

# EdgeProp.my

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E-WEEKLY

**At Home**  
with *Eunice*

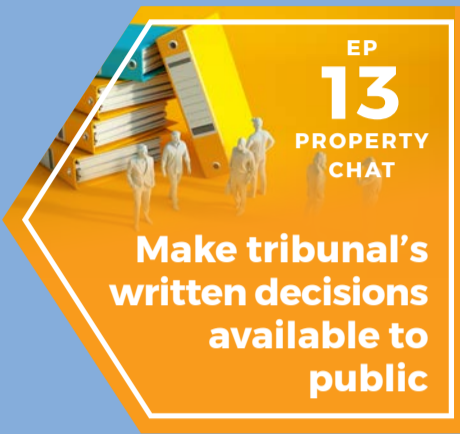
EP **05**  
FEATURE

Turning  
veggies into  
decorative  
pieces



EP **13**  
PROPERTY  
CHAT

Make tribunal's  
written decisions  
available to  
public



EP **15**  
NEWS

Reapfield  
Properties goes  
the extra mile  
to help curb  
Covid-19



## The charm of **OLD KLANG ROAD**

Welcome to one of the most established addresses in Kuala Lumpur where property prices and rentals have stayed firm over the decades. Will this trend continue? Find out on Pages 9 to 11.



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MELAKA GATEWAY

**Melaka Gateway developer fails to challenge state's directive to halt project**

The developer of the multi-billion ringgit Melaka Gateway coastal reclamation project has failed to have the court review the state government's decision that cancelled the reclamation project the former had undertaken for three years.

The decision was made by Justice Anselm Charles Fernandez, who denied leave to the developer, KAJ Development Sdn Bhd, and ruled that there is no public law element involved in the state's decision and dismissed the judicial review application, said senior lawyer Datuk Loh Siew Cheang for Melaka Gateway's KAJ Development and Melaka state legal advisor Datuk Mohd Abazafree Mohd Abbas on Feb 17.

Abazafree did not appear for the Melaka government, its state secretary and the deputy state secretary (development) who were named as respondents in the legal action. The respondents were represented by representatives from the Attorney-General's Chambers.

Loh said while he respects the decision, he questioned how the Melaka government could be deemed to not be involved in the decision when only the state owns land below the sea, and had approved the works, and the cancellation of the project would lead to the loss of a huge investment in the state.

**SUKE construction records 87% overall progress**

The Sungai Besi-Ulu Kelang Elevated Expressway (SUKE) construction work recorded an overall progress of 87% as at end-2020, supported by full completion of the CB3 package.

SUKE deputy general manager Dr Zarulazam Eusof said the CB3 package, which connects to Jalan Taman Putra with Jalan Merbau near Ampang town, was the first package to be 100% completed from eight construction packages for the SUKE project.

"Construction of the 2.7km CB3 package passing through the Ampang Waterfront next to Bandar Baru Ampang, and ending at Jalan Merbau near the Ampang LRT station, has taken about four years and is completed ahead of the initial schedule," he said in a statement on Feb 17.



LOW YEN YEING | EdgeProp.my

**National Immunisation Programme's rollout will help restore investor confidence**

Malaysian Employers Federation (MEF) anticipated the rollout of the National Covid-19 Immunisation Programme would help restore confidence among investors to maintain high-impact investments in Malaysia.

Its executive director Datuk Shamsuddin Bardan said the programme could help to regain domestic and foreign investors' confidence to channel the fund back to the Malaysian market.

"It is hoped that the National Covid-19 Immunisation Programme will also rebuild the confidence of Malaysian consumers to start spending to stimulate economic growth for the local market," he said on Feb 17.

Shamsuddin stressed that employers and the public played important roles in ensuring the upcoming immunisation programme proceeds smoothly to achieve the objective of herd immunity.

The immunisation programme will be carried out in three phases — the first phase from Feb 26 to April 2021, the second phase from April to Aug 2021, and the third phase from May 2021 to Feb 2022.

**Genting Malaysia's hilltop casino resumes operation**

Genting Malaysia Bhd said Resorts World Genting (RWG) and Resorts World Awana resumed business at 6pm on Feb 16, after the group temporarily suspended operations at the resorts following the implementation of the Movement Control Order from Jan 22 to Feb 4.

However, its Resorts World Kijal and Resorts World Langkawi will only resume operations on Feb 19.

In a notice on the RWG website, the group said RWG has resumed operations with strict standard operating procedures in place.



GENTING MALAYSIA BHD

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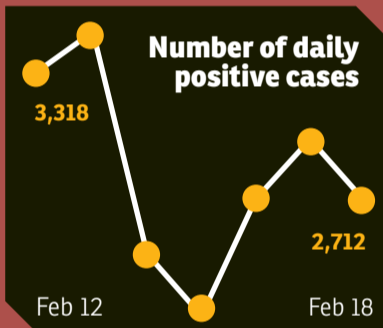
to join the "EdgeProp Malaysia" news channel on Telegram to receive daily alerts on property news!



## MCO extended in KL and three states until March 4



LOW YEN YEING | EdgeProp.my



The Movement Control Order (MCO) has been extended for another two weeks from Feb 19 to March 4 in Selangor, Johor, Penang and Kuala Lumpur while other states previously under MCO will undergo Conditional MCO. Perlis will revert to the Recovery MCO.

According to Senior Minister Datuk Seri Ismail Sabri Yaakob, the 10km radius travel limit has also been lifted, yet inter-district travel is still not allowed even in states under CMCO. Inter-state travel remains prohibited.

On Feb 18, there were 2,712 new infections detected. This was the fifth consecutive day of seeing cases below the 3,000 mark, with daily recoveries surpassing new daily cases by a significant margin. Still, the same day saw the heaviest death rate since the pandemic came to our shores with 25 fatalities. The cumulative death toll from the coronavirus now stands at 1,030.

The vaccination programme will commence in late February with the Pfizer Covid-19 vaccine arriving on Feb 21. Prime Minister Tan Sri Muhyiddin Yassin, together with frontliners, will be the first to receive the injection as it begins to roll out on Feb 26.

The programme will be done in three phases with the second phase targeting high-risk groups and the third phase for adults aged 18 and above. Vaccination registration will be open from March 1 online and offline.

### 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.



PICTURES BY LOW YEN YEING | EdgeProp.my

## MyTOWN renews contracts with over 80% tenants

Leveraging its strong partnership network, MyTOWN Shopping Centre (pictured) has renewed over 80% of its tenants. Meanwhile, it is utilising the 2020 first term expiries to make key changes to its pool of tenants in order to further align consumer priorities and preferences to its core customer segment.

In a media statement on Feb 16, MyTOWN said it has

secured another two main anchors — Malaysian innovative bookstore chain BookXcess and living concept store SSF, which are slated to launch in March 2021, occupying approximately 85,000sq ft of retail space.

Besides that, fashion outlet Panda Eyes will also expand its presence in MyTOWN. The 20,000 sq ft new store is slated to open in May 2021.



## Domestic tourism gives boost to Singapore hotels

The government's tourism voucher programme coupled with school holidays have boosted the demand for staycation in Singapore hotels, but challenges are still there with the absence of international travellers, according to The Straits Times report on Feb 15.

