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NEWS

75% of developers
see construction
progress affected
due to Covid-19

→ Pg 11

PROPERTY CHAT

The property is
not yours without
strata titles

→ Pg 12

Has Johor property finally hit bottom?

The Iskandar Malaysia Bus Rapid Transit will provide the vital last mile travel next year. This is yet another catalyst to boost the market in the southern region.

So, will prices be moving north soon? Read what market experts have to say on **Pages 6 to 10**.





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EdgeProp.my E-weekly

is published by The Edge
Property Sdn Bhd.

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BNM: Unsold commercial properties worrisome

The number of unsold properties has seen a respite amid the government's Home Ownership Campaign (HOC) except for the commercial market, which remains worrisome, Bank Negara Malaysia (BNM) Governor Datuk Nor Shamsiah Mohd Yunus said.

"The amount of unsold properties is still very high. It is about 170,000 units. It has been coming down but the level is still very high. The HOC that the government introduced last year has helped clear some of these unsold units.

"But in terms of unsold properties, we are worried about commercial properties because even before the pandemic, we had a very high

supply of office space and shopping complex.

"With the pandemic comes more online sales and work from home arrangements. So the need for office space and physical premises will come down and the demand will not be as high as before," she told an editors' briefing session on March 30.

The housing market hit a historical low in terms of activity in the second quarter of 2020 (2Q20), according to BNM's Financial Statement Review 2020.

However, the housing market has since slightly rebounded in the third quarter, amid the low interest rate environment and ongoing measures to support demand.

SIME DARBY PROPERTY



Units of Dayana Nilai Impian Phase 1 fully taken up

Sime Darby Property's first launch of the year, Dayana Nilai Impian in Negeri Sembilan, has seen all 64 units of the double-storey terraced houses snapped up at its preview launch earlier this month.

Located at the west of the Nilai Impian township with direct access via the New Klang Valley Expressway (NKVE) Interchange 215, Dayana Nilai Impian has a gross development value of RM27.9 million.

The freehold units have built-ups ranging from 1,734 to 1,846 sq ft and land size measuring 20ft by 60ft. The four-bedroom three-bathroom terraced houses are priced from RM498,888.

In a media statement on March 31, Sime Darby Property Group managing director Datuk Azmir Merican said the positive momentum for freehold and landed properties shows the consumers' buying power despite the ongoing pandemic.

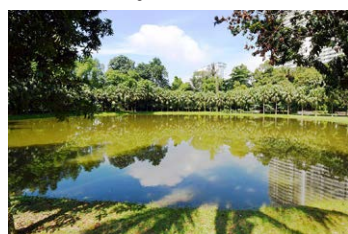
Court to hear DBKL's appeal on Taman Rimba Kiara development on June 14

The Kuala Lumpur City Hall (DBKL), together with developer Memang Perkasa Sdn Bhd (a subsidiary of Malton Bhd) and two others, has posed close to 30 questions of law in their appeal over the Taman Rimba Kiara (pictured) development, for which the Federal Court has fixed hearing on June 14.

This follows the Court of Appeal's decision on Jan 27 to quash the project's development order, after a challenge was filed by residents in the area.

Lawyer Aliff Benjamin Suhaimi, who is representing the Taman Tun Dr Ismail (TTDI) Residents Association, confirmed the hearing date when contacted by theedgemarkets.com.

The two other appellants in the case are Yayasan Wilayah Persekutuan and Pertubuhan Penduduk Perumahan Awam Bukit Kiara, Dewan Bandaraya, TTDI.



LOW YEN YEING | EdgeProp.my

It was reported last month that the four parties had applied for the leave to appeal the decision of the Court of Appeal. The questions of law posed will be considered by the apex court in deciding whether to grant permission for the full merits of their appeal to be heard.

ECRL: Selangor govt prefers southern alignment

The Selangor government is still maintaining its stance in choosing the southern alignment for the East Coast Rail Link (ECRL) project in the state, compared with the proposed northern alignment, said Menteri Besar Datuk Seri Amirudin Shari on March 31.

He said that the southern alignment (Hulu Langat-Sepang-Westport) was chosen because it would open more new economic areas, apart from avoiding disruption to water catchment areas around the Selangor River Basin and land acquisition issues, as well as population relocation in areas involved in the proposed northern alignment (Gombak-Serendah-Port Klang).

"The northern alignment has many incomplete things [to resolve], such as land acquisition and the relocation of some residents in Kampung Keretapi, Ijok. It will take time," he added.

Covid-19 National Immunisation Programme about to enter phase two

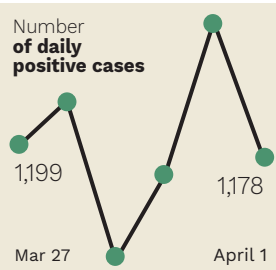


As we enter the month of April, the Covid-19 National Immunisation Programme will begin its second phase on April 16. The second phase will prioritise the elderly, those with comorbidity problems and persons with disabilities as well.

Last Monday, 941 Covid-19 new cases were reported, the lowest the country has seen since Dec 9, 2020. However, the number rose back to four digits again the next day. As of April 1, 1,178 cases have been reported. Sarawak had the highest number of Covid-19 cases at 238 on the same day.

The Conditional Movement Control Order (CMCO) has been extended another two weeks for Selangor, Kuala Lumpur, Johor, Kelantan, Penang and Sarawak. The interstate-travel restriction remains enforced.

Meanwhile, working adults should not get too comfortable with the work-from-home concept as the 30% rule was abolished on April 1, said Senior Minister Datuk Seri Ismail Sabri Yaakob.



This move was advised by the Ministry of International Trade and Industry (MITI) as it has been difficult to implement the concept at manufacturing companies where operating remotely is impossible.

On other news, Health Director-general Tan Sri Dr Noor Hisham Abdullah has declared that those who have received the Covid-19 vaccine will not be exempted from the Covid-19 infection preventive measures. This means that travellers who have received the vaccine will still need to undergo mandatory quarantine as precautionary measures.



THE EDGE SINGAPORE

HDB flats of Singapore: Are they 'cheap'?

Yes, we know that Singapore's Housing Development Board is the republic's provider of public housing for their citizens.

Based on Malaysia's concept, we have a mindset that such homes are "cheap" housing, but a recent Straits Times (ST) report will blow such a view out of the water.

A report by the Singapore English-language daily on Wednesday stated that "a total of 82 Housing Board flats were sold for at least S\$1 million (RM3.07 million) last year, compared with 64 in 2019". Gulp!

In September last year, "the

most expensive unit so far" sold was a five-room unit in Block 1B at The Pinnacle @ Duxton (pictured) that went for S\$1.258 million (RM3.89 million), the ST revealed.

According to records, 338 HDB homes have been sold above the S\$1 million mark "over the years" with 102 being in central Singapore, while Bishan had 65 transactions and Queenstown 49. These three areas are the top three in the above S\$1 million rankings.

