

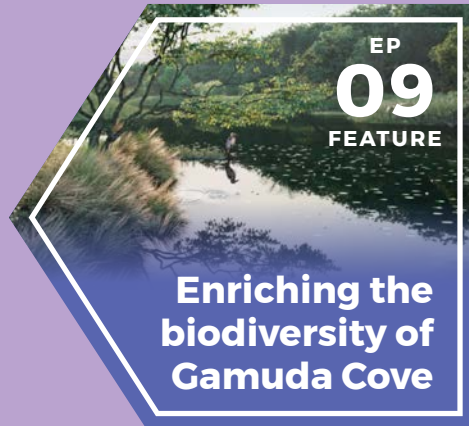
f Live

Tuesday,
9 Feb @8pm

EdgeProp.my presents

At Home
with **Eunice**

DETAILS INSIDE!



FIRE SALES

on the auction market?

With property buying sentiments staying sluggish, more and more investors are scouring foreclosure properties for bargains. What and where are these? Read on **Pages 6 to 8.**

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 presents

At Home with *Eunice*

Come explore creative ideas and new decor trends from the comfort of your home with Malaysia's **Eunice Teo** of *Crazy Rich Asians* fame!

At Home with Eunice is a brand new FB Live lifestyle show on the "How to..." of exciting and sustainable decor.

The six-part series by EdgeProp Malaysia kicks off on Feb 9 at 8pm. In 30 minutes, Eunice will show you how some CNY "must haves" can be cleverly transformed into decor pieces you would never imagine.

Not only this, you could be among the lucky ones to win Eunice's specially-crafted pieces.

So don't miss tuning in!

EUNICE TEO

is a member of the American Institute of Floral Designers (AIFD). She single-handedly curated all the floral arrangements you see in the worldwide blockbuster movie *Crazy Rich Asians*.

When

Tuesday,
9 Feb
@8pm

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Natalie Khoo,
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Malaysia's economy to worsen on muted private consumption

Malaysia's economic outlook is set to worsen this year with gross domestic product (GDP) growth in 2021 dipping to 10%, down from 11.5% projected earlier.

Fitch Solutions, the research arm of Fitch Group, cited "muted private consumption".

"Employment and wages are likely to once again come under intense pressure, this time with even less scope for fiscal support, given that government finances are already strained and close to the raised debt limit of 60% of GDP," it said.

It added that a decline in GDP growth will further negatively impact the number of available funds needed to strengthen Malaysia's healthcare system.

Govt to address structural issues in Budget 2022

The government has started working on Budget 2022 to address the country's structural issues while rolling out Budget 2021 to ensure the country's future measures are not only strategic, but also targeted, on-point and outcome-based, said Finance Minister Tengku Datuk Seri Zafrul Tengku Abdul Aziz.

Referring to Budget 2022 and the 12th Malaysia Plan (12MP), Tengku Zafrul said there are structural issues that cannot be solved overnight, requiring deeper consideration and longer-term planning.

The upcoming 12MP for the 2021-2025 period and Budget 2022 would address issues including human capital policies and the United Nation's Sustainable Development Goals.

5MY Programme to tackle urban poverty issues

Cost of living, sustenance and poverty eradication issues in the Federal Territories will be the government's main

focus through various approaches taken under the Urban Poverty Programme (5MY), Prime Minister Tan Sri Muhyiddin Yassin said.

In conjunction with Federal Territory Day, the PM has delivered his speech on the night of Jan 31 and unveiled the 5MY programme including MYJobs@Wilayah, MYGrocer@Wilayah, MYSchoolBus@Wilayah, MYMedic@Wilayah dan MYFood@Wilayah initiatives.

"I am aware of the difficulties faced by the people who are struggling to rebuild and continue their lives. The government is closely following the situation to ensure that assistance can be delivered to target groups," he said.



EU jobless rate rises to 7.5% in December

Around 16 million people in the European Union (EU), of whom over 13 million are in the eurozone, were unemployed in December last year – a month-on-month increase of 67,000 in the EU and 55,000 in the eurozone, reported Xinhua news agency.

Eurostat, the statistical office of the EU, on Monday said the unemployment rate in December stood at 7.5% in the EU and 8.3% in the eurozone, remaining largely stable compared with November, but up from 6.5% and 7.4% respectively in Dec 2019.

Compared with Dec 2019, the number of unemployed people rose by nearly two million in the EU and by 1.5 million in the eurozone.

According to Eurostat's figures, slightly more than three million young persons under the age of 25 were unemployed in the EU, of whom 2.6 million were in the eurozone.

Leadership transition for SP Setia

Choong (right) and Koe will helm SP Setia starting Oct 1 this year.



S P Setia Bhd CEO Datuk Khor Chap Jen and deputy president and COO Datuk Wong Tuck Wai will be retiring by the end of September 2021. The company has appointed Datuk Choong Kai Wai to succeed Khor and Datuk Koe Peng Kang to succeed Wong effective Oct 1, 2021.

In a media statement on Feb 2, SP Setia has announced the succession plan which is part of the company's leadership talent agenda, implemented based on the robust leadership discussions within the company.

Choong comes with more than 30 years of experience in the property and construction industry ranging from technical to business leadership roles. He holds a BSc (Hons) Mechanical Engineering from The City University London and is currently the Executive Vice President of S P Setia leading the Australian market.

Choong will be supported by Koe, who graduated with a BSc (Hons) Civil Engineering from the University of Leeds and completed his MSc in Construction Management from the University of Birmingham. He has been in S P Setia since 1997 and has been directly involved in the development of the Eco Series for the S P Setia Group.

More houses to be built this year for B40, M40



More than RM1 billion has been allocated to build houses for people from the B40 and M40 segments this year through the People's Housing Project (PPR), Rumah Mesra Rakyat (RMR) and Malaysia Civil Servants Housing Programme (PPAM), said Housing and Local Government Minister Datuk Zuraida Kamaruddin (pictured).



During the ministry's New Year's message ceremony which was streamed online on Feb 2, Zuraida said a total of RM500 million has been allocated to build 14,000 PPR units, RM315 million for 3,000 RMR units and RM310 million to build PPAM units this year.

PRIMA is targeting to construct 15,577 housing units this year, while Syarikat Perumahan Negara Bhd (SPNB) will complete 12 existing residential projects, comprising 4,380 units, besides planning to implement 11 more projects covering 7,407 housing units.

PICTURES BY LOW YEN YEING | EdgeProp.my

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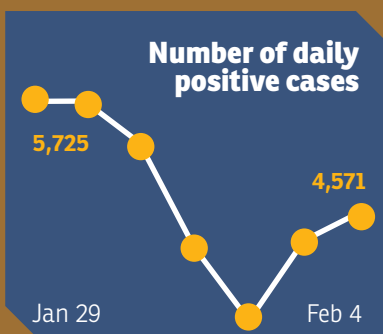


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MCO 2.0 extended again, no surprise

LOW YEN YEING | EdgeProp.my



It came as no surprise to most people when the government announced the extension of the movement control order (MCO), which was slated to end on Feb 4, for another two weeks until Feb 18.

That places all states under the MCO currently, except for Sarawak.

The announcement came in on Feb 2, after the country reported over 5,000 daily new cases for three days consecutively (from Jan 29-31). Although the daily new cases declined from Feb 1, they have still remained at worrying levels.

Meanwhile, the Ministry of Health (MoH) is prepared to implement the first phase of the National Immunisation Plan, once the Pfizer-BioNTech vaccines are in Malaysia on Feb 26, said Health Minister Datuk Seri Dr Adham Baba.

According to him, the vaccine delivery dry runs to Belaga Health Clinic in Sarawak on Jan 29 and Bintulu Hospital on Jan 30 went smoothly without any problem.

The World Trade Centre Kuala Lumpur (WTCKL) has offered its facilities and services as a vaccination centre to support the government in vaccinating 70% of the nation's population.

Even though the MCO has been extended, the government has allowed "all sectors of the economy to be reopened" with strict standard operating procedures to combat the Covid-19 pandemic.

HOTLINES



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

Tel: 03-8881 0200,
03-8881 0600
and 03-8881 0700
from 8.30am to 5pm daily

Or Email: cprc@moh.gov.my
For more information, go to CPRC Telegram channel at <https://t.me/cprckkm>
For queries on the Restricted Movement Control Order, call 03-8888 2010.

Sunway Property acquires land in Cheras

SUNWAY PROPERTY



Sunway Property has purchased a 3.34-acre freehold plot in Taman Mutiara, Cheras for RM42 million to develop new-normal lifestyle homes next year.

In a media statement on Feb 1, the property arm of Sunway Bhd said it has signed a sale and purchase agreement with CTM Development Sdn Bhd to acquire the land which is located close to its Sunway Velocity development.

Sunway Property managing director Sarena Cheah (pictured) said that the company plans to develop an exclusive residential development comprising just 255 units of townhouses and condominiums with slightly larger built-up areas to accommodate new-normal lifestyles.

The company targets to launch the project by the first half of 2022 and it is expected to be completed in 2026.



LOW YEN YEING | EdgeProp.my

Close to half of hoteliers seeing signs of recovery

Despite being badly hit by the Covid-19 pandemic, the majority of the hoteliers in Malaysia expect the situation to improve after the rollout of the mass vaccination programme as well as the opening up of travel restrictions, according to a survey by Knight Frank.

