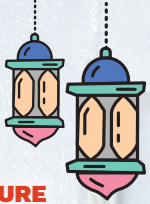


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# From building homes to glove making

It took just nine months for Mah Sing group founder and chieftain Tan Sri Leong Hoy Kum to roll out a glove making plant. Is property still key for the group? Read Leong's exclusive interview with **EdgeProp.my** on **Pages 5 to 8.**



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## ADB projects Malaysian economy to rebound to 6% in 2021

Malaysia's economy is projected to rebound to 6% in 2021 and stabilise at about 5.7% in 2022, after restrictions to control the spread of Covid-19 cut economic growth in 2020 to its lowest level since the Asian financial crisis, according to the Asian Development Bank (ADB).

In its Asian Development Outlook 2021 (ADO) April edition released on April 28, the bank said Malaysia's economy is expected to rebound strongly in 2021, supported by the rollout of Covid-19 vaccines, a more stable business environment, and accommodative policies.

It said in line with the growth recovery, inflation will return in the near term and the current account surplus

will narrow, mostly on strengthening imports.

It said the technological upgrading of small- and medium-sized manufacturing enterprises is emerging as the key policy challenge.

ADB's ADO noted that Malaysia's gross domestic product (GDP) contracted by 5.6% year-on-year in 2020 as the economy reeled from the impact of the Covid-19 pandemic and a continued fall in oil prices.

It noted that in 2019, GDP grew by 4.3%, highlighting that a nationwide Movement Control Order in March 2020 helped reduce the spread of the virus, but mobility restrictions and supply chain disruptions took a toll on the economy.



## New hotels continue to open in Singapore amidst Covid-19 pandemic

According to CNA, Singapore's hospitality market still seems bullish with several new hotels opening its doors despite the current Covid-19 pandemic putting the brakes on the economy and the rest of the world.

The hotels include The Oasia Resort Sentosa, Citadines Connect City Centre in Dhoby Ghaut, Parkroyal Collection Marina Bay, Duxit Thani Laguna Singapore, Duxton Reserve and Mint Hotel within One Farrer Hotel.

CBRE Hotels Asia-Pacific associate director Zhang Jiahao told the news portal on April 26 that the mushrooming of new hotels reflected the hoteliers' confidence towards the Singapore hospitality and tourism market along with a strong anticipation that a rebound will be stronger than pre-Covid periods once international borders are opened.

Meanwhile, Colliers valuation and consultancy services executive director Govinda Singh noted that it takes about six months for a new hotel to resolve any teething issues.

The Singapore Tourism Board indicated that overall hotel occupancy averaged close to 42% in February, compared to around 44% in January and close to 50% a year ago. Occupancy rates were around 83% in January last year.

## No corporate merger proposal received so far, says IJM Corp

IJM Corp Bhd has clarified that it has not received "any formal proposal or offer from any party expressing interest for a corporate merger" at this juncture.

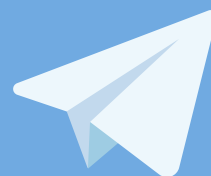
In a bourse filing on April 26, the company said it constantly evaluates various proposals or initiatives, including those that it may receive from other parties, as part of its continuous efforts to enhance shareholder value.

"In accordance with good corporate governance practice, the company will disclose any relevant information to Bursa Malaysia and to our investors in a timely manner," it added.

IJM Corp was responding to a news report in The Edge Malaysia Weekly over the weekend, that Iskandar Waterfront Holdings

Sdn Bhd — a 63:37 public-private partnership involving private equity firm Credence Resources Sdn Bhd and Kumpulan Prasarana Rakyat Johor Sdn Bhd — may be interested in a merger with IJM Corp.

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## Zeti retires as PNB group chairman

Tan Sri Dr Zeti Akhtar Aziz is retiring from her position as group chairman of Permodalan Nasional Bhd (PNB), confirming a report by The Edge CEO Morning Brief.

In a statement on April 29, PNB said Zeti had officially written to Prime Minister and Yayasan Pelaburan Bumiputra (YPB) chairman Tan Sri Muhyiddin Yassin to inform him that she did not wish to renew her tenure upon the completion of her three-year term on April 30.

She previously took over the post from Tan Sri Abdul Wahid Omar,



who is now chairman of Bursa Malaysia Bhd.

Meanwhile, former chief justice Tun Arifin Zakaria (pictured) will succeed Zeti as PNB chairman, according to sources.

Arifin served as the Chief Justice of Malaysia between 2011 and 2017.

## Covid-19: Daily cases exceeded 3,000



Malaysia's new Covid-19 cases jumped to 3,142 on April 28 — the highest in four months. The last time the country reported more than 3,000 new cases was on Dec 24 last year with 3,545 confirmed infections in a single day.

A total of 43 schools in Selangor and Negeri Sembilan were ordered to close temporarily starting April 28 and 29 following the proliferation of Covid-19 cases among students and staff. The closure involved 30 schools in Selangor and 13 schools in Negeri Sembilan.

Education Minister Datuk Dr Mohd Radzi Md Jidin also requested all schools to commence home-based teaching and learning for two weeks after the Hari Raya Aidilfitri school break.

The Minister said the measure is to reduce the risk of Covid-19 transmissions that could happen outside school during the festive season and could increase the transmission in educational institutions.

Meanwhile, the government will impose the Enhanced Movement Control Order for two weeks starting April 30 at three locations in three states which have seen an upward trend of positive Covid-19 cases.

The three areas are Maahad Tahfiz Al Azhari (MTAZ) in Machang, Kelantan; Kampung Bangkahulu, Gemas, Negeri Sembilan; as well as in two settlements around Sungai Chalit and five settlements around Sungai Klau in Raub, Pahang.



## YTL says The Starhill's enhancement expects completion by Dec 2021

The ongoing asset enhancement work for The Starhill retail and hospitality property along Jalan Bukit Bintang here is expected to be completed by Dec 2021, according to the asset owner's manager YTL Starhill Global REIT Management Ltd.

Singapore-listed Starhill Global REIT owns The Starhill.

"The Starhill is undergoing asset enhancement to transform into an integrated development comprising four retail floors and three upper floors of hospitality as an extension of the adjoining JW Marriott Hotel Kuala Lumpur," YTL Starhill Global REIT Management Ltd said in a filing with the Singapore bourse on

April 26.

According to Starhill Global REIT's website, YTL Starhill Global REIT Management Ltd is a wholly-owned subsidiary of YTL Starhill Global REIT Management Holdings Pte Ltd, which is in turn an indirect subsidiary of YTL Corp Bhd.

In a bourse filing on April 27, YTL Starhill Global REIT Management Ltd said The Starhill's anchor tenant is Taiwan's lifestyle bookstore chain, eslite spectrum.

New flagship boutiques and lifestyle brands at The Starhill include Philipp Plein, Tom Ford and Stefano Ricci, according to YTL Starhill Global REIT Management Ltd.



## GDEX to look into creating industrial REIT

GDEX Bhd is aiming to be a pure-play last-mile delivery company with regional presence.

It will also start to look into investment in real assets, such as land and warehouses, and potentially create an industrial real estate investment trust (REIT) in future.

GDEX on Dec 22, 2020

changed its official name from GD Express Carrier Bhd to GDEX Bhd to mark a new growth phase of the group.

In line with the rebranding exercise, GDEX said it wants to transform its current business while building more core businesses to ensure the growth trajectory of the group.





## CONTEMPORARY UPSCALE LIVING IN THE PEARL OF THE ORIENT

**T**he Light City, a multi-billion ringgit integrated waterfront development in Gelugor Penang, will be seeing a new addition in the form of a seafront condominium project.

Named Mezzo, it is envisioned as the ultimate home for those who are looking for luxury and exclusivity as well as a modern and contemporary lifestyle in the landmark development in the northern region of Malaysia.

Sited on the eastern edge of Penang Island, off Lebuhraya Tun Dr Lim Chong Eu and just a kilometre from the first Penang Bridge, the location puts Mezzo within easy reach of George Town (5km), Penang Ferry Terminal and Penang Hill (7km), Bayan Lepas Free Industrial Zone (8km), Gurney Drive, the Penang Botanic Gardens (9km) and the Penang International Airport (11km).

With an approximate gross development value (GDV) of RM500 million, the 456-unit Mezzo will be IJM Perennial Development Sdn Bhd's "tip of the spear" for its first phase of construction works that is currently underway.

Distributed across two 34-level towers, Mezzo's living quarters are spread over two

wings per tower (four wings in total). Each wing will feature two to four units at each level and will be serviced by a dedicated lift lobby for added privacy.