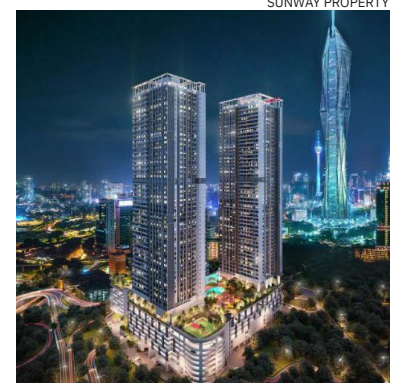
So, what can RM3 million buy you in Malaysia, or even in our pricey Klang Valley? We leave it to your imagination.

Sunway Belfield's first tower records 80% take-up rate

Sunway Belfield, Sunway Property's latest freehold residential development in Kuala Lumpur, has achieved an 80% take-up rate despite having only a soft launch during the movement control order (MCO) early this year.

Sitting on a 5.43-acre freehold plot in KL, the residential development with a gross development value (GDV) of RM1 billion is located 400m from the Maharajalela monorail station..

According to earlier news reports, Sunway Belfield comprises three residential towers housing a total of 1,330 units of serviced apartments. Tower A and B will have 55 storeys and 440 units each while

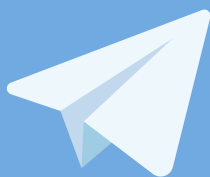


SUNWAY PROPERTY

the 56-storey Tower C will have 450 units.

In a media statement on April 1, its central region property development division executive director Chong Sau Min attributed the success of the development to a combination of its strategic location, freehold tenure, its green features, and the development's consideration of the new-norm lifestyle.

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A definitive *game changer* for the southern region

● Text Tan Ai Leng

Like Malaysia, Singapore is also seeing pay cuts and job losses. Gather Properties Sdn Bhd real estate negotiator Usha Lachumanan tells **EdgeProp.my** some Singaporeans who own weekend homes in Johor Bahru (JB) are desperately seeking to cash out. One of her clients is even willing to part with the house together with a car at a huge discount.

"The seller, who has lost his job, has dropped the asking price of the terraced house in Horizon Hills, Iskandar Puteri to RM700,000, throwing in a sedan car as part of the deal."

Based on **EdgeProp.my** listings, similar terraced houses in Horizon Hills are on the market for an average

asking price of RM903,427 or RM381 psf, prices of the 122 sales listings ranging between RM263 and RM957 psf.

In Ulu Tiram near the Tebrau area, an owner of a double-storey terraced house, which was on the market for RM650,000 before the pandemic, has dropped the tag by more than 20% to RM510,000, but no buyer is in sight yet.

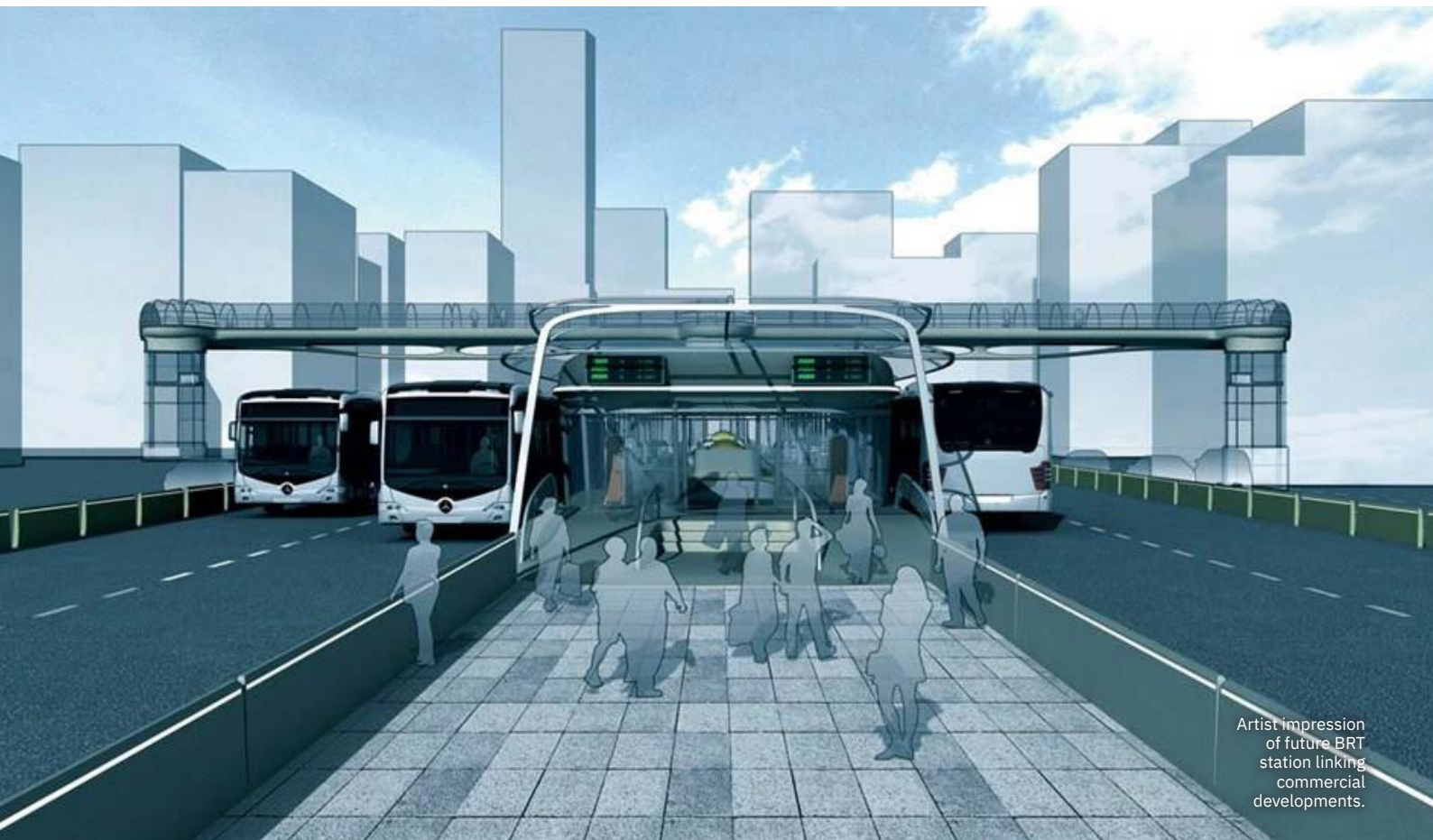
Significant price drops have also been observed elsewhere. In the city centre area, Usha says Larkin, a popular location for city dwellers due to its proximity to the central bus terminal, properties on the secondary market are suffering more than a 30% drop.

An apartment located near the Larkin bus terminal which used to be on the market for about RM580,000, is now going for RM380,000.

Continued **NEXT PAGE** →



Artist impression of future BRT station in JB Sentral.



Artist impression of future BRT station linking commercial developments.

