario of housing price appreciation over the years



**TABLE 1 – Property price based on estimated inflation rates**

Purchase price in 1977: **RM20,000**  
Estimated value in 2020: **RM380,000**  
Estimated profit after deducting acquisition price: **RM360,000**

### SCENARIO 1

– calculation based on official inflation rate: **average 3.5%**

Estimated value over the years: **RM87,794**

### SCENARIO 2

– calculation based on real inflation rate: **average 5.5%**

Estimated value over the years: **RM199,934**

Increase in property price after adjusting for real inflation rate: **RM160,066**

Percentage of increase in property price due to real inflation rate: **55.54%**



## PROPERTY CHAT



← FROM PREVIOUS PAGE

## Taxed even if no economic gain realised

The proposal for the implementation of the inheritance tax is expected to be imposed upon the transfer of legal ownership of assets of the deceased to the beneficiaries. However, in many instances, the beneficiaries may be still residing in the bequeathed properties without realising any economic gain from perhaps the disposal of the properties.

Using our example above, the wife would have to pay an inheritance tax in order to inherit the property of her late husband. If she were unable to, the property would be seized by the Government and she would end up homeless.

## A double taxation punishing years of hard work

It is the aspiration of every individual to improve his or her economic condition through saving and investing. To provide a better start for their children, parents would spend prudently and use the surplus savings from their income after paying taxes and other living expenses to invest in assets (including properties) that could yield returns in the future.

By imposing an inheritance tax on all the assets to be bequeathed to their beneficiaries, the Government is effectively punishing this segment of society by taxing them a second time. Why we say "taxing a second time" is these people are just using their surplus savings which were derived from incomes that had already been subject to income tax.

Inheritance tax is effectively sending the message to civil society not to work so hard or to save money for investments but just to have a happy-go-lucky lifestyle and spend all

that we earn as we will be taxed again when we die for any assets that we have accumulated from our years of blood, sweat and tears.

## No guarantee it will reduce economic inequality gap

The main rationale for the support of inheritance tax is that such a tax can help to improve the economic inequality gap in Malaysia. However, there is no guarantee that such an economic inequality gap can be reduced just by introducing an inheritance tax.

Income inequality is typically measured by using an economic model called the "Gini coefficient ratio". A value of 0 means perfect income equality where everyone has the same wealth and a value of 1 means perfect inequality where all the wealth is held by one person and everyone else holds none.

As we can see from Table 2 (right), the Gini coefficient ratios of countries with inheritance tax vary by quite a big margin, with Germany's inheritance tax rate of 30% having lower Gini coefficient ratio of 0.289 versus countries with higher inheritance tax rates such as France with 45% but with a Gini score of 0.292.

On the other hand, Canada, which does not have any inheritance tax, has a relatively low Gini score of 0.310.

This would imply that inheritance tax does not play a key role in reducing income inequality. Otherwise the Gini coefficient ratio should be consistent among countries with inheritance tax.

In addition, the Gini coefficient ratio of Malaysia at 0.407 is almost the same as the United States which has a ratio of 0.390. This means that Malaysia has managed to reduce its income inequality level to that of a developed country like the USA without needing inheritance tax.

**TABLE 2 – A list of countries with inheritance tax and their respective Gini coefficient ratios**

Country	Inheritance tax rate	Gini coefficient ratio
France (2017)	45%	0.292
Germany (2017)	30%	0.289
Netherlands (2016)	20%	0.285
South Korea (2017)	50%	0.355
United States (2017)	40%	0.390
UK (2018)	40%	0.366
Canada (2017)	0%	0.310
<b>Malaysia (2019)</b>	<b>0%</b>	<b>0.407</b>

SOURCE: GLOBAL GINI COEFFICIENT, TAX FOUNDATION AND OECD

There are many factors that have caused this economic inequality gap in any country including Malaysia, such as lack of educational opportunities and loss of jobs due to globalisation and industrialisation. However, inheritance tax is definitely not the "magic bullet" to solve this issue.

