

At Home
with *Eunice*

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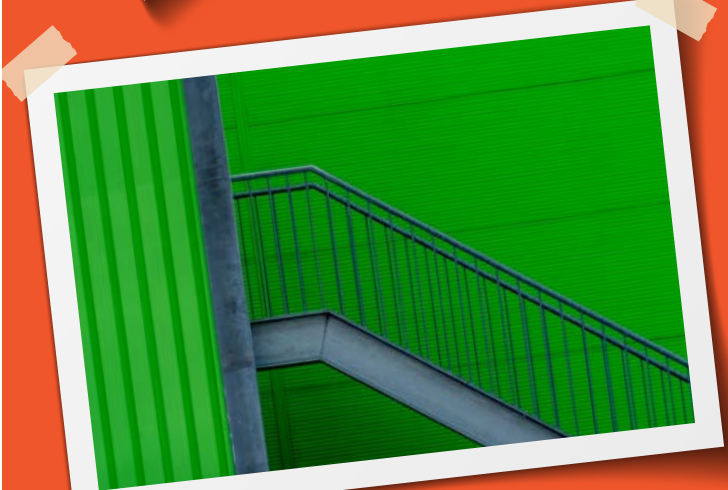
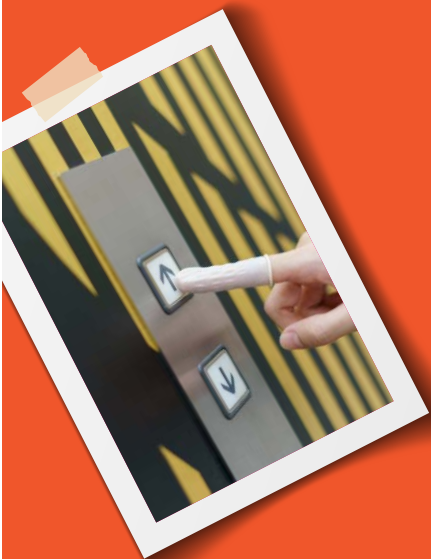
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UEM Sunrise purchases three plots in PJ for mixed development worth RM1.3b

UEM Sunrise Bhd has acquired three prime plots in Section 13, Petaling Jaya, Selangor on Jalan Professor Khoo Kay Kim, with plans to roll out a mixed development with estimated gross development value (GDV) of RM1.3 billion.

In a media statement on March 10, UEM Sunrise said its wholly-owned subsidiary, UEM Land Bhd, signed a conditional sale and purchase agreement for the three land parcels measuring 9.93 acres for a total consideration of RM200 million.

Preliminary plans for the leasehold parcels will focus on delivering a mixed commercial development that will complement the ongoing redevelopment efforts for the entire Section 13 into a commercial hub.

The project is targeted for launch in the next two to three years and is estimated to have a GDV of RM1.3 billion.



This acquisition marks UEM Sunrise's first project in PJ, further strengthening the company's portfolio in prime and upmarket locales, following its successes in Mont' Kiara, Kuala Lumpur and Iskandar Puteri, Johor; in addition to a new integrated mixed-use development, Kiara Bay located next to the Kepong Metropolitan Park in Kuala Lumpur.

"With the land strategically located

in PJ, its proximity to the central business districts and the education hub, we want to accommodate first-time homebuyers, young or small families and customers looking for investment opportunities in targeting short- or long-term tenancies by young professionals and students in the various universities and colleges nearby," said UEM Sunrise Chief Executive Officer Sufian Abdullah.

Shahidan Kassim appointed PRIMA chairman

PRIMA Corp Malaysia (PRIMA) has clarified that the appointment of Datuk Seri Shahidan Kassim (pictured) as the chairman of the corporation was effective Oct 23, 2020.

PRIMA in a statement said the Arau MP was officially appointed by Prime Minister Tan Sri Muhyiddin Yassin and the appointment came into effect on that date.

On Tuesday, Housing and Local Government Minister Datuk Zuraida Kamaruddin announced Shahidan's appointment as PRIMA chairman while conducting a visit to the PRIMA headquarters in Petaling Jaya.

During the visit, Zuraida also announced Shahidan's appointment as National Housing Corp chairman effective Tuesday.



FACEBOOK

Ministry of Rural Development to review construction cost of PPK houses

The Ministry of Rural Development will be reviewing the construction cost of houses in the District Development Programme (PPK) implemented by the ministry to attract contractors, said Minister Datuk Dr Abdul Latiff Ahmad after launching a housing project at Taman Desa Tawakkal in PPK Hujung Ketan on March 9.

Abdul Latiff said presently, the cost of constructing houses for the poor and hardcore poor is set at RM48,000 a unit, which has caused many contractors to turn down the project as it is not profitable.

"Our target is to build 3,000 units of houses a year, and we are leaving it to Giat Mara to manage the tender and so on to build a 663 sq ft house at a price of RM48,000 each.

Implemented by the Kedah Regional Development Authority as a project for the 11th Malaysia Plan with an allocation of RM11 million, Taman Desa Tawakkal has 57 units of the Housing Programme for the Hardcore Poor (PPRT), with all basic amenities as well as a futsal court, and the houses were handed over to the recipients last month.

Scientex 2Q net profit up 15% to RM112m on robust property sales

Scientex Bhd said its latest quarterly net profit rose 15.07% to RM112.17 million, from RM97.47 million a year earlier, on robust property sales and construction progress, as well as stable packaging segment contributions.

Revenue for the second quarter ended Jan 31, 2021 (2QFY21) slipped by a marginal 0.86% year-on-year (y-o-y) to RM906.55 million, from

Malaysia posts worst retail results in 22 years

The retail industry in Malaysia registered its worst performance in two decades last year, contracting by 16.3%, as the Covid-19 pandemic forced people to stay home and retail stores shut. A majority of the retail sub-sectors contracted by double digits, with the department store and fashion and fashion accessories segments shrinking the most by 38.3% and 37.9% respectively, the latest edition of the Malaysia Retail Sales Report (March 2021) showed.

Retail expansion forecast for 2021 has also been revised downwards to 4.1% from 4.9% after major states nationwide were once again placed under the movement control order (MCO) for the most part of the current quarter. The first-quarter performance is estimated to shrink by 13.4% before experiencing a recovery in the next three quarters.

In 2020, with the exception of mini-markets, convenience stores and cooperatives which expanded by 14.8%, and furniture and furnishings, home improvements and electrical and electronics (E&E) which grew by 0.4%, all retail sub-sectors contracted by double-digits.

The retailer segments which suffered included children and baby products (-20.2%), department stores cum supermarkets (-18.7%), F&B outlets (kiosks and stalls) (-18.3%), F&B (cafes and restaurants) (-12.8%), supermarkets and hypermarkets (-12%), pharmacy and personal care (-11.8) and other specialty retailers (-11.7%).



RM914.38 million, dragged by lower packaging revenue.

The group did not declare any dividend for this quarter.

In a filing with Bursa Malaysia, Scientex said its packaging revenue for the quarter fell 6.2% to RM618.8 million, due to lower sales tonnage amid

challenges in the global economy.

The recent raw material cost hike and sudden surge of freight cost due to the global shortage of shipping containers also led to lower operating profit of RM63 million, compared with RM65.2 million a year ago, the group said.

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Domestic tourism as route to recovery



With tourism receipts down 85% in 2020 in tandem with the drop in international tourist arrivals, industry players see the domestic market as its lifeline and route to recovery.

Malaysian Association of Tour & Travel Agents (MATTA) President Datuk Tan Kok Liang opined that at this juncture, with the current operating conditions in place, domestic tourism will be the main driver of the tourism industry in 2021, and this could be the case until 2023, based on current operating conditions.

He noted that the industry's recovery is dependent on domestic and global vaccine rollouts, the opening up of inter-state and international borders, as well as a return of confidence for tourists to start travelling again.

"Given that there are so many variables that are up in the air, it is also difficult to forecast which tourism sub-sectors will be the first to emerge and mount a recovery from the pandemic," said Tan on March 11.

Meanwhile, Malaysian Association of Hotels (MAH) chief executive officer (CEO) Yap Lip Seng said: "With the first quarter as good as gone, and no signs of international tourism at least till 2022, the industry is not expecting any improvements, and instead anticipates 2021 to be worse than 2020."

Sky train being planned to modernise Sabah's rail services

A sky train system connecting areas in Kota Kinabalu is among the projects that will be implemented in efforts to modernise Sabah's rail services, Bernama reported Deputy Chief Minister Datuk Seri Bung Moktar Radin (*pictured*) saying yesterday.

However, Bung Moktar, who is also state Works Minister, revealed the project was still in the planning stage.

He said among the initial routes identified for the project were from the Kota Kinabalu Airport to the city centre and to Alamesra, near here.

"A number of interested investors have been identified and a series of discussions have been carried out for this project and hopefully the construction will commence soon."

"This sky train project will change the face of the Kota Kinabalu city to be more dynamic and will attract more tourists," he said in his speech at the opening of the Sabah State Railway Department's (JKNS) goal-setting session, in Kota



THE EDGE

Kinabalu, yesterday.

Bung Moktar said apart from the sky train, several projects are being implemented to modernise the rail services in the state including the upgrading of 1.8km stretch of the Tenom Lama track to the Tenom Station.

In addition, he said the procurement of various types of assets to modernise the service was also being made and these include six diesel multiple unit (DMU) powered railcars and two locomotives that are expected to be completed within 24 months.

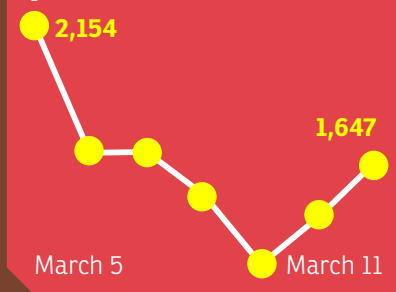
Covid-19 cases reporting below the 2,000 mark in the second week of March

The second week of March has shown a glimmer of hope for Malaysians as the daily number of Covid-19 cases gradually decreased by the day with six consecutive days of new reported cases below the 2,000 mark.

Restrictions on interstate travel have also been relaxed among states under the Recovery Movement Control Order (RMCO) through the targeted travel bubble programme which started on March 10. However, interstate travel between RMCO states is only permissible for tourists following tour vehicles registered with the Ministry of Tourism, Arts and Culture (MOTAC) while privately-owned vehicles are still not allowed.

Since the National Covid-19 Immunisation Programme started, 223,923 people have been vaccinated as of March 10. The Government is considering issuing certificates of exemption for individuals unable to receive Covid-19 vaccine due to severe allergies or who are immunocompromised.