“Current public bus transportation system is not sufficient to meet people’s needs. The waiting time is long and new housing estates are not served.”
— Usha



GATHER PROPERTIES SDN BHD

← From **PREVIOUS PAGE**

As Malaysian borders remain closed to curb the spread of the Covid-19 virus, rental demand from Malaysians who shuttle to work in Singapore has dipped, as expected.

Usha notes that three-bedroom apartments in Bukit Indah, a suburb of Iskandar Puteri, used to command monthly rentals of at least RM1,700. Now, landlords are happy with about 30% less or just RM1,200 a month.

“Even then, this unit was vacant for months. Generally, the market is slow. Previously I managed to close three deals a month, but now I only manage to seal one deal in three months,” she laments.

But not all is lost.

News that the Iskandar Malaysia Bus Rapid Transit (IMBRT) three-month pilot testing will kick off this month has managed to pique interest in the lacklustre Iskandar Malaysia property scene.

Slated to start operating in 2023, dedicated BRT bus lanes will not only quicken intercity travel time, but provide the key last-mile connectivity in JB. (Read “IMBRT: How it works” on Page 9)

The IMBRT will also service the Gemas-JB electrified double-track railway (which is expected to start operations next year) as well as connect

to the Rapid Transit Link System (RTS) linking JB and Singapore, which will start operations in 2026.

The RTS train will provide a five-minute ride between Bukit Chagar station in JB and Woodlands North station in Singapore.

More than just a positive move to improve the southern region’s public transportation system, realtors hope the RM2.56 billion IMBRT development will be the next catalyst for the Johor property market.

KGV International Property Consultants (Johor) Sdn Bhd executive director Samuel Tan tells **EdgeProp.my**, [without IMBRT], traffic congestion and a poor public transport system could have been two of the issues that could stall Iskandar Malaysia’s long-term development.

He stresses that the current absence of Singapore property investors, foreign visitors and Malaysians who work in Singapore does not lessen the need to solve traffic congestion issues in major business hubs.

IMBRT is designed to meet the needs of residents in JB. It is really both an immediate as well as a long-term solution to the current public transportation problem in JB, he adds.

IMBRT will cover some 2,051 km in comprehensive connectivity by 2025,

Continued **NEXT PAGE** →

← From PREVIOUS PAGE

with its services benefiting more than 2.35 million people. The feeder lines will cover 741 km, the direct line 1,247 km and the trunk line about 63 km. (Read “**IMBRT: How it works**” on Page 9)

According to the Iskandar Malaysia Transportation Blueprint 2010–2030, the growing population and economic activities has fueled car usage, causing roads in JB to be three times more congested.

Currently, the bus is the only public transportation option for Johoreans. Public transportation coverage in Iskandar Malaysia is about 39% but if nothing is done to improve the overall connection, the accessibility will drop to 14% in the future, says the report.

Existing system insufficient to serve current needs

Usha from Gather Properties says the current public bus transportation system is not sufficient to meet people’s needs. The waiting time is long and new housing estates are not served.

This has forced most Johoreans to own cars and this, in turn, adds to the traffic congestion.

Driving from JB Checkpoint (CIQ) to Austin Heights (one of the popular housing estates) using the Eastern Dispersal Link (Lebuhraya EDL) will take about 15 to 20 minutes under smooth traffic conditions. However, the same 19km journey will take over one hour during a regular working day.

“The lack of public transport choices and unpredictable traffic conditions may affect people’s decision when looking for work or choosing for places to rent or buy. This will certainly limit the overall economic development of Iskandar Malaysia,” says Usha, who is an **EdgeProp.my** PRO agent.

CBRE|WTW director Jonathan Lo looks forward to the IMBRT development. He sees the improved connectivity between major business hubs in Iskandar Malaysia opening up more job and business opportunities.

“The infrastructure development could create a multiplier effect that could uplift local socio-economy. With increased individual income, property buyers will look at purchasing their own properties, upgrading their current properties or even buy for investments,” he notes.

Has JB property values bottomed out?

Property consultants and agents see IMBRT as the final piece of development that will change the fortune of JB property.

KGV INTERNATIONAL



CBRE | WTW



“The current absence of Singapore property investors, foreign visitors and Malaysians who work in Singapore does not lessen the need to solve traffic congestion issues in major business hubs. — Tan

“The infrastructure development could create a multiplier effect that could uplift local socio-economy. With increased individual income, property buyers will look at purchasing their own properties, upgrading their current properties or even buy for investments,” — Lo

Although in the short term, housing prices will continue to decline due to weak demand, Usha anticipates the market should be bottomed out after such a long period of downtrend.

“Recent news of the border-opening talks between Malaysia and Singapore also brings up the market sentiment with the hope that the borders reopening will boost the state’s economic growth,” she adds.

The rollout of IMBRT which aims to improve the connectivity within major business hubs in Iskandar Malaysia will fuel the growth of the southern region.

However, CBRE|WTW’s Lo reckons that the market has not reached its rock

bottom from investors’ perspective, as oversupply and overpriced property types such as luxury high-rise residential and terraced houses selling RM1 million and above will continue seeing price adjustments.

Having said so, for homebuyers, now is a good time to own a property as there are plenty of incentives offered by developers and current interest rates are favourable to buyers.

KGV’s Tan notices there are increasing numbers of developers planning for new launches of landed residential properties. Although the majority are still taking a cautious approach, current market sentiment is better compared to previous quarters.



Realtors expect more job and business opportunities to be generated with the IMBRT development.

IMBRT: How it works



Centred at Johor Bahru, the entire RM2.56 billion Iskandar Malaysia Bus Rapid Transit (IMBRT) consists of trunk, direct and feeder bus rapid transit corridors.

It will provide 55 feeder and 44 direct services, bringing the total network coverage to 2,051 km or approximately 90% of the populated area of Iskandar Malaysia.

Whilst the IMBRT's main trunk line has a span of 54.92 km across Skudai, Tebrau, and Iskandar Puteri, it will consist of 33 stations, with one hub in Universiti Teknologi Malaysia (UTM) on the Skudai Line.

The main trunk line will also have two end stations — one in Desa Jaya on the Tebrau Line and the other in Anjung on the Iskandar Puteri Line.

KGV International Property Consultants (Johor) Sdn Bhd executive director Samuel Tan

says the public is expected to save between 30% and 35% on their monthly transportation fares with IMBRT.

Employment and business growth are other expected benefits. With better connectivity, the local gross domestic product (GDP) is expected to increase by an additional 1% with some 35,000 new direct and indirect jobs created. (Read *"Will IMBRT be a game changer?"* on **Page 10**)

First and last mile connectivity

To address the first and last mile connectivity, both direct and feeder services will be provided to ensure the entire transportation system is seamlessly connected.

Direct service refers to point-to-point with limited stops to minimise bus transfers. Pick-up and drop-off points will be at highly populated areas such as shopping malls,

hospitals, UTC and transportation hubs with park-and-ride facilities.

Feeder bus services are targeted for areas within a 5km radius from the trunk line BRT stations, to connect residential and employment centres to the BRT Stations using existing roads and bus stops.