The Malaysian Hospitality Investment Intentions Survey, which was conducted in the fourth quarter of 2020 and launched on Feb 2, revealed 45% saw signs of recovery, 33% expected the sector to remain stagnant and 22% were taking a cautious approach and

anticipated further decline.

Knight Frank Malaysia executive director James Buckley said well-capitalised, shrewd investors are looking beyond the pandemic and see this as an opportunity to acquire prime hotel assets at more reasonable pricing.

He noted that prices for Malaysian hotels that trade will reflect a 10-30% discount from their pre-Covid values. The location factor is the most important key which respondents look at when investing in a hotel, followed by expected return or yield.

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Imagine living in a neighbourhood with a sustainable emphasis on wellness and an international blueprint in terms of connectivity. Unmatched in its prime location which is easily connected to an extensive network of highways including the Elite and MEX, PLUS and SKLIA. Proximity to Salak Tinggi Express Rail Link (ERL) and KLIA, klia2. Located in the heart of the new KLIA area, 5 mins away from Movenpick Hotel, educational institutions are within easy reach including Xiamen University, local primary and secondary schools, Multimedia University (MMU), Lim Kok Wing University of Creative Technology (LKWU), Brainy Bunch, Tenby International, etc International School and the Tanarata International Private Schools and others within 5km radius.

KLIA in Sepang is poised to be the latest multimodal transportation connectivity hub with a complete and sophisticated integrated air, road and rail network serving as a direct connection point to major regional economies. Brimming with convenience and connectivity. The new e-fulfilment hub, Cainiao Aeropolis eWTP hub, (formerly known as KLIA Aeropolis DFTZ Park) is part of a joint effort in strengthening the economic recovery of Malaysia, supporting increase in trade flow by enabling 72-hour delivery to the rest of the world. Long-term accommodation for the workforce in these regions will be attracted to Saujana KLIA and its vicinity.

Recreational pursuits are never far away either as at least six shopping malls are within easy driving reach.

Mitsui Outlet Park and Alamanda Shopping Mall are amongst the popular ones located nearby. Nature lovers will also be spoilt for choice with a host of natural wonders such as Farm In The City, Taman Saujana Hijau, Paya Indah Wetlands and Taman Botani Putrajaya nearby.

By virtue of its strategic location, it is conveniently and easily accessible to other parts of Sepang and its surrounding vicinity. Saujana KLIA is currently 100% occupied with a thriving matured community. Future recreation will comprise private recreation clubhouse providing swimming pool and gym.

Part of its growing community of like-minded residents include Zalina bte Zamani who loved the convenience of transportation, by using the Salak Tinggi ERL to commute from home in Saujana KLIA to her office at Damansara KL, next to the Taman Tun Dr Ismail MRT Station. On weekends, the shopping and wetlands are some of her favourite places to get-together with friends and family and to enjoy healthy lifestyles activities.

Loving couple Mohd Marzuki Ishak and Nor Salina Rani attest that living within the vicinity of KLIA



An aerial view of the Primrose Saujana KLIA township by Glomac.

Relishing the joys of being part of Saujana KLIA, Sepang's latest growth catalyst



Zalina commutes to work conveniently via ERL and LRT lines.



The entrance arch into Saujana KLIA.



Residents of Saujana KLIA: Marzuki and wife Salina with their daughter.



Sporting amenities within the Primrose Saujana KLIA township.

Saujana sees everyday living taking on a rosy hue tinged with healthy living in an environment bequeathed with lush, scenic greenery. Marzuki works as a microbiologist at Putrajaya, drops off his wife at the Salak Tinggi ERL station for her to continue her journey to KL Sentral in the city. From there, she e-hails a ride to Hospital KL where she works as a doctor. Ease of commute enable her to be back home in time to cook dinner for the family most days in the week. Their daughter, Sofea, attends school at Putrajaya and besides chilling with her family at the various malls during the weekends, she also attends piano lessons in Cyberjaya.

Saujana KLIA is developed by trusted award-winning developer Glomac, the brand associated with timely and quality delivery whose projects they believe will only tend to appreciate with time.

Glomac Berhad, having established their presence here since 2016, is now ready to open its latest double-storey terrace — PRIMROSE — in the Saujana KLIA township. Designed for middle

income homeowners, these 4 bed 3 bath houses with built up of 1,640 sq ft, are offered at an affordable RM498,800 upwards. The well-designed landed homes is part of something more than an average neighbourhood. Be part of a community of like-minded residents.

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Foreclosure properties: *It's a buyer's market*



BY NATALIE KHOO & RACHEL CHEW

With the Covid-19 pandemic affecting the income source of many property owners, have more assets been placed under the hammer? For home-seekers and investors, is the auction market now offering value-worthy picks?

A check with auction houses show that indeed, prices on the foreclosure market have slumped to as much as 30% to 40% below market value.

In the southern region, KGV International Property Consultants executive director Samuel Tan tells EdgeProp.my that there are some foreclosure properties that have undergone more than five rounds of auctions. For each outing, a property is priced 10% lower from the last reserve price.

"These are the fire sales happening in the south," Tan tells EdgeProp.my. "Conventionally in Malaysia, the reserve prices will be reduced by 10% each time it is re-auctioned. In a sense these are considered fire-sales, especially if they have gone through five rounds of reduction."

However, for those seeking landed residences, these stocks are proportionately low in the auction market. The majority of the foreclosure properties are mainly for serviced apartments with a large percentage of them priced below RM500,000. Other typical offerings in this market are commercial units such as retail lots and offices.

On other segments, Tan says there are not many shopoffices, factories or land plots for sale through auctions.

"We believe many of these properties had been sold in the private market even before they came under the hammer. Similarly, graded residential houses, especially landed, are not prevalent in the auction market," he adds.

As for good deals in the southern region, Tan, who specialises in the Johor market, wouldn't identify a specific good deal but would pick a category of properties.

"These would be properties at affordable reserve prices between RM200,000 and RM500,000 sited in choice locations and with good neighbourhoods. They could be high-rise or landed residences where the reserve prices have been adjusted downwards by 40% and more.

"Among locations that will fit the bill would be properties in Taman Bukit Indah, Austin Area, Permas Jaya, Taman Johor Jaya and Gelang Patah/Iskandar Puteri," reveals Tan.

CONTINUES NEXT PAGE →

Foreclosure properties in 2020 by region

Northern

Perlis, Kedah, Penang and Perak

Total cases:

5,768

Total value (RM, mil)

2,057

East Coast

Kelantan, Terengganu and Pahang

Total cases:

2,101

Total value (RM, mil)

906

East Malaysia

Sabah and Sarawak

Total cases:

1,619

Total value (RM, mil)

692

Central

Kuala Lumpur, Selangor, Putrajaya and Negeri Sembilan

Total cases:

14,163

Total value (RM, mil)

7,791

Southern

Johor and Melaka

Total cases:

3,890

Total value (RM, mil)

2,798

Foreclosure properties in 2020 by category

Residential

Total cases:

22,867

Total value (RM, mil)

8,480

Commercial

Total cases:

3,576

Total value (RM, mil)

2,855

Land plots

Total cases:

1,098

Total value (RM, mil)

2,910

*Data collated by AuctionGuru.com.my based on its listing information.

SOURCE: AUCTIONGURU.COM.MY

“

The amount of foreclosure properties in 2020 totalled 27,541 with an aggregate record reserve value of RM14.2 billion.”
— Chia



COVER STORY



← FROM PREVIOUS PAGE

Fewer than expected

When the Covid-19 outbreak and the implementation of the Movement Control Order (MCO) put a halt to almost all sectors, many have expected a hike-up in foreclosure properties. Surprisingly though, auctioneers and consultants say the number of new auction cases are in decline compared to previous years.

"Given the slump in the economy perpetuated by the Covid-19 pandemic, we were expecting a substantial spike in volume. However, this did not happen," Tan says.

AuctionGuru.com.my executive director Gary Chia and Property Auction House executive director Danny Loh share the same view.

The main reason for the lack of auction activities was due to the MCO from March 18 to May 12, 2020, which put a pause to auction transactions.

Another reason was the Bank Negara Malaysia's (BNM) automatic loan moratorium where all financial institutions offered a six-month deferment for all ringgit-denominated performing loans that had not been in arrears of more than 90 days as at April 1, including housing loans.

After the automatic moratorium ended in September, extended moratoriums were given for those who were still suffering financial woes due to the pandemic on a case-by-case basis.

Chia notes that the amount of foreclosure properties in 2020 totalled 27,541 with an aggregate record reserve value of RM14.2 billion.

"Nonetheless, the comparison between year 2020 and year 2019 showed a decline both in number of cases and value by an estimate of 33% and 39% respectively," he says.

Meanwhile, reviewing last year's property auction market performance, Loh sees a significant drop of about 30% in the number of cases being put up for auction.

"There were also many repeated auctions for the same property as the take-up rate was also slow," he adds.

This year, Loh does not expect a significant increase in the number of auction cases as banks continue to offer moratoriums for selected borrowers. However, if banks decide not to extend

Evolve from *physical to virtual*

Auctioneers say property auctions have been online years before the Covid-19 outbreak but the pandemic has accelerated the process.

AuctionGuru.com.my executive director Gary Chia says buyers nowadays are more internet savvy, and they do their own research.

Looking at the current rampant spread of the deadly coronavirus, KGV International Property Consultants executive director Samuel Tan reckons that virtual or online auction will be the way forward as this method could mitigate fears of infection.