Number of daily positive cases



Despite the falling numbers, fear of Covid-19 infection is creeping up among parents with cases starting to emerge from the school ground. Schools have just barely opened for two weeks from March 1 when a school in Subang Jaya found four of its students to be Covid-19 positive.

In other news, China has unveiled an international vaccine health certification, making it the first country to issue a vaccine passport. Several other countries like Sweden and Denmark are developing their own health passports as well.

Ramsay Sime Darby's SJMC now a Covid-19 vaccination centre in Selangor

Subang Jaya Medical Centre (SJMC) (*pictured*) — a hospital under Ramsay Sime Darby Health Care — has joined other selected private hospitals as a Covid-19 vaccination centre in Selangor.

"We have a dedicated team of well-trained vaccinators who are ready and prepared to vaccinate healthcare workers in the Selangor district starting from March 11, 2021," said SJMC CEO Trish Hogan in a statement on March 10.

She said it is imperative that the public-private collaboration is fully utilised to ensure the country's vaccination programme is making swift progress.

"SJMC is committed to our role in supporting the government to achieve an 80% herd immunity in Malaysia which will have far-reaching and positive impact for us all," she added.



RAMSAY SIME DARBY HEALTH CARE

ECRL alignment extended to 665km, says Wee

The East Coast Rail Link (ECRL) has been further enhanced by being extended from the original alignment of 640km to 665km, as a more efficient rail alignment system.

"The primary objective of constructing ECRL is as a cargo route which is 70% cargo and 30% passengers. So we need to ensure there are returns," said Transport Minister Datuk Seri Dr Wee Ka Siong (*pictured*) in an MOT Malaysia Prihatin



THE EDGE

Achievement interview recently.

"An overall study was also carried out to improve ECRL logistic advantages especially involving issues of train congestion and safety currently

faced by going through KL Sentral. At the same time, we are also offering better passenger service with connectivity to other public transport to Kuala Lumpur via Gombak Integrated Terminal."

Wee stressed that the success of ECRL is not only reverting to its original alignment but with improvement by passing through Serendah and linking Port Klang, with West Port and North Port.

The project, which is expected to be ready in 2026, has reached 20.37% completion in Jan 2021 compared to the original schedule of 19.39%.

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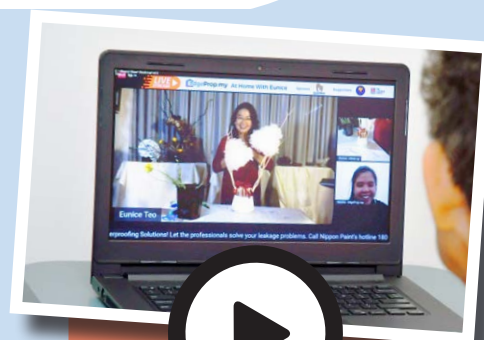
At Home with *Eunice*

BY TAN AI LENG

We all know plastic is harmful to the environment but the usage of plastic items and materials has made our lives easier. Nevertheless, there are ways to reduce and reuse plastic, as well as to upcycle it into artsy pieces that could light up our living and working spaces or even be gifted to brighten up someone's day.

In the second-last episode of **EdgeProp.my's** six-episode mini-series of *At Home with Eunice*, Amtrol Flower Designing principal Eunice Teo has again created wonders using some unexpected plastic items, turning them into seven gorgeous handcrafted pieces that will wow your guests.

The versatility of the plastic material allows for lots of ideas. With some simple tactics, combined with some readily available materials or even dried flowers from home, you could create your very own decorations, said Teo in the live stream on **EdgeProp.my's** Facebook page on March 9.



Click
to view how to
turn plastic into
stunning decor

Fantastic design ideas using plastic



PICTURES BY AMTROL FLOWER DESIGNING

Invite spring to your home

Materials needed: A dark-colour bowl, plastic packaging straps and colourful blooms

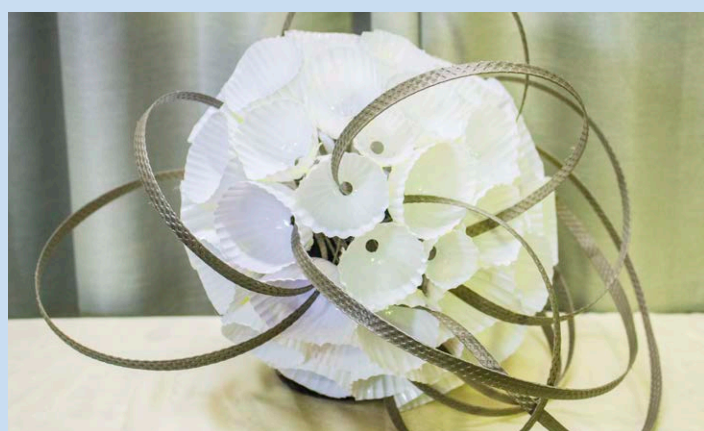
In this item, Teo utilised the grey colour plastic packaging straps that are normally used to secure your deliveries that come in cartons. Bending them into a plain black bowl, she created a curvy structure, in which she interspersed with spring flowers from the Netherlands — Ranunculus.

The essence of this decor piece is to play with the contrast of plain and bright colours to enhance your home ambience.

"There's no special technique to arrange the plastic straps (to create the form). Just gently spread them out on the bowl that is filled with a moistened flower foam block," said Teo.

Hide the flower foam with some foliage, then put in five to seven big bright blooms, and you would have completed a handiwork that is bound to be a conversation piece.

CONTINUES NEXT PAGE →



A gift for a gentleman

Materials needed: Cookie container, plastic egg trays, grey plastic strips and black and white colour spray paints

Decor pieces are not only for women. Eunice showed how, with a dash of deftness and expressiveness, you could create a unique lamp shade for the men in your lives!

By now, you would probably be running out of storage space for the empty Chinese New Year (CNY) cookie containers. Before you discard them, try this out. Spray the inside of the container with a coat of black and let it dry. This will serve as the stand of the lamp shade.

Secondly, cut out the cups of the plastic egg trays one by one and spray paint them white. Once it dries, glue them all together to form a dome structure which will serve as the shade atop the cookie container stand.

For a wisp of contrast, encircle the shade with a few strips of dark grey plastic strips (cut out from any waste plastic you can get your hands on) and voila! A DIY lamp shade is done!

Even if you want to make do without a light bulb, it stands as an elegant piece of table decor on its own.



At Home with Eunice

← FROM PREVIOUS PAGE

Vintage jewellery box

Materials needed: Cookie trays, hot glue and some pearls

While thinking about upcycling plastic for the fifth episode of At Home with Eunice, Teo came across the idea of repurposing the cookie trays of her favourite vegetarian almond cookies.

Teo cut the rectangular-shaped tray into two, then glued them up and made it into a box with a lid. The different compartments of the cookie tray make it just nice to keep some costume jewellery.

To level it up, Teo made use of other cookie trays, cutting them into petal shapes and assembling them into Tan Hua flowers (epiphyllum oxypetalum), also dubbed “queen of the night”, and arranged some small pearls over them.

The upcycled plastic cookie tray now has a new function as a vintage-like jewellery box.



EUNICE'S TIPS!

Do not overdo the roses – less is more, two to three blooms will be enough to make a statement.



From old to gold

Materials needed: Used hamper plastic wrappers, a few sticks or branches and gold colour spray paint

Unwrapping CNY hampers could be fun, but the resulting amount of waste plastic wrappers could be quite staggering.

If you feel bad about adding them to the mounting non-biodegradables on Earth, why not turn them into an exquisite art piece?

Teo has discovered that she could stiffen the clear plastic into any shapes by first, rolling it up, and then simply heating it up using a hair dryer. Blow at the balls of plastic from different

angles to form your preferred shape. Once you have got a few wads, jazz them up with a coat of gold spray paint.

Next, use any sticks or branches to create a simple standing structure, then gently glue the golden nuggets on it.

The lightweight decor piece could be placed in any corner of your home. If you have dried roses from wilted bouquets, you could place two to three buds on the design to enliven it.



Click to view how to turn plastic into stunning decor



Seaview in a vase

Materials needed: A boat-shaped vase or bowl, green colour plastic book covers, used candles, fresh flowers and sea shells or marbles

Ever ready with a thinking cap, Teo has found a way to turn the stiff plastic of book covers into “grass” by cutting them into triangular pieces.

To curl them, just swipe your scissors’ blade over the triangular pieces with a little pressure.

Next, fill the bowl with sand, and over it, pour hot wax melted from old candles. When they are semi-cooled, insert the “grass” into the wax, arranging them to fill up the bowl. Then, scatter some seashells and marbles among the greens.

“This is inspired by children’s amazing imagination. Seashells make people think of the sea while the marbles resemble water bubbles,” she explained.

The design is completed with a stalk of gorgeous orchid flowers from Teo’s garden, some white blooms and baby’s-breath flowers.

“The combination of the green base and plain colour flowers make it a beautiful centrepiece for the dining area,” said Teo.

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At Home with *Eunice*

← FROM PREVIOUS PAGE

Romantic lights

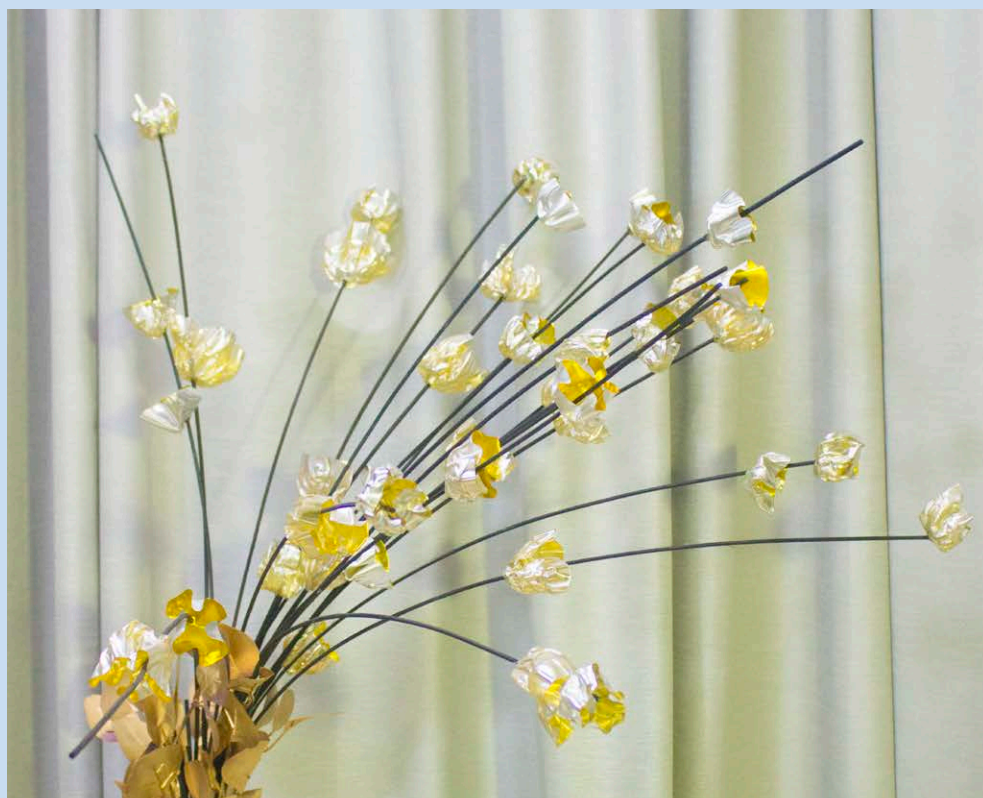
Materials needed: Heart-shaped plastic box, plain colour paper and LED light bulbs

Do you happen to have any heart-shaped boxes at home? If yes, do try out this simple trick that would surprise your loved ones.