Meanwhile, IMBRT will also reduce carbon footprint, helping to improve a greener environment as the government encourages the usage of electric buses and electric tram (for intra-city routes).

The construction of the busway and stations for the Iskandar Puteri Line will commence in Dec 2021. This will be followed by the Skudai Line in April 2022 and the Tebrau Line in July 2022. Completion and operation of each line is about two years thereafter. By the first quarter of 2023, the public will be seeing the Iskandar Puteri Line commence operation.

Will IMBRT be a game-changer?

The big-budget Iskandar Malaysia Bus Rapid Transit (IMBRT), if implemented well, could improve the connectivity within major business hubs in Iskandar Malaysia. Hence, it can encourage the working population to be more mobile and they might even consider staying at newer areas.

Currently, when it comes to making buying decisions, CBRE|WTW director Jonathan Lo observes that local buyers tend to choose places where they grow up in or which are close to their parents or relatives.

So, distance and familiarity are still their main considerations. If distance is not an issue, it will allow people to rethink their needs, especially for young homebuyers who are looking for more lifestyle offerings.

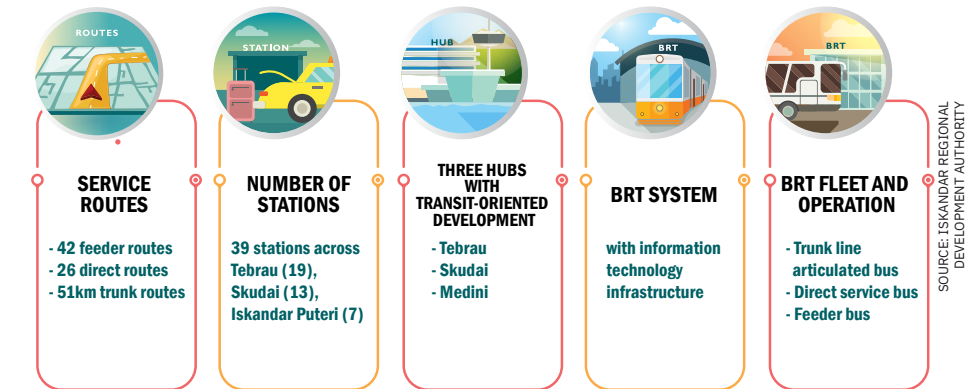
KGV International Property Consultants (Johor) Sdn Bhd executive director Samuel Tan reckons that the IMBRT will serve as an affordable and convenient mode of transportation. It could change Johoreans' mindset to switch from driving to taking public transport.

"I am sure this will be another new consideration by potential buyers as there will be potential savings with less driving needed. The tenants' market will also become larger as some tenants may also choose places plied by the buses," he says.

With IMBRT's future integration with the Rapid Transit Link System (RTS), KTM Komuter and Gemas-Johor Bahru electrified double-track railway network, there will be more reasons to buy or rent properties near IMBRT stations.

Under the IMBRT, the central business district will be served by the Automated Rapid Transit. This is a new technology and it will greatly boost the inner-city transportation network, he adds.

Under the planning of IMBRT, there will be three main routes serving the west (to



Viable business model

1 Increase public transport coverage from 39% to 90%

2 Increase public transport modal share from 15% to 40%

Iskandar Puteri), the north (to UTM Skudai) and the east (to Taman Desa Jaya), covering about 90% of the JB district.

Scattered along these three routes are numerous housing schemes. Some of the undeveloped lands along the routes will likely be converted into transit-oriented developments, hence optimising land use in JB.

"The infrastructure development is expected to rejuvenate some of the old buildings or areas along the main routes and this will spur local economic growth too," says Tan.

A catalyst to the tourism sector

Gather Properties Sdn Bhd real estate negotiator Usha Lachumanan concurs that the IMBRT will be a game changer not only to the property market but also to tourism, making JB another destination for local and foreign tourists from Singapore.

"The biggest obstacle in attracting foreign tourists is the difficulty in navigating the public transport in JB, as there isn't any clear

information about the bus routes and it's hard to travel within cities in Iskandar Malaysia without driving," she adds.

With IMBRT, foreign tourists who have visited Singapore could extend their adventure to JB by taking RTS and moving around tourist destinations in JB through IMBRT as it could link them to interesting places in Skudai, Tebrau and Medini.

KGV's Tan notes that with 33 stations set over three BRT trunk lines, the IMBRT will definitely create lots of business opportunities and enhance the growth of property developments within its vicinity, further adding value to other secondary property markets.

"The stations themselves also have a general 'wealth creation' effect or profiteering impact on property prices. In some stations or hubs, residential units and offices are set right on top of these stations, so they will enjoy the latent benefits of an integrated residential-commercial combination," he says.



●Text Jay Wong
and Tan Ai Leng

PETALING JAYA: A total of 75% developers are seeing declining work efficiency due to the Covid-19 pandemic, thus impacting their construction progress of existing developments, a survey by Real Estate and Housing Developers Association (Rehda) Malaysia showed.

Rehda president Datuk Soam Heng Choon (pictured) said the movement control order (MCO) and post-MCO Standard Operating Procedures (SOPs) have slowed down the overall construction progress — causing some delays in the resumption of operations.

“The mandatory testing for on-site workers and the ten to 14 days forced halting of operations for construction sites with infection clusters — have affected the construction progress,” he noted.

Soam unveiled the findings of Rehda’s “Property Industry Survey 2H2020 and Market Outlook (1H2021 and 2H2021)” during a media briefing on March 30, 2021.

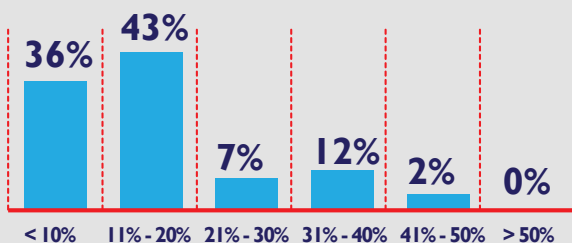
Also present at the briefing were Rehda Malaysia deputy president Datuk Tong Nguen Khoong, Zulkifly Garib,

75% of developers see construction progress affected due to Covid-19 and MCO



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79% of the respondents is mulling of pay cuts up to 20%



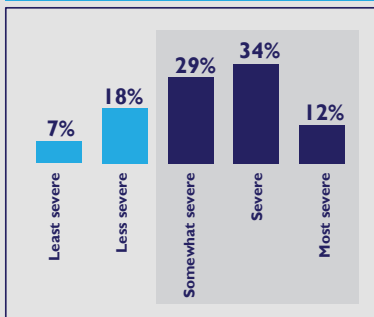
Alternative measures:

1. No staff increment and bonus
2. Freezing of new hiring
3. Other cost-saving measures such as reduce marketing expenses

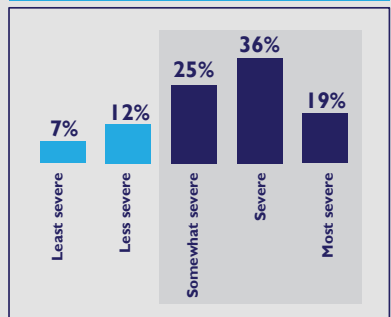
SOURCE: REHDA

Impact of Covid-19 pandemic and post-MCO market performance

Construction progress of ongoing projects



Project cash flow for ongoing projects



SOURCE: REHDA

Datuk Zaini Yusoff, Datuk Ho Hon Sang and Rehda secretary general Datuk Charlie Chia Lui Meng.