The freehold condominium offers two main types of cosy layouts along with two additional variants, which start with Type A/A2 (corner unit) – a two-bedroom, two-bathroom layout within a 1,033 sq ft area. Type B at 1,292 sq ft comes with a three-bedroom, two-bathroom configuration and a balcony.

The Type A1 layouts, located at facility level, are furnished with a patio which residents can use to make a beeline directly to one of Mezzo's many facilities. Units above come with balconies in either Type A1 (2-bedroom, 1,109 sq ft) or B1 (3-bedroom, 1,367 sq ft).

Mezzo's residents will be able to enjoy facilities such as a swimming pool, wading pool, aqua gym, Jacuzzi, yoga pavilion, gymnasium, steam room, children's play area, a landscaped garden, barbecue pit, community hall, games room, reading room, fitness station, function room and a function room with a dedicated pool (yes, you have read that correctly).

Additionally, each unit will be provided

with a minimum of two to three car parks.

Earmarked for completion in the second half of 2025, Mezzo is priced from RM900,000 for Type A and its variants and from RM1.175 million for Type B and its variants.

The upmarket residences is expected to attract mainly middle- to high-income groups such as working couples, small families and retirees who will generally hail from the northern and central regions of Malaysia as well as foreign buyers from Singapore, Hong Kong and Indonesia.

### Convenience at your doorstep

The first phase of the iconic development will be completed together with the Penang Waterfront Convention Centre (PWCC), an office tower with a four-star hotel and a mall dubbed The Waterfront SHOPPES, so residents of the seafront condominium will be among the first to enjoy all these amenities within proximity.

IJM Perennial Development Sdn Bhd's second and final phase of works will see Mezzo linked to the mall via a dedicated walk-through section, to be followed by another office tower that will be shared with a five-star hotel.

Meanwhile, IJM Perennial Development Sdn Bhd will also attend to the beautification process of The Light City's promenade as well as add another future residential development that will be named Essence.

For added accessibility, an LRT station will be integrated into The Light City following its completion while a medical facility is currently being considered.

With a GDV of RM4.7 billion, The Light City, upon full completion, will undoubtedly become a beacon of attraction for visiting locals and tourists alike looking to see and be seen – all thanks to the endeavours of IJM Corporation Bhd and its Singapore-based joint-venture partner Perennial Real Estate Holdings Pte Ltd.

For more information,  
log on to  
[thelightcity.com.my](http://thelightcity.com.my)

or call:

+604-296 1333

or email

[ask@ijm.com](mailto:ask@ijm.com).





# Not one to be complacent

PHOTOGRAPHS BY MAH SING



Mah Sing Healthcare's 12 automated production lines have the ability to produce 3.68 billion pieces of gloves a year.



Leong (right) and Lionel.

## ● Text Tan Ai Leng

It all started during a casual dinner with close friends, where everyone shared how their lives were in dealing with the pandemic times. One of the friends suggested to Tan Sri Leong Hoy Kum, the founder, managing director and group chief executive of Mah Sing Group Bhd, to leverage his expertise in plastic manufacturing to start a glove-making business.

In fact, the idea of diversifying the business into the healthcare industry has always been in Leong's mind. Hence, when the subject was raised, it immediately clicked! (Read *The invincible leader* on page 8)

The 64-year old chieftain believes that change is constant and one should never stay complacent. The spirit has led Mah Sing to evolve from a plastic manufacturing company into a property development firm, and now it has diversified into the glove-making business.

"I always ask myself, 'how many ten years do I have?' I asked this question when I was in my early thirties and it brought me into the property development industry, and now in my early sixties, I am in a new venture again," Leong tells **EdgeProp.my** at the Mah Sing Healthcare glove manufacturing plant, which will start operation next month.

Mah Sing's phase one facility is located in Kapar, Klang – a glove industrial hub that is equipped with the right eco-system for glove

manufacturing, and it is around 20 minutes' drive from Mah Sing Group's plastic manufacturing plant near Port Klang.

The close to 7.2-acre land was previously a warehouse for a timber company and within just six months, it has transformed into a glove manufacturing plant with a built-up of approximately 228,800 sq ft housing 12 automated production lines that has the ability to produce 3.68 billion pieces of gloves a year.

While diversifying into the glove manufacturing industry, Leong says he will not give up his property development business as it still serves as the Group's core business, contributing 89% to the group's profit before tax in 2020. The remaining 11% came from plastic manufacturing (10%) and investment holdings and other businesses (1%).

"We will continue to concentrate on our existing core business – property development – as it remains a key focus of the Group moving forward," he stresses.

According to him, the property market demand has seen a recovery since early this year, as the Group has secured a sale of approximately RM250 million in January and February. The booking momentum since March 2021 has also picked up substantially.

"We are confident of meeting our property sales target and are committed to continue delivering commendable results via our property, plastics and healthcare divisions. As the market

Continued **NEXT PAGE** →

“

I always ask myself, 'how many ten years do I have?' I asked this question when I was in my early thirties and it brought me into the property development industry, and now in my early sixties, I am in a new venture again." – Leong



## ← From PREVIOUS PAGE

gradually returns to its growth momentum, I expect next year we will be seeing a strong rebound for the property market,” adds Leong. (Read Q&A with Tan Sri Leong Hoy Kum on Page 7)

### The entrepreneurial spirit

It didn't catch Lionel Leong by much surprise when his father, Leong, told him the idea of venturing into the healthcare business.

The 31-year old, who is also Mah Sing Group's strategies and operations director, is actively involved in the process of setting up the manufacturing plant.

“I always know that he has an entrepreneurial spirit that keeps him active and continually leading the company to move forward,” he tells **EdgeProp.my** after a tour to the manufacturing plant.

Even during the meeting with shareholders, there was not much resistance or doubts from them as most of the shareholders trusted Leong's foresight and decision as well as his determination in driving the company to greater heights, he adds.

Despite a bit of hesitance initially, Lionel says the group managed to pool its existing resources and recruited the right talents to realise the plan.

### Making it right from day one

Making it right from the start is something repeatedly emphasised by Leong in his business ventures, and there's no exception to the glove-making business as well.

Being a new player in the industry, Mah Sing focused on automation to reduce reliance on foreign labour. An Enterprise Resource Planning (ERP) system and advanced Supervisory Control and Data Acquisition (SCADA) system are in place to support operations.

Notably, the high-speed production lines are also equipped with auto-strip, auto-stack and auto-count features as well as auto-dosing of solutions for higher efficiency.

Mah Sing's first glove manufacturing factory successfully completed the testing and commissioning of its first two glove production lines, and is expected to start operation in May 2021. The first shipment of gloves is also expected to be delivered in May and June 2021.

Four more production lines are on track to be operational in 2Q2021, followed by another six production lines in 3Q2021.

Under its phase one glove manufacturing business, 12 units of new, high-speed glove dipping machines – producing at a speed of 38,000 pieces of gloves per production line

per hour – will have a maximum production capacity of up to 3.68 billion pieces per annum.

According to Leong, the company has invested RM160 million in setting up the operation facility and is expected to achieve the return on investment within one to one and a half years' time.

Moving forward, he is also looking at expanding the production capacity to 100 lines, if the company could secure tier one customers, namely global healthcare distributors.

Unlike the veteran glove-makers in the industry which have secured long-term supply contracts, being the new kid on the block, Mah Sing's strategy is to stay agile and target spot price products that cater to the surging market needs which are not well-served by long-time players.

Global demand for medical and examination gloves is still on the rise and Malaysian Rubber Glove Manufacturers Association (MARGMA) forecast there will be some 80 billion pieces short of the projected demand of 500 billion pieces, he explains.

## Execution Timeline



Mah Sing's phase one facility is located in Kapar, Klang.

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# Q&A with Tan Sri Leong Hoy Kum

## 1. What does glove manufacturing mean for Mah Sing?

The glove manufacturing is part of our plan to further strengthen and expand our manufacturing division by venturing into the healthcare sector which is even more resilient.

In addition, we foresee that the glove manufacturing business can generate more recurring and steady income for Mah Sing and is predominantly targeting the export market. This will complement our existing property division as the property market is cyclical and focused more on the domestic market.

Looking ahead, we aim to be one of the top five glove producers in Malaysia in the future.

Other than glove manufacturing, we are also exploring to team up with potential partners to venture into other healthcare-related products such as manufacturing and/or distribution of personal protective equipment, pharmaceutical or medical products and services as well as related upstream and downstream activities.

Eventually, we will be exploring the listing of the manufacturing or healthcare division separately from the Group to further unlock its value in the future.

We will also continue to concentrate on our existing core business – property development – as it remains a key focus of the Group moving forward.

