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Inside!



PROPERTY CHAT

Latent defects
— now you can
make claims after
six years but...

→ [Pg 11](#)



FOREIGN FEATURE

Johnny Depp's
French estate up
in the market again

→ [Pg 13](#)

SPOTLIGHT

Listings for sale
and rent

→ [Pg 20](#)



Good deals for *landed* *homes*

Are there any affordably-priced landed houses in the Klang Valley? Of course! You just need to know where they are, realtors say. Find out more on **Pages 6 to 10.**



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IBM to shut down Cyberjaya Global Delivery Centre on May 31



IBM will be shutting down its Global Delivery Centre located in Cyberjaya, Selangor on May 31 — seven years after it was first opened in Feb 2014.

“As part of IBM’s continual re-view of the most efficient way to source our products and services, our global centre supporting client information technology (IT) infrastructure in Malaysia will close on May 31. There is no impact on other IBM operations in Malaysia,” an IBM spokesperson told *The Edge*.

Aside from its Cyberjaya operations, IBM also has a head office located in Bandar Utama, Petaling Jaya.

SUKE mishap: Work to remove collapsed crane begins

Projek Lintasan Kota Holdings Sdn Bhd (Prolintas) has started work to remove the gantry crane which toppled over and killed three workers at the Sungai Besi-Ulu Kelang Elevated Highway (SUKE) construction site in Persiaran Alam Damai, Cheras.

Prolintas said the operation to remove the crane and do repair work began soon after the third body was extricated on March 24.

The operation is expected to take several days as it is a complicated process, it said in a statement on March 24.

Meanwhile, to ensure the safety of residents, especially those living in the Puncak Banyan Condominium, alternative roads have been paved since the day of the incident and opened for the use of residents.



Malaysia ranks second most favourable country in SEA for foreign investment



European and US companies have ranked Malaysia as the second most favourable Southeast Asian (SEA) country for opportunities to establish or expand their sourcing, selling or operations over the next six to 12 months, according to a study commissioned by Standard Chartered.

In a report titled “Borderless Business”, Standard Chartered revealed that chief financial officers and treasurers in the US, the UK, Germany and France indicated that despite uncertainty caused by the global pandemic and its associated economic repercussions, overseas markets remain key to growth. Geographically, Standard

Chartered said, respondents see Asia remaining a growth region with over 85% operating and implementing in Asia or considering it for business activities.

Among respondents who considered Asia as the most promising growth region, Japan topped the list (42%) as the most preferable destination for foreign investment, followed by China (36%) and Australia (34%). Malaysia was ranked ninth in the list, three notches below Singapore, which was ranked sixth.

Meanwhile, Africa and the Middle East also saw a marginal increase (up 4%) as potential growth markets over the next six to 12 months.

CapitaLand’s restructur- ing exercise paves way for others to follow

The major restructuring plan by CapitaLand to consolidate its fund management and lodging business into a new entity as well as to take its property development business private may pave the way for other industry players to follow suit, reported Bloomberg.

According to Channel News Asia’s report, CapitaLand’s proposal to split itself into two is meant to sharpen the group’s focus on strategic growth to create greater shareholder value.

The first entity, called CapitaLand Investment Management (CLIM), will house its stakes in real estate investment trusts and

business trusts, selected unlisted funds it is currently managing, as well as its lodging business.

Set to be listed on the Singapore Exchange, CLIM is expected to be Asia’s largest real estate investment manager with assets under management of about S\$115 billion (RM353 billion).

Meanwhile, its real estate development business will be taken private and become part of CLA Real Estate Holdings, its largest shareholder. CLA is an indirect wholly-owned unit of Temasek Holdings.

Market analysts said shrinking profit has driven industry players to focus on fund management, and the CapitaLand’s restructuring plan could be a new way for them to unlock value.



S P SETIA



S P Setia to explore diversification to logistics, e-commerce and healthcare

Property developer S P Setia Bhd said it has identified several potential areas for business diversification, according to the group's 2020 Annual Report which was released on March 24.

It said logistics, e-commerce, healthcare and assisted senior living are among the markets to be explored and the group is constantly on the lookout for partners who are able to offer different areas of expertise that would complement and unlock the value of its landbank.

"We seek to strategically expand our investment properties portfolio as a means of business diversification and to secure steady revenue streams."
— S P Setia

YONG TAI



Yong Tai expands into gold mining business

Property developer Yong Tai Bhd's subsidiary has been appointed the exclusive mining operator to undertake exploration works on a 100-hectare site in Bukit Kenderak in Pahang's Lipis district.

In a filing with Bursa Malaysia on March 24, Yong Tai said wholly-owned subsidiary YTB Land Sdn Bhd has signed an agreement with the registered holder of the mining lease of the land, Tengku Fahad Mua'adzam Shah ibni Almarhum Sultan Haji Ahmad Shah, and Amazing Logic Sdn Bhd.

Yong Tai CEO Datuk Wira Boo Kuang Loon said in a press statement that the group's appointment is a golden opportunity for it to diversify away from its property development and tourism business, which have been severely affected by the Covid-19 pandemic.

"Given the average gold price of around RM225,000 per kg, Yong Tai is set to record a revenue of RM4.5 million per month if the mining activities run at the estimated average capacity of 20kg," said the group.

EcoWorld's unit issues RM180m sukuk

Eco World Development Group Bhd (EcoWorld) said its wholly-owned subsidiary Eco World Capital Services Bhd has established a sukuk wakalah programme of RM500 million in nominal value.

In a bourse filing on March 24, EcoWorld said that the five-year sukuk wakalah programme, which is worth RM180 million, is unrated and secured by, among others, a corporate guarantee by the group.

Proceeds from the sukuk issuance will be used for repayment of several identified existing borrowings and working capital requirements.

Covid-19: Will the border open soon?



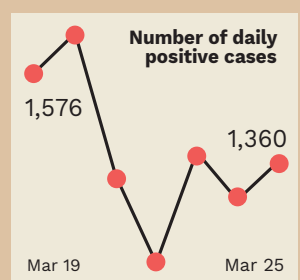
Malaysian Foreign Minister Datuk Seri Hishammuddin Tun Hussein (left) and Singapore Foreign Minister Dr Vivian Balakrishnan had a meeting on March 23.