Cost cutting measures

The survey also revealed that 81% of the respondents said they were facing cash flow problems, with the majority of them (82%) having difficulties in paying their human resource and management expenses.

A total of 78% foresee their reinvestment plans in land banking and future projects being badly hit.

The survey, which was conducted from Oct 12 to 30, 2020, garnered feedback from 121 Rehda members.

The majority of respondents (94%) said they have suffered from declining business activities and 88% saw their profit drop 40% to 44%, as compared to 2019.

“A total of 78% foresee their reinvestment plans in land banking and future projects being badly hit.”

In cost management during crisis time, 35% of the respondents were planning to impose pay cuts to reduce business costs, while 65% were choosing alternative ways to save costs, such as freezing new recruitment, no staff increment and bonus and reducing other expenses such as marketing.

Over 34,000 properties worth RM25.65b sold in HOC 2020/2021

Meanwhile, Soam added that Home Ownership Campaign 2020/2021 has seen 34,354 properties worth RM25.65 billion sold as of Feb 28, 2021.

“Serviced apartments, double-storey terraced houses and condominiums or apartments are the top performers,” he said.

The bulk of sales (37%) are properties ranging between RM500,000 and RM750,000, followed by properties priced between RM300,000 and RM500,000 (26%) and between RM750,000 and RM1 million (19%).

The HOC 2020/2021, which began on June 1, 2020, will end in May this year. During HOC 2019, it recorded RM37 billion in sales value from 57,000 residential property transactions.

Soam urged the government to extend the HOC till the end of the year as the majority the developers opined that the campaign is effective in boosting sales. 📌

This story first appeared in the EdgeProp.my news portal on March 30, 2020



The property is not yours without *strata titles*

A strata title is one of the title structures of ownership and control over property. It is usually applied to subdivided buildings or complexes such as high-rise buildings, town houses, duplexes, flats, apartments, condominiums and commercial buildings.



This form of title gives individuals ownership over the units they occupy while the land and common property are controlled by the Management Corporation (MC). (Read “Management bodies and how they function”.)

The structure of strata titles designates the MC as the owner of the land, which enables parcel owners to have more control over the spaces they occupy. The MC is also responsible for matters involving legal obligations in its dealings.

For the owners, the MC generally takes responsibility for maintenance of the common area, insurance and/or as an informal mediator among residents.

Unfortunately, many residents and owners in Malaysia have not reached the stage where the MC can be formed because of delays in obtaining strata titles. In fact, it is not uncommon that many buyers of this type of property are not even aware of the need for strata titles.

Why are strata titles important?

The National House Buyers Association (HBA) strongly advises house buyers to get, keep and preserve the strata titles to their residential units for the following reasons:

- As ultimate proof of your property ownership. For example, when you say you own a car, you have the registration card to prove it and there is no need for you

to get the consent of the carmaker when you need to refinance or sell the car. As a dealing instrument for instances of charging to banks for loans.

- You need not obtain the consent of the developer, land proprietor or liquidators who may impose administrative charges of between 1% to 3% as their “consent fees or verification charges” or by whatever name they call it, if and when you should decide to sell your property.
- To form a MC by owners of the subdivided building to maintain and manage the building and to have their own bylaws, usage or restrictions. In the interim period, a Joint Management Body (JMB) do have a say in the way the building is managed or maintained and control over the monies collected for maintenance charges, sinking funds, etc.
- As the final proof of the built-up area of your unit and ultimately your apportionment of the share in the total aggregate units.
- As long as the strata titles have not been transferred, the land and the common property are still owned by the developer. Should the developer company go under liquidation or become insolvent before strata titles have been obtained, the unit owners will have to go through a lot of trouble or might eventually have to pay for the application of the strata titles themselves.

Are we moving towards the right direction?

The Strata Titles Act 1985 (STA) has been amended a few times since its enactment. By now the Act has existed for nearly 35 years. As strata housing schemes have become more common, the basis of the strata title arrangement have been well tested.

It has become clearer that there are specific problems that need to be addressed in many areas.

HBA is of the opinion that we will not be well served by the recent amendments to the Act. We note the recent amendments have been purportedly to streamline the existing Act as well as to serve as a deterrent to developers who have deliberately flouted the law by taking advantage of unsuspecting house buyers. Only time will tell the effectiveness of the amendments.

On the other hand, HBA is of the opinion that it would be best to start a new Enactment that is far-sighted to reform the entire laws governing stratified properties instead of a short-sighted and unsatisfactory “piece-meal” approach that merely makes cosmetic changes in bits and pieces as and when a situation arises like a patch-work job. Reforms are necessary as this concerns the people’s ownership of their own homes.

Continued **NEXT PAGE** →

“

As long as the strata titles have not been transferred, the land and the common property are still owned by the developer.

← From **PREVIOUS PAGE**

Whose responsibility in enforcement?

Strata schemes are meant for owners to take charge of the maintenance and management of the common properties. That being so, due care should be given to expedite the transfer of titles to owners for them to start learning the process.

Relevant authorities should help to give detailed guidelines on the process from before transition from developer, during transition, to the actual running of the MC. Pursuant to Section 8 of the STA, developers are required by law to apply for the titles within six months from the date of the issuance of certificate of fitness by the local council or such other compulsory circumstances as facilitated in the same Section of this Act.

Under Clause 10 of the then sale and purchase agreement (Schedule H), developers are statutorily bound to apply for strata titles “expediently” at their own cost and expenses. How often has this been dealt with efficiently by developers?

We read of warnings from all sources of charging developers in court for not applying for the strata titles, but in reality and honestly speaking, how many developers have been charged for breaching this provision of the STA?

We can think of various reasons developers do not see the urgency in applying for strata titles, two of which are:

1. Enforcement is slacking, and threats of legal actions have so far been all bark but no bite;
2. Unless purchasers make a complaint, nobody would know that strata titles have not been applied or transferred to owners.

A check with the Ministry of Energy and Natural Resources, which administers the STA, reveals that unless an owner makes a complaint on the strata title issue, no action will be taken.

We are taken aback that there is no system to monitor the compliance of strata title applications. The onus, it seems, is on strata property owners to do the checking. On the same issue, no one knows exactly how many strata property owners are still waiting for their titles.

Closing the floodgates

HBA has made several suggestions to “close the floodgate” of housing developers refusing/ neglecting/failing to apply for strata titles and it has now become law. In our next article, we will write on the safety measures and “casting the nets wide” enough to circumvent the issues of non-application of strata titles.

