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Red hot!

Bungalows and semidees in Selangor's Ara Damansara are selling like hot cakes, realtors say, attributing it in part to the Covid-19 pandemic. Why Ara Damansara? Can the interest be sustained? Read all about it on **Pages 5 to 8.**



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MCO 3.0: Malaysia's GDP growth could dip to 4%

The reinstatement of movement control order (MCO) 3.0 in six districts in Selangor and Kuala Lumpur will continue to have scarring effects on economic and business activities, according to Socio-Economic Research Centre (SERC) executive director Lee Heng Guie.

Speaking at a webinar on May 6, Lee said the research centre expects the growth of Malaysia's gross domestic product (GDP) to be at 4% — much lower than Bank Negara Malaysia's (BNM) projection of 6% to 7.5% — due to the slow pace of the vaccination programme and rising Covid-19 cases in the country.

"The MCO 3.0 covers several districts in Selangor, which accounts for about 21.9% of total national

GDP (and Kuala Lumpur's is about 16.4%). Other states, like Johor — a few districts are affected — while in Kelantan, practically the whole state is under the MCO.

Meanwhile, SERC highlighted that domestic demand is recovering as consumption boosters — such as Employee Provident Fund (EPF) withdrawals, cash handouts as well as drawdowns of savings that were unspent during the pandemic — help to revive discretionary consumer spending.

"Footfall in the malls and shops, as well as the number of patrons in restaurants, fashion and apparel outlets, have recovered, though sales are still some generally 20-30% below pre-pandemic levels."



Prolonged pandemic hurts KLCCP Stapled Group earnings

KLCCP Stapled Group's net profit for the first quarter ended March 31, 2021 (1QFY21) fell 17.39% to RM146.13 million, from RM176.88 million a year ago, as the prolonged Covid-19 pandemic dragged the group's retail and hotel segments.

The group, which comprises KLCC Property Holdings Bhd and KLCC Real Estate Investment Trust (KLCC REIT), also saw its quarterly revenue slip 20.37% to RM282.37 million, from RM354.59 million a year ago, according to its filing with Bursa Malaysia on May 4.

The retail segment represented by Suria KLCC and the retail podium of Menara 3 Petronas saw its recovery delayed with the reimposition of the movement control order (MCO 2.0) which took effect

from Jan 13 to March 4, 2021.

For the hotel segment, Manda-rin Oriental, Kuala Lumpur's pace picked up during the December 2020 festivities but was disrupted by the MCO 2.0 which impacted its performance in January and February 2021, resulting in a loss of RM16.1 million for the quarter.

The group anticipates that the National Covid-19 Vaccination Programme will foster a market recovery, but remains cautious as the pandemic persists and the year is likely to be challenging.

Mah Sing subsidiary buying KL land for RM618m mixed development

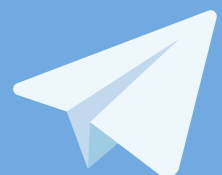
Mah Sing Group Bhd's wholly-owned subsidiary Nova Century Development Sdn Bhd is buying an approximately two-hectare (about five acres) land in Tempat Jalan Genting Kelang, Setapak in Kuala Lumpur for a proposed mixed development comprising residential and retail components.

In a filing with Bursa Malaysia on May 4, Mah Sing said Nova Century has inked the conditional sale and purchase agreement with seller Teratai Constructors Sdn Bhd for the acquisition of the leasehold industrial land in Setapak.

"Based on preliminary plans

and subject to approval of the authorities, the new project to be named M Astra is expected to have an estimated gross development value (GDV) of approximately RM618 million, and is planned for a mixed development comprising two blocks of serviced suites and some retail lots.

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Sime Darby Property appoints Rizal Rickman Ramli as chairman

Sime Darby Property has appointed Rizal Rickman Ramli (pictured) as chairman of the group's board of directors, effective May 7, 2021.

Rizal, the chief investment officer, private and strategic investments of Permodalan Nasional Bhd (PNB), will be taking over the baton from Tan Sri Dr Zeti Akhtar Aziz, who will not seek re-election.

In a media statement on May 6, Sime Darby Property's group managing director Datuk Azmir Merican said Zeti presided over the board during an



important phase of Sime Darby Property's history.

"The group is privileged to have benefited from her clear vision which has formed the foundation of our next phase of transformation. Her foresight to push for new growth frontiers in the property development segment will continue to guide the Group well into the future," he added.



SkyWorld achieves over RM1b in sales for FY2021

SkyWorld Development Group has recorded over RM1 billion in sales in its financial year ended March 31, 2021.

In a media statement on May 3, SkyWorld said the five key developments poised as the key catalytic factor of the good sales included SkyMeridien@Sentul East, The Valley Residences@SkySierra in Setiawangsa, SkyVogue Residences@Taman Desa, SkyAwani IV Residence in Setapak and SkyAwani V Residence@Sentul.

SkyWorld's deputy CEO Lee Chee Seng (pictured) said SkyWorld's team has been working relentlessly to achieve the sales target through various ways, including enhancing the company's digital presence and also investing heavily into its digital infrastructure.

Meanwhile, SkyWorld CEO Koong Wai Seng also revealed that the company is planning to roll out numerous projects worth RM2 billion in Bukit Jalil, Cheras, Taman Melawati and Setapak.



KW Malaysia aims to collect 100 used laptops for students

KW Malaysia, the Malaysian master licensee of Keller Williams Realty International, has continued its annual Corporate Social Responsibility (CSR) initiative, RED Day, from May 5 to May 31 with the goal of collecting 100 used laptops to donate to students who need them for their education.

RED Day is an annual event to "Renew, Energise & Donate" by KW Malaysia where every May 15 will be dedicated to giving back to the community it serves.

Jonathan Lee (pictured), the deputy regional operat-

ing officer of KW Malaysia, told EdgeProp.my that the CSR programme this year is targeting students in the Klang Valley who urgently need laptops or computers to help them do online learning from home as part of the measures to curb the Covid-19 pandemic.

For this initiative, KW Malaysia has partnered with Medical Awareness Camp Outreach (MACO), a non-governmental organisation that is powered by a core committee of professionals, including medical experts.

Back to square one, reinstatement of MCO

Klang Valley folks are once again back into the Movement Control Order (MCO) mode, as Senior Minister Ismail Sabri Yaakob announced that six districts of Selangor – Hulu Langat, Petaling, Gombak, Klang, Kuala Langat and Sepang will be put under the MCO from May 6 to 17 while MCO in KL will start from May 7 to 20.

Parts of Johor, Terengganu and Perak will also be under MCO. The announcement came after the nation saw spiking numbers of daily Covid-19 cases amid the Ramadan season, almost hitting the 4,000 mark.

Inter-district and interstate travel restrictions remain in place, including for areas in green zones. Unlike previous MCOs, most businesses can continue to operate during the MCO period with strict compliance to standard operating procedures (SOPs). Meanwhile, the SOPs for the upcoming Hari Raya Aidilfitri celebration prohibit open house and only limit 15 people for visitation.

The volunteer-basis AstraZeneca (AZ) vaccination plan



has commenced since May 5. Minister of Science, Technology and Innovation Khairy Jamaluddin said that the interval between the first and second doses is set at 12 weeks. This is in accordance with the World Health Organization recommendation.

The registration was first opened to the public on May 2. Khairy has also announced that the government is in discussion of expanding the AZ vaccination plan beyond Kuala Lumpur and Selangor.

