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**Live your vacation life in Crisantha @ Bandar Sri Sendayan**



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**Education amenities key in a township development**



# Seremban

## heating up the investment cauldron

Rapid urbanisation is transforming this city south of the Klang Valley from a mere popular day-visit stop to a strategic property investment destination. Find out more on **Pages 7 to 9.**



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## No stamp duty exemptions for transfer of property from parents to children

The government has no plans to provide stamp duty exemption for transfer of property from parents to children at this time, said Finance Minister Tengku Datuk Seri Zafrul Tengku Abdul Aziz (pictured).

Based on the existing procedure, the exemption of 100% in stamp duty is only for transfer of assets between husband and wife. The government



has announced a remission of 50% in stamp duty for transfer of property based on love between parents and children.

"This is to encourage property transfer between parents and children to be done when they are still alive to avoid problems in property claims after the death of one of the parties concerned," he said during the

Ministers Question Time in the Dewan Rakyat on Dec 17, 2020.

Tengku Zafrul added that the remission of the stamp duty was also intended to reduce cases of inheritance claim in court.

The stamp duty remission has been applicable since Jan 1 this year and only involves recipients who are Malaysian citizens.

## Analysts remain cautious about job market recovery

Analysts have remained cautious about the job market's recovery after the unemployment rate remained high at 4.7% in October.

Hong Leong Investment Bank (HLIB) Research analysts Felicia Ling and Goh Khing Mae said in a note on Dec 14, 2020 the reimplementing of the Conditional Movement Control Order (CMCO) during the month had impacted the labour market.

"The unemployment rate inched higher to 4.7% (September: 4.6%) as the number of unemployed persons increased after four consecutive months of a declining trend," said the analysts.

Although they anticipated labour market conditions to improve as CMCO 2.0 restrictions ease up, risk aversion may persist due to persistent physical distancing measures amid a high number of Covid-19 cases.

The loss of employment is concen-

trated in Selangor and Kuala Lumpur, which hold some of the highest numbers of positive cases in the country, they noted.

## Bina Darulaman to develop Langkawi Premium Outlet project

Bina Darulaman Bhd, which is controlled by the Kedah state government, is jointly developing an integrated project called Langkawi Premium Outlet in Kedah with the Menteri Besar Kedah Incorporated (MBI Kedah).

The project in Langkawi will have a premium outlet, an International Cultural and Tourism Village, a hotel, and food and beverage outlets. Per-

badanan Kemajuan Negeri Kedah has a 67.28% stake in the company as of May 29, 2020.

In a filing with Bursa Malaysia on Dec 14, Bina Darulaman said its wholly-owned subsidiary BDB Land Sdn Bhd has inked a joint venture and shareholders' agreement with MBI Kedah, Kedah state government's investment arm, for the project.

## HSR to drive property trading opportunities ahead – RHB Investment Bank

RHB Investment Bank is expecting some trading opportunities ahead for the real estate sector, as the government is likely to make an announce-

ment on the Kuala Lumpur-Singapore High Speed Rail (HSR) by year-end.

Its analyst Loong Kok Wen said in a note on Dec 16, 2020 that based on her checks with some infrastructure industry players, the government is likely to make an announcement on the project soon.

"While we cannot confirm the above until the government makes its announcement, we think selective property stocks will likely see trading opportunities ahead," she said.

Assuming the previous proposed alignment is unchanged, she said the major beneficiaries are Sime Darby Property Bhd (massive landbank in Labu and Pagoh), IOI Properties Group Bhd (landbank in Ayer Keroh and Jasin) and Matrix Concepts Holdings Bhd (landbank near KLIA/Seremban).

## EcoWorld Group achieved RM3.7b in sales in FY2020

EcoWorld Group achieved RM3.7 billion sales in Malaysia, the United Kingdom and Australia, exceeding its financial year 2020 sales target of RM2 billion.

Despite the ongoing Covid-19 pandemic, the EcoWorld Malaysia arm has recorded a sterling sales, performance exceeding its FY2020 sales target of RM2 billion by 15% with full-year sales amounting to RM2.3 billion while EcoWorld International recorded its strongest quarterly sales with RM448 million achieved in 4Q2020, bringing full-year sales to RM1.4 billion.

The sales recorded by EcoWorld International is also 25% higher than FY2019.

In a media statement today, EcoWorld Malaysia chairman Tan Sri Liew Kee Sin (pictured) said that the sales achieved for both entities are the same level recorded in FY2019 which is a remarkable result given the extreme disruptions Covid-19 has caused globally and in every market in which they operate.



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## S P Setia collaborates with Panasonic Malaysia to offer nanoe™X technology in D'Network



S P Setia, in collaboration with Panasonic Malaysia announced that D'Network (pictured) in Setia Eco Park, Setia Alam has been equipped with Panasonic's patented nanoe™X air purification technology powered by solar, Malaysia's first-of-its-kind system. This system offers a safer air quality to patrons at this venue.

In a media statement on Dec 17, 2020, the entire D'Network's indoor area, which includes all F&B outlets, shops and the grocer will be fully installed with Panasonic Air-e Device

(nanoe™X), which is the world's first solar-powered hybrid F&B hub.

This is the first for such a solar-powered system installed in a public area and in full operation for 24 hours.

nanoe™X, the original ionizer to generate "nano-sized atomized water particles" is developed by Panasonic Corporation (Panasonic). An electrostatic atomization technology, it collects invisible moisture in the air and applies high voltage to it to produce "hydroxyl radicals contained in water".

## Estimated 15,346 Malaysians working in Singapore laid off so far

Based on statistics received by the Human Resources Ministry, an estimated 15,346 Malaysians working in Singapore have been laid off as of Dec 15, 2020, said its Minister Datuk Seri M. Saravanan.

In a media statement, he said a total of 802 of them have registered with the MYFutureJobs, with 195 of them having found new jobs.

The ministry, through the Social Security Organisation (Socso), has organised an online 2020 Johor Penjana Kerjaya Carnival specifically for Malaysians laid off in Singapore. A total of 30 employers joined in the carnival offering more than 1,500 vacancies.

"I urge all Malaysians who have been laid off in Singapore to go to any Socso office to get help finding jobs through MYFutureJobs, which is a government employment portal," he said.

## Gamuda Land collaborates with Huawei for smart city township

Property developer Gamuda Land Sdn Bhd plans to incorporate 5G connectivity into its Gamuda Cove township with smart devices and artificial intelligence experience, in collaboration with information and communications technology (ICT) solutions provider, Huawei Malaysia.

In a statement on Dec 15, 2020 Gamuda Land said residents and visitors will be well connected within the

600ha township in Southern Klang Valley, envisioned to be a nature sanctuary and smart city.

"Gamuda Land has mindfully incorporated virtual connectivity into Gamuda Cove's master plan at the onset of planning, backed by over 25 years of experience in town-making," it said.



## Ivory Properties buys hotel in Penang for RM75m cash

Ivory Properties Group Bhd has acquired Copthorne Orchid Hotel & Resort in Penang for RM75 million cash to expand its landbank and strengthen its foothold in the property market there.

The hotel sits on a parcel of freehold land measuring at 2.5 acres, and has ceased operations.

In its filing to local bourse on Dec 14, 2020, Ivory Properties is buying the property on behalf of its wholly-owned subsidiary company, Ivory Utilities Sdn Bhd.

Copthorne Orchid Penang is an indirect wholly-owned subsidiary of Singapore Exchange's Main Board listed company, City Development Ltd.

The iconic ferry will be replaced by speed boats.



## Iconic Penang ferry will be replaced by speedboats from Jan 1

The Penang ferry service that ferries both passengers and vehicles between the island and the mainland will cease operation from Jan 1, 2021 and will be replaced by speed boats carrying only pedestrians, bicycles and motorcycles.

Penang Port Commission (PPC) chairman Datuk Tan Teik Cheng said the implementation would be carried out by Penang Port Sdn Bhd (PPSB) as the company would take over the Penang ferry service, which has been operating for 126 years.

"The PPSB will also carry out interim improvements from Jan 1 next year to June 30, 2022 and during that period, two speedboats capable of carrying 200 passengers with a travel speed of between 10 and 15 minutes and a frequency of 40 times a day will be provided.