Malaysia and Singapore have reaffirmed their commitment to work together towards recognising each other's Covid-19 vaccine certificates, with a view towards facilitating cross-border travel in the future.

In a Facebook post on March 24, Science, Technology and Innovation Minister Khairy Jamaluddin said Malaysia and Singapore foreign ministers have met up and discussed issues pertaining to the border opening, including the usage of blockchain technology for digital vaccination certificates.

While the talks of border opening are on-going, Malaysia's National Covid-19 Immunisation Programme continues with a total of 452,919 Malaysians having received the Covid-19 vaccine shots as of March 22.

Among all states,



Selangor has the highest number of people who have received the first dose of the vaccine at 55,763, followed by Perak (49,053), Sabah (40,842) and Kuala Lumpur (36,616).

Meanwhile, the Malaysian government has allocated an initial fund of RM10 million for special financial assistance to Malaysians and foreigners who experience adverse side-effects after being vaccinated under the National Covid-19 Immunisation Programme.

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In search of landed houses of RM600k or less in the Klang Valley

Klang has over 1,000 sales listings of terraced houses with an average price of RM429,008.



THE EDGE

EdgeProp.my: 10 areas in Selangor and Kuala Lumpur that have the highest number of terraced house sale listings priced below RM600,000

SELANGOR

Areas	Number of listings	Average price (RM)
Klang	1,352	428,526
Semenyih	832	443,155
Shah Alam	700	495,433
Bandar Puncak Alam	683	440,552
Kajang	653	475,241
Sepang	538	427,113
Bangi	459	500,431
Sungai Buloh	451	470,189
Rawang	372	410,241
Puchong	357	483,263

KUALA LUMPUR

Areas	Number of listings	Average price (RM)
Setapak	47	521,532
Gombak	41	441,732
Wangsa Maju	36	470,230
Cheras	35	481,283
Segambut	31	490,419
Kepong	21	481,675
Ampang	17	526,176
Bandar Baru Sri Petaling	15	468,828
Jalan Ipoh	11	494,091
Kuchai Lama	10	589,000

Note: Some listings could be duplicates due to multiple agents handling one property

Text Tan Ai Leng

Yes, we hear you. Property prices are beyond the average wage earners' affordability but you have always wanted your own shelter, preferably a landed type where you, your family and your pet perhaps can call home.

The question is, are there any landed terraced houses costing RM600,000 or less in Kuala Lumpur and Selangor? Those that require a monthly instalment of just around RM2,000?

Actually, yes!

A quick click of **EdgeProp.my** property listings has showed up a total of 10,108 terraced houses up for sale asking for RM600,000 or less. This was as of March 18, 2021.

Even though there might be some duplicate listings because some owners engage a few agents to market the same property, assuming one property has five duplicates, it still works out to over 2,000 listings.

Of these listings, 350 properties are in Kuala Lumpur and the rest in Selangor. ([Read EdgeProp.my: Good deals for terraced houses below RM600k on Page 9.](#))

Where to find these properties

In KL, a total 124 terraced houses below RM600,000 were located in Setapak, Gombak and Wangsa Maju areas, with average asking prices ranging from RM442,000 to RM522,000.

Cheras and Segambut also have over 30 listings with average asking prices of RM481,000 and RM490,000 respectively.

EdgeProp.my data also showed that in Selangor, Klang has 1,352 listings – the highest number of terraced houses priced below RM600,000 – with an average asking price of RM429,000.

Other areas you could find terraced houses priced below RM600,000 include Semenyih (832 listings), Shah Alam (700), Bandar Puncak Alam (683) and Kajang (653).

Continued **NEXT PAGE** →

SHAWN FERNANDEZ



AARON WONG



← From **PREVIOUS PAGE**

EdgeProp.my has reached out to realtors and seven of them have offered their takes on buying a terraced house of RM600,000 or less.

One of them opines they must be either far from major business hubs or very old buildings.

Most of the realtors, however, agree that sellers are more realistic these days and are willing to lower their asking prices.

To Shawn Fernandez, director of Aegis Property, searching for properties priced below RM600,000 is a feasible mission as property owners now are more open for negotiations and this is the time for buyers who have been saving to buy a house to look for their desired properties in their preferred locations.

“Those in the property industry who encountered the financial crisis of 1997 will remember those brave purchasers who bought houses in Bandar Utama and Desa Sri Hartamas. It was a steal then, which paid huge dividends very soon thereafter,” he tells **EdgeProp.my**.

Furthermore, the current favourable interest rate has made it a perfect timing for buyers to go “shopping”, he adds.

Bank Negara Malaysia has maintained the overnight policy rate at 1.75%

since July last year. The low OPR will also reduce the base rate and base lending rate for bank loans, which also means lower housing loan interest rates.

Currently, the interest rate for a 30-year housing loan of RM500,000 ranges between 2.85% and 4.5%. ([Click to visit the EdgeProp.my loan check calculator to know how much you could borrow.](#))

Good deals snapped up within one week

GS Realty senior negotiator Aaron Wong notices asking prices of landed properties in Mahkota Cheras, Bandar Kinrara in Puchong and Subang Jaya have dropped to the RM600,000 level, from over RM700,000 last year.

Some owners who are facing cash flow problems are willing to reduce the price further to cash out. Many cash-rich investors are taking this opportunity to bargain the price and good properties are out of the market within one week.

“For example, a bungalow at Country Heights has attracted many enquiries right after the listing was put up online, and the property which has an asking price of RM8.5 million was sold to a cash buyer in less than a week,” he shares. ([Read EdgeProp.my: Good deals for terraced houses below RM600k on Page 9.](#))

Continued **NEXT PAGE** →

“Those in the property industry who encountered the financial crisis of 1997 will remember those brave purchasers who bought houses in Bandar Utama and Desa Sri Hartamas. It was a steal then, which paid huge dividends very soon thereafter.”
– Fernandez

“A bungalow at Country Heights has attracted many enquiries right after the listing was put up online, and the property which has an asking price of RM8.5 million was sold to a cash buyer in less than a week.”
– Wong

Puchong has over 300 sales listings of terraced houses with an average asking price of RM483,000

THE EDGE



LOW YEN YEING | EdgeProp.my



Matured areas with various amenities such as Setapak (above) and Puchong (below) are preferred by buyers

THE EDGE



Too good to be true?