The Singapore Hotel Association, which comprises 160 members, noted that its member hotels have reported an increase in bookings due to the school holidays and redemption of SingapoRediscover Vouchers — which are designed to help the core industries of tourism such as hotels, attractions and tours.

For instance, Pan Pacific Hotels Group recorded an average occupancy rate of 60% to 70% in December, and Raffles Hotel was also fully booked during the festive season in December.

Besides big hotel chains, boutique hotel chains like Heritage Collection have recorded 75% occupancy across its three properties at Chinatown, Clarke Quay and near City Hall in December last year.

## UEM Sunrise, Mulpha call off RM5b JV

UEM Sunrise Bhd and Mulpha International Bhd have called off their joint venture (JV) for a RM5 billion gross development value mixed development in Nusajaya, Johor.

In separate filings on Feb 15, the two companies said the development fell through as the conditions precedent, which included the obtaining of written approvals and planning approvals for the parcels of land, had not been fulfilled or waived during the conditional period.

The conditional period had previously been extended twice — once to Feb 15, 2020, and subsequently to Feb 15, 2021.

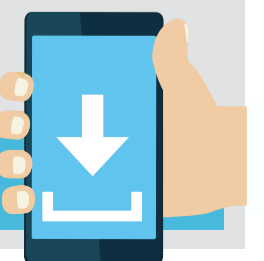
## MGB bags RM443m contract to develop affordable homes in Selangor

MGB Bhd has bagged a RM442.81 million contract to construct affordable home projects in Selangor.

The projects entail the construction of two blocks of Rumah Selangorku Idaman MBI in Dengkil and Ijok.

In a bourse filing on Feb 17, the group said its wholly-owned subsidiary MGB Construction & Engineering Sdn Bhd was awarded the contract by Seloka Sinaran Sdn Bhd and Kemudi Ehsan Sdn Bhd.

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# At Home with Eunice

BY CHELSEA J. LIM

When crafting ornamental pieces for our living rooms, food isn't usually the first material to come to mind. Yet, with a dash of creativity, anything you can find at hand, yes, including edibles, can be dressed up as attractive arrangements.

In the second episode of the **EdgeProp.my** mini-series "At Home with Eunice", principal of Amtrol Flower Designing Eunice Teo worked magic on some inexpensive vegetables that we normally have at home and turned them into unique decorative pieces.

"Think outside the box" and "curate out of the norm from the things we throw away", Teo said at the mini-series which was live-streamed on EdgeProp.my Facebook page on Feb 16.

Additionally, there is definitely no wastage because these items can be used for cooking the next day when the party is over, Teo quipped.



Click  
to view how to  
turn veggies into  
decor pieces!



Using veggies for decoration is no easy feat and Teo revealed her skills.

PICTURES BY AMTROL FLOWER DESIGNING

## Lotus root vase

In most Chinese households, lotus root soup is one of the traditional servings in family meals.

Describing its curve and shape as having a star quality of its own, Teo said: "They are already presenting themselves."

Making the lotus root take the centrestage of this piece, Teo chopped the lotus root in half and leaned both the pieces against each other. Naming it as "leaning on one another, do not walk alone," she said it is a message she wanted to share with everyone through the art.

For a touch of flair, Teo poked eustoma flowers into the lotus root pieces and elevated the look with a few pieces of curved rattan around them. Lastly, black beans were placed at the bottom to complete this elegant piece.



Teo named this piece "leaning on one another, do not walk alone" as a message befitting the current situation.

# At Home with Eunice

← FROM PREVIOUS PAGE



Bendy but not easily breakable, long beans are such versatile items.

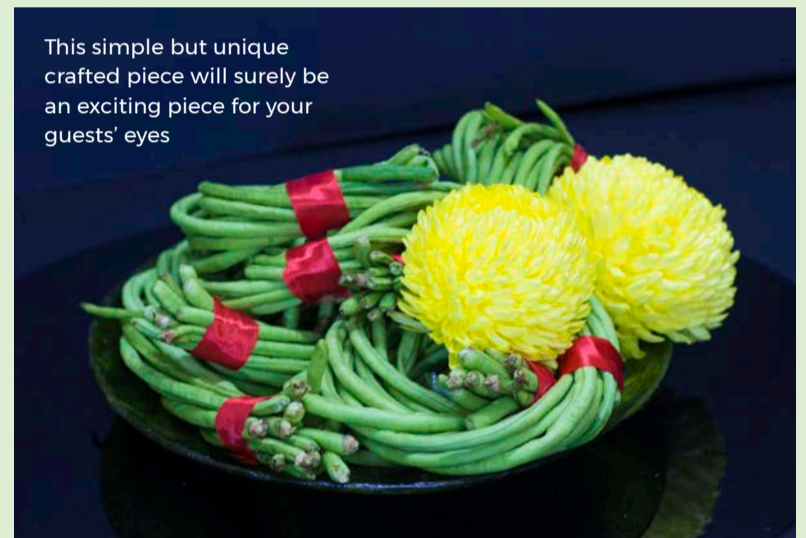
## Advantage of long beans

The sturdiness and flexibility of long beans are the advantages employed by Teo in the first two demonstrations. From the long beans, Teo was able to create a basket that was strong enough to hold a few fruit in.

leafy greens and chillies either as a table decoration or a gift. Friends who receive this fruit basket will truly appreciate the fact that even the basket can be stir-fried into a nutritious dish.

Firstly, roll the long beans one by one into ring shapes, like how long bean yong tow foo is made. To start off the basket shape, place the first ring on top centre of an upside down bowl and join it to other rings using ribbons until they cover whole the bowl. Finally, remove the bowl and we will get a green basket sturdy enough to put some capsicums, tomatoes,

Explaining how long beans are lines that can be formed into any desired shape, Teo also demonstrated another decoration where she tied a few strands of long beans together, twirled them into rounded braids and arranged them on a flat dish. Complemented with a couple of big yellow chrysanthemum blooms, we get a dining-table piece that will brighten any meal.



This simple but unique crafted piece will surely be an exciting piece for your guests' eyes



**EUNICE'S TIPS!** For long-lasting long beans, opt for darker coloured ones instead of the paler shades.



**Click to view how to turn veggies into decor pieces**

A bouquet of ladyfingers, small pieces of wrapping papers and strips of plastic arranged to resemble a sunflower.



## Ladyfinger sunflower

For this design, Teo placed a floral foam on top of a round-shaped cardboard. Affixed with toothpicks on their heads, she inserted ladyfingers one by one into the foam into a radial form.

Next, she shaped little square pieces of wrapping paper into flowers and attached them to toothpicks. The dark red "flowers" filled up the spaces in the middle like the disc florets in a sunflower, while the yellow "buds" surrounded them like petals.

For the final touch, Teo placed long golden spiral strips around the bouquet. Being a strong advocate of up-cycling, she revealed the plastic strips had been cut out from mineral water bottles and spray painted in gold.