Teo pre-fitted some LED lights into these boxes and stuffed them with randomly-torn used fibre tissue bouquet wrappers to create a furry filling.

Next, she affixed the heart-shaped lights atop a simple branch stand which she has at home. Some red rose petals are strewn on the base, and to highlight their presence, she glued a singular scarlet petal as a striking contrast against the whiteness of each "love light".

If this were the last thing your eyes beheld before you closed your eyes to sleep, it would surely help transport you to a romantic dreamland.



Shiny poppy flowers

Materials needed: A bottleneck tall vase, gold or silver colour plastic trays of mandarin oranges and long skewer sticks (spray painted black)

Ever drawn to the glitter of silver and gold, Teo saved the mandarin orange trays of this tint and ingeniously turned them into poppy-like artificial flowers.

How? First, cut out the cups from the tray one by one. Then, using a stick, press the concave piece into a tea light candle holder and blow hot air on it using a hair dryer.

The heat will shrink the plastic craters into a crumpled shape like poppy flowers. Cut out a small hole in the middle of the "flowers" and poke through them with long skewer sticks. Each stick could have three flowers at different heights.

Make a bunch of these, place them in a bottleneck tall vase and you have a striking dining table visual display. For added glamour, Teo said you could put some candles on the tables and the flowers will gleam.

**EUNICE'S TIPS!**

Wear a face mask while heating up the plastic material to avoid inhaling the harmful chemical odour.



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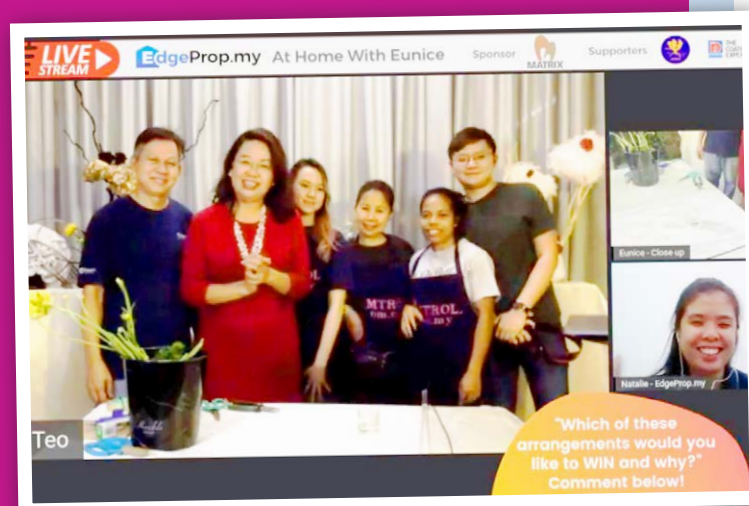
Stay tuned for the last episode of *At Home with Eunice!*

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, Teo will be giving out the decor pieces created for the series to the lucky audience members who tune in and post their questions or comments during the session, through a random selection.

In the final episode which will go live next Tuesday night (March 16), Teo will give new life to the fallen leaves or little twigs in your garden, turning them into unique decor pieces that will surprise your guests.



 presents

At Home with *Eunice*

FINAL EPISODE — One with nature**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*.

Ever walked in the park and come across fallen leaves or little twigs lying around? Never thought that they could have a second chance at life?

In the **FINAL EPISODE**, Eunice shows us that sustainability is all about imagination and creativity as she works with dried leaves and twigs to adorn our homes with an autumn feel this time around!



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.

When Tuesday, 16 March @8pm

Where EdgeProp Malaysia's FB Page



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Chinese New Year must-haves!

**Episode 2**

Vegetables galore

**Episode 3**

Fruitful and "pearfect" transformation

**Episode 4**

From trash to treasure

**Episode 5**

Less plastic is fantastic



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COVER STORY



BY NATALIE KHOO

Imagine this. You've done all your research before you finally decide to buy into this property. Location? Checked. Pricing? Checked. Amenities and facilities nearby? Checked. Maintenance fee charge? Checked.

You have a trajectory of how much you have to pay and by when these payments must be made, and you have sorted it all out. You know that under the Housing Development Act (HDA), residential property owners have 24 months during the defect liability period (DLP) to get the developer to rectify any defects or faulty workmanship on the new property that has been handed over to you.

So you have a thorough inspection of your unit and have reported the defects to the developer so that the latter can fix the problems.

Everything seems to be on track and you have a place to call your own.

A few years down the road, you receive a letter from your management office. The building owners are taking the developer to court for allegations of severe construction defects such as water seepage issues in the carpark caused by the swimming pool built above it and the lift motors breaking down.

As one of the owners in the building, besides paying for the legal fees, you would also need to chip in for the repair fees because the maintenance fee and sinking fund collected over the years aren't sufficient to cover these costs.

But then you ask, "What has this got to do with me? I am only responsible for my own unit, am I not? How am I involved in the problems of the lift motors and swimming pool? I use the swimming pool fewer than five times a year. Why do I have to chip in for the damage not even caused by me?"

Unfortunately, there is no wriggling out of this.

Defects in common areas — why owners have to pay

According to the *Owner's Manual & Guidebook 2.0 (OMG 2.0)*, co-authored by Chur Associates and **EdgeProp.my**, common property refers to the development area not comprised in any parcel or accessory parcel and is capable of being used or enjoyed by two or more strata unit owners.

These areas include the corridors, landscaped areas and gardens, swimming pools, gymnasiums, water tanks, equipment room, lift pits and motor rooms as well as the escape staircases and the functionality of fire-fighting systems and meeting rooms. This is where the maintenance fees you pay monthly go — towards the upkeep of these facilities.

Architect Centre Sdn Bhd director and accredited building inspector Anthony Lee Tee says most strata owners come into their properties focusing only on their own private and accessory parcels but neglect the fact they are also co-owners of the common properties.

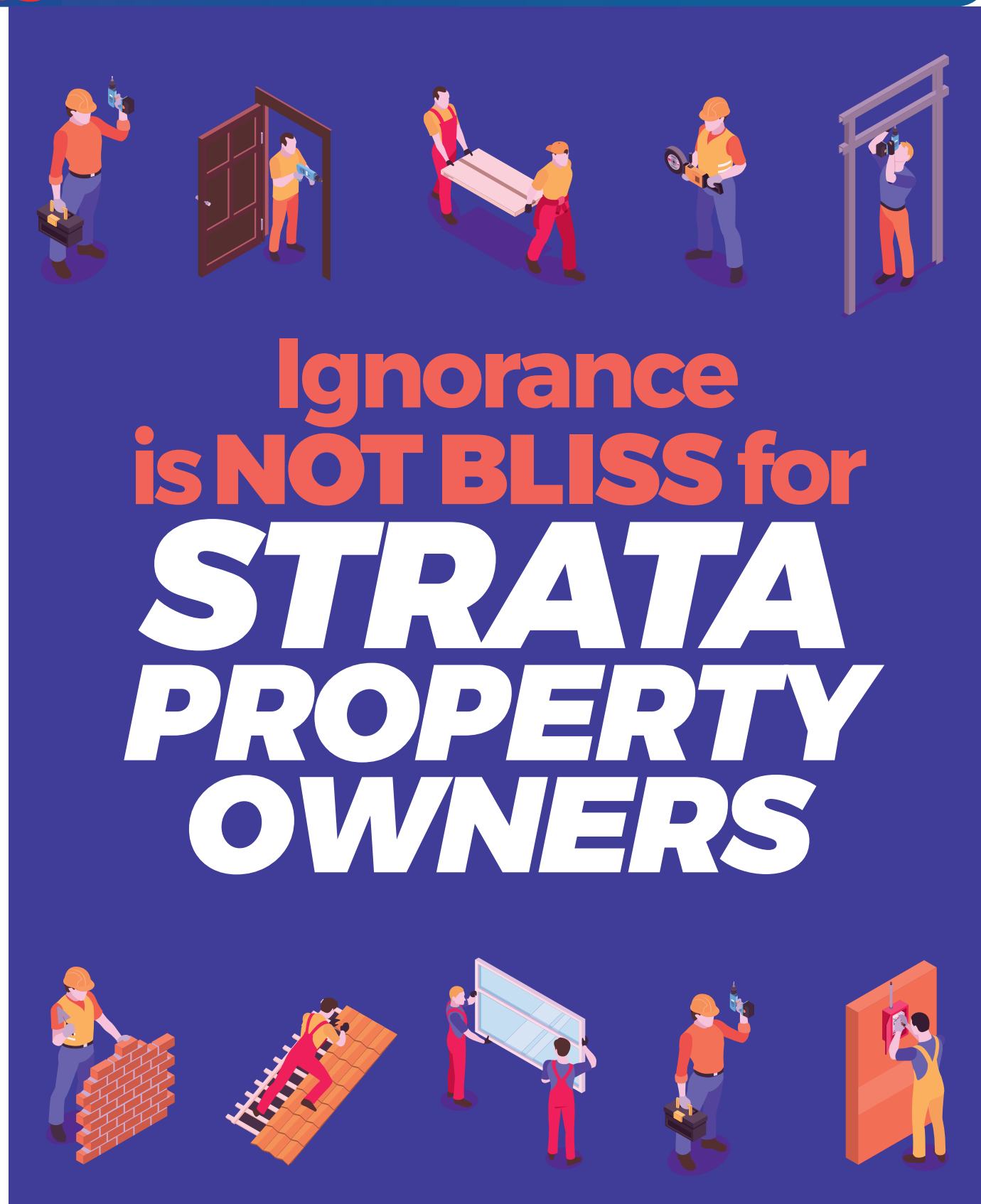
He attributes this to a lack of knowledge and education on strata living. For instance, there are homeowners who have no idea what a Joint Management Body (JMB) or Management Corporation (MC) is and the importance of an Annual General Meeting (AGM).