## 2. How key is property development to the group, going forward?

Our property development is doing very well, in line with the promising recovery of the property market.

Since the implementation of the Movement Control Order (MCO) last year, we have been accelerating our capabilities to market our products digitally by increasing the use of digital and social media advertisements, virtual tours, video consultations and online bookings and payments.

The results are encouraging as our product launches since the second half of last year have registered positive take-ups.

Our M Luna in Kepong has registered over 80% take-up for its Tower A, while M Adora in Wangsa Melawati has also received an



PHOTOGRAPHS BY MAH SING  
The glove manufacturing is part of Mah Sing's plan to further strengthen and expand their manufacturing division.

overwhelming response of 90% take-up rate for its Tower A since their launches.

In Dec 2020, our Carya link homes in M Aruna, Rawang and Aca-cia 2 link homes in Meridin-East also saw encouraging take-up of 90% and 80% respectively.

In line with the better property outlook this year, we have set a higher sales target of RM1.6 billion for this year, with 91% of products priced below RM700,000 and 51% below RM500,000.

The property market demand has seen a recovery since early this year as we have secured a sale of approximately RM250 million in January and February this year. The booking momentum since March 2021 has also picked up substantially.

We are confident of meeting our property sales target and are committed to continue delivering commendable results via our property, plastics and healthcare divisions.

As the market gradually returns to its growth momentum, I expect next year we will be seeing a strong rebound for the property market.

## Mah Sing Group Bhd 5-year financial highlights

Financial year ended December	2016	2017	2018	2019	2020
Revenue (RM, million)	2,957	2,915	2,192	1,789	1,530
Net profit (RM, million)	361	361	271	200	100
Total assets (RM, million)	6,220	7,140	6,909	6,675	6,865
Dividend payout ratio	43.5%	43.6%	40.2%	40.6%	40.1%
Net gearing / cash ratio	0.02	Net cash	Net cash	Net cash	0.01

SOURCE: MAH SING GROUP BHD

## 3. What are the synergies between glove manufacturing and property development, and lessons learnt in the latter applicable to the former?

There are opportunities for harnessing business and operational synergies from both the property and plastic manufacturing operations to drive a more effective market entry for our healthcare (glove manufacturing business).

These opportunities include cross-sharing of knowledge and proven practices and processes to the new business vertical.

For example, our glove business can leverage the group's existing resources such as raw material procurement, branding and acquiring new land for future expansion. We can also leverage our experience in terms of project planning in building new factories and hostels as well as expertise in human capital.

Other good manufacturing practices we can leverage from our existing plastic plants include quality control, research and development, logistics and supply chain planning.

## 4. What is the gross development value (GDV) of the properties developed by Mah Sing so far? How many homes have you built so far?

We currently have 51 property projects across various property hot spots in Malaysia such as Greater Kuala Lumpur, the Klang Valley, Penang, Johor and Sabah.

The GDV of properties that we have developed so far is approximately RM26.1 billion, and we have also built over 47,000 units of homes for our homebuyers since the beginning.

Continued **NEXT PAGE** →



Artist's impression of M Oscar by Mah Sing.



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“

**I personally think that my legacy is to set good business practices, so that more people are inspired and influenced to do things right from the very beginning.”**

**— Leong**

### **5. What do you see as your legacy?**

As an entrepreneur for more than 40 years, one thing I have learnt is that it is okay to start small, like how I started my plastic manufacturing business. Same goes to my property development business, and now, my glove manufacturing business.

For example, we have just started Mah Sing Healthcare and we are a new player in the glove manufacturing industry. Although we are new, we have started it right. When you start things right, everything will fall into place eventually and the businesses will continue to grow and expand.

Mah Sing Healthcare's tagline is "Driving Innovation. Protecting Lives". We are committed to stay innovative in what we do and not forget the well-being of our workers.

When we planned for this glove manufacturing factory, we wanted to make it right from the beginning since we are able and capable of doing so.

We focus on enhancing the workers' welfare in the factory and have provided them with facilities such as male and female prayer rooms, air-conditioned sick bay, and a subsidised canteen which can accommodate up to 150 workers per session.

We will also provide a secured locker room with 600 individual lockers for the factory workers to store their personal belongings during working hours.

I personally think that my legacy is to set good business practices, so that more people are inspired and influenced to do things right from the very beginning.



Lionel (left) and Leong at the glove manufacturing plant.

## **The invincible leader**

**By Au Foong Yee**

Hate him, or salute him. Whichever it might be, you could not help but take your hat off to Tan Sri Leong Hoy Kum.

It is interesting how the 64-year-old founder, managing director and group chief executive of Mah Sing Group Bhd staves off challenges. Tending to go on the offensive, he would not hesitate to disrupt the market to dash to the finishing line in the shortest possible time.

A true-blue entrepreneur, you would say, but in the process, naturally, Leong has raised eyebrows in corporate Malaysia.

Does this bother the self-made man? Of course not. To Leong, his principle has always been "competition is healthy".

If the early days of Mah Sing's venture into property development were met with scepticism, it is little different from its recent entry into glove manufacturing.

All eyes are on Leong as he and his team work at breakneck pace to roll out gloves off a plant that was physically up in just about six months!

In reality, a business model based on quick turnaround time is second nature to Leong, as those who follow his property development endeavours would attest to.

According to Leong, while he had in the past considered glove manufacturing, the idea was unattractive due to the low margins then. However, the Covid-19 pandemic has changed that.

Armed with his experience on precision manufacturing in plastics, what is lacking is only the relevant talent and a suitably-located and -shaped plant.

As luck would have it, the 7.2-acre tract for the factory then literally dropped onto Leong's lap!

He explains: "The owner had approached me for a land venture. In the process, I asked if he knew of any factory land on lease in Kapar. He actually had!"

The rest, like they say, was history. From then, there was no looking back for Leong.

Talent gathering was not an issue. Those with invaluable years of relevant operational and marketing experience suddenly find themselves in high demand. With their knowledge and insights, Leong worked to leapfrog the otherwise arduous and expensive journey of glove making, coupled with the key – automation.

While the glove manufacturing business is exciting, Leong is staying faithful to property development. It will continue to be the group's main income generator.

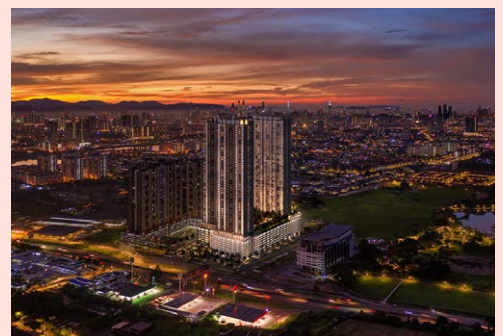
The investing community is watching closely as Leong and his team races to penetrate the glove manufacturing market.

Leong is unperturbed. Even with the risk of levelling glove demand and rising supply.

His outlook for property? "This year will see recovery. Next year, the Year of the Tiger, bulls will charge!"

That's Leong for you. Optimistic. Energetic. **E**

**Au Foong Yee is the editor-in-chief and managing director of EdgeProp.my**



Artist's impression of M Luna development.



# MAKING YOUR HOME A SAFE SANCTUARY

Nowadays, people are beginning to appreciate the home as more than just a refuge from the sun and rain, but a sanctuary to relax and cultivate physical, emotional, mental and spiritual growth and keep safe from all harms and dangers.

With this in mind, Master Community Developer Sunway Property is taking a holistic approach right from the planning stage to include all the essential elements for such a purpose. Thus, its developments are marked by easy accessibility, facilities that enable a balanced and healthy lifestyle, a well-engaged community, and most importantly, the usage of technology to improve indoor air quality (IAQ).

To ease ownership of its homes amidst the challenging economic climate, the company has also rolled out the Beauty of City Living Campaign, which started from March 1 till May 31 this year. It offers property buyers attractive packages\* (Terms & Conditions apply) such as 12 months interest free (from the day the sale and purchase agreement is signed), option to exit in the event of unforeseen circumstances and guaranteed loan with attractive rates for participating Sunway Property projects.

Notably, the award-winning master community developer has partnered with Panasonic Malaysia to include Panasonic nanoe™ X air purification technology as part of the campaign's perks.

"More than ever, homes are being viewed as safe sanctuaries, and the integration of health and wellness aspects are regaining importance for homeowners.

"Panasonic's nanoe™ X technology, which has been shown to suppress the activity of viruses and bacteria, is an

ideal addition to our homes so that our homeowners and their families can stay safer indoors," says Sunway Property Central Region executive director for the Property Development Division, Chong Sau Min.