While we have discovered quite a number of terraced houses actually selling below RM600,000 in the secondary market, we did wonder if these were really good deals.

Hence, we have delved into the individual listings and have found some of them actually worth considering for buyers who are keen on landed homes, as some of them come with freehold titles and some are newly refurbished terraced houses that even come with air-conditioners and other fittings.

For instance, a double-storey freehold terraced house in Taman Sri Rampai, Setapak that comes with three bedrooms and two bathrooms is asking for RM530,000. The unit with an extended wet kitchen area also comes with kitchen cabinets, hood and hob as well as an auto-gate system.

For buyers with budgets below RM500,000, you could also find some selections on **EdgeProp.my**.

For example, a double-storey terraced house in Desa Setapak,

Wangsa Maju, which has been renovated with an extended kitchen area and comes with a kitchen cabinet, is asking for RM495,000. What's more – this is a freehold unit!

For buyers whose priority is a unit with spacious land area and located in matured housing estates with various amenities, they will have more choices.

For instance, a single-storey terraced house in Taman Desa Jaya, Kepong has a land area of 1,430 sq ft. The three-bedroom and two-bathroom leasehold unit which has built-up of 1,000 sq ft is asking for RM460,000.

If you are looking for more rooms to fit a bigger family, there are also deals with price tags below RM600,000.

A double-storey terraced house in Bandar Puteri Klang comes with four bedrooms and three bathrooms. The freehold unit, which has a land area of 1,480 sq ft and built-up of 1,800 sq ft, is asking for RM515,000. **(Read EdgeProp.my: Good deals for terraced houses below RM600k on Page 9.)**

← From PREVIOUS PAGE

Oriental Real Estate Sdn Bhd team leader Alps Tan Joon Kiat concurs with Wong, adding that quite a number of landed homes in matured housing areas in KL, such as Ampang, Kepong, Gombak, Taman Melawati, Setapak and Wangsa Maju, have seen asking price reduced to below RM600,000.

"This could be a good chance for owner-occupiers who are looking for landed properties in established areas which are close to various amenities and comes with good accessibility," he adds.

However, Tan notes that the downside of buying these properties is buyers would need to allocate some funds for renovation and refurbishment as such properties might be above 10 or 20 years old.

Location or size – you can't have it all

Terraced houses remained the most popular in the residential property segment, according to the National Property Information Centre. Terraced houses dominated the residential property transactions in the first half of 2020, with over 41% or a total of 30,876 terraced houses changing hands during the period.

Undeniably, landed houses are most buyers' preferred choice when it comes to owning a property, but Yit Seng Realty senior real estate negotiator Wong Ai Ling advises homebuyers to consider their priorities before making buying decisions.

There are still plenty of choices for terraced houses selling below RM600,000 in established areas like Kepong and Cheras. However, these are normally in smaller sizes of below 1,600 sq ft, some are leasehold or may not be located in a guarded community.

Other than pricing and property types, it's more important to understand your priority of buying a property – whether for investment return, to grow a family or a dwelling close to your workplace, says Wong. 📍

ALPS TAN JOON KIAT



WONG AI LING



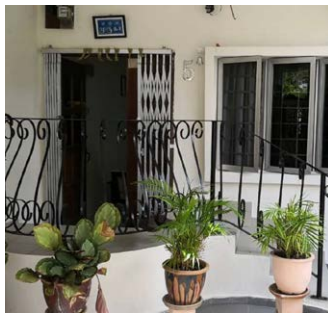
“The downside of buying these properties is buyers would need to allocate some funds for renovation and refurbishment as such properties might be above 10 or 20 years old.” – Tan

“It's important to understand your priority of buying a property – whether for investment return, to grow a family or a dwelling close to your workplace.” – Wong

EdgeProp.my

Good deals for terraced houses below RM600k

PICTURES BY THE RESPECTIVE AGENTS



● **Freehold single-storey**
Jalan Kolam Ayer 2, Jalan Ipoh, Kuala Lumpur

Bedroom & bathroom: 3 | 2
Land area: 1,500 sq ft
Built-up: 1,152 sq ft
Asking price: RM525,000
***Estimated monthly loan instalment:**
RM1,886



● **Freehold end-lot double-storey**
Bandar Puteri Klang, Klang, Selangor

Bedroom & bathroom: 4 | 3
Land area: 1,480 sq ft
Built-up: 1,800 sq ft
Asking price: RM515,000
***Estimated monthly loan instalment:**
RM1,850



● **Freehold end-lot double-storey**
Camellia Residence, Bandar Tasik Kesuma, Semenyih, Selangor

Bedroom & bathroom: 4 | 3
Land area: 1,300 sq ft
Built-up: 2,002 sq ft
Asking price: RM480,000
***Estimated monthly loan instalment:**
RM1,724



● **Leasehold double-storey**
Seksyen 19, Shah Alam, Selangor

Bedroom & bathroom: 4 | 3
Land area: 1,400 sq ft
Built-up: NA
Asking price: RM560,000
***Estimated monthly loan instalment:**
RM2,012



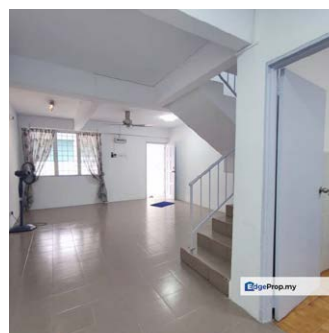
● **Freehold double-storey**
Desa Coalfields, Sungai Buloh, Selangor

Bedroom & bathroom: 4 | 3
Land area (sq ft): 1,300
Built-up (sq ft): 1,500
Asking price: RM430,000
***Estimated monthly loan instalment:**
RM1,545



● **Leasehold double-storey**
Taman Kinrara Seksyen 3, Puchong, Selangor

Bedroom & bathroom: 4 | 3
Land area: 990 sq ft
Built-up: 1,260 sq ft
Asking price: RM580,000
***Estimated monthly loan instalment:**
RM2,084



● **Leasehold double-storey**
Taman Kuchai Jaya, Kuchai Lama, Kuala Lumpur

Bedroom & bathroom: 3 | 2
Land area: 976 sq ft
Built-up: NA
Asking price: RM599,000
***Estimated monthly loan instalment:**
RM2,152

* Estimated loan calculation based on a 30-year bank borrowing (estimated interest rate of 3.5%) for 80% of the property price.
Information for this story is based on **EdgeProp.my PRO agents'** listings as at March 22, 2021.