# At Home with Eunice

## Lucky winners!

*At Home with Eunice* is presented by EdgeProp.my, sponsored by Matrix Concepts Holdings Bhd, and supported by Nippon Paint Malaysia and Amtrol Flower Designing. Hosted by EdgeProp.my writer Natalie Khoo, the six-episode mini-series is live-streamed on EdgeProp.my Facebook page every Tuesday 8pm.

In every episode, Eunice Teo will be giving out the decor pieces created for the series to the lucky audiences who tune in and post their questions or comments during the session. Winners and prizes will be chosen by a random number generator.

In the first episode which went live on Feb 8, Yam Choi Lin won one of the bamboo structure decors and she used it

as a plate with some mandarin oranges to create the festive ambience for her home.

"The bamboo base is very creative and unique," Yam posted during the live-stream of *At Home with Eunice*.

Another lucky winner was Alyssa who collected her prize on Feb 17 – the paper straw structure. "Creative designs, especially the lotus root decor. It's pretty and meaningful," said Alyssa during the second episode of *At Home with Eunice* which went live on Feb 16.

In the next episode, which goes live on Feb 23, 2021, Eunice will show how fruit can easily be dressed up to glamourise a gathering with guests. Stay tuned to explore creative ideas and new decor trends from the comfort of your home!



Top: Alyssa is one of the lucky winners.



Right: Yam used the bamboo structure as a plate to decorate her house.

PICTURES BY AMTROL FLOWER DESIGNING

## Don't throw the paper straws

This idea popped up when Teo was buying vegetables for the live show. She saw paper straws in the shop and thought how she could piece them together with the veggies she was working on. The result was an eye-catching abstract geometric structure, which Teo said could also be created using disposable chopsticks.

Teo dyed the paper straws in red beforehand. Then, she glued the straws together randomly until she achieved the intended shape of the structure.

She then placed the structure on top of three transparent containers filled with brightly coloured cherry tomatoes and baby carrots. In between the straw construction, Teo inserted french beans to set a contrast to the red lines. The end-result is a contemporary construction of captivating colours for modern homes.



Mixing and matching veggies and upcycled items to make sure nothing is wasted.



**EUNICE'S TIPS!**  
To ensure your hands are not stained, dye the straws in a plastic bag; and keep the straws dry so the colour will not run.



Click to view how to turn veggies into decor pieces



Sprucing the paper straw structure by incorporating bound birds' eye chillies that now look like a flower.

The straws can be used to make a basket too for holding lightweight items.

Following the same method as the previous construction, Teo turned the straws into a different shape. Then she bound birds' eye chillies to satay sticks, making them look like red flowers, and fixed them into the basket structure. She also placed mini bok choy in between the flower-like chillies and the straws.

Full of ideas, Teo suggested this piece could be complemented with a cabbage placed in a mini vase with its petals folded inwards like a full-bloom flower. This arrangement would look great on a big table.



**EUNICE'S TIPS!**  
To get a nice bowl shape, use a bowl as a guide.

EdgeProp.my presents



# At Home with Eunice

**EPISODE 3 — Fruitful and “pearfect” transformation**

Who says fruits are only for eating? In episode 3, Eunice will show how fruits can easily dress up your home!

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 FB Live lifestyle show on the “How to...” of exciting and sustainable decor.



STAND A CHANCE TO **WIN** EUNICE'S SPECIALLY HANDCRAFTED PIECES.

**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*.



**Click here to register for Episode 3 reminders**

**Presenter**

**Eunice Teo**

Amtrol Flower Designing

**When**

Tuesday, 23 Feb @8pm

**Where**

EdgeProp Malaysia's Facebook Page



**Host**

Natalie Khoo, EdgeProp Malaysia

**Click to view Episode 1**  
*CNY Must-haves!*

**Click to view Episode 2**  
*Vegetables galore*

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# Old Klang Road rentals remain intact

OKR is one of the oldest and busiest thoroughfares in KL.



PICTURES BY LOW YEN YEING | EdgeProp.my

BY RACHEL CHEW

Jalan Klang Lama or Old Klang Road (OKR), to those familiar with Kuala Lumpur, refers to the areas on both sides of the road that are situated not in Klang, but in KL. In the 1960s, apparently both sides of the road were flanked with factories, warehouses and oil palm estates.

The 11km OKR is one of the oldest and busiest thoroughfares in KL. It is also home to some of the oldest and most established housing areas in KL like Taman OUG and Taman Desa — with sought-after homes still commanding great value for their proximity to the city centre.

Those familiar with KL would recall how traffic jams and flash floods were synonymous with OKR. Over the years, the road has been widened and Sungai Kerayong, which flows through the area, has deepened.

OKR passes two towns, namely Sungei Way and Petaling Jaya. The west end connects to PJS 8, PJ while the east end links to Seputeh, KL, which is also connected to one of the most popular shopping complexes — Mid Valley Megamall.

Other than the prime shopping mall, there are some neighbourhood malls, such as Pearl Shopping Gallery and Pearl Point Shopping Mall, as well as pasar malams or night markets in residential areas along OKR, such as Kuchai Lama, Taman OUG and Happy Garden.

Areas along OKR have also evolved into an eclectic destination of gourmet delights punctuated by modern retail and residential properties, not to forget the fusion cafes, drinking holes and restaurants.

The easy accessibility is the main reason that supports the strong housing demand along OKR, making it one of the most sought-after addresses for working adults, especially those who relocate to the Klang Valley, says IQI Realty Sdn Bhd real estate agent Thomas Chong.

There are five junctions connecting to major highways including New Pantai Expressway, Jalan Puchong-Petaling Jaya and Jalan Kuchai Lama, Federal Highway, East-West Link Expressway and Jalan Syed Putra.

CONTINUES NEXT PAGE →

## EdgeProp.my: Housing price growth remains stable in Old Klang Road

Old Klang Road (OKR) has recorded 510 residential property transactions in 2019 at an average transacted price of RM532,738 or RM434 psf. Meanwhile, in 2020, 123 residential properties changed hands at an average price of RM479,598 or RM486 psf, according to **EdgeProp Research**.

Looking at past transaction prices (average psf) from 2012 to 3Q2020, residential properties in OKR have enjoyed a healthy growth over the years.

Amongst all segments, terraced houses recorded the highest price growth of 78%, where average selling price (psf) increased to RM478 from RM268 in 2012, while bungalows and semidees recorded price growths of 48% and 29% respectively.