The campaign offers homeowners and investors a chance to be part of some of the company's best communities in the Klang Valley that epitomise the Beauty of City Living based on five pillars – Beauty of Balance, Beauty of Connectivity, Beauty of Easy Ownership, Beauty of Possibilities and Beauty of Community.

One of the projects is Sunway Velocity TWO, a serviced apartment development on an 8.5-acre plot located adjacent to Sunway Velocity Mall in Kuala Lumpur. The recently unveiled Tower C offers 467 units with four layout choices of two to three bedrooms in built-up choices of 678 sq ft to 915 sq ft, including dual-key units that are suitable for multigenerational living. As part of the Beauty of City Living Campaign, these units will be equipped with the Panasonic air purifier with nanoe™ X purification technology.

## Protected from viruses and bacteria

It is a known fact that we are constantly surrounded by various pollutants that could affect our health. Even if you stay indoors, poor air ventilation could also contribute to undesirable health complications.

Hence, Panasonic's air-e with its nanoe™ X purification technology has been invented to provide protection in your own abode because its unique nanoe™ X is effective in inhibiting viruses, bacteria, odours and allergens.

The Panasonic Air Supply Fan has a PM2.5 filtration that ensures air from the outdoors is filtered to provide cleaner indoor air. The Air Supply Fan also provides better indoor ventilation and at the same time, controls the humidity of the room.

Meanwhile, air-e is a powerful Nanoe-x diffuser that produces Nanoe-x particles. It does this by generating a fine weak acidic water particle that has been charged with high voltage to ultimately produce a high volume of hydroxyl radicals contained in water. Known as nature's detergent, these radicals packed within the



Sunway Velocity TWO is located adjacent to Sunway Velocity Mall in Kuala Lumpur.

## SUNWAY PROPERTY

Master Community Developer

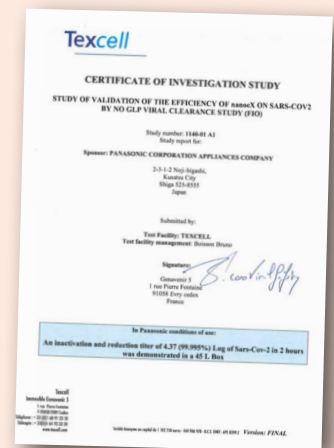
nanoe™ X particles do not just inhibit viruses and bacteria but odours and allergens as well.

In fact, a recent report published by Texcell, a global research organisation in France, has certified the nanoe™ X as a technology that has the capability to inhibit over 99.99% of the SARS-CoV-2 activity in a 45L chamber test space within two hours. Significantly, this means the nanoe™ X technology can be employed to better protect people from the risk of being infected by Covid-19.

Even while you are away from home, the nanoe™ X protection can be turned on to purify the indoor air – without burning a hole in your pocket, at just a low 24w per hour.

"We are proud to be trusted by the management of Sunway Property to deliver safer and healthier IAQ to its Sunway Velocity TWO occupants through our innovative Panasonic IAQ products such as air-e ceiling mounted nanoe™ X generator (with technology that can inhibit viruses including novel coronavirus by up to 99.99%\*) and Air Supply Fan.

"Together with the management of Sunway Property, we aim to provide quality air for life and a healthy indoor air environment – free of viruses, bacteria, pollutants, allergens and odours," says managing director of QAFL Business Promotion Office of Panasonic (for Asia Pacific region), Ichiro Suganuma.



## nanoe™ X

Test results: novel coronavirus activity inhibited

Test of a generator of nanoe™ X

### Overview

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

### Details

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



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

Notes: Photograph is for illustrative purposes.

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

• Testing Organisation : Texcell (France)

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



**Air Purification**

Air Quality Improvement

air-e

**Ventilation**

Humidity Control

SUPPLY AIR FAN

# Panasonic



# RISING STEEL PRICES HURTING BUILDING SECTOR

PHOTOGRAPHS BY LOW YEN YENG | EdgeProp.my



As construction activities resume, increased demand for steel products will push up the prices.

## Text Tan Ai Leng

The cost of construction has been creeping up. Prices of at least 15 essential steel products have surged 18% to 21% in January this year, from a year ago.

The upward climb started in the final quarter last year with resumption of global business activities, which were hit by the Covid-19 pandemic in the first nine months of 2020.

For instance, the price of T10mm steel bars, which are used in beams, columns or slabs, has shot up by as much as 21% to RM2,900 per tonne in Jan 2021 from RM2,400 per tonne in the fourth quarter of 2020.

Contractors see prices climbing further in the coming months in response to higher demand expected.

Meanwhile, for the 10mm steel reinforcement bar (R10mm) used in slabs and foundations, the price has risen 12% from RM2,280 per tonne in 1Q2020 to RM2,550 in 4Q2020 before hitting RM3,000 per tonne in January this year – an increase close to 18% from a year ago.

The price surge is adding pressure on an industry already burdened by unexpected costs brought on by the pandemic.

Real Estate and Housing Developers' Association Malaysia (Rehda) pres-

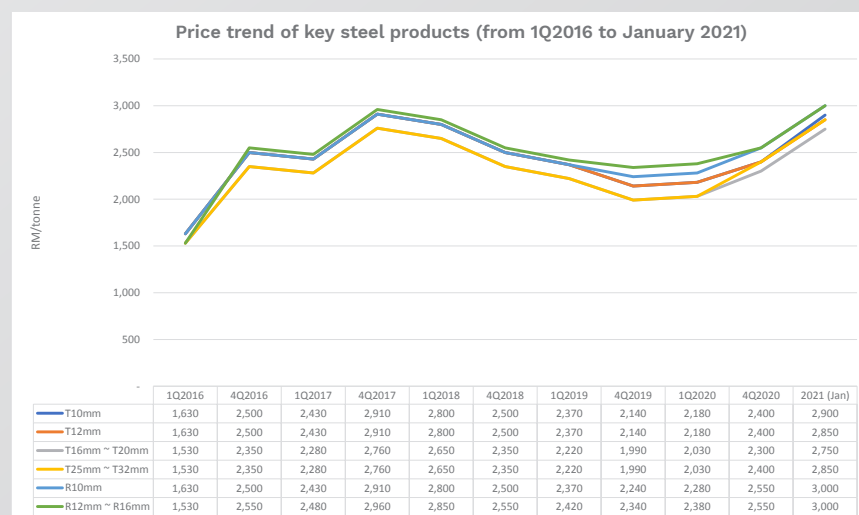
ident Datuk Soam Heng Choon says: "Unlike the aviation industry where airline companies could have hedging strategies (through buying or selling future prices of oil-related derivatives) to protect themselves from rising cost prices, contractors or developers do not have such a strategy to reduce their exposure to volatile material cost".

In the construction sector, building material prices fluctuate based on market supply and demand. As construction activities resume, increased demand for steel products will push up the prices, Soam tells **EdgeProp.my**.



“Unlike the aviation industry where airline companies could have hedging strategies to protect themselves from rising cost prices, contractors or developers do not have such a strategy to reduce their exposure to volatile material cost.” – Soam

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← From **PREVIOUS PAGE****Will prices continue to climb?**

Soam says the commodity price movement is cyclical and subject to raw iron ore prices.

"Hopefully when supply and demand level off, steel prices will moderate and stabilise.

"Until then, developers and contractors will have no choice but to absorb the increased cost [on projects under construction]," he says.

For future project tenders, despite a competitive market, Soam does not discount some contractors would raise prices to counter the expected material cost rise.

**Impact on industry**

What does the rising steel prices mean?

Bina Puri Holdings Bhd chief operating and transformation officer Anthony Lee Tee says steel products constitute a significant portion of overall construction cost, so the higher cost will eat into the margin of contractors and subcontractors.

Steel products account for some 35% and 25% respectively in the overall development cost of office and high-rise homes. For landed homes, less steel is required with its cost making up about 6% of the overall building cost.

"Higher steel prices will have a snowball effect on the overall construction cost. Contractors and NSC (nominated subcontractors) are the ones hit as they have to absorb the additional cost," Lee adds.

Lee worries that in managing this, contractors or NSC might resort to cutting the fees of professional service consultants and this could result in compromised quality due to lack of supervision.

Adding to the higher steel cost was the abrupt on-site MCO (Movement Control Order) stop-work in March 2020, followed by the cost of adherence to SOPs (standard operating procedures) upon work resumption.