"However, where physical auctions are held, strict standard operating procedures should be adopted. Only those registered with the auctions are permitted to access the auction halls for biddings," says Tan, adding that those who

are fearful of unnecessary exposure can also engage the services of agents to represent them in the auction biddings.

Property Auction House executive director Danny Loh recalls that during the Movement Control Order (MCO) period, there were no property auction transactions recorded at all. The market only saw some movements from the conditional MCO period onwards after the online auction system was established.

"The pandemic has accelerated the use of technology in the operation of auction houses. Many of them have embarked onto conducting online auctions and also engaging into social media in advertising their properties. They are also placing digital payments as deposits at auctions," Loh notes.

“This is a good opportunity to check out auctions. Before that, please check with your bankers on your loan qualification and also do your due diligence on the property you wish to buy.” — Loh



the moratoriums in the second half of this year, he anticipates the number of foreclosure properties to spike then.

"It will be a challenge to source for buyers and we understand that banks are stringent in granting loans. Also, with the prolonged pandemic, people may not want to carry long-term commitments; not to forget that in the primary market, there are also many unsold units with the developers," he shares.

However, it is a different case altogether with the buyer-occupiers. "This is a good opportunity to check out auctions. Before that, please check with your bankers on your loan qualification and also do your due diligence on the property you wish to buy," Loh advises.

Shifting investment interest to foreclosure properties

The current auction market may not be very active but potential buyers are keeping a lookout for bargains, thanks in part to the low-interest-rate environment.

Loh says lately he has received more enquiries from prospective buyers looking for bargains. "They

are considering shifting their fixed deposits to real estate. Some also see this as the best time to buy a dream property in a popular area," he says.

While landed homes and shop-houses in popular areas are much sought after, retail units and offices are not so hot.

"I have noticed that many retail units and office spaces put under the hammer have to endure several outings before they could be sold at as much as 40% discount from their original prices.

"Besides commercial properties, quite a number of apartments are also available at bargain prices. Many of them have been unoccupied and are quite new.

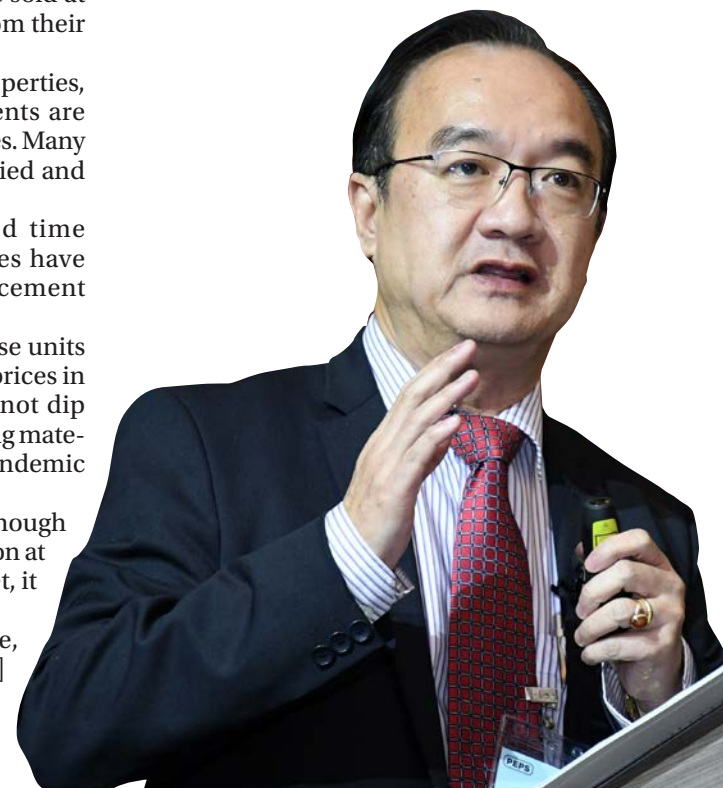
"Therefore, it is a good time to look at the units as prices have dropped below their replacement values," Loh adds.

Loh says what makes these units even more attractive is that prices in the primary market would not dip further due to spiking building materials and wage cost as the pandemic continues.

Meanwhile, Chia says although some properties are on auction at 25% to 30% below the market, it is still a buyer's market.

"The pricing is attractive, but it is advisable to buy [only] if you need it," he stresses.

“Given the slump in the economy perpetuated by the Covid-19 pandemic, we were expecting a substantial spike in volume. However, this did not happen.” — Tan





Auction property deals in www.EdgeProp.my



EdgeProp.my

Interested in auction properties? **Click here** for more good deals!

The Clover Homes @ Laman Semanggi, Semenyih, Selangor



Reserve price: RM313,500
Property type: Double-storey terraced house
Tenure: Leasehold
Land area (sq ft): 1,765
Built-up (sq ft): 1,170
Bedroom/bathroom: 4/3

Mutiara Homes, Mutiara Damansara, Selangor



Reserve price: RM2,952,000
Property type: Double-storey bungalow
Tenure: Freehold
Land area (sq ft): 5,995
Built-up (sq ft): NA
Bedroom/bathroom: NA

Cahaya SPK (Cahaya Heights), Shah Alam, Selangor

Reserve price: RM454,000
Property type: Three-storey terraced house
Tenure: Leasehold
Land area (sq ft): 1,421
Built-up (sq ft): NA
Bedroom/bathroom: 5/5



Lexus Suite, Bayan Lepas, Penang



Reserve price: RM552,000
Property type: Condominium with sea view
Tenure: Freehold
Built-up (sq ft): 968
Bedroom/bathroom: NA



Click on a listing to see more details

SouthKey Mosaic, Johor Bahru, Johor



Reserve price: RM426,465
Property type: Condominium
Tenure: Leasehold
Built-up (sq ft): 1,074
Bedroom/bathroom: 2/2

Molek Pine 4, Johor Bahru, Johor



Reserve price: RM627,000
Property type: Condominium
Tenure: Freehold
Built-up (sq ft): 1,700
Bedroom/bathroom: 3/3

Taman Pelangi Indah, Ulu Tiram, Johor



Reserve price: RM431,000
Property type: Double-storey terraced house
Tenure: Freehold
Land area (sq ft): 1,765
Built-up (sq ft): NA
Bedroom/bathroom: NA

Vilaris, Batu Uban, Penang



Reserve price: RM1,088,000
Property type: Three-storey terraced house
Tenure: Freehold
Land area (sq ft): 2,088
Built-up (sq ft): 3,736
Bedroom/bathroom: 4/5



Biodiversity audits found five near-threatened avian species, such as the chestnut-bellied malkoha.



The Forest Park's natural setting serve to enhance the biodiversity in the area.

Enriching the biodiversity of Gamuda Cove

Home seeker priorities are changing as Malaysia strives towards a new norm following the recent Covid-19 outbreak and resulting lockdowns. Chief among these is demand for outdoor spaces and a connection to nature.

However, Southern Klang Valley has seen its natural heritage impacted by years of urbanisation, leaving residents wanting when it comes to recreation in natural settings. Biodiversity loss has also been linked to increasing zoonotic risks, as well as the rise of new pandemics today.

Stepping in to address these issues, Gamuda Land, known for its track record in building sustainable townships in harmony with the surrounding environment, is set to enrich the biodiversity of the area with the Forest Park and Wetlands Arboretum at Gamuda Cove, initiated by Gamuda Parks.

A natural sanctuary designed to promote wildlife conservation, nature research and forest fitness for residents, the initiative underscores the developer's commitment to crafting places for its communities.

Sustainable principles for climate resilience

"We are designing the Wetlands Arboretum within the 90-acre Forest Park, drawing on the native knowledge of the *orang asli* community in Kuala Langat as well as the scientific research of arborists, to encourage collaborative efforts among environmentalists and the general public with the aim of fighting climate change and fostering education and biodiversity research. We have also established an indigenous nursery in Pulau Kempas, which has produced approximately 10,000 *Melicope lunu-ankenda* saplings to date for tree planting activities within the Kuala Langat Forest Reserve and the Forest Park with the Global Environment Centre since 2016. Our designs and plans are guided by group-wide and global efforts in these areas," said Khariza Binti Abd Khalid, Head of Landscape Architecture, Gamuda Land and Chief Operating Officer of Gamuda Parks.

Sited within Gamuda Cove and located adjacent to the Paya Indah Discovery Wetlands, the Forest Park, including the Wetlands Arboretum, will be home to more than 300 species of flora and fauna once completed. Gamuda Land will also introduce 100% native species and 1,000 trees with conservation importance, as classified by the International Union for Conservation of Nature (IUCN).

Restoration of these native species is vital to Gamuda Parks' biodiversity preservation efforts in the area, and will also mitigate floods through the creation of deep root structures to channel underground water. Meanwhile, the IUCN Red

List of Threatened Species was established in 1964 as the most comprehensive resource detailing the global conservation status of plant and animal species.

The Forest Park preserves 40% of existing secondary forest in collaboration with the Forest Reserve Institute Malaysia (FRIM), including 3,000 trees on site, in line with the developer's commitment to protect species with conservation importance. This initiative will also improve the Forest Park's ability to store large amounts of carbon. In addition, the wetlands will benefit from the planting of approximately 7,000 new trees. Gamuda Land will invest RM24 mil towards the initiative, with RM3.7 mil for tree-planting activities.