## Punishment for those who succeed

If a taxpayer had worked very hard and paid all his taxes due and used the remaining money to invest in various assets such as properties, commodities and equities, it would be utterly unfair for these assets to be subject to inheritance tax on the demise of the taxpayer.

It is the aspiration of every rakyat to improve his or her economic condition and to ensure that his or her future generation

has a better start in life. Imposing an inheritance tax is akin to punishing those who have managed to succeed. This will only demoralise the future generations and will reduce their motivation to further succeed in life.

As a developing country with the vision to one day join the ranks of fully developed nations, Malaysia must reward its citizens who can improve their own economic conditions as this will ultimately lead to the improvement of the overall economy.



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

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## Properties for sale and rent

**RM950,000****Pertama Mahandoi P2, Penampang, Sabah**

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

**Abby Tan** (REN 20757)

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

☎ 6017 261 6216

**RM800,000****Bandar Sri Sendayan, Seremban, Negeri Sembilan**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 3,305 sq ft **Land size:** 3,280 sq ft  
**Bedroom:** 4 **Bathroom:** 4

**Aizat Ghazali** (REN 41528)

HUNT PROPERTIES SDN BHD (E (I) 1498)

☎ 6013 298 8738

**RM170,000****Pangsapuri Seri Saujana, Bandar Saujana Putra, Selangor**

**Type:** Apartment **Tenure:** Leasehold  
**Built-up:** 750 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Amal Husna Bt Sulaiman** (REN 35294)

ORIENTAL REAL ESTATE (E(I)15013)

☎ 6011 626 85602

**RM1,550,000****Seksyen U12, Shah Alam, Selangor**

**Type:** Semidee house **Tenure:** Leasehold  
**Built-up:** 3,500 sq ft **Land size:** 3,200 sq  
**Bedroom:** 5 **Bathroom:** 5

**Anne Annuar** (REN 21203)

CBAHARI &amp; CO (VEPM (2) 0255)

☎ 6013 298 8635

**RM315,000****Taman Desa Intan Batu 8, Kapar, Selangor**

**Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 880 sq ft **Land size:** 1,320sqft  
**Bedroom:** 4 **Bathroom:** 2

**Anuar** (REN 26671)

ALAM HARTA REALTY (E (3) 1687)

☎ 6014 992 2042

**RM11,000,000****Batu 4 Jalan Kapar, Klang, Selangor**

**Type:** Factory **Tenure:** Freehold  
**Built-up:** 30,700 sq ft  
**Land size:** 1.24 acres

**Azman Kadir** (REN 11074)

ALAM HARTA REALTY (E (3) 168)

☎ 6019 387 7102

**RM1,300/mth****The Elements, Ampang, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 520 sq ft  
**Bedroom:** 1 **Bathroom:** 1

**Azreen Bin Khalid** (REN 40873)

NILAI HARTA CONSULTANT SDN (VE (I) 0134/2)

☎ 6011 281 45900

**RM650,000****Centrestage, Petaling Jaya, Selangor**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 915 sq ft  
**Bedroom:** 4 **Bathroom:** 2

**Brian Sen** (REN 40684)

ERE REALTOR (E (3) 1817)

☎ 6018 281 0248

**RM1,900,000****Empire Residence, Damansara Perdana, Selangor**

**Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 4,880 sq ft **Land size:** 1,170 sq ft  
**Bedroom:** 5 **Bathroom:** 6

**Chris Chiam** (REN 27288)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)

☎ 6019 317 7060

**RM280,000****Metro Villa, Ampang, Selangor**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 820 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Den Lam** (REN 13458)

CID REALTORS SDN BHD (E (I) 1855)

☎ 6017 336 9197

## RENTED FOR

**RM5,000** (RM4 psf) and  
**RM6,000** (RM4.8 psf)

**Two side-by-side shop units, Solaris Dutamas, Kuala Lumpur**

**Concluded by: Kevin Teh** (REN 02206)  
of Polygon Properties (+6013 555 7333)  
**When:** July 2019

**DONE  
DEAL**



## Noteworthy

- Built-up: 1,250 sq ft each
- Unfurnished
- Two washrooms in one unit
- Amenities: MATRADE Exhibition and Convention Centre, Publika Shopping Gallery, eateries, convenience stores, banks, night pubs, international schools and medical centres
- Easily accessible via major highways including Damansara-Ulu Klang Elevated Highway (DUKE), North-South Expressway, SPRINT Highway and Jalan Duta-Sungai Buloh Highway

Solaris Dutamas is a mixed development with residential, retail and office components developed by UEM Sunrise. Located on Jalan Dutamas 1, Kuala Lumpur, Solaris Dutamas is in the vicinity of several affluent neighbourhoods such as Mont'Kiara, Sri Hartamas and Damansara Heights.