Meanwhile, Tan said the two ferries, which have become the state's tourism icons, will be turned into a floating restaurant and museum at Tanjung City Marina Port here, to ensure their historical value remains preserved.

## More Covid-19 positive cases but fewer SOPs

The daily new Covid-19 cases have declined to below 2,000 at 1,810 last Friday (Dec 11) after the shocking spike to 2,234 cases on Dec 10. The daily positive case has been hovering at the thousand cases per day for the past one week.

On Sunday (Dec 13), Prime Minister Tan Sri Muhyiddin Yassin said that the government has planned to increase the country's purchase of the Covid-19 vaccine to cover the immunisation needs of about 60% to 70% of Malaysians from only 30% previously.

To recap, the government has signed a preliminary purchasing agreement with pharmaceutical company Pfizer to obtain 12.8 million doses of Covid-19 vaccines to meet the immunisation needs of 30% on Nov 24.

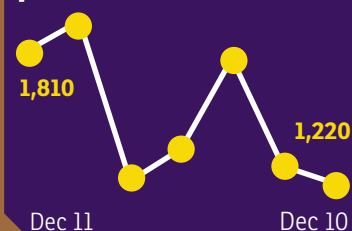
Citing the interim report of clinical trials, Science, Technology and Innovation Minister Khairy Jamaluddin told the Dewan Rakyat on Dec 17 that the Covid-19 vaccine by Pfizer has a 95% effectiveness level.

However, the final decision of the purchase and use of the vaccine is subject to registration and approval from the National Pharmaceutical Regulatory Division of Ministry of Health (MoH).

Meanwhile, on Dec 14, MoH has announced to shorten the quarantine period to 10 days from 14 days for travellers returning from overseas and close contacts of positive cases.

In the past one week, MoH has detected more clusters of Covid-19 infection at workplaces in several districts in Kuala Lumpur, Selangor, Sabah and Terengganu, including 35 workers of Hartalega Holdings Bhd and 427 from Kossan Rubber Industries Bhd having been tested positive for Covid-19.

### 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.





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When you can't go on a holiday anytime as you wish, why don't you consider buying a resort home and turn your life into an endless vacation?

If it sounds like a good idea, let's take a look at Matrix Concepts' latest phase of resort homes in Bandar Sri Sendayan - Crisantha, which is strategically located within the flourishing heart of Bandar Sri Sendayan. It could be your ideal resort home to kick start your endless vacation life in the booming integrated township situated in Negeri Sembilan.

Stretching across 18.26 acres of freehold land, Crisantha features 175 units of two-storey link houses, nestled within a pristine and understated neighbourhood. The development itself cultivates a green environment, boasting breathing rooms and avenues for pondering and reflection.

Crisantha features modern façade and architecture, complemented by premium finishings – laminated floorboard on the first floor for all bedrooms and family areas. All units offer open concepts layout embracing wide open spaces, which allows the smallest of homes to feel larger, as well as an open sight line from living to dining areas.

There are five layouts with built-ups ranging from 2,863 sq ft to 3,220 sq ft. With regards to the house configuration, each unit comes with four bedrooms with an en-suite bathroom to convey the luxury of privacy and proximity.

"Crisantha was officially launched in January 2020, and it has seen a satisfactory response despite the challenging market conditions. We believe that there is still a healthy demand for reasonably-priced and premium quality landed properties in the market.

"The excellent security, and its modern and contemporary design mark the high standard of living provided in the Resort Homes enclave," says Matrix Concepts' chief marketing officer Lim Kok Yee.

Just like the previous phases of the



# Live your vacation life in Crisantha @ Bandar Sri Sendayan

Bandar Sri Sendayan is a vibrant integrated township today.

Resort Homes – Allysum and Lunar-ia, Crisantha – they all emphasise the resort living environment, providing exclusive facilities and amenities such as lake park, jogging track, playground, multipurpose court and Gazebo.

The icing on the top of the cake is that residents also get to enjoy the complimentary clubhouse membership, which features five-star facilities such as an Olympic-sized swimming pool, indoor badminton courts and tennis courts, squash courts, gymnasium, 10-lane bowling alley, children TV room and many more.

## The self-sustaining township

Today, the former 6,000-acre Felda rough land has transformed into a vibrant township with easy accessibility and various amenities.

"Our vision for Bandar Sri Sendayan to be a self-sustaining city has already seen good progress, and we have in our pipeline plans to launch approximately 1,500 units of residential property every year.

"Bandar Sri Sendayan currently

consists of 55,000 residents and this number is expected to grow to 120,000 upon completion of the development. By this time, it is hoped to be the prime of Seremban where community members can live, work and play in harmony," Lim shares.

The township is well established now with not only the mature residential zone, but also commercial, institutional, high-tech industrial, agricultural and leisure components. Moving forward, the master developer has plans to further enhance the livability of the township by developing malls, offices and a hospital.

"Currently, all the amenities, facilities and infrastructure are in place, such as our d'Tempat Country Club, d'Sora Boutique Business Hotel, Matrix Global Schools, national schools such as SMK Bandar Baru Sri Sendayan, SJK(C) Bandar Sri Sendayan and SJK(T) Bandar Sri Sendayan, X-Park, Green Park, Sendayan Mosque, surau, Indian temple, Sikh temple, church, banks, fast food outlets, as well as a proposed shopping mall which is in the planning stage," he offers.



Lim: We are committed in crafting this township to be a self-sustaining township.

The success of Bandar Sri Sendayan is largely attributed to the great connectivity, where the residents can easily access major highways, including North-South Highway and Seremban-Port Dickson Highway.

To be added in the list soon is the upcoming KLIA Linkage, which will ultimately be connected to Klang Valley and Kuala Lumpur and is accessible to other commercial and retail hubs in the vicinity.

"We are committed in crafting this township to be self-sustaining, a township that is designed so that residents need not leave the safety of home grounds for any necessities, even during this pandemic time," Lim notes.

## Matrix Homemade Plan

The infectious coronavirus has no doubt caused an economic downturn and dampened homebuyers' sentiment. Under such a situation, Matrix Concepts have introduced the Matrix Homemade Plan.

"By leveraging the government stimulus packages, low interest rates and plenty of rebates and promotions, Matrix Homemade Plan is introduced

to bring assurance and assist our potential customers to own their very first dream home," Lim says.

Under the Matrix Homemade Plan campaign, which will be ending on Dec 31, 2020, purchasers of Crisantha get to enjoy an instalment subsidy for up to nine months, stamp duty exemption, complimentary d'Tempat Country Club membership, complimentary one-year broadband internet service, referral awards, 5% enrolment discount for Matrix Global Schools, all with just a RM1,000 booking fee to secure a unit in Crisantha.

"The movement control order during this Covid-19 pandemic makes people understand that a house is where they take shelter, and having a roof over our heads is a necessity. Hence, people are still looking for good deals in the market even during the economic downturn.

"We continue to see demand for affordably priced landed properties in our self-sustaining township of Bandar Sri Sendayan and this demonstrates that there is considerable demand for new homes in Seremban.

"We believe the growth of the property market in Bandar Sri Sendayan depends on two things: buyer demand and financing ability, and in all the launches, buyer demand is constant because we offer affordable properties and offering homes with community-centric features, such as lush greenery, recreational parks, and other facilities," Lim concludes.

**CLICK HERE**  
for more information on  
**Crisantha and Matrix  
Homemade Plan,**  
or contact Matrix Concepts  
at 1800 88 2688.



Crisantha features modern façade and architecture.



The exclusive park for Crisantha's residents.



COVER STORY



Bandar Sri Sendayan has been gaining traction since the development was launched in 2004.

# Brewing potential in SEREMBAN



BY RACHEL CHEW

**B**elieve it or not, barbecue crab, baked meat buns (*siew pau*) and beef noodles are the reasons many Klang Valley folks flock to Seremban for brief visits. Yet, Seremban offers much more than a quick fix for food cravings.

In recent years especially, enhanced connectivity has shortened the distance between major business hubs in the Klang Valley and Seremban. In fact, you could arrive at the Kuala Lumpur city centre from Seremban quicker than from within Selangor! Although located about 65km away from the heart of the country's capital, Seremban is just about an hour's drive via the North-South Expressway.