In other news, temporary travel bans on citizens from India, Sri Lanka, Bangladesh, Pakistan and Nepal have been imposed by the Malaysian government due to the alarming number of cases there.



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Clover, Resort Residence

📅 1-2, 8-9, 15-16 May
🕒 6pm - 10pm

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Teddy Bear House
Crisantha, Resort Homes

📅 1-30 May
🕒 10am - 6pm

Visit our teddy bear family home & snap photos along the way!

Retro Raya
Tiara Sendayan

📅 22-23, 29-30 May
🕒 10am - 3pm

Welcome to our open house with food, games, performances & more!

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Ervina, Ara Sendayan

📅 22-23, 29-30 May
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High demand for *bungalows* and *semidees*



Bungalows in Damansara Legenda are also in high demand.

● **Text** Natalie Khoo

Landed homes have always been the darling of investors, but with uncertainties resulting from the Covid-19 pandemic, one would have expected slower take-ups of the more pricey bungalows and semi-detached homes.

Interestingly, this is not the case. At least not at the Ara Damansara township in Selangor.

EdgeProp.my PRO agents specialising in Ara Damansara, in fact, have been getting calls from buyers scouring the secondary market.

Ara Damansara sits on large parcels of freehold land in Petaling Jaya North along the Sultan Abdul Aziz Shah Airport road. It was first developed in 1999 by Sime Darby Group.

Neighbouring Ara Damansara is

Subang, an old industrial area known for housing the Sultan Abdul Aziz Shah airport and aviation business-related offices.

Well-known landmarks such as The Oasis Square by Sime Darby Group houses restaurants such as Ali, Muthu and Ah Hock, Rakuzen and Champignons. The neighbourhood Citta Mall and Ara Damansara Medical Centre are also part of this township.

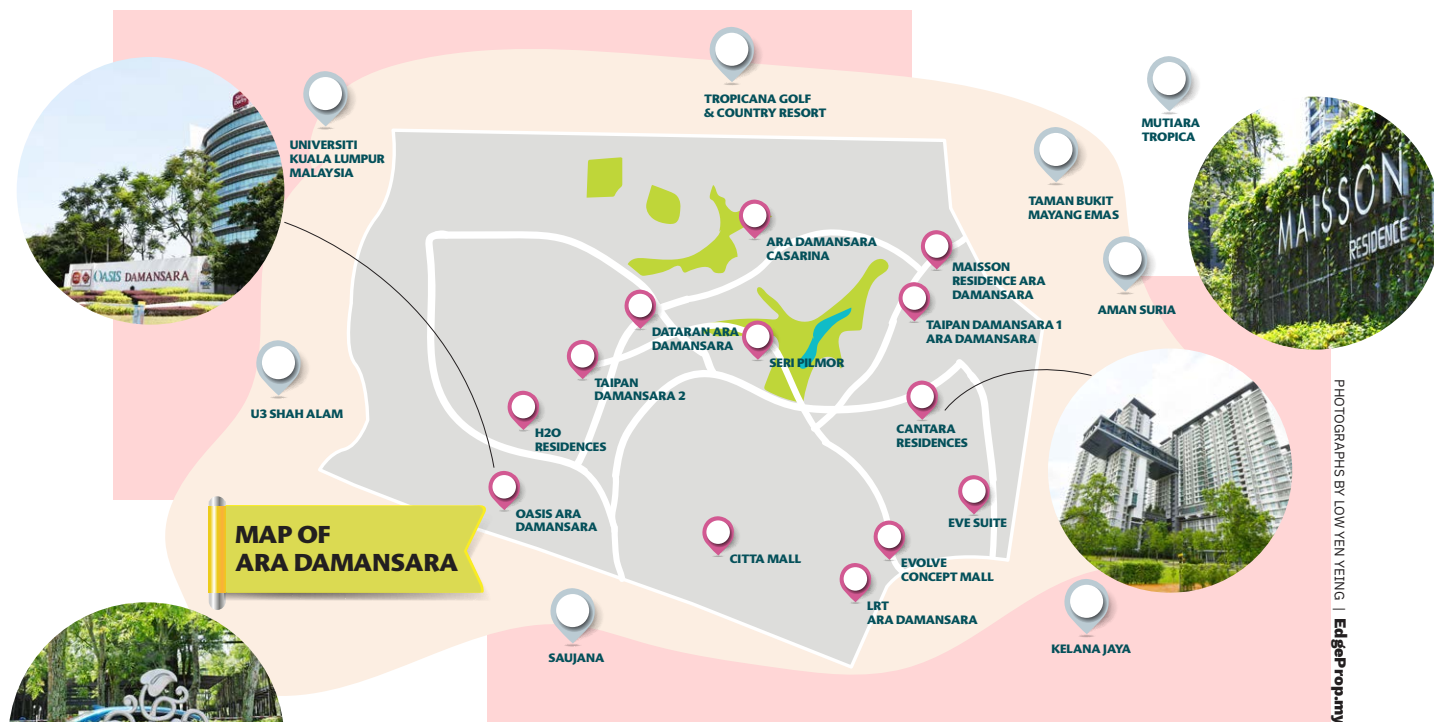
For golf enthusiasts, nearby Ara Damansara are the Saujana Golf and Country Club and Tropicana Golf and Country Resort.

As for the must-have connectivity, Ara Damansara is serviced by highways like the New Pantai Expressway (NPE), New Klang Valley Expressway (NKVE), Damansara Puchong Highway (LDP) and Federal Highway.

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Ara Damansara located in Petaling Jaya was developed in 1999 by Sime Darby Group.





“The Ara Damansara township also has very well-planned roads and cul-de-sacs, with rows of well-designed resort homes and nice landscaping, giving it a resort-like concept,”
— Kow

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“Any new listings?”

So keen are some of the prospective buyers that they wish to be notified the moment a new property is put on the market.

The red-hot demand for bungalows and semidees here are not limited to buyers. Tenants are also on the prowl.

“I have ready buyers and tenants but we have no listings to offer them,” Reapfield Properties senior real estate negotiator Elaine Kow laments.

“I have called on other agents to try to co-broke a deal but they too have run out of listings,” Kow tells **EdgeProp.my**.

EdgeProp understands that some eight bungalows and five semidees in Seri Pilmoor have exchanged hands since the start of the pandemic (first quarter 2020).

Seri Pilmoor is Sime Darby’s first landed strata property which was completed in 2013. Comprising 74 bungalow retreats (from 6,500 sq ft) and 34 semi-detached sanctuaries (from 4,600 sq ft) ensconced within 28.5 acres of landscaped, elevated, freehold land that comes with a 2,700 sq ft conservatory at its entrance, known as The Lanai.

The semidees are being transacted at an average of RM2.8 million to RM3.3 million in the Ara Damansara area. Kow adds that the bungalows are exchanging hands at an average price of RM4.4 million to RM5.5 million.

According to **EdgeProp Research**, the average asking price of the Seri Pil-

moor detached houses as of April 2021 are RM5 million or RM729 psf while the semidees are asking for RM3.07 million or RM665 psf. As for rental, the average asking rate per month is RM1.80 psf, translating to RM8,143.

Not far away, bungalows in Damansara Lagenda and Damansara Idaman developments are also attracting interest with agents estimating that some 20 units have been sold in the last one year.

EdgeProp Research data showed that a total of four semidees transacted at an average selling price of RM759 psf against land area (RM2.58 million), as of 3Q 2020 a jump of 13.4% compared to 2019 (RM669 psf against land area or RM2.47 million). Meanwhile the bungalow segment recorded three transactions with an average price of RM625 psf against land area or RM4.08 million, as of third quarter 2020, a dip of 8% from 2019 (RM675 psf against land area or RM4.73 million.)