In a strata development, there are some common properties which you can see every day such as the swimming pool or gym but there are also technical issues such as leaks, cracks, equipment failure and untested electrical installations which not every homeowner would have the knowledge to tackle.

"Furthermore, during that initial period when a new property is handed over, some of the common property areas may not be completed yet," Lee tells **EdgeProp.my**, adding that owners should not just focus on their own units because when they buy into a strata property, they are essentially buying into the entire building.

He notes that many start to understand the problem only after the DLP ends, as that's usually when the defects surface and they have to deal with the nightmare of resolving them.

Henry Butcher Malaysia (Mont Kiara) Sdn Bhd executive director Low Hon Keong concurs with Lee, saying that oftentimes, only when the JMB is

LOW YEN YEING | **EdgeProp.my**

“Most strata owners come into their properties focusing only on their own private and accessory parcels but neglect the fact they are also co-owners of the common properties.”
— Lee

formed, usually by which time the DLP is almost expiring, they discover all these common defects have not been ironed out. Then the JMB or MC has to dig into the sinking fund to repair these defects, which could have been repaired by the developer if the problems were detected in the early days.

"They (JMB or MC) will then have to engage independent accredited building inspectors to find the root cause of the issues and they will have to spend the money to fix them. All these charges come from the service charges or the sinking fund which is borne by the homeowners," says Low.

Role of property manager

A responsible property management firm will not only manage and maintain a property, but instead, will go the extra mile of keeping track of the common area defects and inform the developer so the problems could be rectified at the early stage, says Low.

For instance, a weekly report by the property management company to the developer to reveal the findings when the team does their rounds are important to spot the defects in the first place.

Many may not be aware that a property manager can be appointed right from the delivery of vacant possession, but on the developer's initiative, and few are willing to do that. But as awareness is raised, it is hoped that more homebuyers would learn the importance of seeking such responsible developers.

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COVER STORY



← FROM PREVIOUS PAGE

"We are not here to find fault with the developer or to point fingers at who is right and wrong. What we want to ensure is that there is check and balance. Sometimes, the developer's project team is focused on the big things such as the mechanical and technical operations of the building and may miss out on the everyday and on-the-ground aspects of a property."

"For instance, we get feedback from residents on issues such as the chipping of tiles at the swimming pool or the landscaping which people usually do not notice until all the plants have wilted," he highlights.

Low also observes that in the first six months when the inspections are carried out, the defect list can come up to a thousand over items and if these are not fixed in the beginning stage, it may lead to dispute and court cases later on which are costly and time-consuming.

"There are cases where we (property management company) come in more than one year after the keys have been handed over to the owners, and the JMB tells us that the DLP will be expiring in three months."

"We then have to rush to check through everything, and even then not all the defects can be identified and rectified in time," he adds.

One challenge Low often faces is that the main contractor can get unhappy with the property management company as they feel that the property manager keeps on finding fault with them, but actually that's not the case.

"If we were looking at short term and our plans were to manage these properties for one or two years, after which we washed our hands off, then we wouldn't even have to bother executing the extra ground work and highlighting all these in the initial stage."

"It is because we intend to be here for the long run, and that is why all these procedures are being carried out. If there are defects detected later on, we are not the ones suffering but the owners who have to pay the price," Low elaborates.

Developers now more willing to engage with owners and property managers

Low observes that developers nowadays are more open to discussions and feedback from property managers and owners as every party has a common goal of reducing hiccups in the early stage for long-term sustenance.

Some developers also realise that engaging with a property management company in the early stage prior to the handover helps them to have an extra pair of eyes and expertise to look through the property. This is especially for properties with a lot of facilities.

"No building comes in a perfect condition, and if every party works hand in hand to resolve these issues, it is the most ideal. There are developers out there who really have no intention to cheat their buyers but are accused of buying time and delaying the rectification past the DLP," Low adds.

On the other hand, although more property owners are now aware of what strata living means, they may not know the correct channels for them to deal with issues that arise, Low notes.

Architect Centre's Lee points out that it is not so straightforward, where one should just follow a checklist, but instead it needs to be done in close collaboration with the property manager or dedicated JMB members.

"Many owners are not aware of common property issues and do not get involved with the JMB, hence the few dedicated owners are burdened with carrying the heavy load. It is essentially being open and transparent to flush out and identify the defects and agree to a fixed schedule."

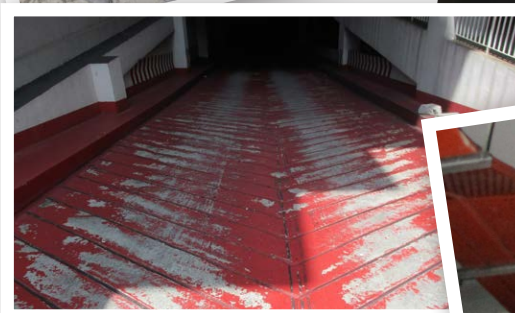
"Many JMBs just ignore the problems or owners just do not care or avoid involvement with the JMB when it is set up, but apathy, ignorance and selfishness are attributes that are not congruent to strata living," stresses Lee.



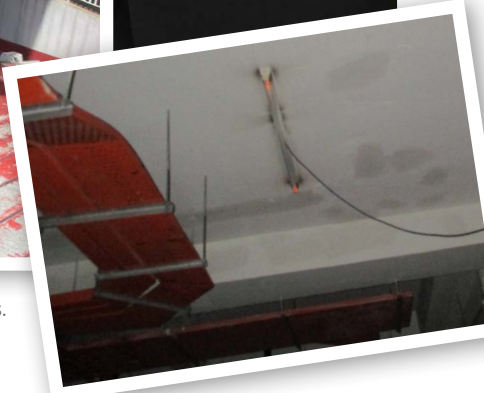
A responsible property management firm will also keep track of the common area defects and inform the developer to rectify the problems in the early stages." — Low



HENRY BUTCHER MONT KIARA

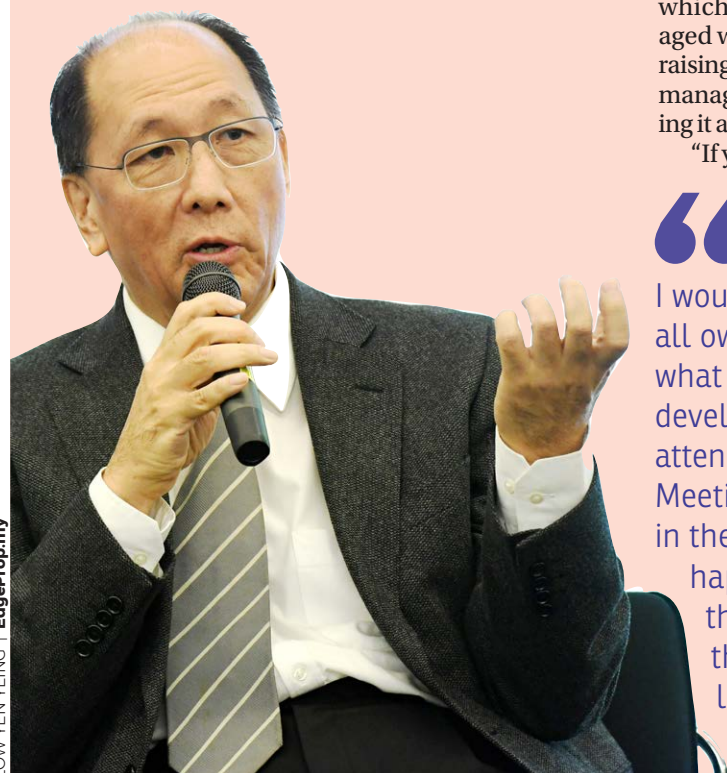


Some defects in the common areas.



LOW YEN YEING | EdgeProp.my

Different ways to check new and secondary market properties



The past chairman of One Menerung and Sri Penaga Management Corporation Khaw Chay Tee (pictured) notes the manners of inspection and rectification for properties bought from developers and the secondary market are different.

The One Menerung and Sri Penaga development project located in Bangsar are both previous winners of the EdgeProp Malaysia's Best Managed and Sustainable Property Awards which recognises real estate managed with excellence with the aim of raising the bar on Malaysian property management practices, benchmarking it against the best in class globally.

"If you are buying a property from



I would strongly encourage all owners to be aware of what is going on in their developments and to attend the Annual General Meetings so that they are in the know of what is happening and contribute their expertise to elevate the standard of strata living" — Khaw

the developer, you are in somewhat a stronger position pertaining to defects because you are still in the defect liability period (DLP). Even if you do not want to be involved or be in the Joint Management Body (JMB), you can write letters to the committee to let them know about the defects you have noticed and bring them to their attention," Khaw tells **EdgeProp.my**.

Khaw also highlights that some developers may have initially charged a low maintenance fee to entice buyers to invest into a project only for the latter to realise later on that the service charges are not sufficient to maintain the common property in good condition on a day-to-day basis.

"When you do your checks, make sure they do a permanent remedy on the defects. Also, make sure the owners have in place the warranty for services such as waterproofing and the water pumps. It is crucial that the JMB/Management Corporation (MC) work hand in hand with the property management company because the first property management company is often appointed by the developer. If they are professional, make sure you push them to exercise their professionalism and not to be biased to the developer," Khaw cautions.

On the other hand, Khaw also points out that not every homebuyer would buy a primary market property as some prefer secondary market property which means that the MC has already been set

up and the DLP is already over.

"In this instance, right from the start when you come and look at the property, observe how tight the security is and what their standard operating procedures are when registering guests. Do you feel that there is enough precaution carried out? Security is the most crucial aspect and is often at the top of the list when homebuyers choose to buy a property."

"Take a look at the common facilities as you walk around. Are the public toilets properly maintained – can they be flushed? Take a look at the defaulters' list which is often posted on the notice board. Go ahead to the management office and have a chat with the staff there. Are they sharing openly with you or are they being secretive? If there is information which they are not transparent about, then that is your red flag," Khaw continues.

He says that if these aspects are not looked at, one may end up forking out a large amount of money should the property need an overhaul or have major extensive repairs in the subsequent years.

"Sometimes, it is always the same people rotating in the board of the (MC) committee. I would strongly encourage all owners to be aware of what is going on in their developments and to attend the Annual General Meetings so that they are in the know of what is happening and contribute their expertise to elevate the standard of strata living," Khaw concludes.