EdgeProp.my

Good deals for terraced houses below RM600k (cont')



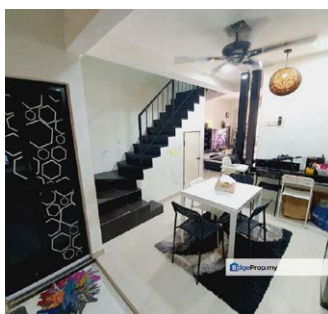
● **Freehold double-storey**
Taman Sri Rampai, Setapak, Kuala Lumpur

Bedroom & bathroom: 3 | 2
Land area: 883 sq ft
Built-up: 1,100 sq ft
Asking price: RM530,000
***Estimated monthly loan instalment:**
RM1,904



● **Freehold double-storey**
Taman Sri Gombak, Gombak, Selangor

Bedroom & bathroom: 4 | 3
Land area: 990 sq ft
Built-up: 1,080 sq ft
Asking price: RM588,000
***Estimated monthly loan instalment:**
RM2,112



● **Freehold double-storey**
Desa Setapak, Wangsa Maju, Kuala Lumpur

Bedroom & bathroom: 3 | 2
Land area: 592 sq ft
Built-up: 900 sq ft
Asking price: RM495,000
***Estimated monthly loan instalment:**
RM1,778



● **Freehold double-storey**
Bandar Mahkota Cheras, Cheras, Selangor

Bedroom & bathroom: 4 | 3
Land area: 1,300 sq ft
Built-up: 1,988 sq ft
Asking price: RM488,000
***Estimated monthly loan instalment:**
RM1,753

PICTURES BY THE RESPECTIVE AGENTS



● **Leasehold single-storey**
Taman Sri Segambut, Segambut, Kuala Lumpur

Bedroom & bathroom: 3 | 2
Land area: 1,470 sq ft
Built-up: 1,350 sq ft
Asking price: RM600,000
***Estimated monthly loan instalment:**
RM2,155



● **Leasehold single-storey**
Taman Desa Jaya, Kepong, Kuala Lumpur

Bedroom & bathroom: 3 | 2
Land area: 1,430 sq ft
Built-up: 1,000 sq ft
Asking price: RM460,000
***Estimated monthly loan instalment:**
RM1,652



● **Leasehold double-storey**
Taman Mega Jaya, Ampang, Selangor

Bedroom & bathroom: 4 | 3
Land area: 1,300 sq ft
Built-up: 1,300 sq ft
Asking price: RM560,000
***Estimated monthly loan instalment:**
RM2,012



● **Leasehold double-storey**
Bandar Baru Sri Petaling, Kuala Lumpur

Bedroom & bathroom: 4 | 3
Land area: 1,170 sq ft
Built-up: 1,260 sq ft
Asking price: RM578,000
***Estimated monthly loan instalment:**
RM2,076

Latent defects

— now you can make claims after six years *but...*

Many may not be aware that they have six years' period to commence legal action to enforce their rights if they suffer from any physical or financial injury. This is stipulated under Section 6(1)(a) of the Limitation Act 1953.

The imposition of a time limit to file legal action is to prevent injustice to defendants as they might have lost the evidence to disprove a stale claim over time. In addition, persons with good causes for action are expected to pursue them with reasonable diligence.

Nevertheless, there are many instances where persons who have suffered damages are not able to commence legal action to enforce their rights as the damages only manifest themselves or come into the persons' knowledge past six years.

It will be too late for them as they are barred by the Limitation Act from pursuing their legitimate claims. This commonly happens in property defect cases as most owners do not have the know-how to uncover or identify defects in buildings.

More often than not, they will only be aware of the problems when the defects manifest themselves or become apparent through chance inspection. This kind of defect is commonly known as "latent defect" as opposed to "patent defect", which refers to a defect which is easily detected.

Unfortunately, these latent defects usually rear their ugly heads after the expiry of the defect liability period (DLP) of 24 months as stipulated in the standard sale and purchase agreement (SPA) under the Housing Development (Control & Licensing) Act and its regulations.

This unenviable situation can be seen in the House of Lords' 1983 decision of *Pirelli General Cable Works Ltd vs Oscar Faber & Partners (A Firm)*. In *Pirelli*, damage was done to a factory due to the wrong usage of construction material for the chimney.

The chimney was built in 1969 but the faulty condition of the chimney was only discovered in 1977. A legal action was filed only in 1978. The question was whether the six-year period ran from the date the faulty chim-

“There are many instances where persons who have suffered damages are not able to commence legal action to enforce their rights as the damages only manifest themselves or come into the persons' knowledge past six years.

ney was built or from the date when the fault could have been or was discovered.

The House of Lords held that the date of accrual of a cause of action in tort for damage caused by the negligent design or construction of a building was the date when the damage came into existence, and not the date when the damage was discovered or should with reasonable diligence was discovered.

As the cracks occurred in the chimney not later than April 1970 and since that date was past six years before the commencement of the claim, it was barred by limitation.

This decision is persuasive to Malaysian courts because Section 2 of the UK Limitation Act 1939 is similar to Section 6(1) of the Malaysia Limitation Act.

In order to mitigate the harshness occasioned in *Pirelli*, the UK Latent Damage Act 1986 was enacted to amend the laws in the UK. Soon thereafter, Singapore, Hong Kong and Canada followed suit by amending their respective laws.

Continued **NEXT PAGE** →



“

The Amendment Act is certainly a positive move to balance the rights of a property owner and the developer by capping a time limit of 15 years to the claim.

← From PREVIOUS PAGE

However, in Malaysia, the laws remained untouched for many years. In 2010, the Court of Appeal in *AmBank (M) Bhd vs Abdul Aziz Hassan & Ors* [2010] 3 MLJ 784 ruled that the notion of postponing or extending limitation to include the element of discovery was not provided for in the Limitation Act or in any other Malaysian law, thus affirming the position in *Pirelli*.

Limitation Act: new Section 6A introduced

In 2018, the Malaysian Parliament finally passed the Limitation (Amendment) Act, 2018 (Amendment Act) to address this issue. The long overdue amendment to the Malaysia Limitation Act was gazetted on May 4, 2018 and has been in force since Sept 1, 2019.