Kevin Teh from Polygon Properties said the two side-by-side shop units, which have a combined built-up size of 2,500 sq ft, were rented to one tenant who was looking for a space of over 2,000 sq ft.

"The tenant wanted a prime spot near Mont'Kiara with easy accessibility to run a boutique real estate business," he said, adding that the tenant found the asking prices reasonable amidst the current market situation.

Teh deemed this as a good deal, as the tenant was able to find the ideal spot for his

business, while the landlords were also able to secure a long-term tenant.

As at end-November, there were 10 shop units listed for rental on EdgeProp.my's property portal, with an average asking rent of RM9,650 or RM7 psf. There were also 28 units looking for buyers, with an average asking price of RM3.55 million or RM2,640 psf.

According to data from EdgeProp Research, two shop units in Solaris Dutamas were sold in 2020, with an average price of RM3.08 million or RM1,831 psf. In 2019, six units changed hands, with an average price of RM2.63 million or RM2,096 psf.

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**RM265,000****Taman Sri Indah, Klang, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** NA **Land size:** 1,100 sq ft **Bedroom:** 3 **Bathroom:** 2

**Chris Khaw** (REN 38383)

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

☎ 6016 860 9836

**RM511,999****Taman Nusari Bayu, Seremban, Negeri Sembilan**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,141 sq ft **Land size:** 1,400 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Cloeie Chow** (REN 25882)

GS REALTY SDN BHD (E (I) 1307)

☎ 6010 231 1178



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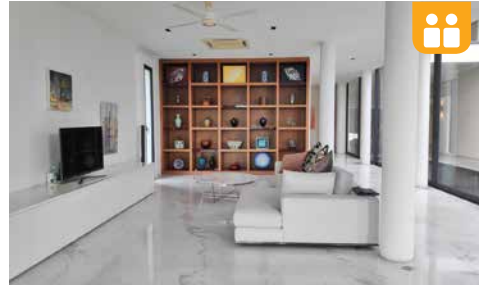