Common defects in common areas

SOURCE: ANTHONY LEE TEE OF ARCHITECT CENTRE SDN BHD

1 Architectural elements

- a) Hairline cracks, discolouration and efflorescence to external walls
- b) Unregulated use of glass in handrails
- c) Chipped and/or cracked wall and floor tiles
- d) Inter-floor water leaks due to waterproofing issues with swimming pools, concrete flat roofs or elevated gardens
- e) Lack of proper gradient (falls), causing stagnant water and clogged floor traps
- f) Poorly-fitted timber doors and aluminum windows
- g) Inoperable fire doors (not closing properly)
- h) Rainwater splashing into lift lobbies
- i) Premature rust and corrosion for exposed metal elements

2 Civil & Structural Engineering elements

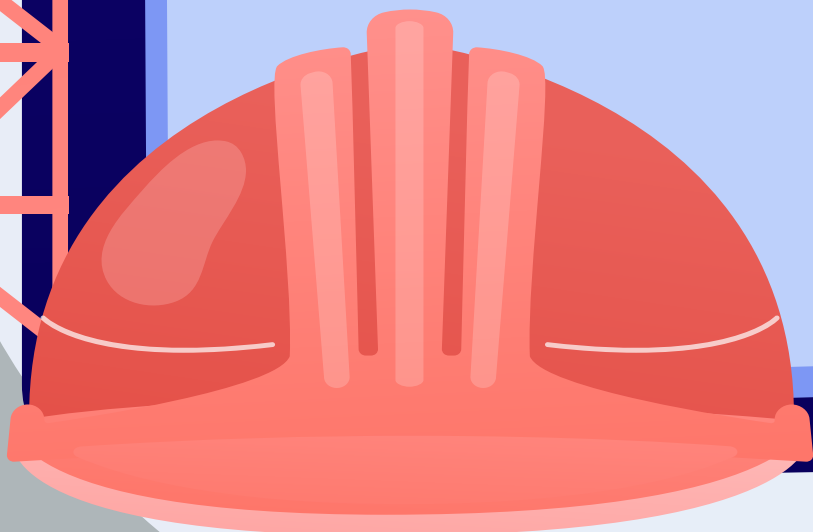
- a) Recurrent water seepage after PU injection grouting
- b) Water seepage through water tanks, concrete slabs and swimming pools
- c) Water seepage through construction joints
- d) Concrete shrinkage cracks
- e) Stagnant water on roads and in drains with inadequate gradient (falls)

3 Mechanical, Electrical and Plumbing (MEP) Engineering elements

- a) MEP installation not thoroughly tested and commissioned
- b) Fire protection system with unresolved faulty signals
- c) Unregulated residual current devices (RCD) for electrical installations
- d) Burst water pipes due to cracking
- e) Water seepage in M&E rooms – lift motor rooms, electrical switch rooms

4 Inaccessible or hard-to-reach common areas overlooked during inspection

- a) Plant and equipment rooms – lift motor rooms, electrical switch boards, gen-set, pumps
- b) Functionality of fire-fighting systems
- c) Sewerage and rainwater pipes concealed in boxed-up risers
- d) Water tanks, submersible equipment, embedded cables and in-ceiling installations
- e) High-level wall facades, windows, skylights and roofs
- f) Escape staircases
- g) Basement walls
- h) Concealed services – especially areas covered with ceilings and ID finishes
- i) Desk studies – adequate, accurate, endorsed, approved and as-built drawings, documentations and warranties provided to the JMB or property manager for purposes of maintenance and management





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² Effective against bacteria - 99% E. Coli, MRSA, Staphylococcus Aureus.



The apartment is described to be open, airy and sunny with its many windows.

PICTURES BY BROWN HARRIS STEVENS

‘Dynasty’ star Joan Collins’ Manhattan apartment up for sale

BY NATALIE KHOO

Remember the long-running television hit “Dynasty” which aired in the 1980s? Joan Collins, the legendary British actress and star who played Alexis Colby in the series is putting up her Manhattan apartment for sale at US\$2.1 million (RM8.5 million).

According to the United States-based property listing portal TopTenRealEstateDeals.com, Collins, who is said to have to travel around the globe for filming, thought it would be convenient to have glamorous homes in locations where they spent the most time.

She had a media interview last year expressing her interest to still work despite being 87 years old, because how else would she be able to support four homes?

However, Collins decided to depart with her Hollywood home in 2017 and is subsequently letting this Manhattan apartment go as well. The portal claims that she has been living in London but summers at her home in Saint-Tropez in the South of France and spends time on her yacht in the harbour below.

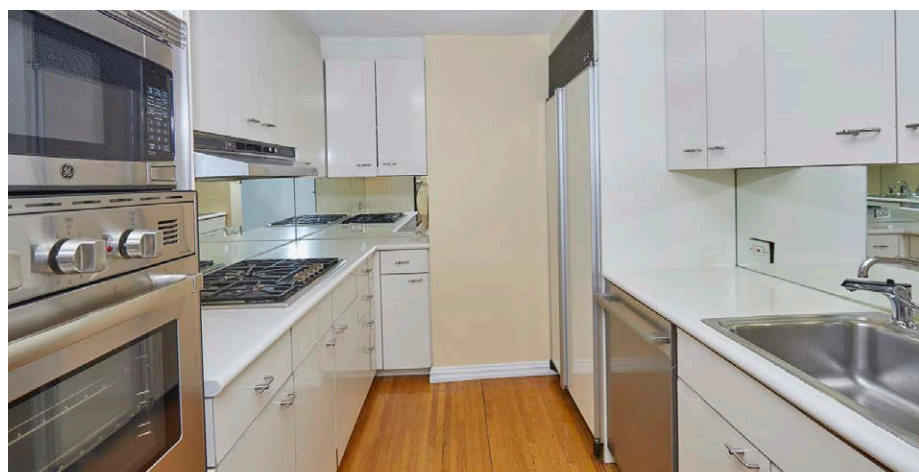
The apartment located in Dorchester in Midtown Manhattan is a combination of three units in a white-glove co-op only a few blocks to Central Park, fine dining and shops.

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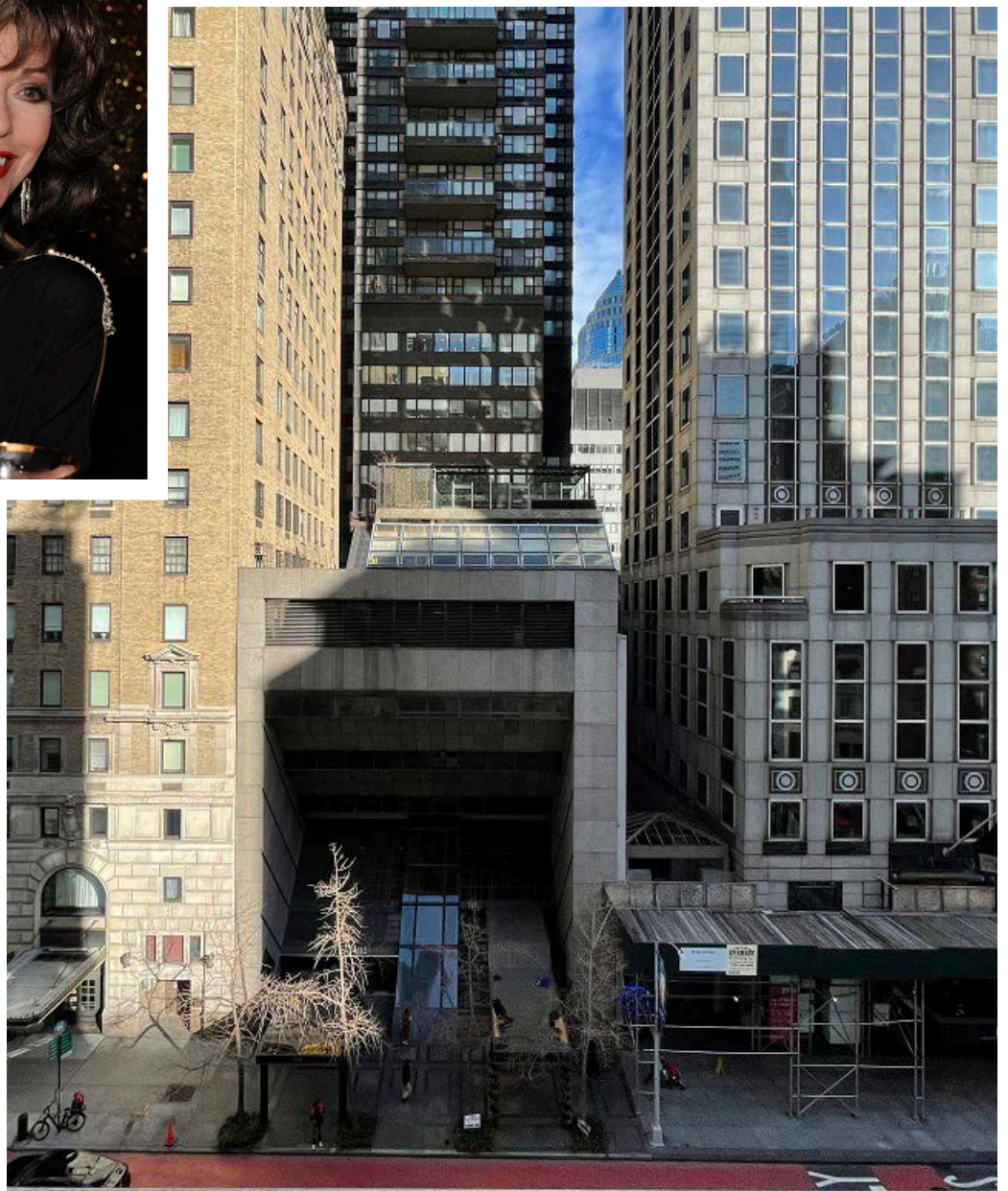


The home was purchased by Collins (above) and fifth-husband Percy Gibson back in 2002 when they got married.

Below: The well-maintained kitchen.



The apartment is located in Dorchester in Midtown Manhattan, New York.



FEATURE



← FROM PREVIOUS PAGE

The home was purchased by Collins and fifth-husband Percy Gibson back in 2002 when they got married. Since then, they had put it on the market a couple of times, had offers and then took it off, because for a while, they thought they might get back to New York more often. However, since that has not come to pass, they have taken the plunge for good this time.

The apartment is described to be open, airy and sunny with its many windows. One of Collins' favourite things about the condo is its 16 closets. Built in 1957, there are two master suites in separate wings and a third guest bedroom.