Still, the clear icing on the cake is Seremban's liveability complemented with affordably-priced homes.

"It is true. Seremban, located just south of Greater Kuala Lumpur, has witnessed rapid development in recent years, fueled by rising demand from especially homebuyers from Kuala Lumpur," PA International Property Consultants Sdn Bhd associate director of Seremban branch office Ong Hai Chuan observes.

Compared to the Klang Valley, homes in Seremban are priced more affordably and therefore deemed as good buys, Ong tells EdgeProp.my.

The price factor aside, homebuyers from outside Negeri Sembilan favour Seremban for its location and matured infrastructure, he notes.

"Seremban is strategically close to KLIA and KLIA 2. Good and easy accessibility is provided by, for example, the PLUS Highway with its five interchanges at Seremban; KESAS Highway with four interchanges as well as the Seremban KTM railway.

"In addition, the upcoming High Speed Rail (HSR) linking KL to Singapore would stop at Seremban or the nearby Labu," Ong notes.

Henry Butcher Malaysia (Negeri Sembilan) Sdn Bhd director Siew Weng Hong concurs that the newly-declared city has ample plots suitable for township development. This offers a good fundamental for the Negeri Sembilan state capital, which gained city status in January 2020, to transform into a new liveable city.

The price point is especially attractive given both the rapid development of Seremban itself and the fact that it is one of the closest second tier cities to KL, adds Siew.

"Places like Kajang and Sungai Besi in the Klang Valley are less than an hour's drive away but the property prices there and in Seremban are so significantly different.

"For instance, for RM400,000, you could probably buy just a nice condominium in Kajang, but for the same amount of money, you could get a double-storey terraced house in a nice and established township in Seremban. This is why people who are looking for more spacious homes would consider Seremban," Siew explains.

**Table 1 - Capital appreciation of terraced houses and semidees in Seremban**

TYPE OF HOUSE	AVERAGE TRANSACTION PRICE IN 2000 (RM)	AVERAGE TRANSACTION PRICE IN 2020* (RM)	CAPITAL APPRECIATION (%)
Single-storey terraced	120,000	250,000	108
Two-storey terraced	250,000	400,000	60
Single-storey semidee	300,000	500,000	66
Two-storey semidee	400,000	600,000	50

## Good capital appreciations

How has the Seremban housing market fared in the Covid-19 pandemic?

"Healthy," Siew replies succinctly, adding that residential properties in Seremban are enjoying good capital appreciations.

A new double-storey terraced house in Seremban was selling at a price range of RM180,000 to RM220,000 ten years ago. Five years thereafter, during the property market's peak period, the price rose to the range of RM500,000 to RM600,000.

Although price growth has moderated following the general market trend, property prices in Seremban have remained stable.

"Now, in 2020, the newly-launched double-storey link houses have seen selling prices range between RM400,000 and RM450,000," he observes.

Siew does not see the lower-priced launches to mirror a dip in demand or value of properties in Seremban.

"Previously, there were some overpriced new developments which did not do well. The Covid-19 pandemic has led developers to rethink their strategies and review their product size, layout and pricing. The adjustment in supply has also led to improved sales performance," notes Siew.

"Just in September, some 90 new terraced homes priced from RM400,000 to RM500,000 were sold within days of their launch. The desire to own a house is still very strong and people understand that now is the good time to buy because the price is very reasonable and Seremban is a very matured place to grow a family," Siew adds.

Siew: The Covid-19 pandemic has helped adjust market supply and pricing.



HENRY BUTCHER

Seremban is a matured second tier city located in Negeri Sembilan.







Even during pandemic times, housing prices in Seremban remained stable.

← FROM PREVIOUS PAGE

# Not time yet for high-rise residential

**W**here are the property hot spots in Seremban? Nilai, Bandar Sri Sendayan, Seremban 2, Seremban 2 Heights and Bandar Ainsdale would be the picks of PA International Property Consultants' Ong Hai Chuan.

"Those hot spots are generally well-planned townships with housing, commercial, industrial and educational developments complete with other supporting amenities.

"Of the housing projects, terraced houses priced less than RM700,000 at good locations with good size and building specifications are the most sought after," Ong notes.

For instance, Bandar Sri Sendayan is one of the modern township developments in Seremban, which has been gaining traction

## Top five reasons to invest in Seremban

- Less than an hour's drive away from the Klang Valley
- More integrated township developments
- Affordable landed residential prices
- Strategic location with matured infrastructures
- Good transportation system and connectivity

since its first launch in 2004 by Matrix Concepts Holdings Bhd.

The 6,000-acre former Felda land has been transformed into a vibrant integrated township today where some 55,000 people call home.

It consists not only of residential, but also commercial, institutional, high-tech industrial, agricultural and leisure components, with plans for malls, offices and hospitals in the future, poised to be a self-sustainable township that caters for all the local and outstation buyers.

## More space at lower cost

Meanwhile, CBD Properties (Seremban) Sdn Bhd team manager Chong Ming Ming tells EdgeProp.my



Aeon is a popular retail destination among Seremban 2 residents.

CBD PROPERTIES (SEREMBAN)



Chong: No shine yet for high-rise homes in Seremban.

PA INTERNATIONAL PROPERTY CONSULTANTS



Ong: Terraced houses costing RM700,000 and less are the most popular.



Strategic location with matured infrastructures is one of the top five reasons to invest in Seremban.

that the luxury of spacious living in Seremban attracts city dwellers from the Klang Valley where land is scarce and therefore expensive.

"For RM500,000, you can only buy a mid-range condominium with two car parks and a tiny balcony in the fringe of Kuala Lumpur. Here in Seremban, for the same amount, you get to own a two-storey house in a gated-and-guarded community with amenities. This is one of the biggest selling points of Seremban homes.

"Most people look for a landed home in Seremban. Yes, there are young buyers who are looking at high-rise condominiums with facilities but I think high-rise is not the time to shine yet in Seremban," Chong opines.

While the local Seremban home-buying power is holding, developers still need to court buyers from elsewhere to make up the numbers.

"Buyers from those staying outside of Seremban is crucial to the success of a new launch. Unlike before, people are now receptive to KL-Seremban travelling," observes Chong.

Chong concedes that lifestyle is key with homeseekers these days and there is no denial that this is one area Seremban does not quite match up to what KL can offer.

"Seremban now boasts of amenities like a hypermarket, mall, international school and commercial hub. But if you like cafe or mall-hopping, Seremban has very limited choices compared to Kuala Lumpur. However, the distance between KL and Seremban is only an hour's drive apart.

"And Seremban will continue to be developed while property prices in Kuala Lumpur will continue to climb in the future," Chong concludes.





# Satisfy your hunger cravings in Seremban

Ask the Seremban-based property consultants and real estate agents about the city and they somehow inevitably launch into its hidden gastronomical delights!

Seremban is definitely more than just a haven for baked crabs, roast meat buns (*siew pau*) and beef noodles. Check out some of the other, less publicised treats that are in store.



## Restoran Selera Nogori

Negeri Sembilan is the centre of Minangkabau culture of Malaysia. Therefore, the traditional Minangkabau cuisine is something that should not be missed when visiting Seremban. Restoran Selera Nogori offers impressive selections of Minangkabau food and is always packed with diners before lunch time.

**Address:** 602 & 603, Jalan Haruan 4/8, Oakland Business Centre, 70300, Seremban  
**Business hours:** 7am to 5pm



## Restoran Asia Laksa

Although the curry noodle stall in Restoran Asia is just one of the stalls in the Chinese coffee shop called Restoran Asia, it has certainly overshadowed the rest as the coffee shop is widely known as "Restoran Asia Laksa" rather than its official name. A bowl of fragrant rich curry noodle here is highly recommended by the locals and worth every second of the 15 minutes' drive trip to Senawang, a suburb of Seremban.

**Address:** 341, Jalan Berlian, Taman Senawang Jaya, 70450, Seremban  
**Business hours:** 7:30am to 3pm



## Wong Fook Kopitiam

Wong Fook Kopitiam is a modernised Chinese coffee shop located in Seremban's old town. The Instagrammable nostalgic coffee shop offers various local delicacies such as toast and egg, sandwich, nasi lemak and steamed dim sum. However, their signature butter coffee and luncheon meat with egg sandwich is the most recommended breakfast pair.