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Pro Agents, get your listings featured here! Email [support@edgeprop.my](mailto:support@edgeprop.my) or call 03-7733 9000**RM432,000****Taman Putra Perdana, Puchong, Selangor****Type:** Townhouse **Tenure:** Leasehold  
**Built-up:** 1,282 sq ft **Land size:** 1,650 sq  
**Bedroom:** 3 **Bathroom:** 2**Fong Tan** (REN 38422)REAL ESTATE FINDERS (MY) SDN. BHD (E (I) 1516)  
6012 370 9874**RM54,952/mth****Kapar Indah Bestari, Kapar, Selangor****Type:** Factory **Tenure:** Freehold  
**Built-up:** 34,345 sq ft **Land size:** 47,523 sq ft**Foong Boon Chin** (REN 24025)MEGAHARTA REAL ESTATE SDN (RE (I) 1215)  
6012 692 2939**RM10,500,000****Bukit Bandaraya, Bangsar, Kuala Lumpur****Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 9,200 sq ft **Land size:** 10,390 sq ft  
**Bedroom:** 6 **Bathroom:** 8**Harry Anwar** (REN 38290)AZMI & CO ESTATE AGENCY SDN BHD (E (I) 0553)  
6012 912 5034**RM16,800****Plaza Sentral, KL Sentral, Kuala Lumpur****Type:** Office **Tenure:** Freehold  
**Built-up:** 3,592 sq ft**Henry Chin** (E1833)PROPERTY EXPRESS (E (3) 1205)  
6012 377 8306**RM7,500/mth****Ampersand, Jalan Kia Peng, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 2,777 sq ft  
**Bedroom:** 4 **Bathroom:** 6**Jelen Chong** (REN 22343)REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)  
6012 246 9258**RM1,150,000****The Loft @ Imago, Kota Kinabalu, Sabah****Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,128 sq ft  
**Bedroom:** 3 **Bathroom:** 2**Jenny Wong** (REN 31278)IQI REALTY SDN BHD (E (I) 1584/9)  
6019 881 3803**RM2,600,000****Jesselton Residences, Kota Kinabalu, Sabah****Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 2,266 sq ft  
**Bedroom:** 4 **Bathroom:** 5**Jenny Wong** (REN 31278)IQI REALTY SDN BHD (E (I) 1584/9)  
6019 881 3803**RM680,000****Casa Damansara 1, Petaling Jaya, Selangor****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,045 sq ft  
**Bedroom:** 3 **Bathroom:** 2**Jimmy Lee** (REN 10744)CITY CREST REALTORS (E (3) 1488)  
6016 500 8660**RM397,800****Meru Klang, Klang, Selangor Terraced house****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 990 sq ft **Land size:** 1,914 sq ft  
**Bedroom:** 4 **Bathroom:** 2**Khairul Aswad** (REN 30578)ALAM HARTA REALTY (E (3) 1687)  
6012 402 3764**RM1,016,100****Taman Puchong Prima, Puchong, Selangor****Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 3,010 sq ft **Land size:** 3,875 sq ft  
**Bedroom:** 4 **Bathroom:** 4**Mancy Ho** (REN 18807)TOTAL REALTY SDN BHD (E (I) 1572)  
6012 627 5508**SOLD FOR****RM2.48 mil** (RM575 psf based on land size)**Bungalow unit, ForestHill Damansara, Damansara Perdana, Selangor****Concluded by: Susan Woo** (REN 16613)

of Oneworld Real Estate (+6016 206 6060)

**When:** Aug 2019**DONE DEAL****Noteworthy**

- Leasehold
- Built-up: 5,485 sq ft; Land size: 4,306 sq ft
- 6 bedrooms; 7 bathrooms
- Semi-furnished with private lift
- Low-density development with 6-tier security
- Nearby amenities: Shopping malls, shophouses, hospital and medical centre and grocery store
- Easy access to major highways such as Damansara-Puchong Expressway (LDP), New Klang Valley Expressway (NKVE), SPRINT Highway and Penchala Link

ForestHill Damansara is an exclusive, luxury residential development situated in Damansara, featuring 75 units of bungalows overlooking a six-acre lake, combining residential luxury with environmental and ecological conservation.

Susan Woo of Oneworld Real Estate said one of the selling points of the development is each unit comes with a private lift. "It is an exclusive development. The seller is currently abroad and has no intention of coming back to Malaysia in the near future, hence he decided to cash out the unit," Woo noted.

Meanwhile, the buyer was a young couple with two children. They were looking to upgrade their living environment for their growing kids.

"They felt that this unit was perfect for them as it was very spacious and with good security. Besides, the unit had

very good quality finishing and did not require much renovation before moving in," she shared.

She felt it was a great deal to the buyer as they paid a much lower price than when the development was first launched back in 2013 at a price of RM530 psf to RM780 psf.

The most recent ForestHill Damansara transaction recorded in EdgeProp Research was in 2017. The unit was sold at RM4.33 million or RM1,022 psf.

As at mid-November 2020, five bungalows of ForestHill Damansara were up for sale at an average asking price of RM3.1 million or RM775 psf. Meanwhile, another five units were looking for tenants at an average asking monthly rental of RM10,500 or RM2.80 psf.