“

**Higher steel prices will have a snowball effect on the overall construction cost. Contractors and NSC are the ones hit as they have to absorb the additional cost.**  
— Lee

"At the same time, contractors are also under pressure as they are still required to deliver the projects on time. The Covid-19 Act (Temporary Measures for Reducing the Impact of Coronavirus Disease 2019 (COVID-19) Bill 2020) which came into force in end-October is insufficient to protect the contractors, sub-contractors and suppliers.

"The whole value chain is affected – from contractors and NSC to suppliers and service providers. Even if developers were able to obtain Extension of Time (EOT) for construction works, contractors [and subcontractors, as well as suppliers] will not benefit from EOT," adds Lee.

**Contractors suffering**

Master Builders Association Malaysia (MBAM) president Tan Sri Sufri Mohd Zin says rising steel bar prices will definitely be an additional cost for contractors, especially small-time contractors.

According to him, there could be a possibility of construction projects being abandoned, but at this point in time, MBAM does not have any information regarding this matter.

"At the moment, contractors are the one having to absorb the cost when it comes to material price increase," he says, adding that the additional SOP compliance costs have also burdened the contractors.

These expenses include medical and quarantine costs for staff and employees, more conducive employee accommodation with the necessary facilities, routine cleaning and disinfection work, as well as high transportation costs due to physical distancing.

The additional costs for SOP compliance due to the pandemic are estimated to be around 1% to 2% for a standard housing development project. In fact, the biggest losses for contractors are mostly in the form of time loss. When a project is stopped or postponed in



“

**The biggest losses for contractors are mostly in the form of time loss. When a project is stopped or postponed in order to comply with the SOPs, time cost also has an impact.**

— Sufri

order to comply with the SOPs, time cost also has an impact.

However, MBAM is unable to provide information on the number of employees who have lost their jobs or small contractors who have gone bust.

"The rising price of steel bars is not good for the industry, be it manufacturers, suppliers, contractors, developers and the people. We propose for the Government to reintroduce the Variation of Price Clause for essential building materials to cover the risk of inflation changes," he says. ■





# Abandoned housing projects: enforcement of existing laws, not new laws, needed

**Time and again, every minister of housing desires to tweak and fine-tune the housing laws, claiming to champion more protection and safeguards for house buyers, as if it is customary to do so.**

**T**his time around, the current Malaysian Housing and Local Government Minister Datuk Zuraida Kamaruddin has been reported to propose a “fund” purportedly to revive abandoned housing projects.

If such a “rehabilitation fund” is set up, wouldn’t house prices be increased proportionately, since the housing developers will always factor in the increase to the house prices? Wouldn’t the setting of the proposed fund allow developers to be reckless in launching new projects?

The current Housing Development (Control & Licensing) Act, 1966 (HDA) was revamped and implemented on June 1, 2015 to plug some of the loopholes and rectify inadequacies and even some questionable and grey clauses that existed in the original Act. The procedures for control and licensing of housing developers were made more stringent so that non bona fide developers would be reduced, if not eradicated.

Let me elaborate on the new stringent rules and safety nets that are currently under the HDA.

## Criminalising abandonment

The pertinent amendments to the HDA were on the issue of criminalising abandonment. This new amendment makes it a crime for housing developers to abandon their housing projects.

*The new Section 18A states that any licensed housing developer who abandons or causes to be abandoned a housing development or any phase of a housing development which the licensed housing developer is engaged in, carries on, undertakes or causes to be undertaken shall be guilty of an offence and shall, on conviction, be liable to a fine which shall not be less than RM250,000 but which shall not exceed RM500,000 or to imprisonment for a term not exceeding three years or to both.*

However, since its enactment in 2015, there has not been any news of developers being prosecuted under this new Section, although cases of abandonment abound. Enforcement is still the key on whether the law is effective in protecting property buyers.

## Deposit of 3% on construction cost in the HD Acc

Section 6(1)(b) (Conditions or Restrictions for the grant of a Developer’s Licence) was enhanced to make the requisite deposit (refundable) from the then RM200,000 to 3% of the construction cost.

As to whether the 3% deposit will curb abandonment, our contention is that it will indirectly reduce such incidents. Those developer-aspirants who are financially so weak that they are not able to raise the 3% deposit (it is refundable anyway) should stay out of the industry because the probability of them running into trouble is higher.

The increase in the finance cost in order to fork out the 3% deposit is negligible when measured against the potential gross development value. Furthermore, any additional cost (interests) is only incurred during the construction phase because upon project completion, the 3% is fully refunded by the Controller of Housing.

However, the effectiveness of the revamped Act remains to be seen. It would only reflect its effectiveness after a period of time. However, we reiterate that much would depend on the degree of enforcement to be carried out. Although the law has been implemented for over five years, we are still seeing still new abandoned housing projects. Where is the “protection” from the defunct developers? Don’t they know that abandoned housing projects are the biggest nightmares to house buyers?

The housing ministry is the guardian of the housing legislation that was passed by Parliament. Yet, how do we account for the surmounting problematic housing projects? It is not that the ministry does not have the laws; it’s the sheer lack and lax enforcement.

Let’s look at some of the existing stringent rules and safety nets that are already within the existing laws.

## i Sec 7A – Duties to maintain HD Acc

*7A (4) The licensed housing developer shall not withdraw any money from the Housing Development Account (HD Acc) except as authorised by regulations made under this Act.*

*7A (10) Any housing developer who contravenes or fails to comply with this section shall be guilty of an offence and shall, on conviction,*

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**“It is not that the ministry does not have the laws; it’s the sheer lack and lax enforcement.”**





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tion, be liable to a fine which shall not be less than RM250,000 but which shall not exceed RM500,000 and shall also be liable to imprisonment for a term not exceeding three years or to both.

## ii Sec 7C – Freezing of the HD Acc

(1) If the Controller has reason to believe that a licensed housing developer is carrying on his business in a manner detrimental to the interest of the purchasers or is contravening any of the provision of this Act, the Controller may in writing order a freeze on the HD Acc and direct the bank or finance company, as the case may be, not to part with, deal in or otherwise permit any withdrawal of any moneys from the HD Acc until the order is revoked or varied or unless in accordance with any conditions as may be imposed by the Controller at his absolute discretion from time to time during the currency of the order.

Even with the HD Acc, there is a need for measures in preventing misappropriation of buyers' money. We are wondering whether the safety net has ever been cast out to salvage the failing projects.

## iii Sec 7 – Duties of a licensed housing developer

7(f) not later than the 21st day of January and the 21st day of July of each year or at such frequency as may be determined by the Controller from time to time or upon the request of the Controller, send to the Controller a correct and complete statement in writing made on oath or affirmation, in such form and containing such information as the Controller may from time to time determine, on the progress of the housing development which the housing developer is engaged in, carries on or undertakes or causes to be undertaken until certificate of completion and compliance has been issued for all the housing accommodation in that housing development.

If this has been constantly and effectively monitored by the housing ministry, but abandoned projects still keeps recurring, does it mean there is lack in supervisory role vide Form 7(f)?

## iv Sec 10A – Powers of entry, search and seizure

This Section was copied en-bloc from the Income Tax Act and was included in the HD Act amended in the year 2002; but has this Section been invoked to instill fear to the spine of those errant developers? If so, how do you account for those recalcitrant and repeat offenders? It can't possibly be that

“Do we honestly need new laws to purportedly “offer more protection” for house buyers when the existing ones are adequate?”



the Ministry is shy of publicity by not highlighting its achievement to the mass media.

## v Sec 11 – Powers of the Minister to give directions for the purpose of safeguarding the interests of purchasers

(1) Where on his own volition a licensed housing developer informs the Controller or where as a result of an investigation made under section 10 or for any other reason the Controller is of the opinion that the licensed housing developer becomes unable to meet his obligations to his purchasers or is about to suspend his building operations or is carrying on his business in a manner detrimental to the interests of his purchasers, the Minister may without prejudice to the generality of the powers of the Minister to give directions under section 12 for the purpose of safeguarding the interests of the purchasers of the licensed housing developer –

- (a) Direct the licensed housing developer in question to take such steps as he may consider necessary to rectify any matter or circumstance;
- (b) Direct that a person be appointed or himself appoint a person to advise the licensed housing developer in the conduct of his business;
- (c) Direct a company to assume control and carry on the business of the housing developer upon such terms and conditions as the Minister may determine;
- (d) Certify that the licensed housing developer has abandoned the housing development;
- (e) Direct that the licensed housing developer present a petition to the High Court for the winding up of his business; or
- (f) Take such action as the Minister may

consider necessary in the circumstances of the case for carrying into effect the provisions of this Act.

Stories of developers “falling sick” and becoming incapable of continuing with their housing projects are not something new. Property buyers are the biggest victims in such incidents but what could they do?