The Wetlands Arboretum, sited within the Forest Park, also underscores the role Gamuda Land has taken in safeguarding the wetlands to conserve the biodiversity of the natural site, while raising public awareness about the importance of wetlands as ecological features, providing food and habitat for fish and wildlife (including threatened and endangered species), water quality improvement, flood mitigation, shoreline erosion control, economically beneficial natural products for human use, and opportunities for recreation, education, and research.

Gamuda Cove residents can connect to nature in the Forest Park as well, with activities such as jogging, jungle trekking and bird-watching. As a wetlands sanctuary, the project also combats global warming through sequestration of environmental carbon and carbon-rich organic sediments.

A vision for Southern Klang Valley

The widening of water bodies and waterways within the Forest Park minimises impacts to the Paya Indah Discovery Wetlands by mitigating floods via the channeling of stormwater. Meanwhile, enhanced water features serve to draw avian species to the area, further enriching its biodiversity.

Meanwhile, the Wetlands Arboretum will catalyse economic growth in the area by creating green jobs and eco-tourism opportunities. In addition, its water features and natural setting enhance the well-being of surrounding communities, while promoting healthy interaction between them and the natural environment.

It is headed by Gamuda Parks, an initiative bringing holistic management and consistency to Gamuda Land's biodiversity enrichment, conservation, nature education, and township design and maintenance efforts across its portfolio. Gamuda



The Forest Park encourages forest fitness activities such as jogging and cycling.



"The Wetlands Arboretum is a national biodiversity asset, allowing us to bring nature's vibrancy back to Gamuda Cove." - Khariza

Parks works with industry advisors such as FRIM and Alam Sekitar Malaysia (ASMA) to sustain the developer's 25-year legacy in natural landscaping.

The creation of Gamuda Cove's Forest Park and Wetlands Arboretum is aligned with the Gamuda group's aspiration to support the United Nations' Sustainable Development Goals (UNSDG), particularly UNSDG 13, governing the urgent need for nations to take climate action.

Listening to the land

As part of its biodiversity rehabilitation efforts, Gamuda Land has to date audited six of its townships to establish a baseline for biodiversity and benchmark subsequent growth. Insights from these studies are used to foster vibrant ecosystems within Gamuda Land developments.

"Designed to include an arboretum, which means 'living tree museum,' our Forest Park facility is a national biodiversity asset. Here, we can propagate rare gene seeds of tree species with conservation importance, working with the *orang asli* community, while nurturing tree specimens for study, transport and planting, as we support the Ministry of Energy and Natural Resources (KeTSA) in its campaign to plant 100 million trees nationwide by 2025," said Khariza.

Gamuda Parks envisions the project to serve as a basecamp for seed and tree storage as well as recycling of organic, garden and general waste, while offering on-ground research and collaboration opportunities for conservationists and others keen to study and explore its natural treasures.

The Wetlands Arboretum is planned in two phases, with the first phase projected for completion by end-2021.



Gamuda Cove residents and visitors can get close to nature at the Forest Park.



Not feeling the festive mood? DIY some CNY decors!

BY CHELSEA J. LIM

Chinese New Year (CNY) is just around the corner as we enter the second month of 2021. However, with the Covid-19 pandemic yet to be fully controlled, most of us will be doing our parts to keep the coronavirus in check by avoiding big gatherings and visitations.

On the brighter side, being able to stay at home also means greater opportunities to unleash the creative spirit within us and discover some DIY crafts. Doing them together as a family is a great way for bonding too.

Let us prompt you with a few ideas to homemake some CNY decors the inexpensive way — all from things readily available at home, thereby saving us the hassle of a trip to the store.

The Christmas gift wrappers don't have to wait till year-end for reuse, especially the red ones; or all the ang pow packets which are too many to keep but too beautiful to throw. Bring out the Christmas lights too, but to match the Lunar New Year theme, just switch them to yellow-only sparkles. With that, here are some of the paper decoration patterns for us to explore.



Interested to know more? Click to view the instructional video.



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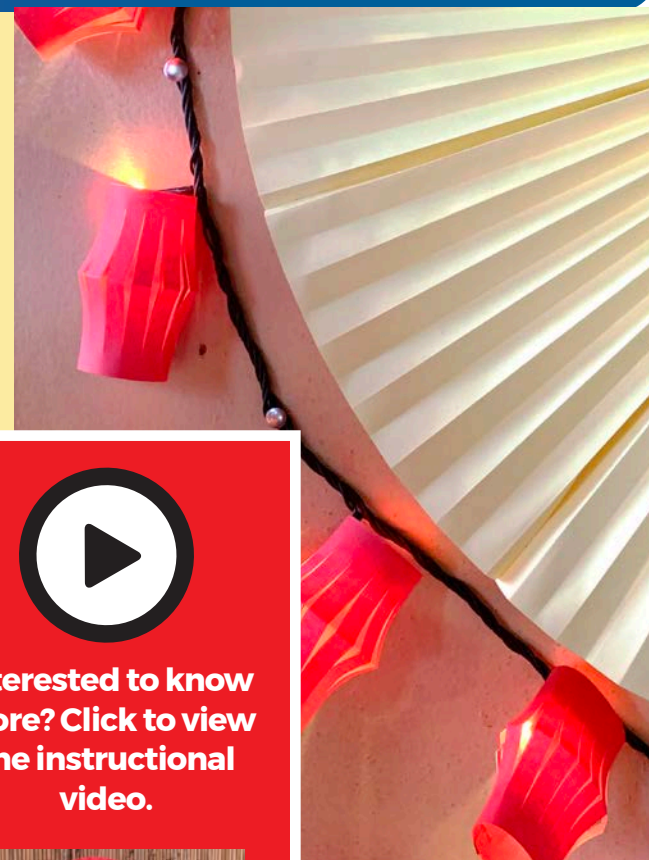
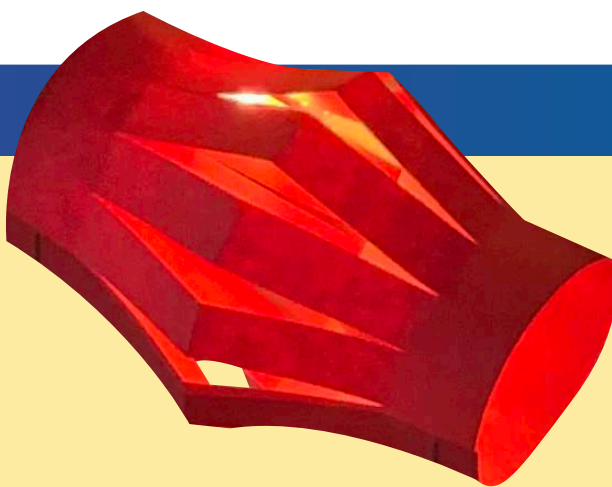


FEATURE

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Mini lanterns

The mini lanterns are the easiest as it only takes five minutes to make one. This might have been among the first crafts we learn in our primary schools, but they are worth revisiting. Elevate it with some twinkling lights to frame our flower fans and we will get a brilliant CNY conversation piece.



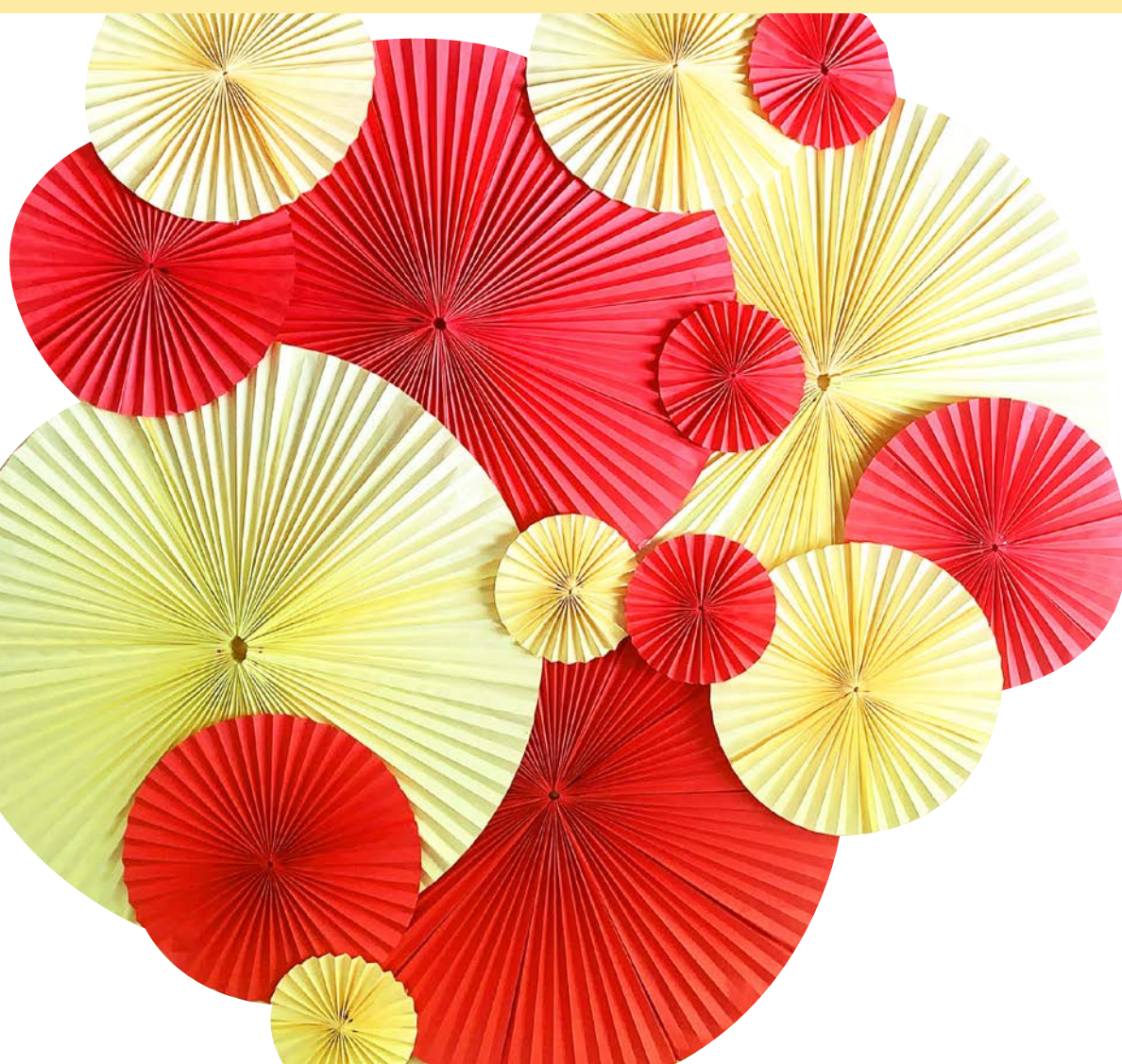
Interested to know more? [Click to view the instructional video.](#)