Emerging needs in the new normal

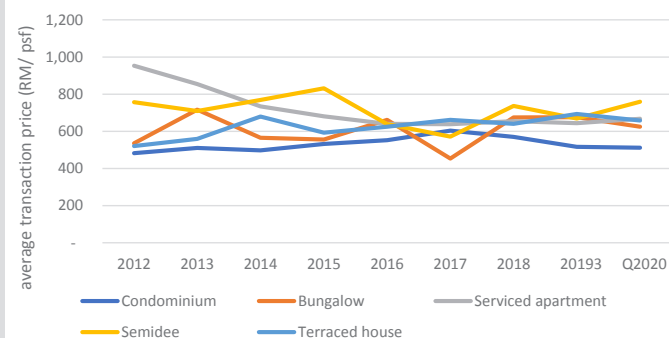
The Covid-19 pandemic has driven homebuyers to rethink their needs in the new normal.

One of Kow’s clients was renting a luxury condominium in Ara Damansara. For safety reasons, a decision was made to relocate to a landed home in the same area with a private swimming pool.

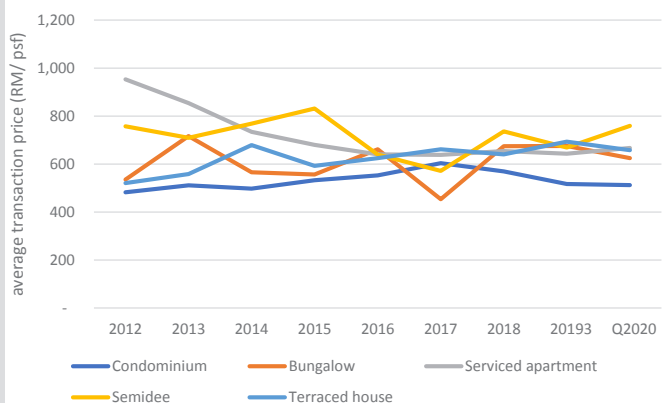
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EdgeProp Research:
Residential property price trend in Ara Damansara (2012-3 Q2021)



EdgeProp Research:
Residential property price trend in Ara Damansara (2012-3 Q2021)



A landed home also provides outdoor space for children to play. Hence, paying more to stay in a bungalow was acceptable.

Meanwhile, another client of Kow who had already booked a condominium in Ara Damansara changed his mind and opted instead for a two-storey terraced house, all due to safety concerns in the usage of common facilities like lifts.

Kow finds that generally, more homebuyers are now looking at bigger landed homes that accommodate their working from home.

These owner-occupying buyers are mostly working adults and young families, with most of them in their late 20s or early 30s, and who are middle-income earners.

There are also current Ara Damansara residents looking at upsizing their homes.

"These comprise those currently staying at the double-storey houses in Ara Damansara. Since they are spending more time at home during pandemic times, they feel that there is 'good reason' and the right time to upgrade to more spacious homes," she explains.

Why Ara Damansara?

Ara Damansara is not the only landed address in this part of town but it is one of the latest and thus better planned.

Oriental Realty real estate negotiator Jason Hew cites its appeal in its freehold status, proximity to numerous amenities and business hubs in Petaling Jaya, plus a nice landscaped and serene environment.

Properties which are located close to public transportation systems, such as bus stations or LRT (light rail transit) stations, shopping malls and retail hubs are also sought after by buyers and tenants, says Hew, who specialises in high-rise residential units here.

Reapfield's Kow points out that the modern township planning makes Ara Damansara stand out from other matured housing estates such as Bandar Utama, Taman Tun Dr Ismail and Subang.

"The Ara Damansara township also has very well-planned roads and cul-de-sacs, with rows of well-designed resort homes and nice landscaping, giving it a resort-like concept," Kow adds.

Freehold-titled landed homes always command high demand. Additionally, Ara Damansara is just about 22 years old, which is newer than the others.

"This means there is still room for capital appreciation," says Kow, who has just sealed a semidee deal at RM2.8 million. Interestingly, this same unit, when it was first put up on the market, was asking for between RM2.5 million and RM2.7 million before the Covid-19 outbreak.

Many of the bungalow and semidee owners in Ara Damansara are believed to be the first-hand buyers who have paid off their mortgages on the property. Hence, there is a lack of urgency to cash out.

"They do not mind renting out their units while waiting for more price appreciation," says Kow, who expects landed property prices here to rise by 5% to 10% gradually in the next five years. As there are also more tenants looking to shift to houses with bigger compounds, it is expected that the rental rates will go up too.

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The LRT is one of the pull factors that supported the high-rise residential rental market in Ara Damansara.



Ara Damansara high-rise rental market stable

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While landed homes are investors' darlings, there will always be a market for the more affordable high-rise units.

According to Oriental Realty real estate negotiator Jason Hew, the rental market for this segment of the market in Ara Damansara remains stable, thanks to its easy accessibility and proximity to amenities.

Hew, who focuses on high-rise projects in Ara Damansara, tells **EdgeProp.my** sale and rental enquiries for high-rise residences were slow during the first movement control order (MCO) period, but interest has since returned from the last quarter of 2020.

Transactions picked up in the first quarter in February and March this year, especially in Eve Suites, Maisson Residence and Urbana Residence.

Eve Suites is popular for its direct link to the Ara Damansara LRT (light rail transit) station.

At the time of writing, on **EdgeProp.my** are 58 sale listings for Eve Suites with average asking price of RM715 psf or RM570,000 with built-ups ranging from 680 sq ft to 1,065 sq ft, while the average asking monthly rental hovers around RM1,800.

Also a favourite with tenants is the 8.9-acre Maisson Residence. Formerly known as Platinum Damansara, it was abandoned for about seven years before Newfields Property took over in 2014.

Other than the proximity to various amenities, the "homey" ambience of Maisson Residence is another reason that attracts tenants, says Hew.

"A unit here could fetch rental rates from RM1,500 to RM2,500, especially for those units which are furnished and very well taken care of.

Some tenants also offer to pay six-month to one-year advanced rentals and they can negotiate for a reduction of almost 10%," says Hew, adding that the occupancy rate here ranges 80-90%.

One of the newly-completed high-rise homes in Ara Damansara is the Cantara Residences, developed by Ara Damansara master developer Sime Darby Property.

Vacant possession was issued only last year. Currently, the occupancy rate of Cantara Residences is around 40% to 50%. Some units are still under renovation, adds Hew.