## Conclusion

The public relying on the legislation is often let down by the enforcers. It is only good on paper and it will continue to remain in our archives unless the existing laws are used to their full capacity.

The problem of abandoned housing projects is not because of the lack of laws. Do we honestly need new laws to purportedly “offer more protection” for house buyers when the existing ones are adequate? Or is the Government blaming the “insufficient tools” vis-à-vis housing laws?

Lets' face it: there is no solution to abandonment. We just have to prevent it from happening. Could pre-emptive measures be adopted and enforcement organised to avoid future abandonments? Your guess is as good as mine!

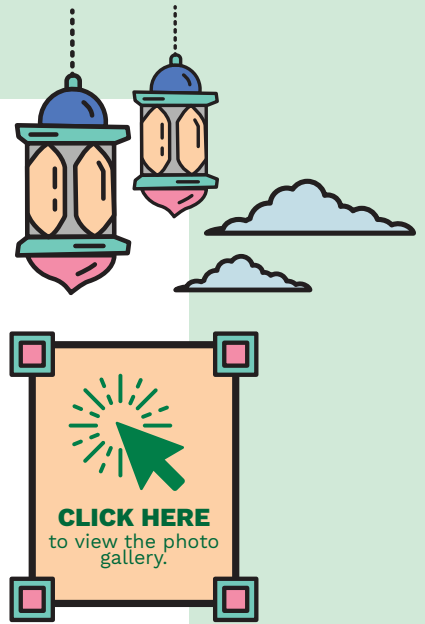
As the saying goes, prevention is better than cure, because it is too late to close the stable doors after the horses have bolted. 🐾



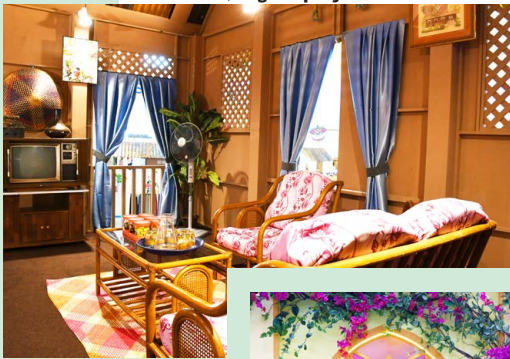
Datuk Chang Kim Loong is the Hon Secretary-general of the National House Buyers Association (HBA).  
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**Website:** [www.hba.org.my](http://www.hba.org.my)  
**Tel:** +6012 334 5676



# BALIK KAMPUNG FESTIVE VIBES IN KLANG VALLEY SHOPPING MALLS



PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my



A sense of nostalgia rings through as Hari Raya approaches.

●Text JAY WONG

Splashes of green, brown and gold are some of the colours that dominate the decorations of many malls this month as the Muslim community look forward to the upcoming celebration of Hari Raya.

While it was kept simple last year due to the restrictions of the movement control order (MCO), this year, many malls have decided to showcase a colourful vibrancy and variety that will have visitors spoilt for choice amidst observing the relevant standard operating procedures (SOPs) of the current form of MCO.

Although there is the reality that many will be kept from the usual balik kampung exodus to see their loved ones in the flesh, at least the vast majority have “a tap of an app” to keep in touch.

These malls have done their very best to bring together designs and hues that inspire playful imaginations to lift the spirits – and for a few moments, we can enjoy a respite from the pandemic.

However, while you pay a visit to some of the Klang Valley’s malls to experience their impressive festive installations, **EdgeProp.my** would like to remind all to observe and adhere to SOPs and practise social distancing at all times.

Here are a few spots for you to capture some memorable shots to share with your loved ones.

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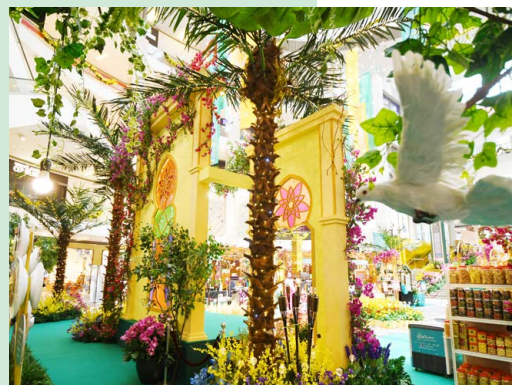
PHOTOGRAPHS BY LOW YEN YENING | EdgeProp.my



### Pavilion Kuala Lumpur

This year's Raya decorations see Pavilion Kuala Lumpur in Bukit Bintang going all out with brightly coloured floral decorations. These are complemented with numerous eye-catching detailing designs.

The experience will certainly have visitors invigorated with positivity as they explore the unique offerings of each stall at this "Malaysian Marketplace" located at the centre court of the concourse level, featuring an array of artisanal, locally-made products. The Malaysian Marketplace is a partnership between Pavilion KL and the Ministry of Domestic Trade and Consumer Affairs.



Colour and vibrance brings an uplifting sensation to anyone.



### Sunway Velocity

Sunway Velocity Mall at Cheras has creatively fashioned out an old jetty of a fishing village – complete with a makeshift boat that's ready to head out – so to speak.

This should be a novelty for many of us land-locked city-dwellers whose chances of a boat ride at the coast are limited to touring vacations, which are hard to come by now.

Visitors to this "jetty" at the mall's Main Atrium will find delightful offerings provided by the likes of Little Pleasures, Famous Amos, myEureka Snack, Maxis, My Hijab and Mayuri Ipoh Murukku.



Time to get the tackles reading.

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Marvel at the intricate designs of this décor.

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## Suria KLCC

Warm and nostalgic are the main attributes of Suria KLCC's décor, and rather than recreating, the shopping centre located in the heart of the country's capital city has repurposed instead.

The beauty and art of batik on fabrics are amply showcased as they hang over the roofs of its main kampung house and retail "sheds".

A cobble-path runs through the area to subtly help shoppers navigate from one festive stall to another.



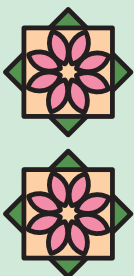
Note the batik designs on the roofs.



Visitors capturing the moment.



Bringing back memories is what this "Kampung" does best.



## The Curve

Recreating a kampung home that's ready for the upcoming Hari Raya celebrations is The Curve's aim. Further imbuing the village feel with a sense of tradition are numerous wau (traditional Malay kites) and colourful flowers.

Located at the centre court on the ground level, visitors to this mall in Mutiara Damansara will be treated to an exclusive Wau Meriahnya Syawal (every weekend at 2.00pm and 5.30pm) and Senandung Raya Instrument performances (Fri-Sun and public holidays at 8.30pm).

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Welcome to 1 Utama's "Kampung of variety".



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**1 Utama Shopping Centre**

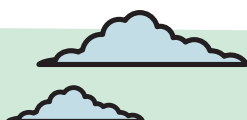
Bringing visitors back to yonder days, 1 Utama Shopping Centre in Petaling Jaya has recreated a mini kampung, complete with the paraphernalia of such times and places.

Here, in the largest house that takes centre stage, visitors of the earlier generations can reminisce about their younger days when typewriters, big-wheel bicycles, straw hats, and rattan and wooden furniture were common.

Outside the house are retail "sheds" as well as large spaces where visitors can explore and peruse the various retail items available at its Oval concourse that's located on level LG of its new wing. 📍



Large open spaces bids welcome to all.







**RM11,532,510**

## Suria Industrial Park (SIP), Sepang, Selangor

Type: Commercial land Tenure: Leasehold  
Land size: 76,883 sq ft

Agnes Aloysius **PRO** (REN 04450)  
REAPFIELD PROPERTIES (PUCHONG) SDN BHD  
(E 1) 0452/8 ☎ +6012 326 3379



**RM620,000**

## Taman Amanputra, Puchong South, Selangor

Type: Terraced house Tenure: Leasehold  
Built-up: 2,464 sq ft Land size: 2,240 sq ft  
Bedroom: 5 Bathroom: 4

Akmal Halim **PRO** (REN 37482)  
NAS REALTY (E 3) 1954  
☎ +60111 852 3234



**RM620,000**

## Impiana Residence, Nilai, Negeri Sembilan

Type: Semidee house Tenure: Freehold  
Land size: 2,275 sq ft  
Bedroom: 4 Bathroom: 3

Asdi Yusof **PRO** (REN 22432)  
REALTORS HAVEN PROPERTIES (VE 3) 0368  
☎ +6017 209 3098

## Done Deal

*Sold for*  
**RM3 million** (RM448 psf against land area)  
**Two-storey bungalow at SS17, Petaling Jaya, Selangor**



Concluded by: **Swiss Tan** **PRO** (PEA 2710)  
IQI REALTY SDN BHD (+6013 228 8881)  
When: January 2021

### Noteworthy

- Freehold
- Built-up: 4,600 sq ft
- Land area: 6,700 sq ft
- Semi-furnished with fittings such as built-in wardrobes, lightings, air-conds, water heaters, kitchen cabinets for wet and dry kitchens as well as some appliances
- 7 bedrooms; 4 bathrooms
- Renovation completed with Certificate of Fitness from Petaling Jaya City Council
- Accessible via the Lebuhraya Damansara-Puchong Highway, Penchala Link and New Klang Valley Expressway



Section 17 is a freehold mixed housing estate located in Petaling Jaya (PJ), Selangor. The matured housing estates comprise mainly landed residential properties and some high-rise developments.