Fan-like paper flowers

To make this one stand out, the trick is in the colour combination. Alternating the pieces with contrasting hues, as shown in the video, will give us a vibrant festive spread.

This decor will lift your plain wall to another level and will definitely offer a fabulous backdrop for some memorable family shots or a Zoom gathering with your loved ones. Each flower takes around 15 to 20 minutes.



Cherry blossoms

This one takes more effort and time — about 20 to 25 minutes each — but the result is very satisfying. We get more durable and sturdier blooms than the normal plastic cherry blossoms.





Glomac to launch final residential phase in Saujana Perdana township

BY RACHEL CHEW

SUNGAI BULOH: Glomac Bhd will be unveiling Dahlia Sari double-storey homes in its 200-acre Saujana Perdana township, Sungai Buloh, Selangor on Feb 10, 2021.

The latest project will be offering 120 houses with a land area measuring 22ft by 75ft each. Priced from RM528,800, the double-storey homes come with four bedrooms and three bathrooms with built-ups ranging from 1,815 sq ft to 2,175 sq ft.

The leasehold development carries a gross development value of RM80.2 million and is slated for completion by the first quarter of 2023.

Glomac Bhd COO (operations) Zulkifly Garib (*pictured*) said Saujana Perdana is a matured township development with various amenities and it is equipped with basic infrastructures such as fibre optic cables that ensure good internet connection.

Located in Sungai Buloh, the township is close to numerous amenities such as schools and educational institutions, places of worship, healthcare facilities, restaurants, convenience stores, parks and open green spaces.

It also enjoys easy connectivity to all corners of the Klang Valley via Persiaran Mokhtar Dahari, Guthrie Corridor Expressway, Kuala Lumpur-Kuala Selangor Expressway, New Klang Valley Expressway and Damansara-Shah Alam Highway.

"We believe these are the new township elements that many homebuyers are searching for, which explains the success of the launch of Mawar Sari even during the pandemic,"



An artist impression of Dahlia Sari.

LOW YEN YEING | EdgeProp.my



Zulkifly: By launching Dahlia Sari, [the residential development of] Saujana Perdana is completed.

he said in a virtual media briefing on Feb 2.

Zulkifly said the launch of Dahlia Sari is followed by the overwhelming response the company received from Mawar Sari. Launched in October last year, it has achieved over 90% sales.

Mawar Sari consists of 120 double-storey houses with a built-up of 1,815 sq ft and land size of 22ft by 75ft, priced RM518,000 onwards.

"By launching Dahlia Sari, [the residential development of] Saujana Perdana is completed. Next, we are looking to launch the 65-acre residential project in Bandar Saujana Utama (BSU), the township that is next to Saujana Perdana," Zulkifly added.

Developed by Glomac since 1995, BSU is a well-planned township that stretches across 1,100 acres northwest of Sungai Buloh district, of which Saujana Perdana is a part.

Today, both BSU and Saujana Perdana have an occupancy of more than 93% and are expected to reach a population of 55,000 by the end of 2021.

"We do not have a name for the 65-acre development project in BSU yet as the masterplan has [only] recently been finalised. Hopefully we can introduce the product to the market sometime this year," he said.

He also shared that the company is planning to launch the 65-acre land in phases, which will be mainly landed properties priced at an affordable price range and targeting small family buyers, as this is the bread and butter of the current property market.

Meanwhile, Glomac is also looking to launch a new phase of Saujana KLIA, Sepang in February. However, he declined to reveal more details of the launch.

"The pandemic has certainly affected our new launch plans this year as Malaysians still prefer to visit the show units and sales gallery before making the decision, but during Movement Control Order, there are travelling and movement restrictions.

"Nonetheless, there are people who are ready to buy properties. Therefore, we need to match our product to the market demand to make sure the launch is a successful one," said Zulkifly.

This article first appeared on www.EdgeProp.my on Feb 2, 2021

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Is lockdown a SUSTAINABLE SOLUTION for the Covid-19 pandemic?

The Covid-19 outbreak is a global health crisis. However, the measures taken by countries across the world against this pandemic have brought along an unprecedented global economic recession.

In the absence of a vaccine or a treatment, countries have taken non-pharmaceutical interventions (NPIs) to mitigate the spread of the virus, such as border closure, reduction in non-essential services, forbidding crowd gathering, quarantine for areas with high number of cases, imposing mobility restriction and implementing lockdowns.

While such measures have effectively reduced health risks, they have also come with high economic costs.

Countries that have implemented more stringent NPIs have experienced sharper GDP (gross domestic product) contractions because of higher interruptions in travel and mobility and in normal business operations, which have led to lower consumption, declines in investment and breaks in supply chains; eventually causing losses of revenue, unprecedented high unemployment rates and contracted personal incomes.

The negative association between NPIs and economic activity is observed by plotting the Oxford Stringency Index — a composite measure based on nine response indicators including school closures, workplace closures and travel bans, rescaled to a value from 0 to 100 — against the real GDP growth over a sample of up to 23 emerging markets, and developing and advanced economies in separated quarterly periods (1Q, 2Q, and 3Q of 2020) (Figure 1).

During the period of 1Q20 where the imposed restriction measures were less stringent (mostly within the range of 10-30), the corresponding real GDP growth was around -2% to 5%. However, when the stringency index increased to a range of 60-80 in 2Q20, a negative growth in GDP as low as -20% was observed. Likewise, when the restriction measures among countries were loosened in 3Q20 (mostly within 50-80), the associated neg-

BY DR FOO CHEE HUNG



ative growth in GDP was moderated to -12%.

In the case of Malaysia, the full-scale lockdown or Movement Control Order (MCO) was first implemented from March 18 until May 12, 2020. While the MCO effectively brought down the daily new positive cases, the mobility trend — which is a proxy of economic activity — experienced a severe decline of more than 80% compared to the pre-MCO period (Figure 2). Correspondingly, a sharp decline in GDP (28.7%) was also observed in April 2020.

The lockdown is deemed to produce headwinds to most of the economic sectors in 1Q21.

As soon as the restrictions were loosened with the implementation of Conditional MCO (CMCO) on May 13-June 9, there was a sharp increase in personal movements, leading to a smaller contraction of negative GDP growth (-19.6%) in May 2020.

More pronounced recovery was seen in economic activities during the even less stringent Recovery MCO (RMCO) period; especially from June to Sept 2020, when significant rebounds were observed in the GDP growth with -3.4%, -2.7%, -3.6%, and -1.6% in the respective months.

Since then, the virus outbreak has seemed to go out of control as the number of new positive cases started to increase drastically. Strict restrictions were absent throughout the months of Oct and Nov 2020, and the government only started bringing back the CMCO on Dec 14 2020; the result of which, of course, was not

as effective as expected.

Though the implementation of MCO 2.0 on Jan 13, 2021 has successfully drawn down the mobility, there was no sign of decline in the number of new positive cases. Instead, the lockdown is deemed to produce headwinds to most of the economic sectors in 1Q21. Coupled with the general perception of uncertainty among consumers and investors, business decisions and operations are further affected; which will eventually prolong the overall economic recovery.

Nevertheless, the impact caused by MCO 2.0 is expected to be smaller than the one posed by the previous MCO in April 2020, due to the less stringent restrictions and a promised timeline of lockdown from the government.

This is evidenced by comparing the personal movement rate, where the average decline of mobility was 77% throughout the period of the first MCO; while during MCO 2.0, the average mobility decline is 53%. Besides, having been through the experience of lockdown before, firms and industry players are likely to be more adaptable and resilient. Most importantly, the likely rollout of vaccinations in early March 2021 should allow GDP to rebound in the second quarter.