**Address:** 118, Jalan Dato Bandar Tunggal, 70000, Seremban  
**Business hours:** 7:30am to 3pm



## Haji Shariff Cendol

Located in the heart of Seremban old town, Haji Shariff Cendol is where the locals will get their sugar fix especially on a hot day. From a humble roadside stall, the 85-year-old cendol shop has now expanded to a double-storey corner shophouse, and continues serving the most authentic Jawa cendol in town.

**Address:** 44, Jalan Yam Tuan, 70000, Seremban  
**Business hours:** 10:30am to 6pm





BY NATALIE KHOO

**B**enjamin Franklin once said that an investment in knowledge pays the best interest. Understanding the importance of education, Sunway Iskandar has included a Chinese government school in its 1,800-acre township development.

Dubbed SJKC Cheah Fah, the school will be built on 5.1 acres of land. It comprises two academic blocks (Block A and B), one administration block, one canteen block, one block of multi-purpose hall and a proposed swimming pool. The school has a total of 24 classrooms with learning amenities and facilities such as science lab, computer lab, arts room, life skills workshop, football field and indoor badminton and basketball courts.

Sunway Iskandar CEO Gerard Soosay said that compared to the surrounding schools in the vicinity, the school which is slated for completion in January 2022 features a fully covered, high roof, open space concourse located at the heart of the school and is connected to all blocks via covered corridors.

"On top of that, the proposed swimming pool also will make it one of the very few government schools in Malaysia to be equipped with a swimming pool," said Soosay.

He shared that Sunway Group founder and chairman Tan Sri Dr Jeffrey Cheah AO is a strong advocate of "education providing the optimum route out of poverty".

"Hence, the first development the group undertook in our township was Sunway International School (SIS) which offers Canadian (Ontario) School Curriculum from kindergarten to Grade 10 as

**"Compared to the surrounding schools in the vicinity, the school which is slated for completion in January 2022 is linked via covered corridors which leads and centralises to the heart of the school - a fully covered, high roof, open space concourse."**  
- Soosay



well as the International Baccalaureate Diploma Programme (IBDP).

The international school which started back in 2017 had only 180 students then. Today, they have some 500 students, with an expansion plan to increase classroom capacity by 2021," he shared.

### A wholesome community

The township offers not only education elements to its homebuyers, but also entertainment, recreation and leisure amenities for the community such as the Sunway Emerald Lake, Sunway International School, X Park Sunway Iskandar, Sunway Big Box Retail Park and Sunway Big Box Hotel.

"The township has easy accessibility via major highways and is well-connected. It is only 5km away from Singapore via Coastal Highway Southern Link (CHSL) which was completed in 2017. We have also partnered with Causeway Link to provide bus services from Johor to Singapore, SoCar, free Iskandar Puteri shuttle bus services, etc," Soosay highlighted.

Safety and security are the developer's most important priority, hence security personnel and auxiliary police are placed around the township to create a protected environment for the community.

"All our specialised and armed auxiliary police personnel will be conducting 24-hour patrols around the development's vicinity to ensure the safety and security of residents," said Soosay.

Meanwhile, he also emphasised the importance of the sustainability element in Sunway Iskandar, as the developer believes that the art of building a township entails a balancing mastery between development and nature, where human needs are satisfied at minimal expense of the environment.

"Our 1,800-acre development site lies on the riverine of the Pendas River and overlooks the Straits of Johor. With more than RM30 billion in gross development value, Sunway Iskandar is one of the first



# Education amenities key in a township



The Sunway International School (SIS) which offers Canadian (Ontario) School Curriculum to kindergartners all the way to Grade 10 as well as the International Baccalaureate Diploma Programme (IBDP) is currently housing 500 students, with an expansion plan to increase classroom capacity by 2021.



SJKC Cheah Fah has a total of 24 class rooms with learning amenities and facilities such as science lab, computer lab, arts room, life skills workshop, indoor badminton and basketball courts and a football field.

townships to be awarded the GBI Silver Rating in Johor.

"Sunway Iskandar is expected to have a population of 140,000 once the development is completed. Thus, we encourage our communities to live every dream, learn without limits, have work-life balance, and play beyond imagination in a safe, healthy and connected environment. Since the township's inception in 2014, we have been organising many annual community events such as World Environment Day, Sunway Iskandar Viper Challenge, Sunway Iskandar Night Marathon, Movie Night, and Unicorn Fun Run and recently the Sunway Iskandar Virtual Plank Challenge," Soosay added.

### Bigger and better

Sunway Iskandar has got expansive plans ahead of them. Come next year, be prepared for the completion of its Sunway GRID Residence and opening of its first Sunway Big Box Hotel and Starbucks Drive-thru.

"For those who are looking to live in Sunway Iskandar, look out for our latest residential DUO living landed homes dubbed the Sunway Maple Residence set to launch next year. We will also be focusing on eco-tourism initiatives such as solar and farm, XPARK Sunway Iskandar expansion for motorsport and a Global Learning village," Soosay said.



## FEATURE



# EdgeProp.my Dream Homes



S11 House is Malaysia's first Green Building Index (GBI) Platinum-rated building and Tan's family home.

PICTURES BY LOW YEN YING | EdgeProp.my AND COURTESY OF DR TAN LOKE MUN

## Living in a green machine



**CLICK**  
to join  
**EdgeProp.my**  
on a tour of  
the dream  
**S11 House**



The large frangipani trees which were part of the original structure of the site shades the home from sunlight and keeps the home cool.

BY NATALIE KHOO

An award-winning architect and a past president of the Malaysian Institute of Architects (PAM), Dr Tan Loke Mun is a living testimony of green and sustainable living.

S11 House is Malaysia's first Green Building Index (GBI) Platinum-rated building, which is the highest GBI rating level. The GBI was introduced back in 2009 to promote sustainable building practice. Incidentally, Tan was also one of the driving forces and initiators behind this effort.

Though completed a decade ago in 2010, the S11 House is still a work-in-progress at the 3-storey building perched atop slightly elevated grounds at a quiet cul-de-sac.

Although the site sits a green tropical house today, it wasn't always the case. Erected on the site previously was an old bungalow, which over the course of time had become dilapidated and run-down. That was in the past as it is now a stunning, sustainable and functional home to Tan's family of four plus two dogs — Toffee and Silky, koi fishes and chickens.

One would be immediately

greeted with the expansive garden and pool, with large frangipani trees towering and shading the home. Of the many trees there, five had actually been carefully preserved from the original site by Tan. In fact, they were the main reason which drew Tan to purchase the plot of land — because he says the leafy trunks were very rare sightings then. The ground floor reaches out to the garden in the front, with the flora and fauna enveloping a swimming pool. Over at the opposite side of the house sits a koi pond.

The design not only promotes cross ventilation but evaporative cooling too by the Venturi effect — one of the many eco-friendly features that are accorded centre stage at S11. Other distinct features one would notice is the black-water treatment, wind turbines, roof extract fans, daylight tubes and insulated roof.

The founding director of ArchiCentre and DTLM Design Group, who designed the award-winning S11 House, shares with EdgeProp.my on why green living will never go out of style even after decades, and why a home should have a soul too — to be nurtured to become a thriving entity that gives life to the home.