"The rental market for this segment of the market in Ara Damansara remains stable, thanks to its easy accessibility and proximity to amenities." — Hew

Most expensive property sales listings in Ara Damansara (as of Apr 2021)

Bungalow (Average psf price calculated base on the land area)

Laman Ara	RM1,034
Damansara Idaman	RM922
Seri Pilmoor	RM729

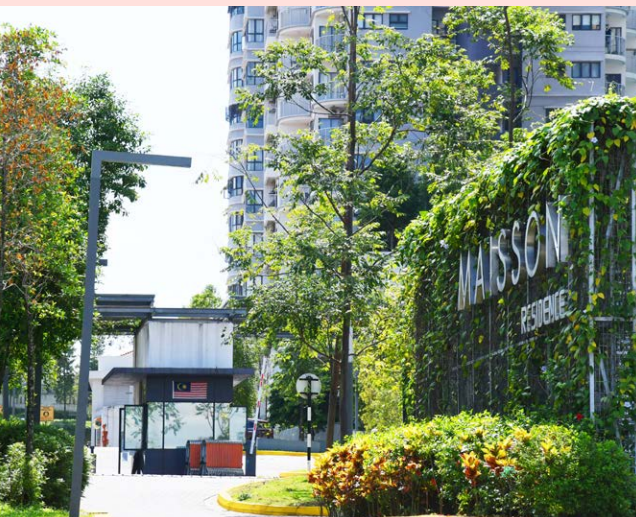
Semidee (Average psf price calculated base on the land area)

Idaman Villas	RM796
Ara Vista	RM742
Damansara Lagenda	RM704

Condo / serviced apartment (Average psf price calculated based on built-up size)

The Potpourri	RM972
Cantara Residences	RM889
H20 Residences	RM847

SOURCE: EDGEPROP.MY



Maisson Residence has an occupancy rate of 80% - 90%.



Oasis Square houses restaurants such as Ali, Muthu and Ah Hock and Champignons.

Upping sustainable and ethical grocery shopping

One are the days when price tag and brand name take top priority in grocery shopping. Consumers today are much more informed and knowledgeable with the availability of information right at their fingertips. From ethical trade, points of origin, eco-friendliness and sustainability of the food source and the core value of a brand, down to the packaging – these aspects are playing more pivotal roles in decision-making today even if it means paying more.

Understanding consumers' behaviour and change, David Tseng, the founder of Qra, is set on a mission to bring these sustainable products to consumers here in the Klang Valley in Selangor Properties' recently redeveloped The Stories of Taman Tunku, Kuala Lumpur.

Opened on Jan 11, 2021, just before the second Movement Control Order took place, the new grocery store brand, which focuses on health and well-being, is the latest buzz in town.

What sets Qra apart is that it does not cater to the mass, but instead, aims to serve its local community in the best way possible. How? With a lot of research and time taken to study the needs of new-age shoppers who are seeking easy access to high-quality grocery products.

Qra offers shoppers a range of products like Banza, dried pasta made from healthy flour derived from chickpea and quinoa. If you love to snack, brands such as The Good Crisp Company can also be found here, which is a healthier alternative to the conventional potato chips. Supporting the local community and local businesses, Qra offers a good range of Malaysian made products as well as fresh produce including fruits and vegetables, meat products as well as fish and seafood for daily household needs.

Brands such as Mu Soy Sauce, an artisan soy sauce that is made using non GMO soybeans and Lizar curry paste – locally made from scratch convenient paste can be found at Qra.

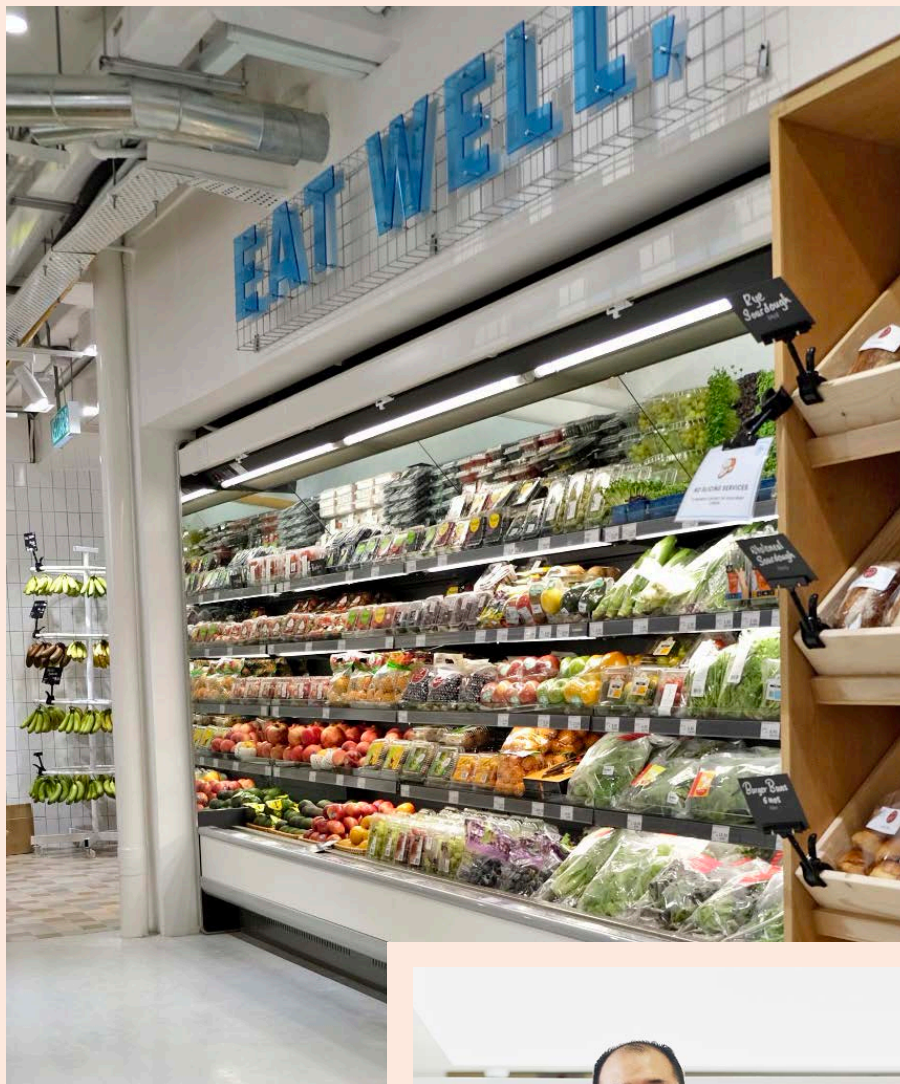
Tseng who is also one of the co-founders of Ben's Independent Grocer (B.I.G.) which opened in 2011, says that he is aware that a store with a highly-curated selection of products may be a new concept to consumers. Hence, Qra aims to share the benefits and deliciousness of their products via regular tastings, information sharing, and a soon-to-come digital platform.

"Our team knows that consumers

Right: Consumers will be spoilt by the fresh selection of groceries available at Qra.

Below: The patented air-purification technology by Panasonic at the Bukit Tunku Qra outlet.

Tseng (far right): Our team know that consumers today are a lot more discerning. They want healthier, better alternatives. We focus on our customers' needs to ensure that the right products are offered at our store.



today are a lot more discerning. They want healthier, better alternatives. We focus on our customers' needs to ensure that the right products are offered at our store," Tseng shares.

However, Tseng also understands the concerns arising from the Covid-19 pandemic when customers are doing their grocery shopping. For one, visiting the store in a rush without having the opportunity to explore all the brands available on the shelves is no fun.

Hence, Qra is working with Panasonic to ensure that patrons and workers have

peace of mind while spending their time at Qra. For the team at Qra, they believe that the grocery shopping experience must be one that is fun, sans safety and health concerns.

When Tseng first heard about the patented air-purification technology by Panasonic, he began to research more into its benefits and how they could be implemented into the Qra outlets.

"As a retailer, our team members and customers are our utmost priority and we would like to do our best to provide a safe environment for them. We understand

that Covid-19 will be with us for the foreseeable future, and as a business, we have to continue to evolve and adapt to this new norm. Apart from our daily sanitising protocols, we hope nanoe™ X will provide another added layer of protection to our customers and team members," says Tseng.