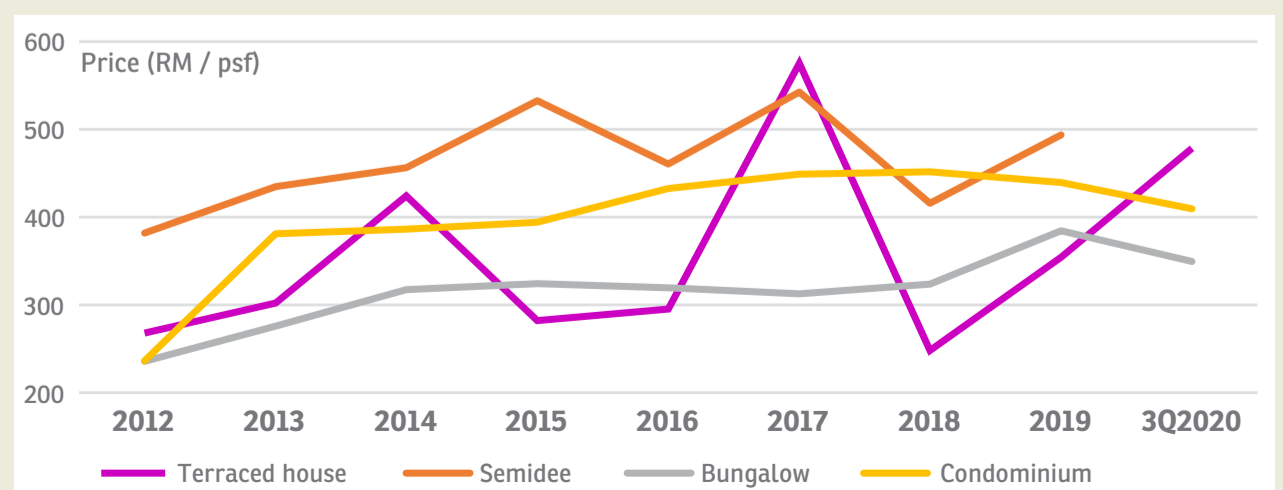
The condominium segment (including serviced apartments) saw a price growth of 73% to RM409 psf from RM236 psf in 2012.

### Most expensive projects in Old Klang Road (in terms of psf selling price) in 3Q2020

PROPERTY TYPES	PROJECTS/AREAS	SELLING PRICE (RM/PSF)
Terraced house	Gasing Indah	627
	Taman Suria	444
	Kampung Pasir Bharu	418
Semidee	Taman Yarl	533
	Taman Ibu Kota	429
	Taman Tan Yew Lai	363
Bungalow	Sanctuary Ridge	573
	United Garden (Taman Lee Yan Lian)	424
	Taman Shanghai	418
Condominium	Residensi V	796
	Southbank Residence	715
	Avantas Residences	686

Source: **EdgeProp Research**

### Old Klang Road: Residential property price trend (2012-3Q2020)



Source: **EdgeProp Research**

COVER STORY



← FROM PREVIOUS PAGE

Its proximity to KL city centre and strategic connection to other major business hubs in the Klang Valley has no doubt continued generating buyers' and tenants' interest.

According to data from **EdgeProp Research** (see box story on previous page), prices of especially landed homes on Old Klang Road have remained strong over the years. Rentals have also remained firm, even during pandemic times.

Chong adds that the strong demand has supported the rental growth as there are always students looking for rooms and working adults who are looking for units along OKR which is conveniently accessible to their offices in KL city.

"For example, OUG Parklane is currently asking for RM1,200 to RM1,500 per month. Those better-furnished units can go up to RM2,000 per month. This is a high-density condominium with more than 4,000 units so there is enough supply in the market. I consider the rental rate decent although the asking price hasn't changed since 2019," he tells EdgeProp.my.

Unlike most of the areas in KL city centre where landlords are mainly aiming for expat tenants or short-stay accommodations, Chong says that OKR has attracted different groups of tenants — a good balance of city dwellers who work or study in KL — and this has helped to offset the impact caused by the Covid-19 pandemic.

**Owners not pressed to woo tenants**

On the stable rental amidst slow times, real estate negotiator Joseph Tin from CID Realtors Sdn Bhd explains that the majority of the property owners in OKR are either cash-rich or debt-free. Thus, the healthy financial position enables them to hold on to the asking rate and not feel pressured to reduce rental in order to attract tenants or buyers.

"They do not mind waiting longer for tenants, especially for the property owners of terraced houses in OKR as landed property is always a popular property type in that area due to limited supply in the market," he adds.

He shares that terraced houses in OKR are asking for RM1,500 to RM2,300 monthly rentals currently, which have remained unchanged from pre-pandemic times.

CONTINUES NEXT PAGE →

**"I consider the rental rate decent although the asking price hasn't changed since 2019."**  
— Chong



IQI REALTY SDN BHD



Left: The easy accessibility is the main reason that supports the strong housing demand along OKR.

Below: OKR is also home to some of the oldest and most established housing areas in KL.



**OKR has attracted different groups of tenants — a good balance of city dwellers who work or study in KL — and this has helped to offset the impact caused by the Covid-19 pandemic.**



#### ← FROM PREVIOUS PAGE

As at Feb 10, 2021, EdgeProp.my has eight terraced houses in OKR looking for tenants with an average asking monthly rental of RM4,841 or RM1 psf against land size. Some 315 high-rise residential properties were listed for rent at an average asking rental of RM1,921 or RM1 psf.

Having said so, Tin notes that for larger houses like semidees and bungalows with bigger built-ups, some owners are willing to adjust the asking price to meet tenants' budgets.

"On average, the monthly asking rental for semidees and bungalows here saw a drop of 10%-20%, to around RM4,000 and RM7,000 respectively. This is mainly because the market is losing some corporate leasing and expatriate tenants. Therefore, the landlords are more open for negotiation recently because they can foresee the border will not be reopening so soon," he adds.

### Strong fundamentals

Despite the short term rental adjustment, CID Realtors' Tin opines that OKR's fundamental has remained healthy for its location, matured neighbourhood, good living environment and affordable choices for tenants.

"Do not be surprised that OKR is a popular address to foreigners. They like the place for it being not too far away from the bustling city centre, cheaper price for bigger space and the mature neighbourhood," says Tin.

Meanwhile, the declining rental of semidees and bungalows will also attract business owners who are looking for well-maintained landed houses facing the main road to turn into showrooms or home offices.

"It is a fact that landed property with extra land in a good location along OKR has limited supply. The tenant may take a longer time to make a decision, but as long as the landlord is willing to give a little bit of discount, even during the pandemic, it will be rented out. Therefore, you will not see a drastic plunge of rental in OKR compared to the city centre," Tin notes.

The attractive rental of landed houses also attracts tenants who have been staying in high-rise residential properties in this area to "upgrade" to bigger houses in OKR, mainly because landed houses offer them more freedom compared to strata living communities.

Tin notes that especially during pandemic times, there are increasing rental inquiries for landed properties as tenants are looking for spacious homes with fewer common areas to lower the risk of getting infected.

**"Landed property is always a popular property type in that area due to limited supply in the market."**

— Tin



CID REALTORS SDN BHD



PICTURES BY LOW YEN YEING | EdgeProp.my



Above: High-rise integrated developments are mushrooming along OKR.

Left: Southbank Residence is one of condominiums that recorded the highest psf transaction price last year.

## Oversupply of high-rise homes?

Realtors tracking property price trends on Old Klang Road (OKR) are concerned over a surging supply of new high-rise residential units, which might put pressure on rental growth and demand as tenants might choose to purchase the more affordable smaller units available in the market rather than continue renting.

"If you have been renting a place for RM1,500 per month here on OKR, with the same amount of money, you could consider buying a unit now as there are ample affordable choices in OKR," says CID Realtors Sdn Bhd real estate negotiator Joseph Tin.

Under such conditions, landlords need to offer better deals for tenants, either by giving good furnishing or irresistible rental rates to secure longer

tenancy agreements, he adds.