Sectors that involve travel, entertainment, hospitality, cruises, etc are expected to continue to suffer due to the disruptions in business operations. However, as observed in June and July 2020, when the movement restrictions were lifted,

CONTINUES NEXT PAGE →

COUNTRY			
Australia	AUS	MALAYSIA	MYS
Brazil	BRA	Mexico	MEX
Canada	CAN	The Philippines	PHL
China	CHN	Saudi Arabia	SAU
France	FRA	Singapore	SGP
Germany	DEU	South Africa	ZAF
Hong Kong	HK	Taiwan	TWN
India	IND	Thailand	THA
Indonesia	IDN	Turkey	TUR
Italy	ITA	United Kingdom	UK
Japan	JPN	United States of America	US
South Korea	KOR		

Figure 1: Relationship between lockdown and economic activity

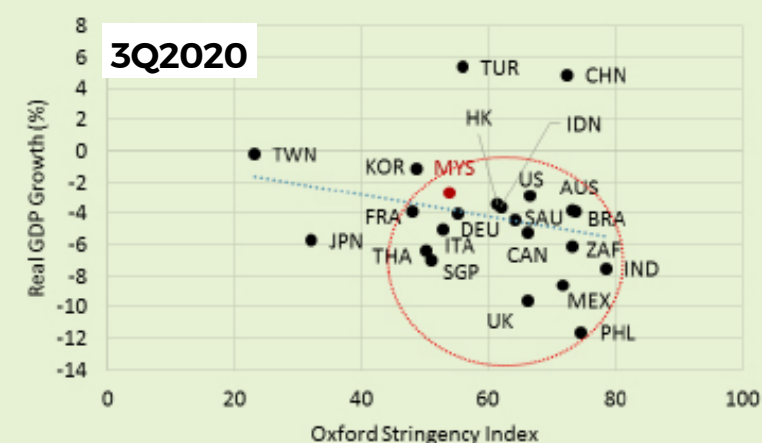
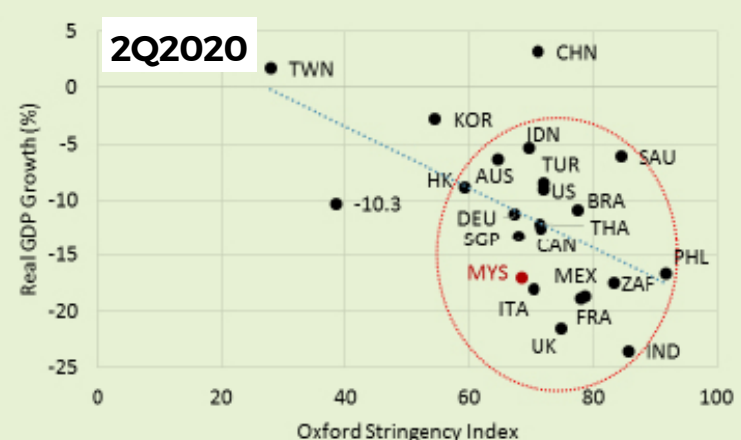
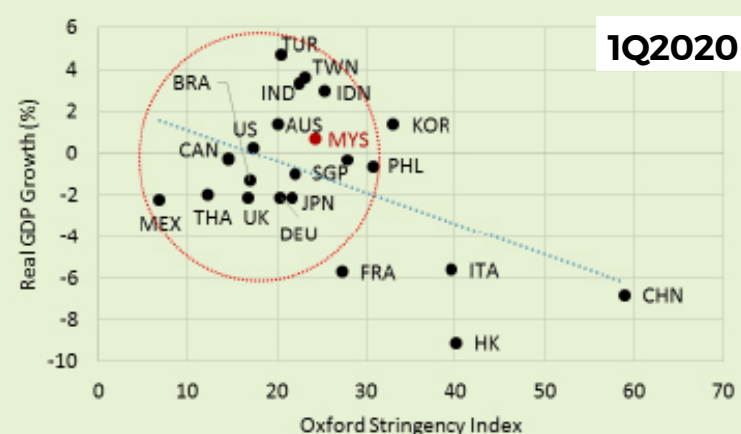
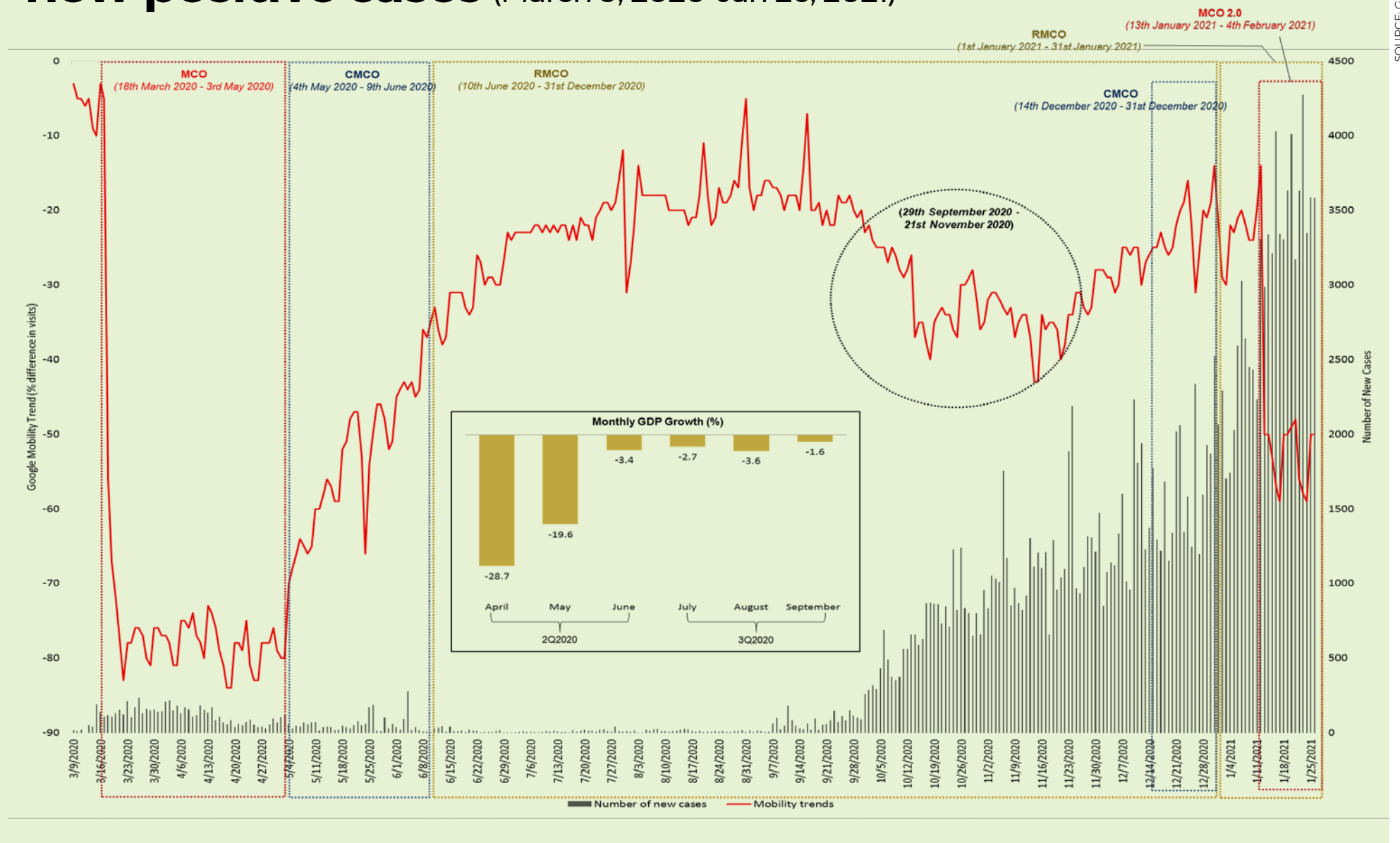




Figure 2: Mobility trend vs Covid-19 new positive cases (March 9, 2020–Jan 26, 2021)



SOURCE: GOOGLE, WORLD BANK

← FROM PREVIOUS PAGE

the reopening of these sectors is likely to result in a strong reflexive bounce in output.

In the manufacturing and construction sectors, a small dip could happen owing to the recent spike of new positive cases among labourers in these sectors. The real estate sector, though it received a relatively lesser direct impact from the lockdown, will inevitably show a flattening performance following the affected consumers' sentiment and the changing expenditure pattern.

The implication that one can draw from this episode is that lockdowns can only be effective if they are implemented in the early stage of the pandemic. If the lockdown is deployed in the later stage of the pandemic — when the number of

cases is too large, so much so that even the sources of transmission are difficult to trace — the severity of the economic cost will outweigh the health cost it is trying to prevent.

Apparently, Malaysia has missed out its best timing in containing the second wave of the virus outbreak — which should have been in early Oct 2020. The delay in lockdown (MCO 2.0) has not only put the country's healthcare system under pressure, but has also worsened both the economic and social consequences.

In fact, a lockdown is only suitable as a temporary intervention to curb the infection. It is definitely not a sustainable measure to battle the pandemic in the long run. This is because in the short-term,

the economic costs induced by the lockdown could be compensated by the faster economic rebound once the restrictions are lifted — as what we have experienced in the first MCO.

In the long run, it is almost impossible for a country to keep on imposing lockdowns until the total eradication of the virus; not to mention there are signs showing the pandemic may likely turn into an endemic disease.