Tseng adds that as they expand and grow their business, they would like to continue to work with Panasonic to install nanoe™ X new technology that will help improve their customers' safety and experience.

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nanoe™ X technology with the benefits of Hydroxyl radicals (also known as OH radicals) contained in water have the capacity to inhibit pollutants, virus, and bacteria to clean and deodorise. The nanoe™ X technology can bring these incredible benefits indoors so that hard surfaces, soft furnishings, and the indoor environment can be cleaner and pleasant place to be.

The outlet in The Stories is relatively smaller compared to the average grocer due to the small footprint of the store with the focus mainly on food items. Come May, Qra's second outlet, THE FIVE located at Damansara Heights, is slated for opening where patrons can expect a bigger premises with more brand choices comprising not only food items but also household cleaning items and personal care items.

The location will also be easily accessible whether by private or public mode of transport as it is situated just right beside the Semantan Mass Rapid Transit station.

"We also have plans to expand Qra into other suitable neighbourhoods, and at the same time continue to work on our offerings and unique selling points. We are constantly exploring to bring in new products to our customers and enhancing our customer experience with an

integrated omni-channel service from offline to online," Tseng reveals.

Meanwhile, the managing director of QAFL Business Promotion Office for Panasonic (for Asia Pacific region), Ichiro Suganuma said: "We at Panasonic QAFL Business Promotion Office have been advocating best air quality practices from temperature and humidity control to management of CO₂ and PM2.5 levels to bacterial and viral inhibition.

"We share the same beliefs as Tseng where customers' safety is of utmost priority. As such, we are happy and excited to support him further in his future business expansion plans."

Panasonic Malaysia Sdn Bhd managing director Cheng Chee Chung concurs with Suganuma, adding that with the increasing concerns among the people on air quality in commercial space, Panasonic is proud to note that

Qra Grocer, one of the top-notch grocery retailers, has placed its trust in Panasonic nanoe™ X technology, which is embedded in their air-conditioners and air-e-products.

"Bearing in mind our tagline 'A Better Life, A Better World', we at Panasonic are committed to provide healthy air to the people through our nanoe™ X technology, which is proven effective in inhibiting viruses and allergens," stresses Cheng.



Cheng: Bearing in mind our tagline 'A Better Life, A Better World', we at Panasonic are committed to provide healthy air to the people through our nanoe™ X technology, which is proven effective in inhibiting viruses and allergens



Suganuma: We at Panasonic QAFL Business Promotion Office have been advocating best air quality practices from temperature and humidity control to management of CO₂ and PM2.5 levels to bacterial and viral inhibition.

Residential

Enjoy quality family time in cleaner and comfortable living space

Purifies with cooling off when away from home with low energy consumption (25W per hour*)

Commercial

Serving diners with clean air for customers to improve customers dining experience

Purifies with cooling off after business hours

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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.

*1 Testing Organisation : Texcell (France)

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



Panasonic Cassette air-conditioners

Cassette AC with nanoe™ X. The Panasonic Cassette air-conditioners are built in with nanoe™ X technology as a standard feature. The nanoe™ X technology, with the benefits of hydroxyl radicals contained in water, have the capacity to inhibit airborne and adhered pollutants, viruses and bacteria and even deodorises to improve indoor air quality.

Benefits of the air-e (nanoe™ X diffuser) and Panasonic Cassette AC with nanoe™ X include:

- 24-hour quality air** — nanoe™ X functions in Cooling as well as Fan Mode for operation after business hours; it cleans indoor air even when the space is not in use
- Panasonic Cassette air-conditioners can be **controlled remotely** with an additional installation of external WLAN network adaptor to access its Comfort Cloud application. Panasonic Comfort Cloud application enables you to conveniently manage and monitor multiple air-conditioning units in multiple locations from just one mobile device from anywhere, anytime.
- Among its latest milestones, Texcell*, a global research organisation sited in France, has recently certified the



nanoe™ X is even capable of **neutralising over 99.99% of the SARS-CoV-2** activity in a controlled 45L test space within two hours.

- Fast cooling**
 - Powerful airflow with twisted 3D blades that delivers to every corner of the room
 - 360 degrees wide and comfortable airflow
 - Long airflow up to 5m distance from ceiling to floor
 - Energy efficiency with R32 refrigerant
- nanoe™ X's effectiveness has been **proven effective in large spaces**. A third party certification organisation, SIRIM Bhd (SIRIM), conducted the performance experience using Panasonic 4-way cassette equipped with nanoe™ X device to inhibit hexadecane, a chemical contained in PM2.5.

* Tested product — 4-way cassette x 6 units (approximately 16.4m X 16.3m X 3m space). Hazardous substance: hexadecane. Test conditions: 8-hour exposure with 4-way cassette (fan mode and nanoe™ X functionality). Test result: nanoe™ X turned on — hexadecane inhibition avg 92%. nanoe™ X turned off — hexadecane inhibition avg 14%

nanoe™ X Structure

Water Particle
Hydroxyl Radicals

5-20nm

Huge Quantity

4.8 trillion
Hydroxyl Radicals / per second

Longer Life Span

Hydroxyl radicals contained in water

600"

Inhibit Adhered SARS-CoV-2

SARS-CoV-2 is the novel coronavirus that caused COVID-19



Victims of runaway developers face double woes from exploitative liquidators

When a developer is wound up before completion of its duties and contractual obligations, a liquidator fills the void and takes on the duties of the former, such as completing the construction of the buildings or facilities left by the defunct developer, delivering vacant possession or applying for individual or strata titles, so as not to leave the purchasers in a lurch.

One of the amendments to the Housing Development (Control & Licensing) Act, 1966 (Act 118), which took effect on June 1, 2015, namely Section 3 of the interpretation, extends the definition of "housing developer" to include "a person or body appointed by a court of competent jurisdiction to be the provisional liquidator or liquidator for the housing developer".

The amendment to include a liquidator as a housing developer was intended to fill the void left by the errant developer. As a result of the said amendment, a liquidator will be subjected to the duties and responsibilities imposed by Act 118 and may be liable for breach of duties of a "de facto housing developer".

In theory, a liquidator should not be allowed to charge or impose any additional administrative fees when carrying out his duties (since he is assuming the affairs and responsibility of the defunct develop-

er) contracted in the sale and purchase agreement. For example, functions which are part and parcel of a developer's duty are updating the record of ownership and perfecting the transfer to a purchaser when a separate individual or strata title is issued and issuing written confirmation of particulars (for sub-sale) under Act 118.

Unreasonable fees and conditions

However, the reality is that liquidators who are appointed to manage the affairs of a defunct developer are charging an "administration fee" of 2% to 3% of the original purchase price or the sale price in a sub-sale for performing these functions of a developer.

In some cases, there are also additional charges tagged as "vetting fees" for the liquidator's solicitors to vet the forms and documents. The irony is that although payment is made to the liquidator for these so-called vetting, verification and retrieval of documents, it is the purchaser who has to furnish all the loan contracts, repayment receipts, statements and a whole list of documents to prove his or her ownership before the liquidator "graciously" cooperates.

This process of loading the proof of documents on the owner can be unreasonable as some could have lost their documents or could not locate the originals. For the elderly purchasers, they may not have the mobility to undertake this exercise, while the fact that they have resided in the premises for umpteens years is disregarded.

On top of that, aggrieved owners are made to affirm a statutory declaration before a commissioner of oath to vouch for their ownerships. The liquidators will make the owners pay for the former's lawyers' professional fees too.