The Amendment Act introduced a new Section 6A which provides that an action claiming for damages for negligence (not involving personal injuries) may be brought within three years from the earliest date on which the plaintiff first had knowledge required for bringing an action and a right to bring such action.

Essentially, this means that a property owner is allowed to bring an action for defect of the property against a developer within three years from the earliest date of discovering the defect, notwithstanding six years have passed since the defect has occurred.

However, there is a catch to this, where Section 6A(3) provides that no action can be commenced 15 years after the date on which the cause of action accrued. According to the explanation of the then deputy minister during the tabling of the Amend-

ment Bill in Parliament, this was to protect engineers and architects.

The newly inserted provision also set out some illustrations, two of which are reproduced here, to enable the public to understand the operation of the provision:

Illustration to Section 6A(2)

C bought a house from D in 2000. In 2005, C discovered a crack which damaged the walls badly. A building report made by a consultant revealed that the cracks had occurred in 2002, two years after C had moved into the house. C has three years from 2005 to file an action in Court against D for damages.

Illustration to Section 6A(3)

C bought a house from D in 2000. In 2017, C discovered a crack which damaged the walls badly. A building report made by a consultant revealed that the cracks had occurred in 2001, one year after C had moved into the house. C cannot commence an action because he has already exceeded the 15-year limitation period.

Do not sleep on your legal rights

It is foreseeable that the dispute over the application of section 6A(2) will mostly centre on the question of when the plaintiff first acquires the knowledge required for bringing an action.

For clarity, Section 6A(4)(b) requires a plaintiff to be reasonably observant in dis-

covering defects either by himself or with the help of appropriate expert advice which is reasonable for him to seek. As such, this newly introduced provision does not protect property owners who are oblivious.

The Amendment Act is certainly a positive move to balance the rights of a property owner and the developer by capping a time limit of 15 years to the claim.

It further requires property owners to take reasonable action to discover latent defects before they become time-barred from commencing any legal action for damages. Property owners should take note that the new provisions will apply regardless of the DLPs stated in their SPAs.

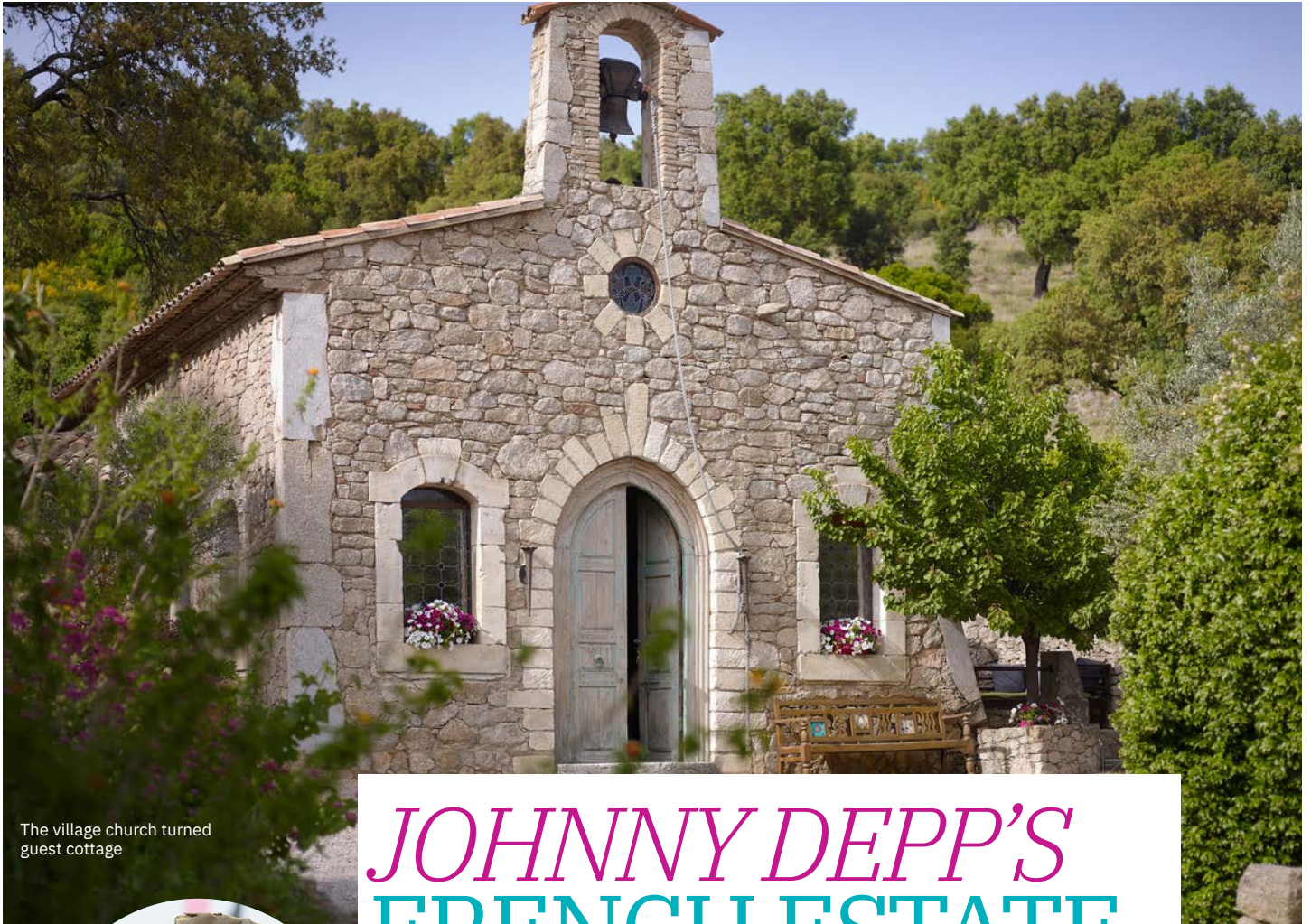
We sincerely hope this new provision will motivate construction players to deliver properties with better built quality and consequently elevate the overall standard of the industry. 🏠

This article is intended to offer an insight of the new Section 6A in Limitation (Amendment) Act, 2018 vis-à-vis latent defect claims, and is not intended to be nor should it be relied upon as a substitute for legal or any other professional advice.