On the other hand, IQI Realty Sdn Bhd real estate agent Thomas Chong is more optimistic on the high-rise rental market in OKR. He believes that with more high-rise supply adding into the market in the next few years, it will stimulate the market movement.

He notes that projects in good locations will always attract buyers. There will always be people who prefer a particular location but can't afford it yet, hence they will turn to renting one. OKR is one such location.

"Moreover, OKR is currently left with less land for housing developments. In the long-run, properties with good management will remain popular," Chong concludes.



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<sup>2</sup> Effective against bacteria - 99% E. Coli, MRSA, Staphylococcus Aureus.



# Make tribunal's written decisions AVAILABLE TO PUBLIC

BY DATUK CHANG  
KIM LOONG



**T**he Strata Management Tribunal (SMT) was created pursuant to the Strata Management Act 2013 (SMA) which came into force on June 1, 2015. It is a quasi-judicial body clothed with powers and authority to adjudicate on disputes or complaints concerning the performance of duties and exercise of powers conferred or imposed by the SMA.

Parties who are bound by the SMA would be proprietors, developers, management corporations (MC), joint management bodies (JMB), property managers and commissioners of buildings.

In simple terms, it is an avenue where various stakeholders or affected persons under the SMA go to when there are discrepancies concerning the affairs of stratified properties. A lot has been written on the overview

of the functions and powers of the Tribunal.

Malaysia inherited a common law system from its former colonial masters. This means that decisions and the grounds of decisions handed down by the Courts of Law and other judicial bodies in the country will form a body of case laws which are binding on the courts below i.e. rulings and decisions by the Federal Court, Court of Appeal and High Court will have to be followed by the Sessions Court and Magistrates Court.

In other circumstances, the body of case law becomes persuasive authorities for Courts of Law confronted with cases of similar nature. One of the advantages of the common law system is that it promotes consistency of decisions.

## An invaluable source of reference

In the context of the SMA, the awards and the grounds of awards handed down by the Tribunal can serve as an invaluable source of reference for the public. As a matter of

fact, the SMA makes it mandatory for the Tribunal to provide reasons to support its awards. Section 117(2) of the SMA reads, "The Tribunal shall in all proceedings give its reason for its award in the proceedings."

This provision is similar to Section 16AA of the Housing Development (Control & Licensing) Act, 1966 in relation to the Tribunal for Homebuyer Claims and Section 114 of the Consumer Protection Act 1999 in relation to the Tribunal for Consumer Claims. In interpreting these provisions, the courts have consistently held that this statutory requirement to give reason is mandatory.

Failure to do so will render the said award illegal and liable to be quashed by the courts. Alternatively, the aggrieved party may apply for a mandamus from the Courts to compel the Tribunal to give its reasons.

Nonetheless, Section 117 of the SMA is short of stating whether reasons shall be given in written form or it is sufficient to merely provide oral reasons for any awards made. Hitherto, the courts have taken a rather narrow approach in that the courts consider this requirement is satisfied as long as the Tribunal has given its oral reasons for its awards.

In other words, written reasons or grounds of decisions for any award is optional. The direct consequence of this is that the reasons supporting the awards of the Tribunal become shrouded in either secrecy or incoherence where the public may not be able to understand the rationale of the awards. Furthermore, the orally delivered awards could be weighed down with legal language, even though parties are not permitted to be represented by advocates and solicitors unless complex issues of law are involved.

While the ruling on sufficiency of oral reasons appears to be motivated by the need to have disputes disposed of speedily at the Tribunal, there could also be instanc-

es where it is desirable to prepare written reasons and thereafter making the same available to the public, for instance, through the official website of the housing and local government ministry (KPKT).

## Lack of guidance for the public

The National House Buyers Association (HBA) believes that the lack of written reasons for awards could deprive the public, or persons aggrieved or affected by the SMA of proper guidance on matters related to the SMA, and the same mistakes are repeated in a vicious cycle of ignorance or misunderstanding.

This could also hamper the development of strata laws and the SMA as a whole since there is no known published body of awards by the Tribunal for comparison or comprehension.

HBA has previously mooted and we now reiterate our call for the publication of awards and reasons for such awards; even if not for each award, at least for those important awards that will impact the future application of laws.

Firstly, the SMA is a relatively new legislation and strata development has become more complex with the advent of mixed developments, phased developments, developments that incorporate public infrastructures such as the Mass Rapid Transit running through, under or above strata properties and there are many lacunas which require the clarification and interpretation of the courts and the Tribunal.

By preparing written reasons and thereafter publishing the same, this will enable the public to deepen their understanding and comprehension of the operation of the SMA. Over time, when the law becomes clearer and more settled, there may be fewer disputes, hence reducing the need to lodge claims with the Tribunal.

**HBA believes that the lack of written reasons for awards could deprive the public, or persons aggrieved or affected by the SMA of proper guidance on matters related to the SMA and the same mistakes are repeated in a vicious cycle of ignorance or misunderstanding.**

CONTINUES NEXT PAGE →

## PROPERTY CHAT



## ← FROM PREVIOUS PAGE

In addition, this will also expedite the decision-making process at the Tribunal because the body of decisions will serve as a useful source of reference.

Secondly, by making the written decisions available and transparent to the public, this will instill public confidence on the awards granted by the Tribunal. The written reasons will enable the public to understand the rationale of the awards.

For example, the judiciary regularly published its grounds of judgment at its official website to promote transparency and to allow the public to understand the rationale behind its decisions. Indeed, reasoned decisions can be an additional constituent of the concept of fairness.

### Transparency

It was reported that the majority of claims filed with the Tribunal are practical in nature, revolving around issues such as recovery of maintenance charges, disputes on validity of meetings, squabbles between committee members, disputes involving property managers and inter-floor leakage problems.

While these types of cases are generally perceived as run-of-the-mill claims that rarely involve complex arguments on strata laws, the Tribunal ought to seriously consider publishing its written reasons with the main purpose of making transparent awards which may shed light or clarify the application of various provisions in the SMA for the benefit of the public who may be proprietors, committee members sitting in a JMB, MC or sub-MC. Also, there should be a common position adopted by each Tribunal for facts

which are similar or the same so as to formulate a consistent policy.

We have been encouraging the KPKT to be transparent and accountable by publishing the Tribunal's written reasons on KPKT's website, perhaps under a separate section called "Past-Decisions" or "SMT-Resources" as a source of reference and information to the public.

It could also help preempt any potential disputes and motivate parties to settle the same or similar disputes if the outcomes from earlier published cases are already known.

HBA urges KPKT to consider the proposal to encourage the chairman of the SMT to publish their awards, decision and grounds and make available the avenues for viewing from KPKT's website.



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

**The Tribunal ought to seriously consider publishing its written reasons with the main purpose of making transparent awards which may shed light or clarify the application of various provisions in the SMA for the benefit of the public.**



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**FEB 12 ISSUE**





# Reapfield Properties goes the extra mile to help curb Covid-19

BY RACHEL CHEW

PETALING JAYA: Many often overlook the fact that real estate agents are also considered frontliners in the Covid-19 pandemic as the profession is part of the service sector and their safety and health shouldn't be disregarded as well.