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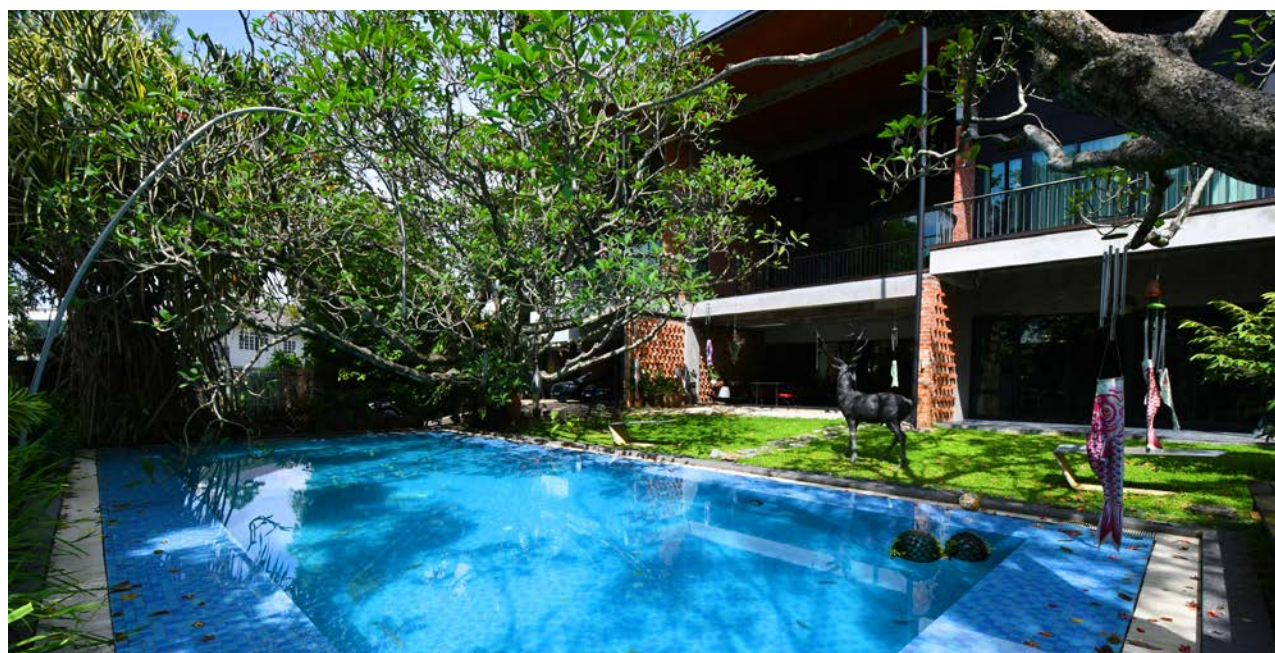


# EdgeProp.my Dream Homes



PICTURES BY LOW YEN YEING | [EdgeProp.my](https://www.edgeprop.my)  
AND COURTESY OF DR TAN LOKE MUN

The core of the home is the double-height family room at the first floor, with seven metre high sliding glass doors opening overlooking a generous view of the garden in front is Tan's favourite part of the house.



The pool at the garden is where the family enjoy hosting their friends over.



Tan and his son Matthew with Toffee, one of the household's beloved family pet.

← FROM PREVIOUS PAGE

## Ten years on – the home is still a work-in-progress

Earlier this year, Tan added 20kWp of solar PV onto the roof to complement the 5kWp that he had installed in 2010. The house is now essentially a Net Zero Energy house where the solar panels generate as much electricity as needed. He is now looking into incorporating battery storage technology to take the house to the next level of self-sufficiency and future-proofing.

"Ten years ago, when I built this house, I put in 5kWp of solar PV on the roof. That time, the cost of 1kWp was about RM25,000 with payback of about 40 years. But with the government incentive and grant through the Suria scheme, we managed to reduce it to about 12 years. In February this year, I added 20kWp of solar PV and this is the new installation. Now, 1kWp only costs me RM4,000 — the price has come down tremendously. Basically, with 25kWp of solar PV on my roof, I can generate enough electricity to power the entire house. I don't need any more electricity from TNB (Tenaga Nasional Berhad) or the power company," he tells [EdgeProp.my](https://www.edgeprop.my).

A distinct feature of the house is how there are pieces of art and decor of different subjects in place. While there isn't one word to exactly describe the theme of the house, perhaps the best way to call it would be an eclectic home. Tan is a strong believer in recycling, reuse and repurposing.

"Over the years I've collected quite a lot of artefacts. Generally the criteria I use for the artefact that I collect is that it must be functional, beautifully made and it gives me pleasure. That is the criteria when it comes to art and craftwork and artefacts that I've collected throughout the years. When you put them all together, this may not relate to that. But when it comes together, it is like a museum, it is curated. It is eclectic but it all comes together beautifully," he elaborates.

Old materials from the previous demolished old house were not wasted. For instance, one would notice the old clay bricks which had been cleaned and re-used for feature walls and old crushed concrete roof tiles for gravel fill. Timber wood and steel were salvaged and given new lives in Tan's home.

CONTINUES NEXT PAGE →



DR TAN LOKE MUN

Earlier this year, Tan added 20kWp of solar PV onto the roof to complement the 5kWp that he had installed in 2010.





[EdgeProp.my](#)  
Dream *Homes*



The home uses recycled steel for its staircases.

← FROM PREVIOUS PAGE

# A cool resort home

Tan says that in just a blink of an eye, they have been in this house for 10 years now.

“We moved in in 2010 and now it is 2020. This has been a very unusual year because of the Covid-19. In the early part of Covid-19, we were stuck in the house for a few months and we were so glad that it is a cool house, has incredible facilities and set in a resort-type of planning. We sort of enjoyed that moment in time where the whole family was together, cooped up in a very resort-style of setting,” he shares.

The S11 House has a clear north-south orientation for all its openings and windows. Meanwhile, the east and west walls are coated in heat reflecting paint in camouflage motif and left void of significant glazed openings. Shaded by a wire netting screen wall of fruit and vegetable climbers, these would help to reduce much of the heat gain through the east and west walls.

Tan’s son, Matthew who joined us for the interview, says the core of the house – the double-height family room at the first floor, with seven-metre high sliding glass doors opening

to a generous view of the garden in front, is his favourite part of the house.

“As a kid growing up, it was where we spent most of our time with families and time playing games. As we grew up, it started to change its purpose. It is encompassed within trees, and it has such a big space that you feel like it is your private sanctuary. I guess I made most of my memories here, especially as this is a living room as well and that is the purpose of a living room,” Matthew shares in delight.

He says that he also brings in quite a lot of friends to the house because it is just a nice place to hang out and they enjoy coming over.

“What surprises me is that they remind me

over and over of how interesting this place is. Because I’ve lived here for so many years, it has become more of a [normal] home rather than something crazy.

“When people come over, different people have different reactions. Some of them are more calm and composed and we just talk and they ask me questions, but others will come in and pull out their phones and start recording. They start asking: ‘What is this place? Is this a home or what?’ It is interesting to see how different people react to it and also it always gives me a reminder of what kind of home I am living in,” Matthew relates.

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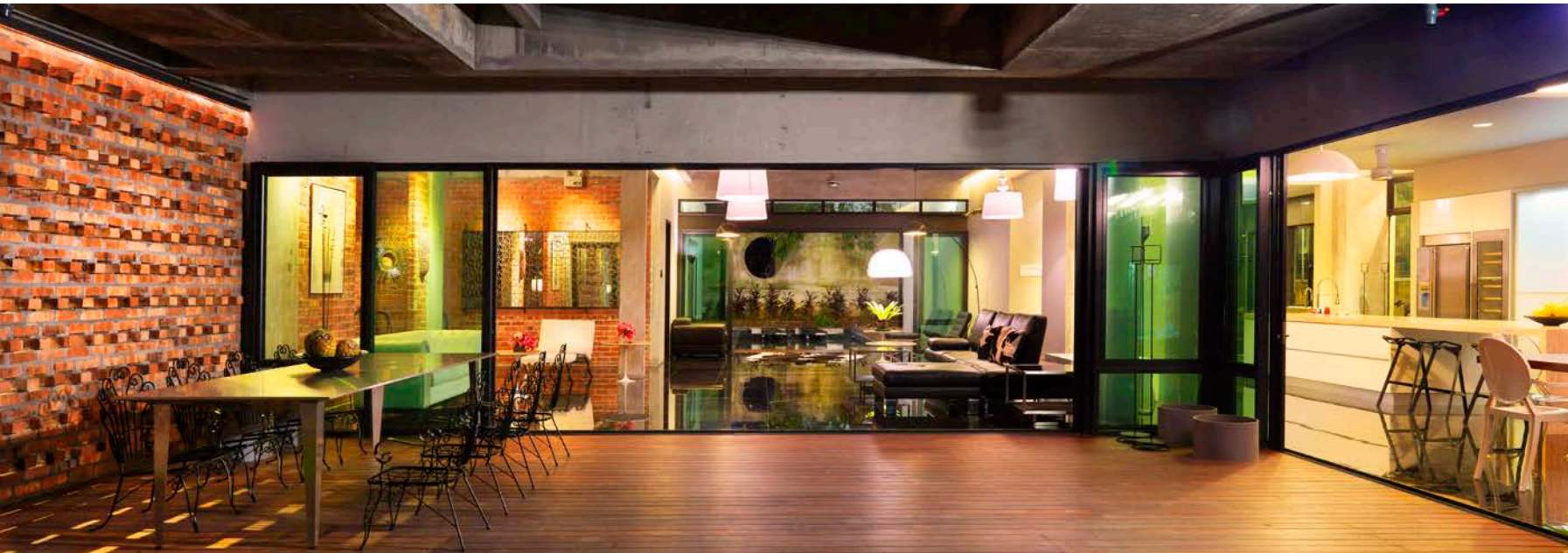
Oculus skylight which also acts as a sun dial over the fish pond.