Datuk Chang Kim Loong is the Hon Secretary-general of the National House Buyers Association (HBA) and Koh Kean Kang, Esq is one of HBA's volunteer lawyers. HBA could be contacted at:
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Tel: +6012 334 5676

PHOTOGRAPHS BY GIBSON SOTHEBY'S



The village church turned guest cottage



●Text **Chelsea J. Lim**

The star of the Pirates of the Caribbean movie franchise Johnny Depp may be relisting his French estate at a whopping price of US\$55.5 million (RM228 million).

This is not the first time that Depp has the estate on the market. He had previously listed the property in 2015 and 2016 with the price ranging between US\$27 million and US\$63 million but was never able to sell it.

According to the Robb report, Depp has spent over US\$10 million to restore and refurbish the buildings in the whole village to turn the 37-acre parcel into his own family vacation home. It was

JOHNNY DEPP'S FRENCH ESTATE UP IN THE MARKET AGAIN



One of the bedrooms in the main residence.

reported that Depp decorated the place himself.

The estate centres around a town square with a church which was converted into a guest house, while a former confessional is now a wardrobe. There is also a restaurant named Chez Marceline with a fully-equipped kitchen, a laundry building and a garage.

The main residence has a built-up of

around 4,300 sq ft, with five bedrooms and an art studio. It also features a wine cave decorated with Pirates of the Caribbean theme.

There are also several cottages that are used for guests, as well as a covered wagon that is outfitted with a bathroom and a kitchen. Besides that, two swimming pools, a gym and a skate park can be found on the grounds.

Continued **NEXT PAGE** →

← From **PREVIOUS PAGE**



The pirate-theme wine cave.



A restaurant named Chez Marceline with a fully-equipped kitchen.



Depp has preserved the original stone-and-wood-beamed structures of the building.



One of two swimming pools on the property.

Continued **NEXT PAGE** →

← From **PREVIOUS PAGE**

The idyllic village is planted with lush greens and some 300-year-old oaks, olive trees and vineyards.

Previously an abandoned Provencal village

The estate was previously an abandoned 19th-century Provencal village. Located in the small region of Provence's Le Plan De Latour, the property is only 17 miles away from Saint-Tropez, a celebrity-vacation hot spot.

Depp bought the estate back in 2001 at the height of his career portraying Jack Sparrow in the Pirates of the Caribbean franchise.

This was the place where he and his partner of 14 years, French actor and singer Vanessa Paradis, spent their time together with their two children, Lily-Rose and Jack, until they called it off in 2012.

It was said that Depp first put the estate on the market following his split from Paradis to close this chapter of his life as he entered into marriage with Amber Heard, with whom Depp is currently in a messy divorce trial. However, there was no taker. 🏠

Grounds are dotted with over hundred years old oaks, olive trees and vineyards.





RM7,500,000

Taman Tasik Titiwangsa, Titiwangsa, Kuala Lumpur

Type: Bungalow Tenure: Leasehold
Built-up: 3,383 sq ft Land size: 12,766 sq ft
Bedroom: 6 Bathroom: 3

Avtar Singh (E1167)

CAREY REAL ESTATE SDN BHD (E (1) 1019)

+6012 200 1152



RM2,200,000

Jalan Hillside Estate, Ampang, Selangor

Type: Bungalow Tenure: Freehold
Built-up: 7,000 sq ft Land size: 5,800 sq ft
Bedroom: 7 Bathroom: 6

Avtar Singh (E1167)

CAREY REAL ESTATE SDN BHD (E (1) 1019)

+6012 200 1152



RM1,600/mth

D'Majestic, Pudu, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 688 sq ft Bedroom: 1 Bathroom: 1

Chris Lim (REN 20985)

ARBORLAND & CO (KL) SDN BHD (E (1) 1184/1)

+6016 995 5607

Done Deal

Rented for

RM14,000 (RM6.38 psf)

Serviced apartment at Banyan Tree Signatures Pavilion, Jalan Conlay, Kuala Lumpur



Concluded by: Eugene Pang (REN 30525)

Arden Estates Sdn Bhd (+6016-272 4228)

When: Oct 2020



RM950/mth

You Residences, Batu 9th Cheras, Selangor

Type: Condominium Tenure: Freehold
Built-up: 533 sq ft Bedroom: Studio Bathroom: 1

Chris Lim (REN 20985)

ARBORLAND & CO (KL) SDN BHD (E (1) 1184/1)

+6016 995 5607

Noteworthy

- Freehold
- Built-up: 2,195 sq ft
- Four bedrooms; five bathrooms
- Fully-furnished high-floor unit
- Facilities: Infinity pool, Jacuzzi, sauna, gym, dance studio, BBQ area and concierge service
- Nearby 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 such as Federal Highway, Damansara-Puchong Highway and New Pantai Expressway.



Banyan Tree Signatures Pavilion is a luxury high-rise serviced apartment project developed by the Pavilion Group.

Arden Estates Sdn Bhd real estate negotiator Eugene Pang said the owner, who was eyeing for a higher rental, has renovated the serviced apartment into a fully-fitted unit and he also agreed to tenant's request for a newer and bigger sofa set.

Location and beautiful city view are the reasons that attracted the tenant, added Pang. In addition, the big size units with built-ups over 2,000 sq ft are rare in Banyan Tree Signatures Pavilion – there is only one such unit on every floor.

"The refurbishment investment and time were well paid off as this rental deal gave the owner a rental return of above 4%," he noted.

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

As at February 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.