Swiss Tan from IQI Realty said houses in the established areas in PJ are rarely sold in renovated condition, but this immaculate unit was not only renovated but also came with the architect drawings.

"The thoughtful renovation brought a lot of value to the buyers. They included, but not limited to, new roofing, 3-phase wiring, and 3,500 sq ft of authentic Burmese Ironwood in the living room and staircase. Bales of imported Rockwool have been laid under the roof and verandah roof to provide extra insulation against the hot weather.

There is also plenty of storage space throughout the house to store linen, shoes, sports equipment, etc," Tan highlighted, adding that the neighbourhood is guarded with vigilant neighbours watching out for each other.

Meanwhile, the owner sold the unit as they were looking to right-size to a smaller home.

As at Feb 2021, there were six rental listings for bungalow houses at Section 17 on **EdgeProp.my**, with average asking prices of RM9,917 or RM1.3 psf.

Meanwhile, although there was no sale transaction recorded this year and last year, there were 28 sale listings with an average asking price of RM410 psf or RM3.59 million as of Feb 2021.



**RM850,000**

## Kota Emerald, Rawang, Selangor

Type: Semidee house Tenure: Freehold  
Built-up: 2,170 sq ft Land size: 2,240 sq ft  
Bedroom: 5 Bathroom: 5

Athena Chin **PRO** (REN 24261)  
GS REALTY SDN BHD (E 1) 1307  
☎ +6019 650 4151



**RM1,150,000**

## Taman Bukit Kajang Baru, Kajang, Selangor

Type: Semidee house Tenure: Freehold  
Built-up: 3,058 sq ft Land size: 3,230 sq ft  
Bedroom: 5 Bathroom: 3

Bird Lim **PRO** (REN 09250)  
PROPNEK REALTY SDN BHD (E 1) 1800  
☎ +6012 252 3173



**RM1,200,000**

## The Weld Heritage Square, George Town, Penang

Type: Shop house Tenure: Leasehold  
Built-up: 3,000 sq ft Land size: 1,000 sq ft

Celia Fung **PRO** (REN 01508)  
RAINE & HORNE INTERNATIONAL ZAKI+ PARTNER  
SDN BHD (VE 1) 0067/2 ☎ +6012 405 7806



**RM8,000/mth**

**Sunway Nexis, Petaling Jaya, Selangor**

Type: Shoplot

Land size: 1,352 sq ft

Chai K L **PRO** (REN 44299)

HOME CREATION REALTOR (E (3) 1915)

+6012 651 1393



**RM995,000**

**Taman Meranti Jaya, Puchong, Selangor**

Type: Terraced house Tenure: Freehold

Built-up: 3,100 sq ft Land size: 1,540 sq ft

Bedroom: 5 Bathroom: 5

Ching Hon Keong **PRO** (REN 19082)

VIVAHOMES REALTY SDN BHD (E (1) 1670/2)

+6017 322 6612



**RM900,000**

**Amcorp Tower, Petaling Jaya, Selangor**

Type: Office

Built-up: 1,722 sq ft

Chris Chiam **PRO** (REN 27288)

REAPFIELD PROPERTIES (SJ) SDN BHD

(E (1) 0452/2) +6019 317 7060

## Done Deal

*Rented for*

**RM27,000/mth** (RM3.15 psf against land area)

**Three-storey bungalow at Taman Nadayu, Ampang, Kuala Lumpur**



Concluded by: Eugene Pang **PRO** (REN 30525)

ARDEN ESTATES SDN BHD (+6016 272 4228)

When: January 2021



**RM13,000,000**

**Jalan Gelenggang, Damansara Heights, Kuala Lumpur**

Type: Bungalow Tenure: Freehold

Built-up: 14,500 sq ft Land size: 8,000 sq ft

Bedroom: 6 Bathroom: 7

Elaine Chong **PRO** (REN 09348)

POLYGON PROPERTIES SDN BHD (E (1) 1714)

+6019 441 4013

### Noteworthy

- Freehold
- Built-up: 7,501 sq ft
- Land area: 8,568 sq ft
- 5+1 bedrooms; 7 bathrooms
- Renovated unit that comes with garden space, a private lift and a private pool
- Amenities: Kemensah Forest Reserve, medical institutions like Columbia Asia Hospital and Glenmarie Medical Centre, International School of Kuala Lumpur, Aeon U2 shopping centre and Wangsa Walk Mall
- Accessible via the Ampang-Kuala Lumpur Elevated Highway (AKLEH), Kuala Lumpur Middle Ring Road 2 (MRR2) and Federal Highway



Sitting next to Bukit Tabur, the low-density Taman Nadayu project is located in Taman Melawati, one of the matured neighbourhoods in Ulu Klang, Selangor.

Eugene Pang from Arden Estates said the owner purchased the unit for investment, but the brand new unit had remained vacant for the past five years. Only until recently, the owner decided to refurbish the unit and rent it out.

One month after the renovation was done, the rental deal was sealed despite the pandemic times.

The tenants, who had been looking for a spacious landed home, liked the newly refurbished unit and decided to sign the tenancy agreement the next day after viewing. They were also the first tenant who viewed the unit.

"This house has a modern design, private pool and five bedrooms, which fits the tenant's first few requirements," said Pang.

Although there were no transactions this year and last year, bungalows here were sold at RM437 psf or RM3.74 million in 2019.

As at April 2021, there were two sale listings for bungalow houses at Taman Nadayu on **EdgeProp.my**, with average asking prices of RM5.5 million or RM690 psf.



**RM4,500,000**

**Shah Alam Industrial, Shah Alam, Selangor**

Type: Factory

Built-up: 8,382 sq ft Land size: 13,282 sq ft

Eric Lim **PRO** (REN 03158)

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

+6012 366 5261



**RM2,300,000**

**USJ 17, USJ, Selangor**

Type: Semidee house Tenure: Freehold

Built-up: 5,000 sq ft Land size: 11,200 sq ft

Bedroom: 6 Bathroom: 4

Fairuz Syima **PRO** (REN 48230)

IQI REALTY SDN BHD (E (1) 1584)

+6013 245 1282





**RM1,500,000**

**Taman Melawati, Ulu Kelang, Selangor**

**Type:** Terraced house **Tenure:** Freehold

**Built-up:** 2,000 sq ft **Land size:** 2,690 sq ft

**Bedroom:** 4 **Bathroom:** 3

**Faizhal Noor** **PRO** (REN 01020)

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

+6019 552 6305



**RM1,300,000**

**Laman Oakleaf, Ulu Kelang, Selangor**

**Type:** Terraced house **Tenure:** Leasehold

**Built-up:** 2,800 sq ft **Land size:** 3,035 sq ft

**Bedroom:** 4 **Bathroom:** 4

**Fatin Rahman** **PRO** (REN 39097)

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

+6017 619 9694



**RM5,500,000**

**Country Heights Kajang, Kajang, Selangor**

**Type:** Bungalow **Tenure:** Freehold

**Built-up:** 5,360 sq ft **Land size:** 9,267 sq ft

**Bedroom:** 8 **Bathroom:** 8

**Ikhwan Arbain** **PRO** (REN 31788)

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

+6014 372 5971



**RM3,250,000**

**Valencia, Sungai Buloh, Selangor**

**Type:** Bungalow **Tenure:** Leasehold

**Built-up:** 3,984 sq ft **Land size:** 5,800 sq ft

**Bedroom:** 6 **Bathroom:** 6

**Iris Laughton** **PRO** (E 1301)

IQI REALTY SDN BHD (E (1) 1584/3)