People who have gone through the process would know the amount of money and the paper trail involved in dealing with liquidators who proudly es-

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pouse themselves as “officers of the court” albeit appointed under a winding-up petition.

For many years, to the detriment of aggrieved purchasers and owners, there have been no guidelines to regulate the arbitrary imposition of these “charges” and “fees” by the liquidators. The affected purchaser has no choice in such an appointment and is left to a game of chance that the appointed liquidator will act in the purchaser’s best interest and not further aggravate the latter’s suffering.

The purchaser is at the mercy of the appointed liquidator where each liquidator is like a “little Napoléon” of a particular housing development. The irony is that Section 22D of Act 118 clearly states that a fee of not exceeding RM50 may be imposed for a written confirmation of the record of the beneficial owner of the property in the housing development and consent for the assignment.

Why then are liquidators granted special treatment by having their charges grossly inflated from RM50 to 2% or 3% of the purchase price or even market value? Well, the liquidators will argue that the entailed RM50 is limited to “written confirmation” compared to the other job requirements.

Liquidators are supposed to be “officers of the court” and appointed to carry out their duties judiciously, but there are no set criteria or qualifications for liquidators to meet before they are appointed to manage a wound up developer’s company. Nor are they required to give any obligation to comply with Act 118.

Is there a lacuna in the law? Was there an oversight made by the drafters of the law, resulting in it being unenforceable, hence the perpetuation of the current status quo? No liquidator has been punished by the housing ministry because there have been no housing development regulations to regulate the liquidators’ conducts and fees.

Regulated under Act 118

The National House Buyers Association (HBA) has time and again reminded the housing minister and those under the ministry’s charge on the need to rein in the conduct of those so-called court-appointed officers, namely liquidators.

This is legally possible as the definition of a housing developer and a licensed housing developer under Act 118 does include a liquidator. Therefore a liquidator is already a “de facto developer” under Act 118 since the amendment of the definition in 1988, 2002 and 2015. With this, the housing ministry should not use “lack of mechanism” as an excuse for not regulating liquidators.


Jabatan Perumahan Negara (JPN) and Jabatan Insolvency Malaysia (JIM) have received numerous complaints against errant liquidators, receivers and managers (R&M) ranging from exorbitant fees to voluminous conditions.

JPN has assured HBA that a new set of regulations will be formulated to cover the scope, role and remuneration scale. The aim is to regulate the conduct of liquidators, judicial managers and R&M with an emphasis on curbing dysfunctional acts, penalties for non-compliance, investigation, enquiries and criminal prosecution, among others.

This regulation should be expeditiously formulated and enforced to prevent purchasers and owners from being affected by irresponsible liquidators.

In the context of an abandoned housing project, a liquidator should step into the shoes of a wound-up developer as a de facto developer and revive the project within the legal provisions stated in Act 118 and its regulations to protect the interests of the purchasers.

It is clear under Act 118 that the liquidator can play an important role. As we have stated, Act 118 was amended to include a liquidator into the definition of a housing developer in the event the housing developer is in liquidation. The underlying rationale is for liquidators to attempt a revival of the abandoned project.

Nonetheless, we may require further legislation to clarify the duties and powers of the liquidator under Act 118. 



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

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Tel: +6012 334 5676

“

In theory, a liquidator should not be allowed to charge or impose any additional administrative fees when carrying out his duties (since he is assuming the affairs and responsibility of the defunct developer) contracted in the sale and purchase agreement.”



PHOTOGRAPHS BY SAMUEL ISAAC CHUA | The Edge Singapore



Ikea's third store in Jem boasts its first small-store concept in Southeast Asia, housed within a shopping mall.

Ikea opens new store in Jem, focuses on e-commerce

●Text **Charlene Chin**
EdgeProp Singapore

SINGAPORE: Ikea has taken 16 years to set up its third store in Singapore. Launching on April 29, the store spans 6,500 sq m (69,965 sq ft) across three levels in Jem mall. Customers can draw inspiration from over 12 room settings, with over 2,500 home furnishing products.

The idea behind the store was carefully calibrated, taking five years to mull over, and two years to lock down. "We couldn't find land fit for the purpose. And that is why we decided two years ago, that instead of creating the destination ourselves, why don't we join the best destination in the west?" shares Jaap Doornbos, retail director, at Ikea Southeast Asia.

Ikea's store in Jem boasts its first small-store concept in Southeast Asia, housed within a shopping mall. This taps into the footfall that the shopping mall already attracts. The mall is linked directly to a bus interchange and the Jurong East MRT Interchange. Globally, there are only a few other Ikea stores that take after such a format, says Doornbos, describing the outlet as a "small store with big ambitions".

Digital retail push

One area where Ikea's ambitions play



Customers can order their favourite Ikea meals through the app, and pick it up at the dedicated "click and collect" counters

out is e-commerce. Customers can order their favourite Ikea meals through the app, and pick it up at the dedicated "click and collect" counters. "We can't have the space for a massive restaurant like in Tampines, so we have to make smart choices on space," Doornbos says. This ensures that customers who cannot get a seat get the option to take-away their meals.

He is hopeful that the service could be "very convenient" for office workers in the vicinity. "The idea is that the customers are in control of the process — so you decide when you want some-

thing, how quick you want it, which is the opposite of a delivery," he says.

In the neighbourhoods of Alexandra and Tampines, Ikea currently occupies standalone buildings that fit its retail, restaurant and warehouse logistics operations. The two outlets combined attract close to seven million visitors a year.

Beyond its "click and collect" service, Ikea is also currently in talks with food delivery service Foodpanda to expand the delivery of its Swedish Food Market products islandwide and aims

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The first Ikea store in Alexandra Road, Singapore.

to roll this out in six months. These range from frozen goods to jams and drinks.

Currently, the service is already available on the delivery platform, but is limited to households within 4km of the Alexandra and Tampines stores. Doornbos says the company is studying how to overcome the limitation without compromising on the cost and quality of the products once they are delivered.

In Ikea Jurong, each of the three floors has its own checkout area. Payment counters are entirely cashless, a move away from the cashier counters in Alexandra and Tampines.

Digital and interactive screens will also be available throughout the store. In the checkout area, screens will show the number of people in each queue. In the different home living sections, digital tablets are fixed onto walls that will allow shoppers to pick and choose from Ikea's catalogue of furniture and fittings, view them in different colours, and plan their layout. This helps with space, as the store cannot afford to house bulky furnitures in all options.

Ikea has also done away with logistics space for its Jem outlet. For its Tampines and Alexandra stores,

there are dedicated warehouses of 15,000 sq m each to store goods and run its logistics operations in, but in Jem, this space has been reduced to 80 sq m. "If we bring in goods here and refill the stock, and it wouldn't fit, for some reason, then we would bring it back into the basement here," says Doornbos.

To handle logistics, "trucks will come to the Tampines store, discharge, cross-dock the items [by] offloading them in smaller trucks that will go directly to the Jem store", he explains. To make up for the lack of storage

space, customers ordering bulky items from the mall will instead get them delivered from the Alexandra and Tampines stores.

Higher online demand

Due to the pandemic, Ikea has seen its e-commerce business grow by 25% to 30% over the last 12 months. When its physical stores were closed to comply with the government mandate, the growth was even higher, shares Doornbos. As a result of shoppers going online, e-commerce now contributes 16% to 17% of Ikea's revenue in the city-state.

In fact, Ikea has found that there is more e-commerce demand in places where it already has a physical store. "With this store, we would expect e-commerce revenue to go up further to 18% to 19% [of the revenue]," he adds. For the Jem outlet, Ikea is targeting to attract three million visitors a year.