Collins started out as a child actor whose father was a talent agent managing such stars as Tom Jones and the Beatles. She began her formal training at age 16 at London's Royal Academy of Dramatic Art, preparing her technically for the many varied parts she was to play in her future.

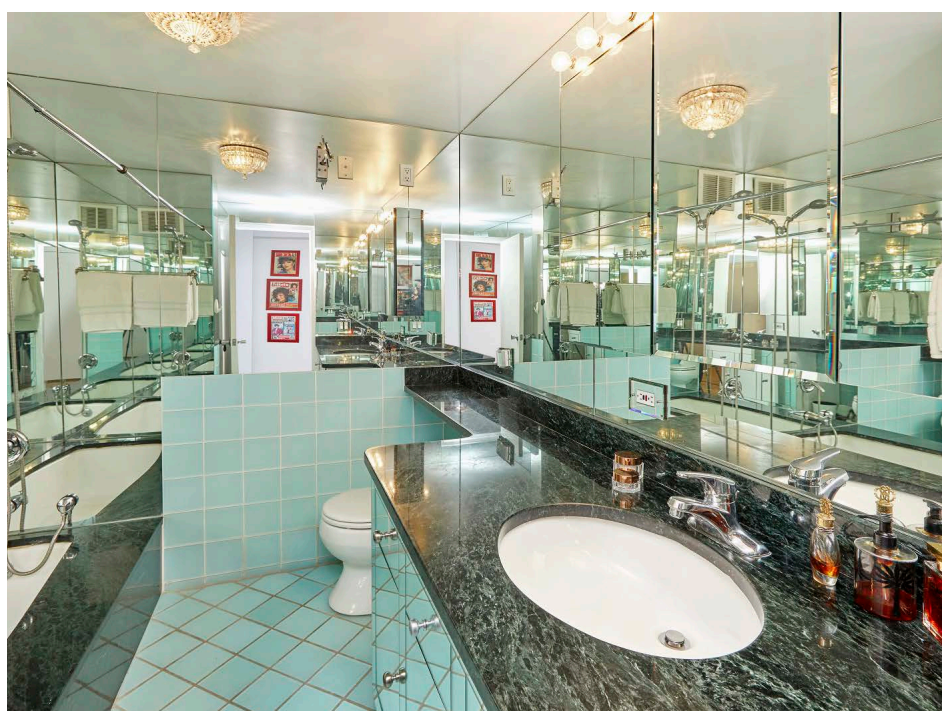
Although she was cast in many memorable leads in both film and television, it was in the long-running, television night-time soap opera, "Dynasty", where Collins became a US household name.

The series ran for nine years, and was the No 1 series in the US in 1985. Excelling in parts as the bad-girl protagonist, Collins, with her sultry dark beauty, was often referred to as one of the most beautiful women in the world.

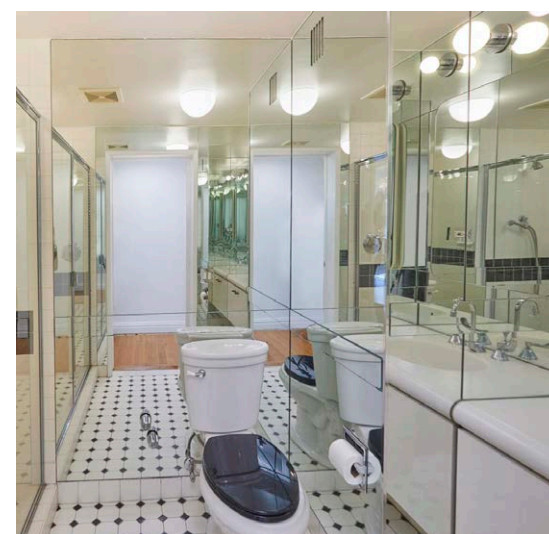
In 2015, Queen Elizabeth II named Collins a dame, the female equivalent of a knight, in recognition of her charitable work.



Above: The master bedroom.



Below and left: Built in 1957, there are two master suites in separate wings and a third guest bedroom.



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Now a tenants' market, will Wangsa Maju and Setapak property keep its shine?

MAR 5 ISSUE



JOIN US ON TELEGRAM!

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The comfortability, functionality and safety of a home have never been as important as now when plenty of people continue to work from and stay at home to curb the spread of the Covid-19 virus. The pandemic has also made many realise that while the home is comfortable to live or work in, it may not be as safe as imagined.

More people are becoming aware the wellness of a building – that is one which is designed to promote the health and wellness of its occupants – is the next property trend. It is more than just having more green spaces or sports facilities to encourage physical exercise, but to enhance occupants' health by wellness building features for everyday living.

The futuristic idea is not something still being conceptualised, but is already here in MIRAI Residences in Kajang 2, Selangor.

Named after the Japanese word meaning "future", MIRAI Residences is a large-scale freehold serviced apartment that combines the Japanese technology by the team in Panasonic Homes Malaysia Sdn Bhd with MKH Bhd's recognised brand name and abundant experience in the Malaysian property context.

Being a part of the New Kajang 2 mixed development, the 10.46-acre MIRAI Residences is the first residential property in Malaysia to provide Quality Air for Life (QAFL) with Energy Recovery Ventilator (ERV), the innovative healthy home living feature by Panasonic, in a development.

By leveraging all the technologies Panasonic have developed to date, residents of MIRAI Residences will get to enjoy fresher air that contributes to the wellbeing of both body and mind.

"Etching our brand slogan 'A Better Life, A Better World' in mind, we at Panasonic continue to engage in various initiatives with our key focus on providing healthy air to the people through our Nanoe X technology in our air quality products such as the air conditioners installed in MIRAI Residences, which is proven to effectively inhibit viruses and allergens," said Panasonic Malaysia managing director Cheng Chee Chung.

Some of Panasonic's QAFL products that promote healthy indoor air quality in MIRAI Residences are the inverter wall mounted air-con, nanoeTM X technology, Comfort Cloud App option, built-in eco-friendly AI technology and Panasonic PM2.5 Supply Air Fan (for smaller units) or Panasonic ERV (for bigger units).

The single-tower MIRAI Residences houses a total of 382 units with built-ups ranging from 578 sq ft to 931 sq ft. Priced from RM321,000, it is expected to be completed by 2024.

Besides the first-of-its-kind



BRING IN THE OUTDOOR FRESHNESS INDOORS

wellness features in every residential unit, MIRAI Residences also offers a 159,000 sq ft facility floor with over 40 resort-style facilities located at its Japanese-inspired Shizun Garden at level five. Some of the facilities are swimming pools, futsal court, picnic space, garden trail, camping zone, jogging track, Kodomotto kid's wall climbing, gym, basketball court and top-notch six-tier round-the-clock security system.

Apart from the facilities within the development compound, being in an up-and-coming township, residents will enjoy the conveniences of urban living, with a future commercial precinct accessible across the road, and public transportations such as the Kajang 2 KTM station (500m away), which is one stop away to the nearest MRT station.

With the concept of "a city within a city", Kajang 2 is a mixed development carrying a total of RM3.3 billion gross development value.

Situated on 270 acres of land sited 10 minutes away from the Kajang central business district, the self-sustainable project consists of residential towers, hotel, offices, shopping mall, school, medical centre, retail outlets and city campus. Launched in Sept 2020, the whole development is slated for completion within 10 years.

A new benchmark for vertical living

Founded by Konosuke Matsushita in 1967, Panasonic Homes has been providing new ideas for the Japanese housing industry by incorporating the technology and products of the Panasonic Group.

In Japan, Panasonic Homes consists of a team of architects, interior designers and other professionals dedicated to enhancing



MIRAI Residences is the first Malaysian property project opened for sale that Panasonic Homes is involved in.



Takishita: QAFL system that utilises Panasonic's technology aims to create healthy homes with better air quality.



Chen: MIRAI Residences is poised to raise the benchmark of vertical home living quality in Malaysia.

lifestyle living. The team of experts are constantly researching the next generation of healthy and convenient living styles to provide relevant products to the market.

Meanwhile, MIRAI Residences is the first Malaysian property project opened for sale that Panasonic Homes is involved in. The collaboration between MKH and Panasonic Homes was borne out of the ideas for living that Panasonic Homes has cultivated in Japan, and the desire for better homes by the local population that MKH has been cultivating.

"As we can see in the Malaysian real estate market, the floor space per unit is getting smaller every year as land prices soar. In Japan, where there is little land for development and the price of land is high, people are used to the idea of designing small yet comfortable dwellings that maximise space utilisation," says Panasonic Homes managing director Kenichi Takishita.

In addition to the QAFL system that utilises Panasonic's technology, Panasonic Homes' own PURETECH has been adopted in

MIRAI Residences, aiming to create healthy homes with better air quality.

"Besides, all units are planned in detail for the needs of each member of the family unit, aimed in providing more comfortable and easy living housing design," Takishita notes.

The collaborative effort is reinforced as both entities share one and the same goal in building healthy homes which are able to stand the test of time for the Malaysia market.

Panasonic Malaysia managing director (QAFL Business Promotion Office) Ichiro Suganuma said Panasonic has been promoting "Quality Air For Life" concept in the past few years, and MIRAI will be the first high-rise residential project to fully incorporate this indoor air quality solution in Malaysia.

"The purchasers of Mirai can surely look forward to enjoying the best quality air with their family," he added.

MKH deputy property director Dato' Kenneth Chen is excited over MIRAI Residences as the project is poised to raise the benchmark of vertical home living quality in Malaysia.

"While Panasonic Homes and MKH are working together to make this [MIRAI Residences] a success, we are already looking at how to further improve it for our second and third projects!

"On top of that, we are also in discussion on other relevant collaborations, such as after-sales service, facility management and urban development management, by utilising the strengths of both companies in the hope to constantly improve the lifestyle quality in Malaysia," says Chen.

CONTINUES NEXT PAGE →

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Quality air for life

The human body needs about 1.3kg of food and 1.2kg of water per day, but do you know that we need about 18kg of air a day to survive?

World-leading home living quality solutions provider Panasonic recognises that clean and safe indoor air is utmost important to enhance comfortable and healthy lifestyles even way before the Covid-19 pandemic hit the world.

In fact, 20 years earlier, Panasonic has kick-started the study on how to bring the refreshing outdoor air indoors by taking inspiration from the way Mother Earth cleans its open air through a natural ion called hydroxyl radicals.

Within the two decades of research, Panasonic has achieved a breakthrough invention in producing hydroxyl radicals synthetically and incorporated it into Panasonic's nanoe™ X Generator Mark 1 technology. The system can generate 4.8 trillions of hydroxyl radicals per second to effectively inhibit organic pollutants within indoor settings.