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**RM698,000**

**Seri Austin, Johor Bahru, Johor**

**Type:** Terraced house **Tenure:** Freehold

**Built-up:** 1,760 sq ft **Land size:** 1,760 sq ft

**Bedroom:** 4 **Bathroom:** 3

**Ivy Choo** **PRO** (REN 35612)

ROYCE PROPERTIES & REAL ESTATE SDN BHD

(E (1) 1934) +6016 262 5353



**RM2,880,000**

**Palm Reserve, Damansara Jaya, Selangor**

**Type:** Semidee house **Tenure:** Leasehold

**Built-up:** 4,300 sq ft **Land size:** 2,800 sq ft

**Bedroom:** 6 **Bathroom:** 6

**James Yim** **PRO** (REN 24129)

PROPERTY EXPRESS (E (3) 1205)

+6012 687 4892



**RM260,000**

**Bandar Seri Putra, Bangi, Selangor**

**Type:** Apartment **Tenure:** Freehold

**Built-up:** 789 sq ft

**Bedroom:** 3 **Bathroom:** 2

**Jamil** **PRO** (REN 20289)

IM GLOBAL PROPERTY CONSULTANTS SDN BHD

(VEPM (1) 0253) +6012 935 5226



**RM6,000/mth**

**Cheras Trades Square, Cheras, Selangor**

**Type:** Shoplot **Tenure:** Freehold

**Land size:** 2,800 sq ft

**Bathroom:** 1

**Jenny Yong** **PRO** (REN 16094)

PROPNEK REALTY SDN BHD (E (1) 1800)

+6016 208 3348



**RM4,300,000**

**Taman Industri Krubong, Krubong, Melaka**

**Type:** Factory **Tenure:** Leasehold

**Built-up:** 10,778 sq ft **Land size:** 45,402 sq ft

**John Leong** **PRO** (PEA 1132)

KNIGHT FRANK MALAYSIA SDN BHD (VE (1) 0141)

+6016 599 2699



**RM5,477,190**

**Suria Industrial Park (SIP), Sepang, Selangor**

**Type:** Factory **Tenure:** Leasehold

**Built-up:** 15,000 sq ft **Land size:** 19,000 sq ft

**Kelvin Chan** **PRO** (REN 38099)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD

(E (1) 0452/8) +6012 303 3039





**RM430,000**

**Taman Semenyih Indah, Semenyih, Selangor**

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

**KK Sah** **PRO** (REN 23736)

IPG REALTY SDN BHD (E (1) 2002)

+6016 637 5097



**RM6,000,000**

**Lorong Titivangsa 6, Titivangsa, Kuala Lumpur**

Type: Bungalow **Tenure:** Freehold  
Land size: 13,000 sq ft

**Lucy Tan** **PRO** (REN 20379)

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

+6016 315 3498



**RM1,450,000**

**Park Rose, Bangsar, Kuala Lumpur**

Type: Condominium **Tenure:** Freehold  
Built-up: 1,700 sq ft  
Bedroom: 3 **Bathroom:** 2

**Madeline Mok** **PRO** (PEA1024)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/8)

+6012 791 7225



**RM 1,150,000**

**Clearwater Residences, Damansara Heights, Kuala Lumpur**

Type: Condominium **Tenure:** Freehold  
Built-up: 1,135 sq ft  
Bedroom: 2 **Bathroom:** 1

**Meng Mun** **PRO** (REN 13170)

ENRICH REALTORS (E (3) 1878)

+6018 209 0910



**RM710,000**

**Tiara Putra, Bukit Rahman Putra, Selangor**

Type: Terraced house **Tenure:** Freehold  
Land size: 1,680 sq ft  
Bedroom: 4 **Bathroom:** 3

**Michelle Yeow** **PRO** (REN 43852)

PROPNEK REALTY SDN BHD (E (1) 1800)

+6016 239 2819



**RM2,268,000**

**LCH Industrial Park, Klang, Selangor**

Type: Factory **Tenure:** Freehold  
Built-up: 6,000 sq ft **Land size:** 2,000 sq ft

**Neela Vathi** **PRO** (REN 04411)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD (E (1) 0452/8)

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**RM18,854/mth**

**KL Eco City, Bangsar, Kuala Lumpur**

**Type:** Office **Tenure:** Freehold

**Built-up:** 4,489 sq ft

**Nik Adnan Bin Nik Hussein** **PRO** (REN 10320)

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

+6012 396 6456



**RM2,300,000**

**Bukit Rimau, Shah Alam, Selangor**

**Type:** Bungalow **Tenure:** Freehold

**Built-up:** 4,061 sq ft **Land size:** 6,714 sq ft

**Bedroom:** 5 **Bathroom:** 4

**Ong Cy** **PRO** (REN 22613)

POLYGON PROPERTIES SDN BHD (E (1) 1714)

+6012 210 8687



**RM1,100,000**

**Jalan Tempua 2, Puchong, Selangor**

**Type:** Terraced house **Tenure:** Freehold

**Built-up:** 2,500 sq ft **Land size:** 1,920 sq ft

**Bedroom:** 4 **Bathroom:** 3

**Priya K Sritharan** **PRO** (REN 01528)

IQI REALTY SDN BHD (E (1) 1584)

+6012 205 0168



**RM330,000**

**Kemensah Villa Condominium, Taman Melawati, Selangor**

**Type:** Condominium **Tenure:** Freehold

**Built-up:** 1,020 sq ft

**Bedroom:** 3 **Bathroom:** 2

**Roslina** **PRO** (REN 04039)

RESCOM REALTY (VE (3) 0244)

+6019 264 2306



**RM2,200/mth**

**Desa Kiara, Taman Tun Dr Ismail, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold

**Built-up:** 1,169 sq ft

**Bedroom:** 3 **Bathroom:** 2

**Rueben Raj** **PRO** (REN 40248)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD

(E (1) 0452/8) +6017 224 8885



**RM 2,600,000**

**Persiaran Zaaba, Taman Tun Dr Ismail, Kuala Lumpur**

**Type:** Semidee house **Tenure:** Freehold

**Built-up:** 2,800 sq ft **Land size:** 3,600 sq ft

**Bedroom:** 5 **Bathroom:** 3

**Sha Aljunied** **PRO** (REN 05245)

KIM REALTY (E (3) 0211)

+6012 627 9011



**RM128,000**

**Permai Lake View Apartments, Ipoh, Perak**

**Type:** Condominium **Tenure:** Leasehold

**Built-up:** 732 sq ft **Bedroom:** 3 **Bathroom:** 2

**Steven Eng** **PRO** (PEA 2310)

GS REALTY SDN BHD (E (1) 1307)

+6018 954 0680



**RM599,000**

**Jalan SD 3/2, Bandar Sri Damansara, Selangor**

**Type:** Terraced house **Tenure:** Freehold

**Land size:** 1,300 sq ft

**Bedroom:** 3 **Bathroom:** 2

**Suki Tan** **PRO** (REN 06909)

BIG PLUS PROPERTIES SDN BHD (E (1) 1834)

+6013 277 8668



**RM555,000**

**Idaman Puteri, Setapak, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold

**Built-up:** 1,432 sq ft

**Bedroom:** 3 **Bathroom:** 3

**Tony Yap** **PRO** (REN 23582)

AMBER REALTY (E (3) 1482)

+60115 646 8129



**RM600,000**

**Ariza Garden Villa @ Taman Raintree, Batu Caves, Selangor**

**Type:** Townhouse **Tenure:** Leasehold

**Built-up:** 1,500 sq ft **Land size:** 1,800 sq ft

**Bedroom:** 4 **Bathroom:** 3

**Wilson Ng** **PRO** (REN 25583)

IQI REALTY SDN BHD (E (1) 1584)

+6012 298 9779



**RM2,800,000**

**Desa ParkCity (Amelia), Desa ParkCity, Kuala Lumpur**

**Type:** Terraced house **Tenure:** Freehold

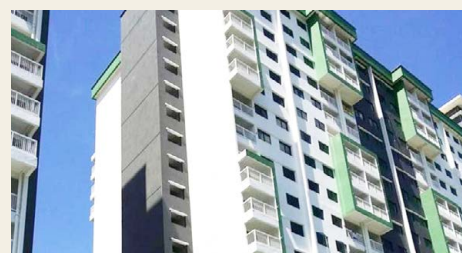
**Built-up:** 3,642 sq ft **Land size:** 3,642 sq ft

**Bedroom:** 4 **Bathroom:** 5

**Wing Yap** **PRO** (PEA1420)

THE ROOF REALTY SDN BHD (E (1) 1605)

+6012 228 2932



**RM420,000**

**Alam Sanjung Serviced Apartment, Shah Alam, Selangor**

**Type:** Apartment **Tenure:** Freehold

**Built-up:** 912 sq ft

**Bedroom:** 3 **Bathroom:** 2

**Zuraini Zallin** **PRO** (PEA1699)

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