PICTURES BY LOW YEN YEING | [EdgeProp.my](#)  
AND COURTESY OF DR TAN LOKE MUN



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the dream  
S11 House

The garden area at the S11 House. The house has an open concept, making it a perfect venue to host family and friends.





## FEATURE



# EdgeProp.my Dream Homes

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## A home must have a soul

Tan says that a green building can be very technical with the different jargons being thrown around, often putting people off. To put it simply, he says that it is about technology and new things that emerge that you should try to put into your house to make it more and more sustainable.

"People say that the house is like a machine that you are living in but a machine without a soul is just empty — it is emptiness. What I try to do is to transform this green machine that I constantly refine and tune and add things to it to make it perform better. But I try to put into it things that will make it into a comfortable home," Tan shares.

Because of Tan's passion for art and good craft, and when he sees some things that remind him of his younger days — things that are functional and well designed, he tends to collect them. On the third floor is where he dedicates the space for his art collections — from paintings to artefacts, all of which have got their reasons to be there.

"The house is something like a museum, where my brother who came from the US, [when] introducing this house to his daughter, said that this is the house of an architect, which is totally different because everything has a function and meaning.

"And in that sense it is what I have collected throughout the years. It brings that soul into the machine. While it is efficient and effective, it is still not hard and empty. It has a soul within it," Tan concludes.

One can only wonder how the home will continue to transform in the next 10 years to come.



PICTURES BY LOW YEN YEING | EdgeProp.my



Above: The family living room is where the Tans spend a lot of their time together.

Left: The 1m by 1m modular bookshelves are all made from recycled waste plywood off-cuts with low VOC coatings and water based glues. The modules are stackable and can be relocated with ease in the boot of a car.

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## FEATURE



# SHOPPING MALLS

## *dressing up to spread festive joy*

BY NATALIE KHOO

The Covid-19 pandemic has dampened the year as no one foresaw it coming. With lives and livelihoods of many suffering, it has been a tough year for most.

Nevertheless, as the year comes to an end and while another year lies ahead of us with new hope for better things to come, let us greet it with gratefulness that we are safe with our families and let us be kind to one another, lending a helping hand whenever and wherever we can.

Although there might be less festive spirit this year around, it also serves as a reminder to always treasure what we have and the ones we love while we can. Check out these six malls which continue to lift up the spirit of their visitors up with their amazing decors!



### Berjaya Times Square

A giant Christmas tree sets the mood with dazzling red and silver giant baubles floating in the air at Berjaya Times Square. Be dazzled with the ornaments being enveloped by dazzling lights!



**CLICK HERE**  
to view more photos in our gallery



### Fahrenheit 88 Mall

The mall dons a simple yet meaningful decoration to depict the theme of "Joy of Gifting" with ornaments wrapped in gift boxes arranged in the shape of a Christmas tree.



### KL East Mall

The mall has been transformed into a winter wonderland. Come and take in the crystalline wonder at their G1 Atrium floor to get some Instagram-worthy shots. Find a full blast of Winter Joy with reindeers, owls and Christmas trees all on parade.





FEATURE



PICTURES BY LOW YEN YEING | EdgeProp.my



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**Pavilion KL**

It's time to create some new memories this Christmas! As always, the mall's decorations never fail to bring a smile to all visitors with their impressive effort to bring out the season's joy.

The mall is also one of the few selected locations to feature the Dior Tree of Life during this festive season alongside Tokyo and Taipei. Watch the Dior Christmas Tree as it illuminates during the night at the Main Entrance, Level 3 – a must-see!



**IOI City Mall**

Check out these "sweet" decorations as IOI City Mall takes on the theme of Jolly Lolly Christmas this year. Do not forget to visit its room of colours dazzling with red and silver giant baubles floating in the air at the centre court of the mall.



**Sunway Velocity Mall**

You will spot a giant Christmas tree filled with toys at the Main Atrium of the mall which is the main highlight this year. The mall hopes to assist three small local businesses which are run by single-parent families to spread some festive cheer.

**EdgeProp.my**  
wishes you a safe  
and joyful  
Christmas and  
New Year!





## SPOTLIGHT



Commercial



Residential



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## Properties for sale and rent

**RM330,000**

**Delta Heights, Kota Kinabalu, Sabah**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 830 sq ft **Bedroom:** 2 **Bathroom:** 1

**Abby Tan** (REN 20757)

IQI REALTY SDN BHD (E (I) 1584/9)  
☎ +6017 261 6216

**RM340,000**

**Aspire Residence, Cyberjaya, Selangor**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 900 sq ft **Bedroom:** 3 **Bathroom:** 2

**Aizat Ghazali** (REN 41528)

HUNT PROPERTIES (BANGI) Sdn BHD (E (I) 1498/3)  
☎ +6013 298 8738

**RM450,000**

**Taman Desaria, Nilai, Negeri Sembilan**

**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 1,251 sq ft **Land size:** 3,638 sq ft  
**Bedroom:** 3 **Bathroom:** 3

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

ORIENTAL REAL ESTATE (E (I) 15013)  
☎ +6011 626 85602

**RM2,690,000**

**Sunway Vivaldi, Sri Hartamas, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 3,466 sq ft **Bedroom:** 4  
**Bathroom:** 5

**Azreen Bin Khalid** (REN 40873)

NILAI HARTA CONSULTANT SDN BHD (VE (I) 0134/2)  
☎ +60112 814 5900

**RM2,200/mth**

**Publika, Solaris Dutamas, Kuala Lumpur**

**Type:** Office **Tenure:** Freehold  
**Built-up:** 513 sq ft

**Bernard Lau** (REN 46114)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD  
(E (I) 0452/8) ☎ +6012 689 2399

**RM1,780,000**

**Kemuning Utama Permai, Shah Alam, Selangor**

**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 3,900 sq ft **Land size:** 4,000 sq ft  
**Bedroom:** 6 **Bathroom:** 6

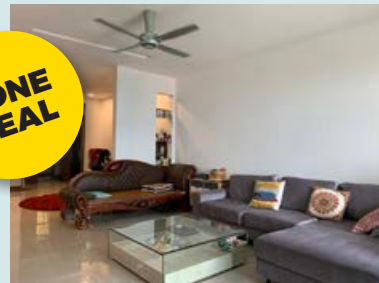
**Chris Chiam** (REN 27288)

REAPFIELD PROPERTIES (SJ) SDN BHD  
(E (I) 0452/2) ☎ +6019 317 7060

**SOLD FOR****RM1.175 mil** (RM704 psf)

**Condo unit at Mont Kiara Aman, Mont'Kiara, Kuala Lumpur**

**Concluded by: Carol Tong** (REN 34423)  
of Kith and Kin Realty Sdn Bhd  
(+6014 683 2968) **When:** September 2020

**DONE DEAL****Noteworthy**

- Freehold
- Built-up: 1,668 sq ft
- 4 bedrooms; 3 bathrooms
- High floor with unblocked city view
- Facilities: BBQ area, gymnasium, swimming pool, nursery, park and garden, salon, sauna, squash court, tennis court and 24-hour security
- Amenities: shopping malls, grocery stores, shophouses, international school and medical centre

Developed by Sunrise (now known as UEM Sunrise), the 5.8-acre Mont Kiara Aman comprises two 32-storey towers housing 345 units. Built-up ranges from 1,600 sq ft to 2,648 sq ft for a standard unit and 4,300 sq ft for a penthouse unit.