The resurgence of Covid-19 outbreaks seen in other countries like China, Germany, Iran, South Korea, Lebanon and Saudi Arabia indicates that there is a high likelihood that Covid-19 will be present in communities at all times, albeit at a lower level than it is now.

History has proven that it is incredibly difficult to eradicate a virus globally. It has only been achieved twice for major diseases of humans (smallpox) and animals (rinderpest). Even if we managed to eradicate Covid-19, there would likely be a long period before it disappeared entirely from the planet.

Also, there has been a shift in the policy recommendation at the international level towards self-imposed prevention measures, involving voluntary social distancing, mass usage of face masks, and self-movement-control practised by the people.

The logic behind this is that as people are self-motivated to take greater precautions against infect-

A lockdown is only suitable as a temporary intervention to curb the infection. It is definitely not a sustainable measure to battle the pandemic in the long run.

ing others, the country may not require stringent lockdowns; and hence, coupled with the massive testing and contract tracing, the country could better withstand the impact of Covid-19 in the long run.

Speaking on sustainability, the importance of mass disease awareness in facilitating these self-imposed measures should not be overlooked. As observed, from Sept 29 to Nov 21, 2020, there was a significant decline in personal movement without any stringent government-imposed restrictions (as shown by the dotted circle in Figure 2).

This can probably be attributed to the high awareness among people who started practising self-imposed measures in response to the drastic increase of new positive cases. Unfortunately, such a mode was only sustained for a period of two months. Into the month of December, personal movement regained its momentum in tandem with the holiday celebrations. Otherwise, the magnitude of the following virus outbreak could have been reduced substantially.

One should realise that lockdowns were first proposed by the World Health Organization (WHO) merely as a temporary strategy to buy time for building up the fundamental medical and public health infrastructure in battling the pandemic.

Eventually, it is better for the government and public health institutions to mobilise people towards adopting self-imposed measures. In an environment where considerable disagreements exist between the optimal control measures to minimise infections and economic harm, self-imposed prevention measures that have a very limited impact on the economy but contribute very significantly to epidemic control are likely to play a substantial role in successfully tackling the pandemic in the long-run.

Dr Foo Chee Hung is MKH Bhd manager of product research & development



The empty streets of down town Kuala Lumpur on the first day of MCO on March 18, 2020.

SPOTLIGHT



Commercial



Residential



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Properties for sale and rent

**RM759,000****Setia Ecohill, Semenyih, Selangor****Type:** Semidee house **Tenure:** Freehold
Built-up: 2,366 sq ft **Land size:** 2,808 sq ft
Bedroom: 5 **Bathroom:** 5**KK Sah** ([REN 23736](#))

TOTAL REALTY SDN BHD (E (I) 1572)

☎ +6016 637 5097

**RM129,000****Bandar Bukit Tinggi, Klang, Selangor****Type:** Flat **Tenure:** Freehold
Built-up: 650 sq ft **Bedroom:** 3 **Bathroom:** 3**KK Sah** ([REN 23736](#))

TOTAL REALTY SDN BHD (E (I) 1572)

☎ +6016 637 5097

**RM369,000****Taman Sentosa, Klang, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,000 sq ft **Land size:** 1,100 sq ft
Bedroom: 3 **Bathroom:** 2**James Teoh** ([REN 16228](#))

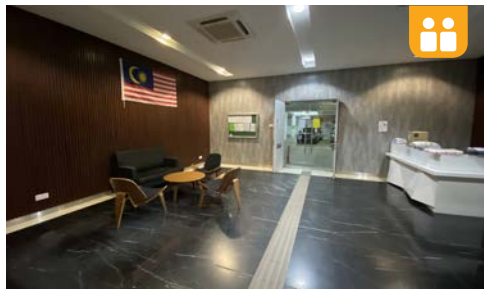
TOTAL REALTY SDN BHD (E (I) 1572)

☎ +6012 610 8848

**RM1,550,000****Ambang Botanic 1, Klang, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,000 sq ft **Land size:** 3,750 sq ft
Bedroom: 5 **Bathroom:** 5**James Teoh** ([REN 16228](#))

TOTAL REALTY SDN BHD (E (I) 1572)

☎ +6012 610 8848

**RM735,000****Damansara Foresta, Bandar Sri Damansara, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 1,441 sq ft **Bedroom:** 4 **Bathroom:** 3**Zulkarnain Nasution** ([REN 46418](#))

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

☎ +6017 937 9732

**RM1,260,000****Saujana Villa Kajang, Kajang, Selangor****Type:** Semidee house **Tenure:** Freehold
Built-up: 3,800 sq ft **Land size:** 3,200 sq ft
Bedroom: 4 **Bathroom:** 5**Ahmad Fikri** ([REN 19341](#))

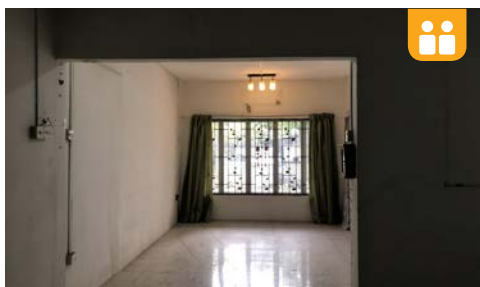
HUNT PROPERTIES (BANGI) SDN BHD (E (I) 1498/3)

☎ +6012 578 7390

**RM1,250,000****Legasi Kampung Baru, Kampung Baru, Kuala Lumpur****Type:** Condominium **Tenure:** NA
Built-up: 1,907 sq ft **Bedroom:** 4
Bathroom: 4**Ikhwan Arbain** ([REN 31788](#))

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

☎ +6014 372 5971

**RM800,000****Bandar Baru Sri Petaling, Kuala Lumpur****Type:** Terraced house **Tenure:** Leasehold
Built-up: 1,600 sq ft **Land size:** 2,200 sq ft
Bedroom: 3 **Bathroom:** 4**Lim Yuan Ling** ([REN 25667](#))

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

☎ +6012 372 9330

**RM855,000****Cyberjaya, Selangor****Type:** Terraced house **Tenure:** Leasehold
Built-up: 2,227 sq ft **Land size:** 1,680 sq ft
Bedroom: 5 **Bathroom:** 5**Zamshary** ([REN 02402](#))

NILAI PROPERTIES REALTY (E (3) 1479)

☎ +6019 219 2072

**RM740,000****Teras Jernang, Bangi, Selangor****Type:** Semidee house **Tenure:** Freehold
Built-up: 2,500 sq ft **Land size:** 3,264 sq ft
Bedroom: 5 **Bathroom:** 4**Zamshary** ([REN 02402](#))

NILAI PROPERTIES REALTY (E (3) 1479)

☎ +6019 219 2072

SOLD FOR**RM1.95 mil** (RM818 psf)**Condo at Five Stones, Petaling Jaya, Selangor****Concluded by:** Swiss Tan ([PEA 2710](#))

of IQI Realty Sdn Bhd (+6013 228 8881)

When: Sept 2020**DONE DEAL****Noteworthy**

- Freehold
- Built-up: 2,381 sq ft
- Five bedrooms; five bathrooms
- Semi-furnished unit with private lift
- Facilities: Function hall, gym, basketball and badminton court, swimming pool, and children playground
- Amenities: Shopping malls, grocery stores, colleges, international school, morning market, commercial hub and hospital

Developed by Selangor Dredging Bhd, Five Stones Condominium comprises five blocks of low and mid-rise villas and high-rise condominiums with large built-ups.

The development was completed in 2012 and is located at the mature area of SS2, a stone's throw from amenities such as Jaya One, KDU College and Atria Shopping Gallery.

According to IQI Realty Sdn Bhd's real estate agent Swiss Tan, the seller of the unit was a property investor who saw the potential of Five Stones for its strategic location and bought the unit for capital appreciation.

She noted that this is a special unit as it has a large built-up of 2,381 sq ft and even has its own private lift.

The private lift attracted the buyer, who also liked the calming garden and

pool view from the unit.

Data from EdgeProp Research showed that five units in Five Stones were transacted in 2019 at an average transaction price of RM2.05 million or RM820 psf while no transaction was recorded in 2020.

As at mid-January 2021, three units of Five Stones were put up for sale in EdgeProp.my with an average asking price of RM1.95 million or RM841 psf. At the same time, seven units were looking for tenants at an average asking monthly rental of RM7,086 or RM2.46 psf.