The technology has recently been certified by Texcell, a global research organisation sited in France, that the nanoe™ X is even capable of inhibiting over 99.99% of the SARS-CoV-2 activity in a 45L chamber test space within two hours.

With the recognition from

Texcell, it means that Panasonic's range of air quality solutions, such as Panasonic wall-mounted room air conditioners equipped with nanoe™ X technology, are able to help reduce the infection risk of the highly contagious coronavirus.

As the icing on the cake, Panasonic air-conditioners are connected to the Panasonic Comfort Cloud App. By using WLAN smart adaptors, the mobile app allows occupants to control air-conditioning units from wherever and whenever with just a tap on the smartphone.

This scalable solution is ideal for one system, one site or multiple locations. Coupling the adapter with the already feature-rich systems, it is an ideal solution for both residential and commercial applications.

Apart from bringing in outdoor fresh air indoors, the ventilation is equally important in maintaining



Cheng: Nanoe X technology in Panasonic's air quality products such as the air conditioners is proven to effectively inhibit viruses and allergens.



Sukanuma: The purchasers of Mirai can surely look forward to enjoying the best quality air with their family.

good indoor air flow especially in today's environment.

With Panasonic ventilation solutions, such as Panasonic Energy Recovery Ventilation (ERV) that brings in fresh air with PM2.5 filtered from the outdoors, it creates an indoor environment with optimum CO₂ level to ensure an uninterrupted sleep; removing odour and harmful chemicals in the air such as Volatile

QUALITY AIR FOR LIFE

EACH ONE OF US
BREATHES IN
18kg OF AIR A DAY.



Air
Conditioning

Temperature Control



RESIDENTIAL
AIR CONDITIONERS



COMMERCIAL
AIR CONDITIONERS



Air
Purification

Air Quality Improvement



air-e



PORTABLE nanoe™ X
GENERATOR



Ventilation

Humidity Control



ENERGY RECOVERY
VENTILATOR



SUPPLY AIR FAN

*Uchiyama, Iwao (Department of Occupation Health, National Institute of Public Health, Japan). "Air and Human Beings: from the Physiological Viewpoint" (1999). <https://ci.nii.ac.jp/naid/110008447936/>
**Ministry of Environment, Japan. Heat Illness Environment Health Manual 2018, p. 32, fig. 3-2. http://www.wbgt.env.go.jp/pdf/manual/heatillness_manual_3-1.pdf



Test results: novel coronavirus activity inhibited

Test of a generator of nanoe™ X

Overview

The objective of this test was to determine if nanoe™ X inhibit the activity of the SARS-CoV-2 virus. Gauze saturated with SARS-CoV-2 virus solution was exposed to a generator of nanoe™ X from a distance of 15cm in a 45L box for 2 hours. Over 99.99% of the activity of the SARS-CoV-2 virus was inhibited.

Details

(1) Testing organisation: TEXCELL (France). (2) Test subject: novel coronavirus [SARS-CoV-2]. (3) Test volume: 45L enclosed box (400 mm × 350 mm × 350 mm). (4) Exposure time: 2 hours. (5) Exposure distance: 15cm.



Notes: (1) The virus infectious titer was measured and used to calculate the inhibition rate. (2) This verification was designed to generate basic research data on the effects of nanoe™ X on the novel coronavirus in laboratory conditions. It was not designed to evaluate product performance.

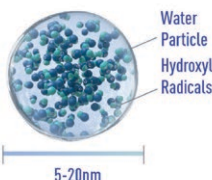
Notes: Photograph is for illustrative purposes.

nanoe™ X Inhibits Activity of Adhered Novel Coronavirus (SARS-CoV-2) Over 99.99% in 2 hours.

*1 Testing Organisation : Texcell (France)

- Test subject : Adhered novel coronavirus (SARS-CoV-2)
- Test volume : 45L enclosed box
- Test result : Virus activity inhibited over 99.99% in 2 hours

nanoe™ X Structure



Huge Quantity



Longer Life Span



Inhibit Adhered SARS-CoV-2



Organic Compounds (VOCs), as well as dust and pollutants.

It is proven that an adequately ventilated indoor space can prevent the sick building syndrome (SBS), a condition where people in a building suffer from symptoms of illnesses or become infected with chronic diseases, such as headache, eye, nose or throat irritation, dry cough, dizziness and nausea, and sensitivity to odours.

Total indoor air solution for MIRAI

Poised to set a new benchmark for vertical living quality in Malaysia, every unit in MIRAI Residences will come with Panasonic PM2.5 Supply Air Fan (for smaller units) or Panasonic ERV (for larger units) to ensure the quality of indoor air.

All the units are equipped with PM2.5 filter to constantly brings in filtered fresh outdoor air. For those with ERV, there is an extra feature of a built-in heat sink for heat ex-

change, which helps to change the temperature from the outdoor air to provide cooler air indoors. Additionally, the built-in heat sink will help to reduce the working load of Panasonic's inverter wall-mounted air-conditioner that is included in every unit of MIRAI Residences.

With Panasonic's inverter wall-mounted air-conditioner, residents of MIRAI Residences can get to enjoy nanoe™ X-purified air all day long by switching nanoe mode on to actively clean the air, deodorise and inhibit pollutants.

Concerned if the nanoe™ X generator device would overwork or burn a hole in your pocket? With eco-friendliness as one of its core features, Panasonic's nanoe™ X generator device requires no routine maintenance and only consumes minimal energy with fan mode 25W per hour for a single unit, which translates to only 20 sen a day, assuming a tariff of 33.4 sen per kwh.

Panasonic

SPOTLIGHT



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Built-up: 31,099 sq ft **Land size:** 42,695 sq ft**Adeline Lee** (REN 02761)ESPRIT ESTATE AGENT SDN BHD (E (I) 1448)
☎ +6016 715 2226**RM7,100,000****Jalan Tampoi, Tampoi, Johor****Type:** Factory **Tenure:** Freehold
Built-up: 16,355 sq ft **Land size:** 1 acre**Adeline Lee** (REN 02761)ESPRIT ESTATE AGENT SDN BHD (E (I) 1448)
☎ +6016 715 2226**RM1,100,000****Sunway PJ 51A, Petaling Jaya, Selangor****Type:** Shoplot **Tenure:** Leasehold
Built-up: 1,710 sq ft **Land size:** 1,711 sq ft
Bathroom: 1**Agnes Aloysius** (REN 04450)REAPFIELD PROPERTIES (PUCHONG) SDN BHD
(E (I) 0452/8)
☎ +6012 326 3379**RM9,256,500****Suria Industrial Park (SIP), Sepang, Selangor****Type:** Industrial land **Tenure:** Leasehold
Land size: 108,900 sq ft**Agnes Aloysius** (REN 04450)REAPFIELD PROPERTIES (PUCHONG) SDN BHD
(E (I) 0452/8)
☎ +6012 326 3379**RM2,800/mth****Geo Residences, Bandar Sunway, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 825 sq ft **Bedroom:** 2 **Bathroom:** 2**Angel Lin** (REN 17378)REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)
☎ +6019 301 6967**RM410,000****Kampung Baru Kundang, Rawang, Selangor****Type:** Commercial land **Tenure:** Leasehold
Land size: 8,557 sq ft**Anuar** (REN 26671)ALAM HARTA REALTY (E (3) 1687)
☎ +6014 992 2042**SOLD FOR****RM1.8 MILLION**
(RM169 psf against land size)**Double-storey bungalow at Montere Golf & Country Club, Shah Alam, Selangor****Concluded by: Esther Ng** PRO (REN 06914)of Hartamas Real Estate (M) Sdn Bhd
(+6017-200 8703) **When:** Nov 2020**Noteworthy**

- Leasehold
- Built-up: 4,750 sq ft; Land size: 10,635 sq ft
- Semi-furnished
- Five bedrooms; four bathrooms
- Amenities: Subang Jaya Airport, shopping mall
- Accessibility: Guthrie Highway, New Klang Valley Expressway (NKVE), Jalan Sungai Buloh-Shah Alam, Persiaran Mokhtar Dahari

Montere Golf & Country Club, situated in Shah Alam, is a golf resort that includes leasehold residential developments like townhouses, semidees, bungalows and bungalow land.

Esther Ng from Hartamas Real Estate (M) Sdn Bhd said that the husband-and-wife owner of the unit wanted to sell off the bungalow as they were moving back to Germany.

According to Ng, the client – a couple with one son – was staying at a linked house and wanted to upgrade their place of residence. With a small family, they were attracted to the bungalow because of the space – not too big or too small, and a spacious area outside the house for gardening.

According to **EdgeProp Research**, landed properties in Montere Golf & Country Club recorded a transaction price of RM2.88 million or RM300 psf from one sale in 2019. There was no transaction in 2020.

As at Jan 2021, 31 bungalows in Montere Golf & Country Club were listed for sale in EdgeProp.my with an average asking price of RM2.64 million or RM323 psf, while none was listed for rent.

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.

**RM397,800****Taman Meru Damai, Klang, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 990 sq ft **Land size:** 1,914 sq ft
Bedroom: 4 **Bathroom:** 4**Anuar** (REN 26671)ALAM HARTA REALTY (E (3) 1687)
☎ +6014 992 2042**RM1,100,000****Taman TTDI Jaya, Shah Alam, Selangor****Type:** Shoplot **Tenure:** Freehold
Built-up: 4,950 sq ft **Land size:** 1,650 sq ft**Chai K L** (REN 44299)HOMECREATION REALTOR (E (3) 1915)
☎ +6012 651 1393**RM28,000,000****Jalan Gurney, Titiwangsa, Kuala Lumpur****Type:** Bungalow **Tenure:** Freehold
Built-up: 18,000 sq ft **Land size:** 27,000 sq ft
Bedroom: 10 **Bathroom:** 10**Elaine Chong** (REN 09348)POLYGON PROPERTIES SDN BHD (E (I) 1714)
☎ +6019 441 4013**RM8,000,000****Jalan Gasing, Petaling Jaya, Selangor****Type:** Bungalow **Tenure:** Freehold
Built-up: 8,100 sq ft **Land size:** 7,200 sq ft
Bedroom: 5 **Bathroom:** 6**Elaine Chong** (REN 09348)POLYGON PROPERTIES SDN BHD (E (I) 1714)
☎ +6019 441 4013**RM4,000,000****Fraser Business, Pudu, Kuala Lumpur****Type:** Shoplot **Tenure:** Freehold
Built-up: 8,428 sq ft **Bathroom:** 10**Fatin Atikah Nassarudin** (REN 42984)REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)
☎ +6013 335 6510**RM18,480,000****Lebuh Pudu, City Centre, Kuala Lumpur****Type:** Commercial land **Tenure:** Freehold
Land size: 6,600 sq ft**Fatin Atikah Nassarudin** (REN 42984)REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)
☎ +6013 335 6510