These suggestions would give more protection to purchasers and a push to developers to expediently transfer the titles to their unit owners. 📌

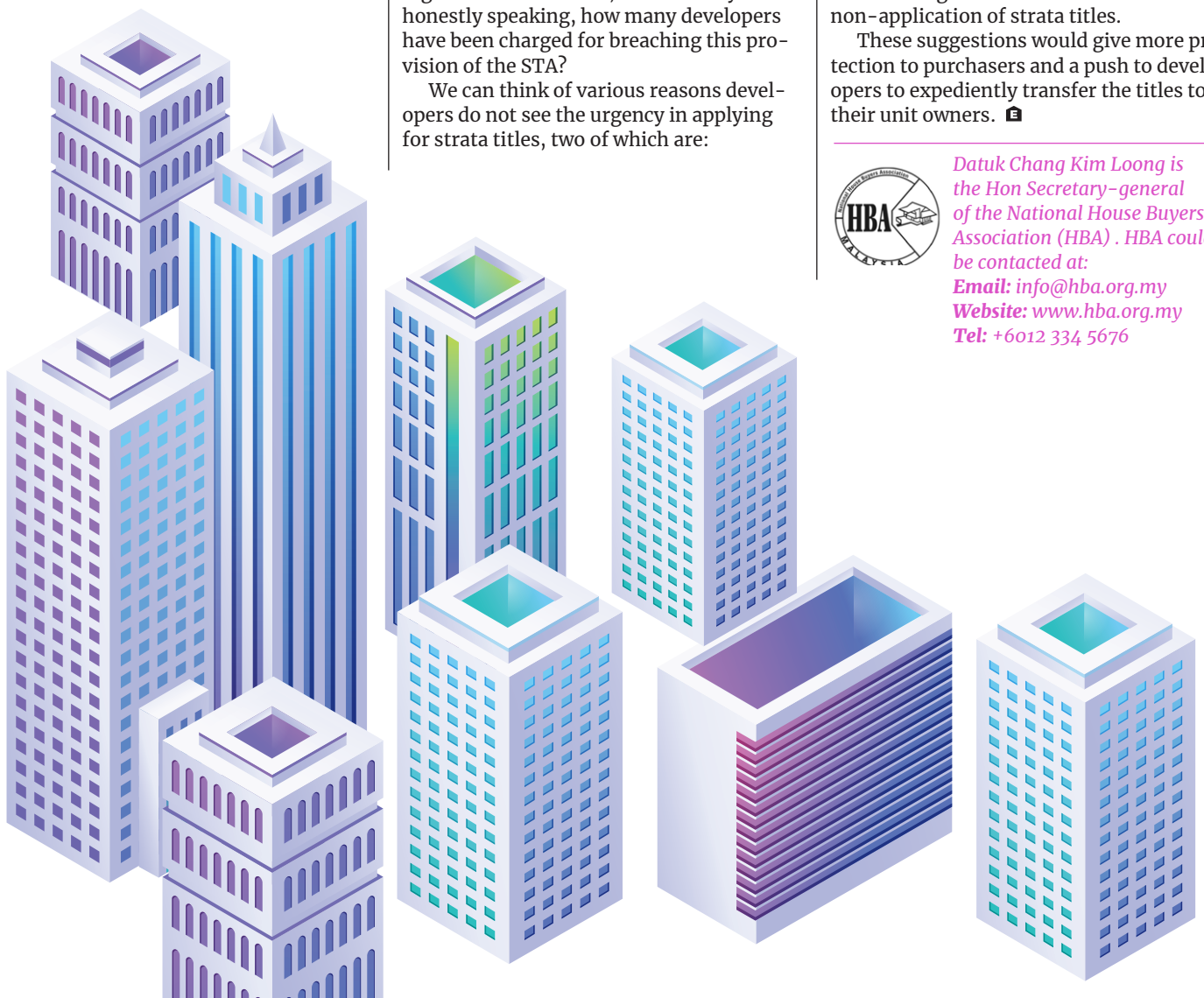


Datuk Chang Kim Loong is the Hon Secretary-general of the National House Buyers Association (HBA). HBA could be contacted at:

Email: info@hba.org.my

Website: www.hba.org.my

Tel: +6012 334 5676





RM610,000

Savanna 1, Bukit Jalil, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 1,212 sq ft **Bedroom:** 4 **Bathroom:** 2

Agnes Aloysius (REN 04450)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD (E (1) 0452/8)
+6012 326 3379



RM500,000

Bandar Rinchang, Semenyih, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 1,200 sq ft **Land size:** 1,980 sq ft
Bedroom: 3 **Bathroom:** 3

Asdi Yusof (REN 22432)

REALTORS HAVEN PROPERTIES (VE (3) 0368)
+6017 209 3098



RM 2,890,000

Seksyen 2, Shah Alam, Selangor

Type: Bungalow **Tenure:** Leasehold
Built-up: 7,000 sq ft **Land size:** 10,198 sq ft
Bedroom: 5 **Bathroom:** 5

Christina Lesslar (REN 00284)

REAPFIELD PROPERTIES (SJ) SDN BHD (E(1)0452/2)
+6016 906 6898

Done Deal

Sold for

RM1.6 million (RM533 psf against land size)

1.5-storey linked factory at Taman Perindustrian Jaya, Ara Damansara, Selangor



Concluded by: SK Yeo (REN 06136)

Esprit Estate Agent Sdn Bhd (+6017-232 6337)

When: Dec 2020



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

Noteworthy

- Leasehold
- Land size: 3,000 sq ft; Built-up: 4,080 sq ft
- Ground floor fully extended
- Nearby amenities: Supermarket, shopping mall and Subang Airport
- Easily accessible via highways such as Federal Highway, New Klang Valley Expressway (NKVE), Damansara-Puchong Expressway (LDP), North-South Expressway (PLUS) and Maju Expressway (MEX)

Located at Ara Damansara, Taman Perindustrian Jaya offers 1.5-storey linked factories that enjoy easy access to various highways such as Federal Highway, NKVE, LDP, PLUS and MEX.

Esprit Estate Agent Sdn Bhd real estate negotiator SK Yeo said the unit is an end-lot unit with bigger land size.

"There are only a few corner lots in Taman Perindustrian Jaya. It has a bigger land size of 30ft by 100ft compared to the intermediate lots measuring 25ft by 80ft," Yeo shared.

The seller of this unit was a property investor. He decided to let go of this unit for another alternative investment opportunity.

Meanwhile, the buyer was buying for the purpose of business expansion. He had been renting an intermediate unit in the same area for quite some time while eyeing to buy his own factory.

"The ground floor of the factory had been extended. The spaciousness attracted the buyer as he could save on the renovation cost," Yeo said.

There was no transaction of Taman Perindustrian Jaya recorded in 2020 and 2019.

However, as at February 2021, one unit of Taman Perindustrian Jaya was listed for sale on **EdgeProp.my** with the asking price of RM1.65 million or RM634 psf. Meanwhile, no unit was available for rent as at then.