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RM380,000

TTDI Adina, Shah Alam, Selangor**Type:** Condominium **Tenure:** Leasehold
Built-up: 836 sq ft **Bedroom:** 2 **Bathroom:** 2**Noor Azhar Mohd Supian** (REN 47196)REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)
☎ +6019 261 8251

RM13,800,000

Desa Pandan, Kuala Lumpur**Type:** Commercial building
Tenure: Leasehold **Built-up:** 18,000 sq ft
Land size: 26,608 sq ft**Noor Azhar Mohd Supian** (REN 47196)REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)
☎ +6019 261 8251

RM630,000

Azelia Residence, Bandar Sri Damansara, Selangor**Type:** Condominium **Tenure:** Freehold
Built-up: 614 sq ft **Bedroom:** Studio
Bathroom: 1**Wennie Liew** (REN 16099)IQI REALTY SDN BHD (E (I) 1584)
☎ +6012 233 3013

RM700,000

Setia Walk Apartment, Puchong, Selangor**Type:** Condominium **Tenure:** Leasehold
Built-up: 1,007 sq ft **Bedroom:** 2
Bathroom: 2**Jeremy Ng** (REN 45569)REAPFIELD PROPERTIES (PUCHONG) SDN BHD
(E (I) 0452/8) ☎ +6016 810 0782

RM840,000

Taman Laguna, Johor Bahru, Johor**Type:** Terraced house **Tenure:** Freehold
Built-up: NA **Land size:** 2,520 sq ft
Bedroom: 6 **Bathroom:** 6**Izhar Rahmat** (REN 27692)AG REALTY SDN BHD (E (I) 1931)
☎ +6012 745 1515

RM1,650/mth

Lakeville Residence, Jalan Ipoh, Kuala Lumpur**Type:** Condominium **Tenure:** Freehold
Built-up: 1,070 sq ft **Bedroom:** 3
Bathroom: 2**Syazlin Szali** (REN 33178)REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
☎ +6012 564 4249

RM2,000/mth

Fera Residence @ Wangsa Maju, Kuala Lumpur**Type:** Condominium **Tenure:** Freehold
Built-up: 662 sq ft **Bedroom:** 3 **Bathroom:** 2**Alps Joon Kiat Tan** (REN 18124)ORIENTAL REAL ESTATE SDN BHD (E (I) 1503)
☎ +6010 215 3233

RM26,430,800

Jalan Ampang, Kuala Lumpur**Type:** Commercial land **Tenure:** Freehold
Built-up: 12,014 sq ft**Vinnie Yiw** (REN 40295)JLL PROPERTY SERVICES (MALAYSIA) SDN BHD
(E (I) 1511) ☎ +6016 220 6570

RM1,400/mth

Country Garden Danga Bay, Johor Bahru, Johor**Type:** Condominium **Tenure:** Freehold
Built-up: 900 sq ft **Bedroom:** 2 **Bathroom:** 2**Suzanne Shoo Kim Looi** (E 2069)GRIFFIN PROPERTIES (E (3) 1792)
☎ +6016 248 1679

RM294,000

Taman Lembah Maju, Pandan Indah, Selangor**Type:** Apartment **Tenure:** Leasehold
Built-up: 922 sq ft **Bedroom:** 4 **Bathroom:** 2**Amal Husna Bt Sulaiman** (REN 35294)ORIENTAL REAL ESTATE (E (I) 15013)
☎ +6011 626 85602

RENTED FOR

RM8,400 (RM3.48 psf)

Condo unit at Seni Mont Kiara, Mont'Kiara, Kuala Lumpur**Concluded by: Kevin Teh** (REN 02206)
of ILP Realty Sdn Bhd (+6013 555 7333)
When: Aug 2020

DONE DEAL



Noteworthy

- Freehold
- Built-up: 2,411 sq ft
- Four bedrooms; five bathrooms
- Semi-furnished high floor unit with unblocked city view
- Facilities: Art gallery, tennis and squash courts, swimming pools, Jacuzzis and sculpture garden
- Amenities: International schools, medical centres, shopping malls, commercial hubs and offices
- Easy accessibility via North-South Expressway, DUKE highway and PENCHALA Link

Seni Mont Kiara is a luxury condominium project jointly developed by CapitaLand Financial from Singapore and Ireka Group via Aseana Properties Ltd. The condominium comprises two 40-storey towers and two 12-storey low-rise blocks housing 605 units in total.

ILP Realty real estate agent Kevin Teh said the landlord had planned to retire in his hometown and so, decided to rent out the unit.

"The landlord was the first-hand buyer and had occupied the unit all the while. It was a very well-kept and clean semi-furnished unit with unblocked view, which ticked all the requirements of the tenant, who worked in a multinational company," Teh noted.

He added that the landlord preferred a quick deal with a reputable

international company for a corporate lease, for which the tenant met the requirements.

According to EdgeProp Research, 10 units in Seni Mont Kiara were transacted in 2020 at an average transaction price of RM2.35 million or RM793 psf. Meanwhile, 33 transactions were recorded in 2019 with an average transaction price of RM2.38 million or RM776 psf.


As at mid-January 2021, there were 50 units of Seni Mont Kiara listed for sale in EdgeProp.my at an average asking price of RM2.43 million or RM827 psf. At the same time, 75 units were looking for tenants at an average asking monthly rental of RM8,832 or RM3.65 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.

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Properties for sale and rent



RM3,500,000


Kota Damansara, Selangor
Type: Bungalow **Tenure:** Leasehold
Built-up: 5,500 sq ft **Land size:** 11,000 sq ft
Bedroom: 7 **Bathroom:** 4

Zarizi Zaimi (REN 35396)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
 +60111 013 0554



RM470,000


Taman Pelangi Semenyih, Semenyih, Selangor
Type: Terraced house **Tenure:** Freehold
Built-up: 1,800 sq ft **Land size:** 1,400 sq ft
Bedroom: 4 **Bathroom:** 3

Amal Husna Bt Sulaiman (REN 35294)
ORIENTAL REAL ESTATE (E (I) 15013)
 +60111 626 85602



RM1,098,000


Denai Alam, Shah Alam, Selangor
Type: Terraced house **Tenure:** Freehold
Built-up: 2,408 sq ft **Land size:** 3,565 sq ft
Bedroom: 4 **Bathroom:** 4

Zarizi Zaimi (REN 35396)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
 +60111 013 0554



RM498,888


Tiara Sendayan, Bandar Sri Sendayan, Negeri Sembilan
Type: Terraced house **Tenure:** Freehold
Built-up: 2,174 sq ft **Land size:** 1,300 sq ft
Bedroom: 4 **Bathroom:** 3

Emily (REN 25882)
GS REALTY SDN BHD (E (I) 1307)
 +60117 270 1603



RM738,888


Ara Sendayan, Bandar Sri Sendayan, Negeri Sembilan
Type: Terraced house **Tenure:** Freehold
Built-up: 2,778 sq ft **Land size:** 1,650 sq ft
Bedroom: 4 **Bathroom:** 4

Emily (REN 25882)
GS REALTY SDN BHD (E (I) 1307)
 +60117 270 1603



RM1,180,000


Bandar Sri Sendayan, Seremban, Negeri Sembilan
Type: Semidee house **Tenure:** Freehold
Built-up: 4,960 sq ft **Land size:** 5,000 sq ft
Bedroom: 5 **Bathroom:** 5

Yumi Tan (REN 12230)
DF PROPERTY (I637559-H)
 +60112 069 9463



RM4,700,000


The Oval, Lorong Kuda, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 3,897 sq ft **Bedroom:** 3
Bathroom: 5

Harry Anwar (REN 38290)
AZMI & CO ESTATE AGENCY SDN BHD (E 10553)
 +6012 912 5034



RM9,000,000


DC Residensi, Damansara Heights, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 4,478 sq ft **Bedroom:** 5
Bathroom: 5

Harry Anwar (REN 38290)
AZMI & CO ESTATE AGENCY SDN BHD (E 10553)
 +6012 912 5034



RM2,500,000


Pavilion Hilltop, Mont'Kiara, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 2,767 sq ft **Bedroom:** 5
Bathroom: 6

Eric Wong (REN 46595)
IQI GLOBAL (E (I) 1584)
 +6012 862 1744



RM430,000

Bandar Puncak Alam, Selangor
Type: Semidee house **Tenure:** Leasehold
Built-up: 1,815 sq ft **Land size:** 1,950 sq ft
Bedroom: 4 **Bathroom:** 3

Nadiah Abdullah (REN 30161)
MAXXAN REALTY SDN BHD (E (I) 1766)
 +6012 657 7362



RM680,000

Bandar Puncak Alam, Selangor
Type: Semidee house **Tenure:** Freehold
Built-up: 1,815 sq ft **Land size:** 1,650 sq ft
Bedroom: 4 **Bathroom:** 3

YY Lee (REN 23739)
KKLAND PROPERTIES (E (3) 1749)
 +6012 392 2227



RM920,000


Bandar Bukit Tinggi, Klang, Selangor
Type: Terraced house **Tenure:** Freehold
Built-up: NA **Land size:** 1,720 sq ft
Bedroom: 4 **Bathroom:** 4

YY Lee (REN 23739)
KKLAND PROPERTIES (E (3) 1749)
 +6012 392 2227



RM270,000

125 Rich Residence, Rawang, Selangor
Type: Apartment **Tenure:** Freehold
Built-up: 898 sq ft **Bedroom:** 3 **Bathroom:** 2

Adi Norazizan (REN 44085)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)
 +6019 362 9694



RM3,500/mth

Taman Tun Dr Ismail, Kuala Lumpur
Type: Terraced house **Tenure:** NA
Built-up: NA **Land size:** 3,920 sq ft
Bedroom: 5 **Bathroom:** 2

Cheong Chee Hoe (REN 46726)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)
 +6012 409 2259



RM8,000,000


Jalan Petaling, Kuala Lumpur
Type: Shoplot **Tenure:** NA
Built-up: 5,751 sq ft **Land size:** 1,633 sq ft

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



RM5,800,000

Tropicana Golf & Country Resort, Petaling Jaya, Selangor
Type: Bungalow **Tenure:** Leasehold
Built-up: 7,428 sq ft **Land size:** 9,451 sq ft
Bedroom: 7 **Bathroom:** 7

Hanif Kasmani (REN 38092)
MAXXAN REALTY SDN BHD (E (I) 1766)
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