Being one of the pioneering real estate agencies in Malaysia, Reapfield Properties has taken the initiative to film its own video on the story of its agent being infected by the deadly Covid-19 virus and hope this could serve as a reminder to all Reapfield realtors and their clients to not neglect their health and safety.

Reapfield Properties group COO Jonathan Lee stressed that realtors should be the first line of defence against the spread of the coronavirus by reducing physical contact and gatherings and also enhancing their virtual engagement.

"The client's and our own safety has to be kept in mind at all times... We really need to understand that the way to beat this pandemic is in us being better and more responsible human beings. Take care of ourselves and our loved ones by adhering to and taking all the necessary precautions to fight this virus," Lee told EdgeProp.my.

Besides issuing a detailed safety guideline and advisory for all agents, the agency has also made a short interview video with a medical doctor and two Covid-19 survivors, where one of them is a Reap-

REAPFIELD PROPERTIES



Lee: The way to beat this pandemic is in us being better and more responsible human beings.



Click to view the video by Reapfield Properties

field agent.

Eunice Sin, a senior real estate negotiator of Reapfield, and her husband were tested positive after attending a Christmas party last year, in which the host and both Sin and her husband did not wear face masks.

The couple consequently transmitted the virus to their friends and colleagues in other gatherings and workplaces as they did not wear face masks all the time nor maintained social distancing. The couple were sent to hospital for treatment and subsequently recovered from the illness.

"I think I have taken things for granted. We have to keep the social distance and put on masks at all times. Because I did not do that, I transmitted the virus to my wife, colleagues and friends, which created a multiplying effect and spread to the community. We really need to take care of ourselves, follow all the SOPs (standard operating procedures) and try to avoid as many social gatherings as possible until things improve," the couple expressed in the video.

## The pandemic is real!

Lee emphasised that the main message of the video is to highlight that the pandemic is real and it could happen to any of us.

"Not only that, it will also endanger people around your community. We hope by sharing the real story

and medical doctor advice, it could raise the awareness and remind ourselves to do our part in battling the virus," he noted.

To curb the spread of the virus, Reapfield has also initiated moving parts of the business virtually to stay ahead of the game and to stay safe at the same time.

"We have launched tech tools like DocuSign as e-signing of documents for clients is now possible. It will minimise physical meetings to ensure efficiency and flexibility.

As Reapfield is evolving to be a tech-enabled agency, we are taking the advantage of technology to stay ahead of peers and protect our agents and clients from the virus.

"We have also introduced strict SOPs for our agents to comply with - from how to conduct appointments with clients to offering virtual viewings where possible. Talent is the most valuable resource of a company and we want to make sure our agents are well taken care of," Lee said.

## CLIENT ADVISORY

20 January 2021

Dear Clients & Friends,  
Please adhere to the following guidelines:

### Meetings/Viewings With Clients

1. Zoom Consultations or WhatsApp video calls are highly encouraged.
2. If needed, limit physical meetings to just 2 people - 1 agent & 1 client, for a maximum of 15 minutes per session.
3. Viewing time between 8am to 8pm only.
4. Minimal conversations/negotiations to be held during viewing - should conversations need to take place, do it in an open space & outside of the property.
5. If the meeting is at a sales gallery, please adhere to the SOP on site.

### Stay Safe, Take Precautions

1. Do ensure that you and your client don't have the following: cold, cough or a temperature of 37.5°C and above. Please visit a hospital when these symptoms are detected.
2. Ensure everyone is wearing a mask at all times during viewings (homeowners included).
3. Refrain from touching any items at the viewing.
4. No children (under 12) and elderly (above 65) are allowed.
5. Prepare extra masks & sanitiser for client.

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# Asia Pacific real estate investment to rebound 15-20% yoy in 2021

BY TIMOTHY TAY /  
EDGEPROP SINGAPORE

SINGAPORE: International real estate consultant JLL forecasts that Asia Pacific real estate investment could rebound in 2021, with direct transactions set to increase by between 15% and 20% year-on-year (yoy).

This follows a contraction in 2020 when overall real estate investment volumes in the region declined by 20% yoy.

According to JLL, investment volume last year could have performed worse, but the market was buoyed by an uptick in investment transactions in 4Q2020.

Real estate markets in North Asia were the most resilient in the last quarter of 2020. China recorded a 21% quarter-on-quarter (qoq) increase in transaction volumes, while Japan and South Korea saw a 37% and 16% qoq increase respectively. This resilience is attributed to stronger economic recovery and deep pools of domestic capital, says JLL.

On a sector basis, transaction activity in logistics and multifamily assets jumped 29%



yoy and 26% yoy respectively. These two asset classes comprised about 30% of the total real estate investment volumes in 2020.

In comparison, hotels, retail, and office real estate transaction activity each fell by about 25% yoy, as these sectors were most affected by the Covid-19 pandemic.

"Investors undoubtedly faced a challenging operating environment in 2020, but our interactions have confirmed that they refocused strategies and reaffirmed their commitment to the region. Given that transactions approached pre-pandemic levels in the fourth quarter, we expect investor confi-

Japan recorded a 37% q-o-q increase in investment transactions in 4Q2020. China and South Korea also saw an uptick in investment transactions last quarter.

dence to grow in 2021 as capital adapts and the longer-term opportunities in the region become clearer," says Stuart Crow, CEO of capital markets, Asia Pacific, JLL.

Alternative asset classes such as logistics, multifamily, and data centres are expected to drive investment activity this year. Meanwhile, office, retail, and hotel investment deals could grow in tandem with economic growth.

"In a low growth, low rates world, the attractiveness of sectors with higher yields and historically lower rental growth can become more pronounced, and we expect logistics, data centres, and multifamily to be the beneficiaries of increased capital allocation," says Regina Lim, head of capital markets research, Asia Pacific, JLL.

She expects these alternative assets will become a core part of investment portfolios over the next few years. This year could also see a shift in asset allocation towards more opportunistic and value-add strategies, says Lim. This includes office assets with flexi-space and collaborative work spaces in the building, says JLL.

## SPOTLIGHT



Commercial



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## Properties for sale and rent

**RM735,000****Suasana Bukit Ceylon, Bukit Bintang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 743 sq ft **Bedroom:** 1 **Bathroom:** 1**Abelard Toh** (REN 42752)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
☎ +6017 507 2937**RM4,600,000****Mutiara Homes, Mutiara Damansara, Selangor****Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 5,200 sq ft **Land size:** 7,200 sq ft  
**Bedroom:** 7 **Bathroom:** 7**Abelard Toh** (REN 42752)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
☎ +6017 507 2937**RM60,000,000****Section 14, Petaling Jaya, Selangor****Type:** Commercial complex  
**Tenure:** Leasehold **Built-up:** 145,000 sq ft**Elaine Chong** (REN 09348)POLYGON PROPERTIES SDN BHD (E (1) 1714)  
☎ +6019 441 4013**RM13,000,000****Jalan Gelenggang, Damansara Heights, Kuala Lumpur****Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 14,500 sq ft **Land size:** 8,000 sq ft  
**Bedroom:** 6 **Bathroom:** 7**Elaine Chong** (REN 09348)POLYGON PROPERTIES SDN BHD (E (1) 1714)  
☎ +6019 441 4013**RM7,800,000****Bukit Segambut, Segambut, Kuala Lumpur****Type:** Residential land **Tenure:** Freehold  
**Land size:** 47,500 sq ft**Emily Yap** (REN 22792)REAPFIELD PROPERTIES (HQ) SDN BHD (E(1) 0452)  
☎ +6017 887 8893**SOLD FOR****RM4.9 mil**