Real estate negotiator of Kith and Kin Realty Sdn Bhd Carol Tong has recently co-brokered a unit here in Mont Kiara Aman for RM1.175 million or RM704 psf, which she said was a steal as the unit had just been fully refurbished and came with an unobstructed city view.

"The owner refurbished the whole unit a year before, including doing up all the plumbing works. However, he decided to let go of this unit at a reasonable price to move to a bigger house," Tong said.

After being put up to market, the well-maintained unit attracted an expat buyer within two weeks.

"The buyer, who had stayed

in the neighbourhood for years, was very happy with the condition of the unit. She offered to buy the unit immediately after the first viewing," she shared.

EdgeProp Research data showed 12 units changing hands in 2019 at an average transaction price of RM1.58 million or RM607 psf, while three units were sold so far in 2020 at an average price of RM1.74 million or RM643 psf.

As of Dec 10, 2020, EdgeProp.my has 14 units of Mont Kiara Aman listed for sale. The average asking price is RM1.52 million or RM681 psf. Meanwhile, 11 units were listed for rent at an average asking monthly rental of RM6,082 or RM2.84 psf.

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

**RM6,180,000**

**Sierramas, Sungai Buloh, Selangor**

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 7,304 sq ft **Land size:** 8,503 sq ft  
**Bedroom:** 6 **Bathroom:** 6

**Brian Tang** (PEA 2267)

IQI REALTY (E (I) 1584)  
☎ +6016 528 3313

**RM10,500,000**

**Kampung Cherating Lama, Balok, Pahang**

**Type:** Resort **Tenure:** Leasehold  
**Land size:** 4 acres

**Cicy Suciani** (REN 18507)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)  
☎ +6019 295 8985

**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

**RM705,000**

**Villa Crystal, 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

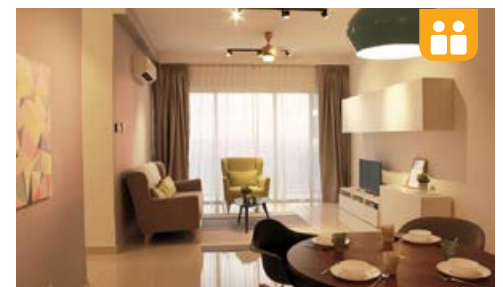
**RM8,500/mth**

**Taman Industri Bukit Badong, Ijok, Selangor**

**Type:** Factory **Tenure:** Freehold  
**Built-up:** 9,600 sq ft **Land size:** 13,600 sq ft

**Foong Boon Chin** (REN 24025)

MEGAHARTA REAL ESTATE SDN BHD (E (I) 1215)  
☎ +6012 692 2939

**RM838,000**

**Damansara Foresta, Bandar Sri Damansara, Selangor**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,468 sq ft **Bedroom:** 3 **Bathroom:** 3

**Harry Anwar** (REN 38290)

AZMI & CO ESTATE AGENCY SDN BHD (E 10553)  
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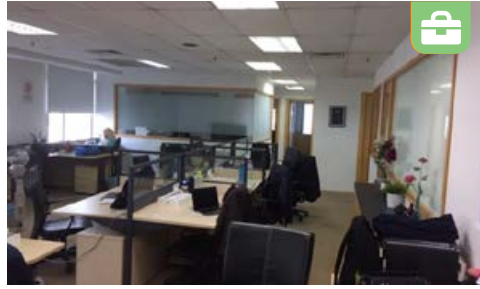
Residential

# Properties for sale and rent

Pro Agents, get your listings featured here! Email [support@edgeprop.my](mailto:support@edgeprop.my) or call 03-7733 9000**RM3,000,000****Jalan Kampung Attap, Kampung Attap, Kuala Lumpur****Type:** Office **Tenure:** Leasehold**Built-up:** 5,850 sq ft **Land size:** 2,314 sq ft**Hayati Husin** (REN 01018)

REAPFIELD PROPERTIES (KL) SDN BHD (E (I) 0452/1)

☎ +6019 359 6969

**RM10,800/mth****Plaza Sentral, KL Sentral, Kuala Lumpur****Type:** Office **Tenure:** Freehold**Built-up:** 2,200 sq ft**Henry Chin** (E1833)

PROPERTY EXPRESS (E (3) 1205)

☎ +6012 377 8306

**RM560,000****Jalan Hujan Gerimis, Taman OUG, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold**Built-up:** 808 sq ft **Bedroom:** 3 **Bathroom:** 2**Jackie Tan** (REN 15854)

PROPNEK REALTY SDN BHD (E (I) 1800)

☎ +6010 766 1068

**RM2,400,000****Uptown Residences, Petaling Jaya, Selangor****Type:** Condominium **Tenure:** Freehold**Built-up:** 2,207 sq ft **Bedroom:** 4 **Bathroom:** 5**James Yim** (REN 24129)

PROPERTY EXPRESS (E (3) 1205)

☎ +6012 687 4892

**RM1,600,000****Banyan Mont Kiara, Mont'Kiara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold**Built-up:** 2,318 sq ft **Bedroom:** 4 **Bathroom:** 5**Jelen Chong** (REN 22343)

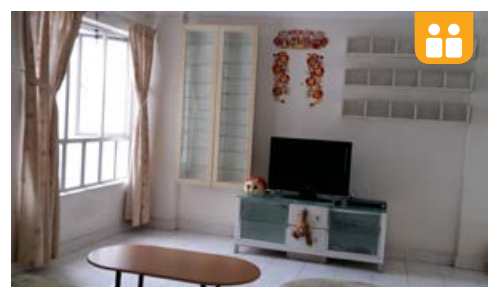
REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)

☎ +6012 246 9258

**RM2,000,000****Vistana Heights, Kota Kinabalu, Sabah****Type:** Semidee house **Tenure:** Leasehold**Built-up:** 3,286 sq ft **Land size:** 4,033 sq ft**Bedroom:** 4 **Bathroom:** 5**Jenny Wong** (REN 31278)

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

☎ +6019 881 3803

**RM1,800/mth****Casa Damansara 1, Petaling Jaya, Selangor****Type:** Condominium **Tenure:** Freehold**Built-up:** 852 sq ft **Bedroom:** 3 **Bathroom:** 2**Jimmy Lee** (REN 10744)

CITY CREST REALTORS (E (3) 1488)

☎ +6016 500 8660

**RM698,000****Taman Johor Jaya, Johor Bahru, Johor****Type:** Terraced house **Tenure:** Freehold**Built-up:** 2,700 sq ft **Land size:** 2,800 sq ft**Bedroom:** 3 **Bathroom:** 2**Kenneth Kwok** (REN 00632)

ROYCE PROPERTIES &amp; REAL ESTATE SDN BHD

(E (I) 1934) ☎ +6016 728 9868

**RM3,680,000****Taman Meringin, Kajang, Selangor****Type:** Bungalow **Tenure:** Freehold**Built-up:** 7,450 sq ft **Land size:** 7,753 sq ft**Bedroom:** 6 **Bathroom:** 6**Lue** (REN 18679)

HARTAMAS REAL ESTATE (MALAYSIA) SDN BHD

(E (I) 1439) ☎ +6014 626 4929

**RM660,000****Taman Tasik Prima, Puchong, Selangor****Type:** Terraced house **Tenure:** Leasehold**Built-up:** 2,395 sq ft **Land size:** NA**Bedroom:** 4 **Bathroom:** 4**Mancy Ho** (REN 18807)

TOTAL REALTY SDN BHD (E (I) 1572)

☎ +6012 627 5508

## RENTED FOR

**RM5,500** (RM2.98 psf)**Condo unit at The Potpourri, Ara Damansara, Selangor****Concluded by: Zilla Ahmad** (REN 18326)

of Oriental Real Estate Sdn Bhd

(+6012 790 1887) **When:** November 2020**DONE DEAL**

### Noteworthy

- Built-up: 1,848 sq ft
- Leasehold
- Low-floor unit
- Fully furnished
- 4 bedrooms; 5 bathrooms
- Facilities: Double-storey security centre, clubhouse, surau, exercise par course and seating, playground, mirage pools, Lanai water pavilion, yoga room, sky lounge with pool, etc.
- Amenities: Shopping malls, hypermarket, golf club, offices, banks, eateries, medical centre, schools and public transportation
- Easy accessibility via Jalan Lapangan Terbang Subang, New Klang Valley Expressway (NKVE) and Jalan PJU 1a/1

Developed by See Hoy Chan Sdn Bhd Group, The Potpourri comprises 743 units spread across eight 15-storey condominium blocks. Unit built-ups range from 525 sq ft to 2,440 sq ft.