Ikea is currently exploring opening up four more dedicated locations to house its planning studios, likely to be in the north and central regions of Singapore. This will showcase its tie-up with interior and renovations start-up Livspace, which will offer end-to-end solutions of fitting out homes in Ikea merchandise. In January, it opened its first planning studio in Jurong Point mall, which is linked to Boon Lay MRT Station.

From venturing into home renovations, to opening new concept stores while the pandemic roils on, Ikea has shown — much like the assembling of its furniture — that elbow grease and nimble planning is how it will remain relevant to its customers. **E**



RM3,000,760

The Peak, Ampang, Selangor

Type: Residential land

Tenure: Freehold

Land size: 10,717 sq ft

Abelard Toh **PRO** (REN 42752)

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

+6017 507 2937



RM97,000/mth

Kaw Perindustrian Pasir Gudang, Pasir Gudang, Johor

Type: Factory

Built-up: 81,000 sq ft

Land size: 130,680 sq ft

Adeline Lee **PRO** (REN 02761)

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

+6016 715 2226



RM980,000

Jalan SS 22, Damansara Jaya, Selangor

Type: Terraced house **Tenure:** Freehold

Built-up: 1,900 sq ft **Land size:** 1,650 sq ft

Bedroom: 4 **Bathroom:** 3

Afrizal Yusoff **PRO** (PEA 1126)

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

+6012 230 1083

Done Deal

Sold for

RM420,000 (RM715.50 psf)

Atria SoFo unit in Damansara Jaya, Petaling Jaya, Selangor



Concluded by: Amy Wong (REN 30799)

IQI REALTY SDN BHD (+6018 354 0010)

When: December 2020

Noteworthy

- Built-up: 587 sq ft
- Freehold
- One-bathroom SoFo suite
- Amenities: Located above the Atria Shopping Gallery with a mix of eateries, shops, grocer, an arcade and movie theatre



Developed by OSK Property Holdings, the 392 units of Small-office Flexible-office (SoFo) are housed in two 16-storey towers located above Atria Shopping Gallery in Damansara Jaya, Petaling Jaya, Selangor.

Launched in 2011, the built-ups of the units range from 488 to 1,343 sq ft.

Amy Wong from IQI Realty said the location is the biggest advantage of the Atria SoFo Suites as it is easily accessible through various main roads and highways, such as Damansara-Puchong Expressway (LDP) and Sprint Expressway.

Surrounded by shophouses around the shopping mall, a myriad of amenities are just within walking distance, she said, adding that the buyer particularly liked Atria Shopping Gallery and he would use this unit as his home office.

Meanwhile, the owner wanted to cash out to diversify the capital to other investments.

As at April 2021, there were 20 rental listings of Atria SoFo on EdgeProp.my, with an average asking monthly rate of RM2,593 or RM3.17 psf.

Meanwhile, there were 10 sale listings with an average asking price of RM865 psf or RM480,500.

As of last year, two units exchanged hands at an average price of RM751 psf, translating to RM363,500.



RM3,280,000

Bangi Golf Resort, Bangi, Selangor

Type: Bungalow **Tenure:** Leasehold

Built-up: 5,801 sq ft **Land size:** 22,000 sq ft

Bedroom: 5 **Bathroom:** 5

Alps Joon Kiat Tan **PRO** (REN 18124)

ORIENTAL REAL ESTATE SDN BHD (E (1) 1503)

+6010 215 3233



RM700,000

Alam Sari, Bangi, Selangor

Type: Terraced house **Tenure:** Freehold

Built-up: 2,160 sq ft **Land size:** 1,650 sq ft

Bedroom: 4 **Bathroom:** 3

Asri Abdul Rahman **PRO** (REN 20463)

HUNT PROPERTIES (BANGI) SDN BHD (E (1) 1498/3)

+6012 657 3718



RM1,700,000

Sungai Buloh Country Resort, Sungai Buloh, Selangor

Type: Bungalow **Tenure:** Freehold

Built-up: 3,000 sq ft **Land size:** 6,000 sq ft

Bedroom: 5 **Bathroom:** 5

Athena Chin **PRO** (REN 24261)

GS REALTY SDN BHD (E (1) 1307)

+6019 650 4151



RM590,000

Taman Bukit Jalil, Bukit Jalil, Kuala Lumpur

Type: Terraced house **Tenure:** Freehold
Built-up: 1,690 sq ft **Land size:** 1,000 sq ft
Bedroom: 3 **Bathroom:** 3

Bird Lim **PRO** (REN 09250)

PROPNET REALTY SDN BHD (E (1) 1800)

+6012 252 3173



RM4,000/mth

Inwood Residences, Pantai Sentral Park, Kuala Lumpur

Type: Condominium **Tenure:** Leasehold
Built-up: 1,235 sq ft
Bedroom: 3 **Bathroom:** 2

Cassidy Loo **PRO** (REN 43106)

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

+6012 948 0742



RM3,800,000

Monterey Golf & Country Club, Shah Alam, Selangor

Type: Bungalow **Tenure:** Leasehold
Built-up: 12,000 sq ft **Land size:** 15,000 sq ft
Bedroom: 7 **Bathroom:** 7

Chua Gs **PRO** (REN 01131)

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

+6012 276 6580

Done Deal

Sold for

RM748,000 (RM466 psf against land area)

Double-storey terraced house in Taman OUG, Kuala Lumpur



Concluded by: Joseph Tin Kok Hua (REN 31981)

CID Realtors Sdn Bhd (+6019 265 6602)

When: December 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 **PRO** (REN 09348)

POLYGON PROPERTIES SDN BHD (E (1) 1714)

+6019 441 4013

Noteworthy

- Freehold
- Land size: 1,603 sq ft
- Built-up: 1,760 sq ft
- 4 bedrooms; 3 bathrooms
- Semi-furnished, kitchen extended, stainless steel water tank, water filtration system and auto-gate
- Easy accessibility via Jalan Gembira, Jalan Awan Besar, Jalan Klang Lama, Maju Expressway (MEX) and Shah Alam Expressway (KESAS)



Located within one of the matured housing estates in Kuala Lumpur, Taman OUG comprises a broad mix of residential and commercial developments.

Situated along Jalan Hujan Emas in Taman OUG, this terraced house was earmarked for sale after the passing of its owner, and the proceeds were to be distributed among family members.

CID Realtors Sdn Bhd real estate negotiator Joseph Tin Kok Hua said although the bank valued the property at RM850,000, a 12% discount was negotiated.

He added that the buyers chose this property with convenience in mind and would like to make this their retirement home due to its proximity to their son's home and the OUG market.

According to **EdgeProp's research** data, 32 terraced houses were sold in Taman OUG for an average price of RM843,969 or RM507 psf in 2019. Last year, 12 units were sold for an average price of RM817,333 or RM418 psf.

As of April this year, 126 terraced house were available for sale with an average price of RM1,090,556 or RM487.16 psf while 32 units were listed for rent with an average rate of RM2,209 per month or RM1.07 psf.