(RM612 psf against land size)

**Bungalow house at TTDI Hills, TTDI, Kuala Lumpur****Concluded by: Swiss Tan** PRO (PEA 2710)  
of IQI Realty Sdn Bhd  
(+6013 228 8881) **When:** Oct 2020**Noteworthy**

- Freehold
- Built-up: 6,000 sq ft; Land size: 8,000 sq ft
- Six bedrooms; five bathrooms
- Semi-furnished unit
- Facilities: Playground, jogging track and 24-hour security
- Amenities: Shoplots, schools, park, banks, restaurants, office buildings, shopping malls and hospital

TTDI Hills is a low-density bungalow development as it only consists of 52 units. The premium residential development is located on the hilltop along Jalan Changkat Datuk Sulaiman in TTDI.

According to IQI Realty Sdn Bhd property agent Swiss Tan, TTDI Hills is well sought after by big families or multi-generation families who prefer serene and peaceful living environments.

Tan said the seller of the house had decided to move to another property, thus cashing out this house.

Meanwhile, the buyer, who was looking for a family house, liked TTDI Hills for its gated-and-guarded community and the serene environment.

"The buyer also appreciated the spectacular

TTDI view from the balcony as the house is situated on a hilltop with an unblocked view. He also liked the environment and privacy," Tan noted.

She deemed it a good deal as a freehold hilltop bungalow in TTDI was a rare find.

According to EdgeProp Research, no transaction of TTDI Hills was recorded in the past three years.

However, as at February 2021, there were 27 TTDI Hills properties listed for sale on EdgeProp.my. The asking price ranged from RM4.98 million to RM8.6 million or an average asking price of RM698 psf against land size.

Meanwhile, there were four units listed for rent with an average asking monthly rental of RM10,450 or RM1 psf.

**RM2,250,000****Seputeh Heights, Seputeh, Kuala Lumpur****Type:** Residential land **Tenure:** Freehold  
**Land size:** 6,156 sq ft**Emily Yap** (REN 22792)REAPFIELD PROPERTIES (HQ) SDN BHD (E(1) 0452)  
☎ +6017 887 8893**RM1,550,000****Pavilion Hilltop, Mont'Kiara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,496 sq ft **Bedroom:** 4 **Bathroom:** 4**Eric Wong** (REN 46595)IQI REALTY SDN BHD (E (1) 1584)  
☎ +6012 862 1744**RM2,850,000****Pavilion Hilltop, Mont'Kiara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 2,702 sq ft **Bedroom:** 5  
**Bathroom:** 6**Eric Wong** (REN 46595)IQI REALTY SDN BHD (E (1) 1584)  
☎ +6012 862 1744**RM250,000****City of Green Condominium, Seri Kembangan, Selangor****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 650 sq ft **Bedroom:** 1 **Bathroom:** 1**Fountain Land Property** (E 2377)FOUNTAIN LAND PROPERTY (E (3) 1502)  
☎ +6017 266 8181**RM330,000****Endah Regal Condominium, Bandar Baru Sri Petaling, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold  
**Land size:** 1,141 sq ft **Bedroom:** 3 **Bathroom:** 2**Fountain Land Property** (E 2377)FOUNTAIN LAND PROPERTY (E (3) 1502)  
☎ +6017 266 8181**RM397,000****Bandar Bukit Tinggi, Klang, Selangor****Type:** Shoplot **Tenure:** Freehold  
**Built-up:** 1,600 sq ft **Land size:** NA  
**Bedroom:** 2 **Bathroom:** 4**Gena Yew** (REN 26919)CID REALTORS SDN BHD (E (1) 1855/2)  
☎ +6018 386 4483**RM1,200,000****Tanamera, Shah Alam, Selangor****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,396 sq ft **Land size:** 1,647 sq ft  
**Bedroom:** 5 **Bathroom:** 4**Gena Yew** (REN 26919)CID REALTORS SDN BHD (E (1) 1855/2)  
☎ +6018 386 4483



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**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**RM2,361,800****Allevia, Mont'Kiara, Kuala Lumpur**  
**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 2,634 sq ft **Bedroom:** 6  
**Bathroom:** 6**Harry Anwar** (REN 38290)AZMI & CO ESTATE AGENCY SDN BHD (E 10553)  
☎ +6012 912 5034**RM1,546,800****Allevia, Mont'Kiara, Kuala Lumpur**  
**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,703 sq ft **Bedroom:** 4 **Bathroom:** 3**Harry Anwar** (REN 38290)AZMI & CO ESTATE AGENCY SDN BHD (E 10553)  
☎ +6012 912 5034**RM1,200,000****Sungai Buloh Country Resort, Sungai Buloh, Selangor**  
**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 4,000 sq ft **Land size:** 6,000 sq ft  
**Bedroom:** 6 **Bathroom:** 4**James Yim** (REN 24129)PROPERTY EXPRESS (E (3) 1205)  
☎ +6012 687 4892**RM2,380,000****Seksyen 7, Shah Alam, Selangor**  
**Type:** Residential land **Tenure:** Leasehold  
**Land size:** 19,060 sq ft**James Yim** (REN 24129)PROPERTY EXPRESS (E (3) 1205)  
☎ +6012 687 4892**RM758,000****Taman Bukit Intan, Bandar Baru Sri Petaling, Kuala Lumpur****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,946 sq ft **Land size:** 880 sq ft  
**Bedroom:** 5 **Bathroom:** 3**Jamil** (REN 20289)IM GLOBAL PROPERTY CONSULTANTS SDN BHD  
(VEPM (1) 0253) ☎ +6012 935 5226**SOLD FOR****RM785,000 (RM254 psf)**  
**Double-storey shophouse at Bandar Baru UDA, Johor Bahru, Johor****Concluded by: Lily Mohd** PRO (REN 13748)  
of Gather Properties  
(+6019 758 7250) **When:** Oct 2020**Noteworthy**

- Built-up: 3,080 sq ft
- Freehold
- Semi-furnished with partitions and minor renovation
- Two bathrooms
- Accessible via the Johor Bahru-Singapore Causeway Link and Johor Bahru railway station

Bandar Baru UDA is a suburb in Johor Bahru, Johor. The area is predominated by professionals and higher middle-class Malays who live in the terraced houses, semi-dees and bungalows in the neighbourhood.

According to Lily Mohd from Gather Properties, the owner had been looking for a buyer to cash out the investment on this shophouse, while the cash-rich buyer, seeing the investment potential of shophouse in Bandar Baru UDA, decided to buy the unit.

"The buyer told me that he would rather put his money in this property as it had a high rental yield of almost 7.18% even during the pandemic time. This is because Bandar Baru UDA

has limited commercial property supply. The buyer believed the investment would make more profit than keeping his money in the bank as the interest rate is much lower now," she said.