RM1,900,000

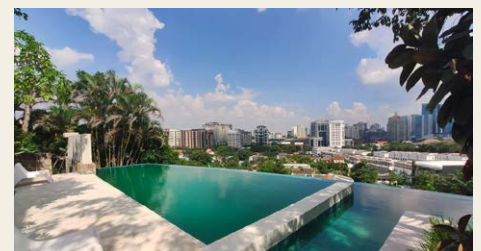
Tropicana Golf & Country Resort, Tropicana, Selangor

Type: Semidee house Tenure: Leasehold
Built-up: 2,500 sq ft Land size: 2,325 sq ft Bedroom: 4 Bathroom: 4

Elaine Chong (REN 09348)

POLYGON PROPERTIES SDN BHD (E (1) 1714)

+6019 441 4013



RM15,000,000

Jalan Gelenggang, Damansara Heights, Kuala Lumpur

Type: Bungalow Tenure: Freehold
Built-up: 8,000 sq ft Land size: 30,000 sq ft
Bedroom: 5 Bathroom: 5

Elaine Chong (REN 09348)

POLYGON PROPERTIES SDN BHD (E (1) 1714)

+6019 441 4013



RM620,000

Desa Villa, Taman Desa, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 1,162 sq ft Bedroom: 3 Bathroom: 2

Elvie Ho (REN 22102)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)

+6012 303 3788



RM4,200,000

Amarin Wickham, Taman U-Thant, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 6,598 sq ft Bedroom: 5 Bathroom: 7

Elvie Ho (REN 22102)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)

+6012 303 3788



RM3,034,300

Taman Bukit Impiana, Country Heights, Selangor

Type: Residential land Tenure: Freehold
Land size: 15,970 sq ft

Emily Yap (REN 22792)

REAPFIELD PROPERTIES (HQ) SDN BHD (E(1) 0452)

+6017 887 8893

Done Deal

Sold for

RM490,000 (RM890 psf)

Serviced apartment at Seventeen Residences, Petaling Jaya, Selangor



Concluded by: Liza Tiew (REN 31111)

Hectarworld Realty Sdn Bhd (+6017-608 3961)

When: Nov 2020



RM4,305,000

The Peak, Ampang, Selangor

Type: Residential land Tenure: Freehold
Land size: 14,146 sq ft

Emily Yap (REN 22792)

REAPFIELD PROPERTIES (HQ) SDN BHD (E(1) 0452)

+6017 887 8893

Noteworthy

- Freehold
- Built-up: 550 sq ft
- One bedroom; One bathroom
- Semi-furnished low-floor unit
- Facilities: Gym, swimming pool, playground, multi-purpose hall, 24-hour security
- Amenities: Morning fresh market downstairs, shopping malls, eateries, banks, schools, hospitals and commercial hub such as Federal Highway, Damansara-Puchong Highway and New Pantai Expressway.



Seventeen Residences is a serviced apartment component located above buzzing commercial spaces nestled in Petaling Jaya. The development was built and completed by Conlay Constructions Sdn Bhd in 2019.

Hectarworld Realty Sdn Bhd real estate negotiator Liza Tiew said the development is located strategically in Section 17 and surrounded by amenities, which fulfilled all the requirements of the buyer.

"The buyer was an elderly lady who did not drive, thus this place was ideal for her as she could get almost everything at the doorstep or within a short walking distance," Tiew said.

Meanwhile, the seller did not mind a slightly-below-market price of RM490,000 as he wanted to cash out as soon as possible. The buyer paid the booking fee on the same day right after she viewed the unit.

According to **EdgeProp Research**, nine units of Seventeen Residences were transacted at an average price of RM550,556 or RM868 psf in 2019. No transaction was recorded in 2020.

As at Feb 2021, 37 units were listed for sale in **EdgeProp.my** with an average asking price of RM754,000 or RM920 psf. Meanwhile, 26 units were looking for tenants with an average asking monthly rental of RM2,380 or RM3.19 psf.

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



RM2,361,800

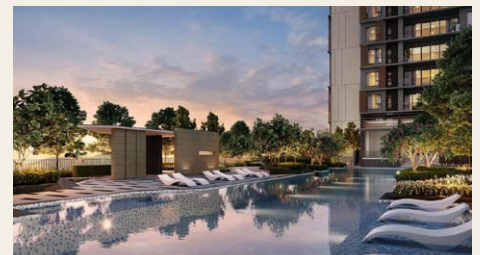
Allevia, Mont'Kiara, Kuala Lumpur

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



RM1,582,800

Allevia, Mont'Kiara, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 1,757 sq ft Bedroom: 4 Bathroom: 3

Harry Anwar (REN 38290)

AZMI & CO ESTATE AGENCY SDN BHD (E 10553)

+6012 912 5034



RM499,000

Alam Suria, Bandar Puncak Alam, Selangor

Type: Terraced house Tenure: Leasehold
Built-up: 1,800 sq ft Land size: 2,800 sq ft
Bedroom: 4 Bathroom: 3

Ikhwan Arbain (REN 31788)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)

+6014 372 5971



RM2,850,000

Seksyen 8, Shah Alam, Selangor

Type: Bungalow Tenure: Leasehold
Built-up: 5,800 sq ft Land size: 6,500 sq ft
Bedroom: 8 Bathroom: 6

Ikhwan Arbain (REN 31788)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)

+6014 372 5971



RM6,388,888

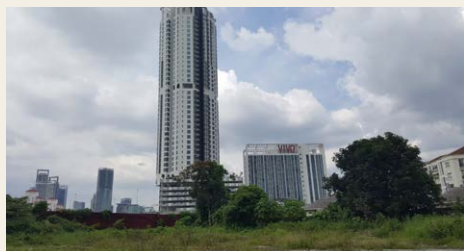
USJ 19, USJ, Selangor

Type: Factory Tenure: Leasehold
Built-up: 11,000 sq ft Land size: 12,000 sq ft

James Lee (PEA2496)

LEADERS REAL ESTATE (E (3) 1204)

+6010 773 0073



RM11,888,888

Jalan Klang Lama, Kuala Lumpur

Type: Agricultural land Tenure: Freehold
Land size: 30,268 sq ft

James Lee (PEA2496)

LEADERS REAL ESTATE (E (3) 1204)

+6010 773 0073



RM1,600,000

Sungai Buloh Country Resort, Sungai Buloh, Selangor

Type: Bungalow Tenure: Leasehold
Built-up: 5,000 sq ft Land size: 10,050 sq ft
Bedroom: 7 Bathroom: 4

James Yim (REN 24129)

PROPERTY EXPRESS (E (3) 1205)

+6012 687 4892



RM 1,300,000

Putra Heights, Subang Jaya, Selangor

Type: Terraced house Tenure: Freehold
Built-up: 2,400 sq ft Land size: 3,042 sq ft
Bedroom: 4 Bathroom: 5

James Yim (REN 24129)

PROPERTY EXPRESS (E (3) 1205)

+6012 687 4892



RM510,000

Desa Coalfields, Sungai Buloh, Selangor

Type: Terraced house Tenure: Freehold
Built-up: 2,600 sq ft Land size: 1,300 sq ft
Bedroom: 3 Bathroom: 3