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**RM1,000,000****Surian Condominium, 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**RM500,000****Taman Seri Binjai, Seremban, Negeri Sembilan****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,132 sq ft **Land size:** 1,430 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Lue** (REN 18679)HARTAMAS REAL ESTATE (M) SDN BHD (E (I) 1439)  
6014 626 4929



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RM2,200/mth

**G Residences, Kuchai Lama, Kuala Lumpur**  
**Type:** Condominium  
**Built-up:** 1,168 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Martin Lau** (PEA1369)  
FULL HOMES REALTY SDN BHD (E (I) 1501)  
6013 380 8203



RM3,500,000

**Bukit Damansara, Kuala Lumpur**  
**Type:** Bungalow  
**Built-up:** 4,500 sq ft **Land size:** 6,000 sq ft  
**Bedroom:** 4

**May Leong** (E 2769)  
JUBILEE REALTY (E (3) 1853)  
6012 779 0798



RM880,000

**Kiara Park, Taman Tun Dr Ismail, Kuala Lumpur**  
**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,400 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Naqi M Derus** (REN 34057)  
REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)  
6012 256 2011



RM560,000

**Aurora Residence @ Lake Side City, Puchong, Selangor**  
**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,238 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Neoh Eng Kim** (REN 32881)  
TECH REALTORS PROPERTIES SDN BHD (E (I) 1492)  
6016 208 6331



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



RM780,000

**Seri Riana, Wangsa Maju, Kuala Lumpur**  
**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,259 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Riduan Supian** (REN 44701)  
MAXXAN REALTY SDN BHD (E (I) 1766)  
6014 522 0369



RM3,200/mth

**Verdi Eco-dominiums, Cyberjaya, Selangor**  
**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,442 sq ft  
**Bedroom:** 3 **Bathroom:** 3

**Sandy Lim** (REN 05454)  
CID REALTORS SDN BHD (E (I) 1855/2)  
6016 301 2015



RM880,000

**Rasah Kemayan, Seremban, Negeri Sembilan**  
**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 3,300 sq ft **Land size:** 5,380 sq ft  
**Bedroom:** 5 **Bathroom:** 5

**Sarah** (REN 20610)  
REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)  
6016 254 6669



RM2,100/mth

**Verve Suites, Mont Kiara, Kuala Lumpur**  
**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 462 sq ft  
**Bedroom:** 1 **Bathroom:** 1

**Shiyan Lim** (REN 04671)  
KITH AND KIN REALTY SDN BHD (E (I) 1933)  
6012 288 3436



RM1,500,000

**Bukit Bandaraya, Bangsar, Kuala Lumpur**  
**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 2,000 sq ft **Land size:** 1,600 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Swiss Tan** (REN 15900)  
IQI REALTY SDN BHD (E (I) 1584/4)  
6013 228 8881



RM1,100/mth

**Koi Prima, Puchong, Selangor**  
**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,055 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Tay Yen Sing** (REN 29659)  
TECH REALTORS PROPERTIES SDN BHD (E (I) 1492)  
6012 335 0520



RM50,869/mth

**Plaza Damansara Utama, Petaling Jaya, Selangor**  
**Type:** Office **Tenure:** Freehold  
**Built-up:** 11,830 sq ft

**William Tan Koon Leng** (PEA 1315)  
IQI REALTY SDN BHD (E (I) 1584)  
6014 313 1931



RM1,300,000

**Glomac Damansara Residence, Taman Tun Dr Ismail, Kuala Lumpur**  
**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,840 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Yat Min** (REN 31294)  
WTW REAL ESTATE SDN BHD (E (I) 0507)  
6018 661 3088



RM600,000

**Taman Lestari Perdana, Puchong South, Selangor**  
**Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 1,080 sq ft **Land size:** 2,000 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Yong Hao Sit** (REN 09622)  
CENTELINE ASIA SDN BHD (E (I) 1891)  
6012 690 8291



RM640,000

**Taman Reko Mutiara, Bangi, Selangor**  
**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,400 sq ft **Land size:** 2,400 sq ft  
**Bedroom:** 4 **Bathroom:** 4

**Zazarina** (REN 31851)  
RESCOM REALTY (VE (3) 0244)  
6016 431 2570



RM530,000

**Kota Seriemas, Nilai, Negeri Sembilan**  
**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,800 sq ft **Land size:** 2,600 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Zuraidah** (REN 17983)  
LEGACY REAL PROPERTY SDN BHD (E (I) 1925)  
6019 221 5106



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