RM400,000

Prisma Cheras, Cheras, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 1,153 sq ft **Bedroom:** 3 **Bathroom:** 2

Elvie Ho (REN 22102)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 303 3788



RM200,000

Bandar Baru Ampang, Ampang, Selangor

Type: Condominium **Tenure:** Leasehold
Built-up: 300 sq ft **Bedroom:** Studio **Bathroom:** 1

Emily (REN 25882)

GS REALTY SDN BHD (E (1) 1307)
+60117 270 1603



RM570,000

Taman Bukit Rahman Putra, Bukit Rahman Putra, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 1,650 sq ft **Land size:** 1,400 sq ft
Bedroom: 4 **Bathroom:** 3

Frank Liang (REN 20657)

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

+6012 211 3138



RM 2,400/mth

The Istars, Petaling Jaya, Selangor

Type: Condominium **Tenure:** Leasehold
Built-up: 1,300 sq ft **Bedroom:** 3 **Bathroom:** 2

Ganesha (PEA 2485)

SQUARE FEET REAL ESTATE (E (3) 1547)

+6018 213 9009



RM13,000,000

Jalan Gelenggang, Damansara Heights, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold
Built-up: 9,551 sq ft **Land size:** 7,468 sq ft
Bedroom: 6 **Bathroom:** 8

Harry Anwar (REN 38290)

AZMI & CO ESTATE AGENCY SDN BHD (E 10553)

+6012 912 5034

Done Deal

Rented for

RM6,750/mth (RM3.89 psf)

Serviced apartment at St Mary Residence, Jalan Tengah, Kuala Lumpur



Concluded by: Eugene Pang (REN 30525)

Arden Estates Sdn Bhd (+6016-272 4228)

When: Nov 2020



RM3,000,000

Clearwater Residences, Damansara, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 3,283 sq ft **Bedroom:** 5 **Bathroom:** 6

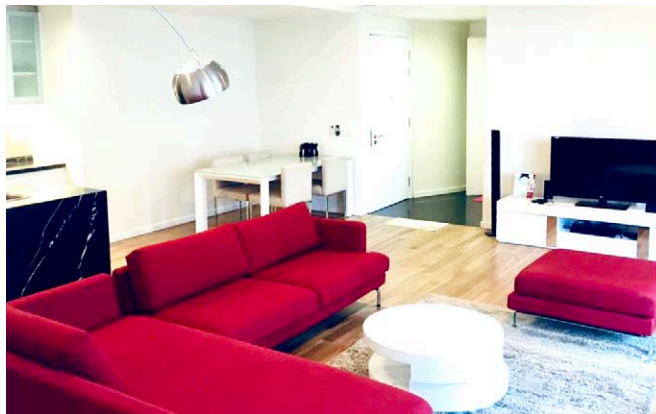
Hisham Ahmad (REN 39432)

HUNT PROPERTIES SDN BHD (E (1) 1498)

+6012 370 8167

Noteworthy

- Freehold
- Built-up: 1,732 sq ft
- Three bedrooms; three bathrooms
- Fully-furnished low-floor unit
- Facilities: Swimming pool and wading pool, clubhouse, gym, Jacuzzi, children's playground and 24-hour security service
- Amenities: Shopping malls, restaurants, medical centres, KLCC Park and public transportation such as monorail, MRT, LRT and free bus



Jointly developed by E&O Property Development and Lion Group, St Mary Residence is a freehold luxury serviced apartment nestled in Jalan Tengah, Kuala Lumpur.

There are three 28-floor blocks (of which one block is the E&O Hotel) in the development which consists of 440 units. Built-up sizes range from 1,131 sq ft to 6,769 sq ft.

According to Arden Estates Sdn Bhd real estate negotiator Eugene Pang, the owner of this unit is a foreign property investor and he's happy to secure a tenancy agreement with a Japanese expatriate.

Pang added that the Japanese tenant had compared a few different projects in the city centre and finally settled with this unit in St Mary Residence as he liked the facilities and the beautiful city view of KL Tower from the unit.

According to **EdgeProp Research's** data, seven units in St Mary Residence were sold in 2019, with an average price of RM1.185 million or RM1,072 psf. There was no transaction record in 2020.

Meanwhile, as at February 2021, there were 79 units in St Mary Residence listed for sale on **EdgeProp.my's** property portal, with an average asking price of RM2.11 million or RM1,287 psf. At the same time, 43 units were looking for tenants with an average asking rent of RM6,795 or RM4.12 psf.



RM25,068,000

Jalan Puchong Jaya, Puchong, Selangor

Type: Agricultural land **Tenure:** Freehold
Land size: 126,590 sq ft

James Lee (PEA2496)

LEADERS REAL ESTATE (E (3) 1204)

+6012 773 0073



RM2,488,000

Casa Idaman, Setia Alam, Selangor

Type: Bungalow **Tenure:** Freehold
Built-up: 3,720 sq ft **Land size:** 7,846 sq ft
Bedroom: 7 **Bathroom:** 7

James Yim (REN 24129)

PROPERTY EXPRESS (E (3) 1205)

+6012 687 4892



RM 1,289,000

Setia Damai, Setia Alam, Selangor

Type: Semidee house Tenure: Freehold
Built-up: 3,000 sq ft Land size: 2,550 sq ft
Bedroom: 5 Bathroom: 3

Jia Lin (REN 41164)

TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)

+60115 941 3541



RM4,000,000

Taman Ampang Utama, Ampang, Selangor

Type: Bungalow Tenure: Leasehold
Built-up: 5,148 sq ft Land size: 8,000 sq ft
Bedroom: 6 Bathroom: 5

Jimmy Ng (REN 02015)

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

+6016 257 0886



RM1,390,000

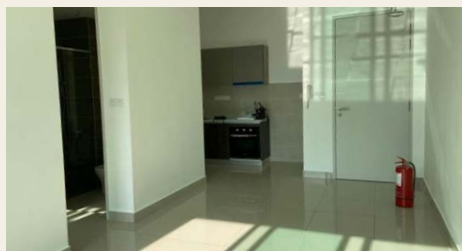
Wyndham Suites, Jalan Changkat Kia Peng, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 730 sq ft Bedroom: 2 Bathroom: 1

Jimmy Yip (REN 13928)

GS REALTY SDN BHD (E (1) 1307)

+6010 770 9909



RM560,000

Sinaran, Wangsa Maju, Kuala Lumpur

Type: Condominium Tenure: Leasehold
Built-up: 725 sq ft Bedroom: 2 Bathroom: 2

Justin Low (PEA2226)

MAXXAN REALTY SDN BHD (E (1) 1766)

+6018 969 6878

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RM688,000

Mansion 88, Semenyih, Selangor

Type: Terraced house Tenure: Freehold
Built-up: 3,300 sq ft Land size: 1,540 sq ft
Bedroom: 6 Bathroom: 5

KK Sah (REN 23736)