Kasyfi Amin (REN 19607)

AFZ REALTY SDN BHD (VEPM (1) 0006)

+6018 244 7104



RM429,000

Taman Jaya 2, Semenyih, Selangor

Type: Terraced house Tenure: Freehold
Built-up: 1,988 sq ft Land size: 1,400 sq ft
Bedroom: 4 Bathroom: 3

K K Sah (REN 23736)

IPG REALTY SDN BHD (E (1) 2002)

+6016 637 5097



RM459,888

Setia Ecohill, Semenyih, Selangor

Type: Terraced house Tenure: Freehold
Built-up: 1,768 sq ft Land size: 1,300 sq ft
Bedroom: 4 Bathroom: 3

K K Sah (REN 23736)

IPG REALTY SDN BHD (E (1) 2002)

+6016 637 5097



RM720,000

Seventeen Residences, Petaling Jaya, Selangor

Type: Condominium Tenure: Freehold
Built-up: 789 sq ft Bedroom: Studio Bathroom: 1

Liza Tieo (REN 31111)

HECTARWORLD REALTY SDN BHD (E (1) 1589/3)

+6017 608 3961



RM750,000

The Orion, KLCC, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 1,323 sq ft Bedroom: 4 Bathroom: 3

Liza Tieo (REN 31111)

HECTARWORLD REALTY SDN BHD (E (1) 1589/3)

+6017 608 3961



RM3,800,000

Jalan Gelenggang, Damansara Heights, Kuala Lumpur

Type: Semidee house
Built-up: 4,500 sq ft Land size: 5,300 sq ft
Bedroom: 4 Bathroom: 3

Maryanne K D (REN 09688)

MLP REALTY SDN BHD (E (1) 1754)

+6019 675 2318



RM4,200,000

Bukit Pantai, Pantai, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold
Built-up: 4,000 sq ft **Land size:** 9,340 sq ft
Bedroom: 5 **Bathroom:** 3

Maryanne K D (REN 09688)
MLP REALTY SDN BHD (E (1) 1754)
☎ +6019 675 2318



RM650,000

Taman Sri Muda, Shah Alam, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 2,500 sq ft **Land size:** 1,400 sq ft
Bedroom: 5 **Bathroom:** 4

Michelle Chuah (REN 19675)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
☎ +6012 218 7714



RM230,000

Persiaran Setia Indah, Setia Alam, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 463 sq ft **Bedroom:** 2 **Bathroom:** 1

Muhammad Nadzmi Bin Ramli (REN 40027)
CORNERSTONE XSTATE SDN BHD (E (1) 1851)
☎ +6013 203 1857



RM530,000

Villa Laman Tasik Condominium, Cheras, Kuala Lumpur

Type: Condominium **Tenure:** Leasehold
Built-up: 1,280 sq ft **Bedroom:** 3 **Bathroom:** 3

Muhammad Nadzmi Bin Ramli (REN 40027)
CORNERSTONE XSTATE SDN BHD (E (1) 1851)
☎ +6013 203 1857

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RM1,250,000

Wisma UOA II, KL City Centre, Kuala Lumpur

Type: Office **Tenure:** Freehold
Built-up: 1,260 sq ft

Philip CK Ong (REN 32684)
I-PROP REALTY (USJ) SDN BHD (E (1) 0990/2)
☎ +6016 220 0780



RM4,000,000

Glenmarie Residences, Glenmarie, 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



RM2,788,000

Duta Villa, Setia Alam, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 5,700 sq ft **Land size:** 4,991 sq ft
Bedroom: 6 **Bathroom:** 6

Rueben Raj (REN 40248)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD
(E (1) 0452/8) ☎ +6017 224 8885



RM900,000

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 (1) 0452/8) ☎ +6017 224 8885



RM6,000,000

Jalan Athinahapan, Taman Tun Dr Ismail, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold
Built-up: 4,000 sq ft **Land size:** 8,000 sq ft
Bedroom: 5 **Bathroom:** 4

Swiss Tan (PEA 2710)
IQI REALTY SDN BHD (E (1) 1584/4)
☎ +6013 228 8881



RM850,000

Dataran Prima, Petaling Jaya, Selangor

Type: Shoplot **Tenure:** Freehold
Built-up: 1,432 sq ft **Land size:** 1,432 sq ft

Swiss Tan (PEA 2710)
IQI REALTY SDN BHD (E (1) 1584/4)
☎ +6013 228 8881



RM4,350,000

Jalan Gelenggang, Damansara Heights, Kuala Lumpur

Type: Bungalow Tenure: Freehold
Built-up: 6,548 sq ft Land size: 9,008 sq ft
Bedroom: 7 Bathroom: 6

Wong Mei Fong (REN 32252)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
☎ +6012 202 3711



RM2,680,000

Bukit Bandaraya, Bangsar, Kuala Lumpur

Type: Terraced house Tenure: Freehold
Built-up: 2,750 sq ft Land size: 3254 sq ft Bedroom: 4
Bathroom: 3

Wong Mei Fong (REN 32252)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
☎ +6012 202 3711



RM1,250,000

Gasing Indah, Petaling Jaya, Selangor

Type: Terraced house Tenure: Freehold
Land size: 1,500 sq ft Bedroom: 3 Bathroom: 3

Yat Min (REN 31294)
WTW REAL ESTATE SDN BHD (E (1) 0507/6)
☎ +6018 661 3088



RM4,000/mth

Suasana Sentral Loft, KL Sentral, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 1,543 sq ft Bedroom: 4 Bathroom: 3

Yat Min (REN 31294)
WTW REAL ESTATE SDN BHD (E (1) 0507/6)
☎ +6018 661 3088



RM350,000

Koi Prima, Puchong, Selangor

Type: Condominium Tenure: Leasehold
Built-up: 1,055 sq ft Bedroom: 3 Bathroom: 2

Zarifi Ederis (REN 47162)
PTP REALTY SDN BHD (E (1) 1904)
☎ +6012 660 7668



RM360,000

Taman Iram Perdana, Telok Panglima Garang, Selangor

Type: Terraced house Tenure: Freehold
Built-up: 1,550 sq ft Land size: 1,548 sq ft
Bedroom: 4 Bathroom: 2

Zarifi Ederis (REN 47162)
PTP REALTY SDN BHD (E (1) 1904)
☎ +6012 660 7668

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