As at Feb 2021, there were three shophouse rental listings of Bandar Baru UDA on EdgeProp.my, with an average asking monthly rental of RM2,667 or RM1.57 psf.

Meanwhile, the sales listing is not available on EdgeProp.my at the moment.

The latest available transacted data of Bandar Baru UDA shophouse from EdgeProp Research were in 2019. Some 11 units exchanged hands at an average price of RM1.33 million, which translated to RM665 psf.

**RM960,000****Taman Austin Perdana, Johor Bahru, Johor****Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 2,800 sq ft **Land size:** 3,200 sq ft  
**Bedroom:** 5 **Bathroom:** 5**Jamil** (REN 20289)IM GLOBAL PROPERTY CONSULTANTS SDN BHD  
(VEPM (1) 0253) ☎ +6012 935 5226**RM303,000****Taman Angsam, Seremban, Negeri Sembilan****Type:** Terraced house **Tenure:** NA  
**Built-up:** NA **Land size:** 2,070 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Jenny Wong** (REN 31278)IQI REALTY SDN BHD (E (1) 1584/9)  
☎ +6019 881 3803**RM998,000****Taman Putra Impiana, Puchong, Selangor****Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 2,629 sq ft **Land size:** 2,240 sq ft  
**Bedroom:** 6 **Bathroom:** 5**KK Sah** (REN 23736)IDEAL PROPERTY CONSULTANT (E (1) 1572)  
☎ +6016 637 5097**RM288,000****Pulau Indah Industrial Park, Port Klang, Selangor****Type:** Factory **Tenure:** Leasehold  
**Built-up:** 2,000 sq ft **Land size:** 2,250 sq ft  
**Bedroom:** 1 **Bathroom:** 2**KK Sah** (REN 23736)IDEAL PROPERTY CONSULTANT (E (1) 1572)  
☎ +6016 637 5097**RM1,200,000****Alam Impian, Shah Alam, Selangor****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 3,200 sq ft **Land size:** 3,563 sq ft  
**Bedroom:** 4 **Bathroom:** 5**Logann Seeva** (REN 31456)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
☎ +6017 221 4225**RM4,100,000****Ken Damansara 2, Petaling Jaya, Selangor****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 5,000 sq ft **Bedroom:** 7  
**Bathroom:** 6**Logann Seeva** (REN 31456)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
☎ +6017 221 4225**RM880,000****Taman Minang Ria, Cheras, Selangor****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** NA **Land size:** 3,025 sq ft  
**Bedroom:** 5 **Bathroom:** 4**Lynn Ooi** (REN 22762)THE ROOF REALTY SDN BHD (E (1) 1605)  
☎ +6012 233 8152

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**RM26,036/mth****KL Eco City, Bangsar, Kuala Lumpur**  
**Type:** Office **Tenure:** Freehold  
**Built-up:** 4,489 sq ft**Nik Adnan Bin Nik Hussein** (REN 10320)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6012 396 6456**RM6,000/mth****Mutiara Upper East, Desa Pandan, Kuala Lumpur**  
**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 2,288 sq ft **Bedroom:** 4  
**Bathroom:** 4**Nik Adnan Bin Nik Hussein** (REN 10320)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6012 396 6456**RM4,000,000****Glenmarie Residences, Shah Alam, Selangor**  
**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 5,300 sq ft **Land size:** 7,000 sq ft  
**Bedroom:** 6 **Bathroom:** 6**Philip CK Ong** (REN 32684)I-PROP REALTY (USJ) SDN BHD (E (1) 0990/2)  
+6016 220 0780**RM438,000****Casa Tiara, Subang Jaya, Selangor**  
**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 800 sq ft **Bedroom:** 3 **Bathroom:** 2**Philip CK Ong** (REN 32684)I-PROP REALTY (USJ) SDN BHD (E (1) 0990/2)  
+6016 220 0780**RM428,000****Kinta Riverfront, Ipoh, Perak**  
**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,223 sq ft **Bedroom:** 3 **Bathroom:** 2**Steven Eng** (PEA 2310)GS REALTY SDN BHD (E (1) 1307)  
+6018 954 0680**RM650,000****The Haven, Ipoh, Perak**  
**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,080 sq ft **Bedroom:** 3  
**Bathroom:** 2**Steven Eng** (PEA 2310)GS REALTY SDN BHD (E (1) 1307)  
+6018 954 0680**RM3,800,000****Maxim Citilights, Sentul, Kuala Lumpur**  
**Type:** Shoplot **Tenure:** Leasehold  
**Built-up:** 6,210 sq ft**Syazana Ahmad Arif** (REN35849)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6014 260 2939**RM1,036,320****Astoria Ampang, Ampang, Selangor**  
**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 888 sq ft **Bedroom:** 3 **Bathroom:** 2**Syazana Ahmad Arif** (REN35849)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6014 260 2939**RM1,800,000****Jalan Birai, Bukit Jelutong, Selangor**  
**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 6,000 sq ft **Land size:** 4,165 sq ft  
**Bedroom:** 7 **Bathroom:** 6**Winnie Su** (REN 00355)TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)  
+6017 298 1800**RM2,600,000****Jalan Bidai, Bukit Jelutong, Selangor**  
**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 4,500 sq ft **Land size:** 5,995 sq ft  
**Bedroom:** 6 **Bathroom:** 7**Winnie Su** (REN 00355)TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)  
+6017 298 1800**RM1,200,000****Lucky Garden, Bangsar, Kuala Lumpur**  
**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,500 sq ft **Land size:** 1,760 sq ft  
**Bedroom:** 4 **Bathroom:** 2**Wong Mei Fong** (REN 32252)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6012 202 3711**RM1,650,000****Taipan 1, Ara Damansara, Selangor**  
**Type:** Shoplot **Tenure:** Freehold  
**Built-up:** 5,160 sq ft **Land size:** 1,650 sq ft  
**Bathroom:** 6**Wong Mei Fong** (REN 32252)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6012 202 3711**RM1,150,000****Saujana Villa, Kajang, Selangor**  
**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 3,514 sq ft **Land size:** 3,200 sq ft  
**Bedroom:** 5 **Bathroom:** 5**Zamshary** (REN 02402)NILAI PROPERTIES REALTY (E (3) 1479)  
+6019 219 2072**RM351,000****Olak Lempit, Banting, Selangor**  
**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,092 sq ft **Land size:** 1,720 sq ft  
**Bedroom:** 3 **Bathroom:** 2**Zamshary** (REN 02402)NILAI PROPERTIES REALTY (E (3) 1479)  
+6019 219 2072**RM595,000****Bandar Seri Sendayan, Siliu, Negeri Sembilan**  
**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,398 sq ft **Land size:** 2,220 sq ft  
**Bedroom:** 4 **Bathroom:** 4**Zuraini Zallin** (PEA1699)RESCOM REALTY (VE (3) 0244)  
+6019 663 1526**RM675,000****Jalan Presint 11A1/15, Cyberjaya, Selangor**  
**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,100 sq ft **Land size:** 1,540 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Zuraini Zallin** (PEA1699)RESCOM REALTY (VE (3) 0244)  
+6019 663 1526

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