Zilla Ahmad, the real estate negotiator from Oriental Real Estate's Subang Jaya SS15 Team who sealed the deal, said the tenant is an expat working at Setia Alam.

"He likes the furnishing of this unit and its size which is just perfect for his family," she said, adding that the unit is on the same level as the link bridge to Citta Mall, making it very convenient for the tenant to access the mall.

"The new tenant also likes the facilities in The Potpourri, especially the high-standard fully-equipped gym room with optional personal trainers," she shared.

Zilla revealed that the owner was worried that he might not be able to get a tenant during the conditional movement control order period, hence he didn't mind lowering the rental. Moreover, he was happy to secure an expat tenant.

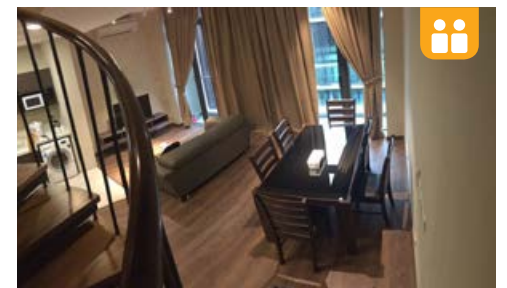
There were 18 rental listings recorded on EdgeProp.my's property portal as at Nov 9, 2020 with an average asking monthly rental of RM3,797 or RM3.18 psf. There were also 18 units seeking buyers, with an average asking price of RM1.18 million or RM924 psf.

According to data from EdgeProp Research, there was no sale transaction for units in The Potpourri as at Nov 9, 2020. In 2019, three units were sold at an average price of RM1.13 million or RM765 psf.

**RM1,250,000****SetiaWalk, Puchong, Selangor****Type:** Office **Tenure:** Freehold**Built-up:** 2,660 sq ft**Jenny Yong** (REN 16094)

PROPNEK REALTY SDN BHD (E (I) 1800)

☎ +6016 208 3348

**RM1,250,000****Riverson Soho, Kota Kinabalu, Sabah****Type:** Condominium **Tenure:** Leasehold**Built-up:** 1,299 sq ft **Bedroom:** 3 **Bathroom:** 3**Jenny Wong** (REN 31278)

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


☎ +6019 881 3803



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**RM3,700,000**

**Bukit Damansara, Kuala Lumpur**  
**Type:** Bungalow **Tenure:** NA  
**Built-up:** 3,700 sq ft **Land size:** 6,800 sq ft  
**Bedroom:** 4 **Bathroom:** NA

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



**RM5,300,000**

**Persiaran Burhanuddin Helmi, TTDI, Kuala Lumpur**  
**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 4,500 sq ft **Land size:** 4,100 sq ft  
**Bedroom:** 5 **Bathroom:** 5

**Naqi M Derus** (REN 34057)  
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
☎ +6012 256 2011



**RM1,700,000**

**Bungaraya Condominium, Shah Alam, Selangor**  
**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 2,980 sq ft **Bedroom:** 4  
**Bathroom:** 4

**Neoh Eng Kim** (REN 32881)  
TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)  
☎ +6016 208 6331



**RM660,000**

**Casa Indah 2, Tropicana, Selangor**  
**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,215 sq ft **Bedroom:** 2 **Bathroom:** 2

**Nicole Chang** (REN 09184)  
YIT SENG REALTY (E (3) 0303)  
☎ +6016 233 6662



**RM2,000,000**

**Tropical eVilla, Seri Kembangan, Selangor**  
**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 3,162 sq ft **Bedroom:** 5 **Bathroom:** 5

**Paul** (REN 45233)  
PROPnex REALTY SDN BHD (E (1) 1800)  
☎ +6017 873 7875



**RM515,000**

**Casa Green, Bukit Jalil, Kuala Lumpur**  
**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,003 sq ft **Bedroom:** 3  
**Bathroom:** 3

**Paul Lee** (REN 40805)  
FULL HOMES REALTY SDN BHD (E (1) 1501/8)  
☎ +6012 257 1627



**RM7,200/mth**

**Sunway Vivaldi, Sri Hartamas, Kuala Lumpur**  
**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 2,573 sq ft **Bedroom:** 4  
**Bathroom:** 4

**Shiyan Lim** (REN 04671)  
KITH AND KIN REALTY SDN BHD (E (1) 1933)  
☎ +6012 288 3436



**RM6,900,000**

**Bukit Bangsar, Bangsar, Kuala Lumpur**  
**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 23,500 sq ft **Land size:** 10,200 sq ft  
**Bedroom:** 10 **Bathroom:** 10

**Swiss Tan** (REN 15900)  
IQI REALTY SDN BHD (E (1) 1584/4)  
☎ +6013 228 8881



**RM1,420,000**

**Senawang Industrial Estate, Senawang, Negeri Sembilan**  
**Type:** Factory **Tenure:** Leasehold  
**Built-up:** 4,271 sq ft **Land size:** 3,045 sq ft  
**Bathroom:** 2

**Thean** (REN 02316)  
MIDAS PROPERTIES (E (3) 0677)  
☎ +6012 203 5517



**RM20,000,000**

**Jalan Macalister, Georgetown, Penang**  
**Type:** Shoplot **Tenure:** Freehold  
**Built-up:** 32,376 sq ft **Land size:** 18,377 sq ft

**Vinnie Yiw** (REN 40295)  
JLL PROPERTY SERVICES (MALAYSIA) SDN BHD (E (1) 1511)  
☎ +6016 220 6570



**RM3,267,000**

**Kampung Baru Subang, Sungai Buloh, Selangor**  
**Type:** Industrial land **Tenure:** Leasehold  
**Land size:** 43,560 sq ft

**William Tan Koon Leng** (PEA 1315)  
IQI REALTY SDN BHD (E (1) 1584/4)  
☎ +6014 313 1931



**RM100,000,000**

**Labuk Sugut, Sandakan, Sabah**  
**Type:** Agricultural land **Tenure:** NA  
**Land size:** 4206 acres

**William Tan Koon Leng** (PEA 1315)  
IQI REALTY SDN BHD (E (1) 1584/4)  
☎ +6014 313 1931



**RM18,800,000**

**Seksyen 16, Shah Alam, Selangor**  
**Type:** Factory **Tenure:** Leasehold  
**Built-up:** 57,741 sq ft **Land size:** 87,120 sq ft

**Yong Hao Sit** (REN 09622)  
REGIONAL REAL ESTATE (E (3) 1274)  
☎ +6012 690 8291



**RM18,500/mth**

**Taman Puchong Utama, Puchong, Selangor**  
**Type:** Factory **Tenure:** NA  
**Built-up:** 5,000 sq ft **Land size:** 12,000 sq ft

**Zac Lim** (REN 19685)  
HARTAMAS REAL ESTATE (M) SDN BHD (1439)  
☎ +6017 579 3815



**RM1,080,000**

**Sri Carcosa, Seremban, Negeri Sembilan**  
**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 3,200 sq ft **Land size:** 3,825 sq ft  
**Bedroom:** 6 **Bathroom:** 5

**Zhafri Aiman** (REN 38103)  
IQI REALTY SDN BHD (E (1) 1584)  
☎ +6012 396 3080



**RM530,000**

**Taman Desa Mewah, Semenyih, Selangor**  
**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,800 sq ft **Land size:** 2,250 sq ft  
**Bedroom:** 5 **Bathroom:** 3

**Zuraidah** (REN 17983)  
LEGACY REAL PROPERTY SDN BHD (E (1) 1925)  
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**PRO** REN 17983  
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PROPERTY SDN BHD  
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