IPG REALTY SDN BHD (E (1) 1572)

+6016 637 5097



RM2,380,000

Jalan Austin Height, Johor Bahru, Johor

Type: Shoplot Tenure: Freehold
Built-up: 4,800 sq ft Land size: 1,680 sq ft
Bathroom: 6

KL Tan (REN 14295)

TOPHILLS REALTY (M) SDN BHD (E (1) 1465)

+6019 278 8930



RM890,000

The Orion, Jalan Tun Razak, 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 (1) 1589/3)

+6017 608 3691



RM3,000,000

Taman Yarl, Old Klang Road, Kuala Lumpur

Type: Semidee house Tenure: Freehold
Built-up: 4,350 sq ft Land size: 4,750 sq ft
Bedroom: 3 Bathroom: 4

Lucy Tan (REN 20379)

ASIAN LAND REALTY SDN BHD (E (1) 1431)

+6016 315 3498



RM490,000

Taman Setia Indah, Johor Bahru, Johor

Type: Terraced house Tenure: Freehold
Built-up: NA Land size: 1,540 sq ft
Bedroom: 4 Bathroom: 3

Mazurul (REN 46061)

MN ASSOCIATES (JOHOR) SDN BHD (VE (1) 0143/1)

+6018 777 0715



RM 518,400

Bandar Rimbayu, Klang, Selangor

Type: Terraced house Tenure: Leasehold
Built-up: 1,690 sq ft Land size: 1,400 sq ft
Bedroom: 4 Bathroom: 3

Michele Lum (PEA1877)

GLOBAL LINK PROPERTIES (KL) SDN BHD (E (1) 1481/2)

+6012 885 2388



RM425,000

Doriz Pelangi Seri Alam, Bandar Puncak Alam, Selangor

Type: Terraced house **Tenure:** Leasehold
Built-up: 1,600 sq ft **Land size:** 1,400 sq ft
Bedroom: 4 **Bathroom:** 3

Mohd Azhar (REN 14427)

HUNT PROPERTIES SDN BHD (E (1) 1498)
+6010 771 7542



RM26,036/mth

KL Eco City, Bangsar, Kuala Lumpur

Type: Office **Tenure:** Freehold
Built-up: 4,489 sq ft

Nik Adnan Bin Nik Hussein (REN 10320)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 396 6456



RM560,000

Seksyen 19, Shah Alam, Selangor

Type: Terraced house **Tenure:** Leasehold
Land size: 1,400 sq ft **Bedroom:** 4 **Bathroom:** 3

Noor Azhar Mohd Supian (REN 47196)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)
+6019 261 8251



RM3,800,000

Jalan Landak, Pudu, Kuala Lumpur

Type: Shoplot
Built-up: 6,500 sq ft

Ong Cy (REN 22613)

POLYGON PROPERTIES SDN BHD (E (1) 1714)
+6012 210 8687



RM838,000

Damansara Seresta, Damansara Perdana, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 1,291 sq ft **Bedroom:** 4 **Bathroom:** 3

Oscar Ang (REN 01792)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6011 562 27380



RM1,900,000

Lake Valley, Batu 9th Cheras, Selangor

Type: Semidee house **Tenure:** Freehold
Built-up: 4,365 sq ft **Land size:** 3,200 sq ft
Bedroom: 6 **Bathroom:** 7

Rasyadan Hussin (PEA 2681)

IQI REALTY SDN BHD (E (1) 1584)
+6013 344 0625



RM1,800,000

Bandar Bukit Mahkota Bangi, Bangi, Selangor

Type: Bungalow **Tenure:** Freehold
Built-up: 5,600 sq ft **Land size:** 11,160 sq ft
Bedroom: 8 **Bathroom:** 7

Roslan Shapri (PEA2636)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD (E (1) 0452/8) +6018 248 0992



RM2,450,000

D'Villa, Kota Damansara, Selangor

Type: Bungalow **Tenure:** Leasehold
Built-up: 4,016 sq ft **Land size:** 4,400 sq ft
Bedroom: 6 **Bathroom:** 5

Siew Lee Tan (REN 01666)

TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)
+6012 458 3016



RM128,000

Permai Lake View Apartments, Ipoh, Perak

Type: Condominium **Tenure:** Leasehold
Built-up: 732 sq ft **Bedroom:** 3 **Bathroom:** 2

Steven Eng (PEA 2310)

GS REALTY SDN BHD (E (1) 1307)
+6018 954 0680



RM695,000

Setia Eco Glades, Cyberjaya, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 1,414 sq ft **Bedroom:** 3 **Bathroom:** 2

Sulaiman Mydin (REN 47692)

GS REALTY SDN BHD (E (1) 1307)
+6019 369 5188



RM1,050,000

Ameera Residences, Petaling Jaya, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 1,427 sq ft **Bedroom:** 3 **Bathroom:** 2

Swiss Tan (PEA 2710)

IQI REALTY SDN BHD (E (1) 1584/4)
+6013 228 8881



RM18,000,000

Jalan Macalister, Georgetown, Penang

Type: Shop house **Tenure:** Freehold
Built-up: 32,376 sq ft **Land size:** 18,377 sq ft

Vinnie Yiw (REN 40295)

JLL PROPERTY SERVICES (MALAYSIA) SDN BHD (E (1) 1511) +6016 220 6570



RM628,000

Seksyen 32, Shah Alam, Selangor

Type: Terraced house Tenure: Freehold

Built-up: 2,000 sq ft Land size: 1,650 sq ft

Bedroom: 4 Bathroom: 3

Vivian Ong (REN 00426)

ESPRIT ESTATE AGENT SDN BHD (E (1) 1448/24)

+6016 212 2689



RM2,780,000

Dataran Dwtasik, Cheras, Kuala Lumpur

Type: Shop office Tenure: Leasehold

Built-up: 4,290 sq ft Bathroom: 3

Wilson Ng (REN 25583)

IQI REALTY SDN BHD (E (1) 1584)

+6012 298 9779



RM2,500,000

Bukit Bandaraya, Bangsar, Kuala Lumpur

Type: Terraced house Tenure: Freehold

Built-up: 2,000 sq ft Land size: 4,901 sq ft

Bedroom: 4 Bathroom: 3

Wong Mei Fong (REN 32252)

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

+6012 202 3711



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 (E (3) 1479)

+6019 219 2072



RM485,000

Bandar Saujana Putra, Jenjarom, Selangor

Type: Terraced house Tenure: Leasehold

Built-up: 1,000 sq ft Land size: 3,089 sq ft

Bedroom: 4 Bathroom: 2

Zarifi Ederis (REN 47162)

PTP REALTY SDN BHD (E (1) 1904)

+6012 660 7668



RM235,000

Desaminium Flora, Puchong South, Selangor

Type: Condominium Tenure: Leasehold

Built-up: 866 sq ft Bedroom: 3 Bathroom: 2

Zuraini Zallin (PEA1699)

RESCOM REALTY (VE (3) 0244)

+6019 663 1526

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