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Pro Agents, get your listings featured here! Email 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 (I) 0553)
☎ +6012 912 5034**RM1,538,800****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 (I) 0553)
☎ +6012 912 5034**RM51,000/mth****USJ 1, Subang Jaya, Selangor****Type:** Factory **Tenure:** NA
Built-up: 27,000 sq ft **Land size:** NA**Jack Wong** (REN 34442)KKLAND PROPERTIES (E (3) 1749)
☎ +6016 905 9066**RM1,830,000****Happy Garden, Kuchai Lama, Kuala Lumpur****Type:** Semidee house **Tenure:** Freehold
Built-up: 4,500 sq ft **Land size:** 3,700 sq ft
Bedroom: 7 **Bathroom:** 5**James Lee** (PEA2496)LEADERS REAL ESTATE (E (3) 1204)
☎ +6010 773 0073**RM3,080,000****Tiara Mutiara, Jalan Klang Lama, Kuala Lumpur****Type:** Shoplot **Tenure:** Freehold
Built-up: 6,047 sq ft **Bathroom:** 6**James Lee** (PEA2496)LEADERS REAL ESTATE (E (3) 1204)
☎ +6010 773 0073**RM17,488,000****Jalan Telok Gong, Port Klang, Selangor****Type:** Factory **Tenure:** Leasehold
Built-up: 60,900 sq ft **Land size:** 111,513 sq ft**James Yim** (REN 24129)PROPERTY EXPRESS (E (3) 1205)
☎ +6012 687 4892**RENTED FOR****RM3,200** (RM6.08 psf)**Studio at Banyan Tree Signatures Pavilion, Jalan Conlay, Kuala Lumpur****Concluded by: Eugene Pang** PRO (REN 30525)
of Arden Estates Sdn Bhd
(+6016-272 4228) **When:** Oct 2020**Noteworthy**

- Built-up: 526 sq ft
- Freehold
- Fully-furnished mid-floor unit
- Rental includes WiFi connection and housekeeping
- Facilities: Infinity pool, Jacuzzi, sauna, gym, dance studio, BBQ area and concierge service
- Amenities: Direct link bridge to Pavilion shopping mall, 1km away from Suria KLCC, Prince Court Medical Centre, Bukit Bintang shopping belt and Jalan Alor night food street market

Banyan Tree Signatures Pavilion is a luxury high-rise serviced apartment project developed by the Pavilion Group. Located within the Golden Triangle of Kuala Lumpur, the single 60-storey tower houses 441 units of private residences, 51 units of serviced residences and 50 luxury suites.

Arden Estates Sdn Bhd real estate negotiator Eugene Pang said there were only limited studio units in Banyan Tree Signatures Pavilion, hence making them more popular than other property types within the same development.

"The standard unit has a built-up of 1,076 sq ft, but not everyone could afford to rent that kind of size in this development. Therefore, the studio unit attracts many prospects," he explained.

The owner of the studio unit is a seasoned property

investor who owns all the 100 special studio units in Banyan Tree. Meanwhile, the tenant liked the size, furnishing quality, as well as the free WiFi and housekeeping service.

"The tenant was also happy that there is a covered link bridge between the development and Pavilion Mall," Pang noted.

According to **EdgeProp Research**, four residential units in Banyan Tree Signatures Pavilion exchanged hands in 2020 at an average transaction price of RM3.38 million or RM1,925 psf.

As at Feb 2021, 118 units of Banyan Tree Signatures Pavilion were listed for sale on EdgeProp.my. The average asking price was RM2.85 million or RM2,407 psf.


Meanwhile, 131 units were looking for tenants at an average asking monthly rental of RM8,600 or RM6.30 psf.

**RM630,000****Bandar Hillpark, Shah Alam, Selangor****Type:** Terraced house **Tenure:** Leasehold
Built-up: 2,246 sq ft **Land size:** 1,920 sq ft
Bedroom: 5 **Bathroom:** 4**James Yim** (REN 24129)PROPERTY EXPRESS (E (3) 1205)
☎ +6012 687 4892**RM1,480,000****Taman Jasmin, Kajang, Selangor****Type:** Bungalow **Tenure:** Freehold
Built-up: 4,385 sq ft **Land size:** 9,009 sq ft
Bedroom: 6 **Bathroom:** 8**Kk Sah** (REN 23736)IPG REALTY SDN BHD (E (I) 2002)
☎ +6016 637 5097**RM273,888****Taman Equine, Seri Kembangan, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 619 sq ft **Bedroom:** 2 **Bathroom:** 2**KK Sah** (REN 23736)IPG REALTY SDN BHD (E (I) 2002)
☎ +6016 637 5097**RM720,000****Happy Garden, Kuchai Lama, Kuala Lumpur****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,600 sq ft **Land size:** 1,540 sq ft
Bedroom: 4 **Bathroom:** 2**Leane Wong** (REN 23378)TECH REAL ESTATE SDN BHD (E (I) 1537)
☎ +6017 280 9663**RM1,480,000****USJ 11, USJ, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,000 sq ft **Land size:** 3,000 sq ft
Bedroom: 7 **Bathroom:** 3**Liza Tieo** (REN 31111)HECTARWORLD REALTY SDN BHD (E (I) 1589/3)
☎ +6017 608 3961**RM635,000****The Orion, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,423 sq ft **Bedroom:** 3 **Bathroom:** 3**Liza Tieo** (REN 31111)HECTARWORLD REALTY SDN BHD (E (I) 1589/3)
☎ +6017 608 3961

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RM480,000

Jalan Saujana Putra 7/2, Bandar Saujana Putra, Selangor
Type: Terraced house **Tenure:** Leasehold
Built-up: 2,000 sq ft **Land size:** 2,450 sq ft
Bedroom: 4 **Bathroom:** 3

Mancy Ho (REN 18807)
TOTAL REALTY SDN BHD (E (I) 1572)
☎ +6012 627 5508



RM570,000

Platinum Lake Condominium PV 15, Setapak, Kuala Lumpur
Type: Condominium **Tenure:** Leasehold
Built-up: 1,529 sq ft **Bedroom:** 4 **Bathroom:** 2

Nik Adnan Bin Nik Hussein (REN 10320)
REAPFIELD PROPERTIES (HQ) SDN BHD E (I) 0452)
☎ +6012 396 6456



RM3,500/mth

Marc Residence, Jalan Pinang, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 900 sq ft **Bedroom:** 2 **Bathroom:** 2

Nik Adnan Bin Nik Hussein (REN 10320)
REAPFIELD PROPERTIES (HQ) SDN BHD E (I) 0452)
☎ +6012 396 6456



RM850,000

Kiara Park, Taman Tun Dr Ismail, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 1,370 sq ft **Bedroom:** 3 **Bathroom:** 2

Rueben Raj (REN 40248)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD (E (I) 0452/8) ☎ +6017 224 8885



RM3,500,000

The Villa @ Serai Saujana, Shah Alam, Selangor
Type: Bungalow **Tenure:** Freehold
Built-up: 4,500 sq ft **Land size:** 4,000 sq ft
Bedroom: 5 **Bathroom:** 7

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



RM495,000

Taman Gembira Baru, Klang, Selangor
Type: Terraced house **Tenure:** Freehold
Built-up: 2,200 sq ft **Land size:** 1,600 sq ft
Bedroom: 4 **Bathroom:** 3

Sivanandhi (REN 03124)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)
☎ +6019 273 0235



RM630,000

Bandar Puteri Klang, Klang, Selangor
Type: Terraced house **Tenure:** Freehold
Built-up: 2,200 sq ft **Land size:** 1,650 sq ft
Bedroom: 4 **Bathroom:** 3

Sivanandhi (REN 03124)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)
☎ +6019 273 0235



RM900/mth

Cendana Apartment, Cheras, Kuala Lumpur
Type: Condominium **Tenure:** NA
Built-up: 624 sq ft **Bedroom:** 2 **Bathroom:** 2

Sri Ganesh (REN 32779)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
☎ +6017 508 6289



RM460,000

Upper East @ Tiger Lane, Ipoh, Perak
Type: Condominium **Tenure:** Freehold
Built-up: 1,162 sq ft **Bedroom:** 3 **Bathroom:** 2

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



RM999,000

D'Festivo Residences, Ipoh, Perak
Type: Condominium **Tenure:** Leasehold
Built-up: 2,472 sq ft **Bedroom:** 4 **Bathroom:** 5

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



RM3,600,000

Inara, Bangsar, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 3,420 sq ft **Bedroom:** 4 **Bathroom:** 6

Swiss Tan (PEA 2710)
IQI REALTY SDN BHD (E (I) 1584/4)
☎ +6013 228 8881



RM2,390,000

Jalan Athinahapan 7, Taman Tun Dr Ismail, Kuala Lumpur
Type: Terraced house **Tenure:** Freehold
Built-up: 3,000 sq ft **Land size:** 2,990 sq ft
Bedroom: 4 **Bathroom:** 4

Swiss Tan (PEA 2710)
IQI REALTY SDN BHD (E (I) 1584/4)
☎ +6013 228 8881



RM1,400/mth

Astoria Ampang, Ampang, Selangor
Type: Condominium **Tenure:** Leasehold
Built-up: 560 sq ft **Bedroom:** 1 **Bathroom:** 1

William Chin (REN 13381)
MAGMAS REALTY (E (3) 0509)
☎ +6012 519 5055



RM2,300/mth

ViPod Residences, Jalan Kia Peng, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 635 sq ft **Bedroom:** 2 **Bathroom:** 1

William Chin (REN 13381)
MAGMAS REALTY (E (3) 0509)
☎ +6012 519 5055



RM1,200,000

Saujana Villa, Kajang, Selangor
Type: Semidee house **Tenure:** Freehold
Built-up: 3,405 sq ft **Land size:** 3,400 sq ft
Bedroom: 5 **Bathroom:** 5

Zamshary (REN 02402)
NILAI PROPERTIES REALTY SDN BHD (E (I) 1545)
☎ +6019 219 2072



RM529,000

Hillpark Cherry III, Bandar Puncak Alam, Selangor
Type: Terraced house **Tenure:** Leasehold
Built-up: 1,500 sq ft **Land size:** 1,600 sq ft
Bedroom: 4 **Bathroom:** 3

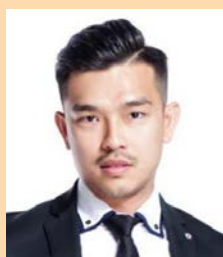
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