RM3,100,000

Contours, Taman Melawati, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 5,553 sq ft **Land size:** 7,700 sq ft
Bedroom: 6 **Bathroom:** 7

Ikhwan Arbain **PRO** (REN 31788)

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

+6014 372 5971



RM399,999

Jadite Suites, Kajang, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 947 sq ft
Bedroom: 2 **Bathroom:** 2

Ivy Sim **PRO** (REN 27962)

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

+6012 576 7868



RM5,188,000

Suria Stonor, Lorong Stonor, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 5,429 sq ft
Bedroom: 6 **Bathroom:** 6

James Yim **PRO** (REN 24129)
PROPERTY EXPRESS (E (3) 1205)
+6012 687 4892



RM1,650,000

Denai Alam, Shah Alam, Selangor

Type: Shoplot **Tenure:** Freehold
Built-up: 3,600 sq ft **Land size:** 1,650 sq ft
Bedroom: 2 **Bathroom:** 2

Jennifer Ng **PRO** (REN 15938)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)
+6018 242 7880



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 **PRO** (REN 02015)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452/1)
+6016 257 0886



RM 100,000,000

Bandar Rawang, Rawang, Selangor

Type: Industrial land
Tenure: Freehold
Land size: 47 acre

John Leong **PRO** (PEA 1132)
KNIGHT FRANK MALAYSIA SDN BHD (VE (1) 0141)
+6016 599 2699



RM9,275,625

Suria Industrial Park (SIP), Sepang, Selangor

Type: Industrial land **Tenure:** Leasehold
Land size: 109,125 sq ft

Kelvin Chan **PRO** (REN 38099)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD
(E (1) 0452/8) +6012 303 3039

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+603 7733 9000



RM1,500,000

Happy Garden, Kuchai Lama, Kuala Lumpur

Type: Semidee house **Tenure:** Freehold
Built-up: 3,200 sq ft **Land size:** 3,391 sq ft
Bedroom: 5 **Bathroom:** 3

Joseph Tin Kok Hua **PRO** (REN 31981)
CID REALTORS SDN BHD (E (1) 1855)
+6019 265 6602



RM2,000,000

Jalan SS 7, Kelana Jaya, Selangor

Type: Semidee house **Tenure:** Freehold
Built-up: 2,800 sq ft **Land size:** 4,800 sq ft
Bedroom: 5 **Bathroom:** 4

Kelvin Chee **PRO** (REN 03769)
MAXLAND REAL ESTATE AGENCY (E (3) 0769)
+6012 339 3608



RM 1,009,210

PD Residence, Kuching, Sarawak

Type: Condominium
Built-up: 1,726 sq ft
Bedroom: 3 **Bathroom:** 2

Kenneth Wong **PRO** (E1810)
KEN & CO PROPERTY CONSULTANTS (VE (3) 0230)
+6019 886 7688



RM2,900,000

Sunway Mentari, Subang Jaya, Selangor

Type: Shoplot **Tenure:** Leasehold
Built-up: 6,500 sq ft

Leane Wong **PRO** (REN 23378)
TECH REAL ESTATE SDN BHD (E (1) 1537)
+6017 280 9663



RM3,000,000

Plaza Danau 2, Taman Desa, Kuala Lumpur

Type: Shoplot **Tenure:** Leasehold
Built-up: 5,500 sq ft **Land size:** 1,430 sq ft
Bathroom: 8

Leena Tan **PRO** (REN 28908)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 322 7901



RM680,000

The Orion, Jalan Tun Razak, Kuala Lumpur

Type: Condominium Tenure: Freehold

Built-up: 1,323 sq ft

Bedroom: 4 Bathroom: 3

Liza Tieo PRO (REN 31111)

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

+6017 608 3961



RM6,000,000

Glenhill Saujana, Shah Alam, Selangor

Type: Bungalow Tenure: Freehold

Built-up: 10,500 sq ft Land size: 12,500 sq ft

Bedroom: 8 Bathroom: 8

May Leong PRO (E 2769)

JUBILEE REALTY (E (3) 1853)

+6012 779 0798



RM3,300,000

Jelutong Villas, Damansara Heights, Kuala Lumpur

Type: Semidee house Tenure: Freehold

Built-up: 4,000 sq ft Land size: 5,400 sq ft

Bedroom: 5 Bathroom: 5

Melissa Kee PRO (REN 01652)

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

+6012 631 7270



RM8,500,000

Sri Bukit Persekutuan, Bangsar, Kuala Lumpur

Type: Bungalow

Built-up: 6,280 sq ft Land size: 8,795 sq ft

Bedroom: 6 Bathroom: 5

Meng Mun PRO (REN 13170)

ENRICH REALTORS (E (3) 1878)

+6018 209 0910



RM1,250,000

Bandar Puteri Puchong, Puchong, Selangor

Type: Terraced house Tenure: Freehold

Built-up: 2,000 sq ft Land size: 2,400 sq ft

Bedroom: 4 Bathroom: 3

Michelle Lee PRO (REN 31630)

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

+6016 367 4851



RM5,477,190

Sepang Industrial Park, Sepang, Selangor

Type: Factory

Built-up: 15,006 sq ft Land size: 19,000 sq ft

Neela Vathi PRO (REN 04411)

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

+6012 219 1124

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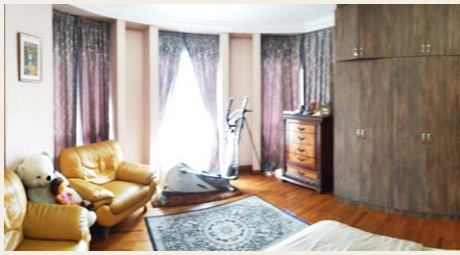
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RM1,150,000

La Grande Kiara, Mont Kiara, Kuala Lumpur

Type: Condominium **Tenure:** Freehold

Built-up: 2,034 sq ft

Bedroom: 3 **Bathroom:** 4

Phyllis Lim **PRO** (E 1670)

JOYLAND PROPERTIES (E (3) 0743)

+60113 337 8623



RM1,500,000

Arata of Tijani, Kenny Hills, Kuala Lumpur

Type: Condominium **Tenure:** Freehold

Built-up: 1,755 sq ft

Bedroom: 3 **Bathroom:** 2

Rina Zaabar **PRO** (PEA 2942)

CBD PROPERTIES SDN BHD (E(1)1197)

+6019 875 0603



RM220,000

Iris Apartment, Taman Desa, Kuala Lumpur

Type: Apartment **Tenure:** Leasehold

Built-up: 603 sq ft

Bedroom: 2 **Bathroom:** 1

Rosalind Cheong **PRO** (REN 04839)

IQI REALTY SDN BHD (E (1) 1584)

+6012 278 9120



RM1,358,000

Legasi Kampung Baru, KL City, Kuala Lumpur

Type: Condominium **Tenure:** Leasehold

Built-up: 1,907 sq ft

Bedroom: 4 **Bathroom:** 4

Sharifah Zuhairah **PRO** (REN 31533)

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

+6019 695 0013



RM780,000

Putra Utama, Bukit Rahman Putra, Selangor

Type: Terraced house **Tenure:** Freehold

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

Bedroom: 4 **Bathroom:** 3

Siew Lee Tan **PRO** (REN 01666)

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

+6012 458 3016



RM1,900,000

Bandar Tun Hussein Onn, Batu 9th Cheras, Selangor

Type: Semidee house **Tenure:** Freehold

Built-up: 4,365 sq ft **Land size:** 3,200 sq ft

Bedroom: 7 **Bathroom:** 7

Siti Hawa **PRO** (REN 33683)

RESCOM REALTY (VE (3) 0244)

+6012 290 6169



RM15,000/mth

Taman Mas Sepang, Puchong, Selangor

Type: Factory

Land size: 10,606 sq ft

Bathroom: 3

SK Chong **PRO** (REN 10536)

GRIFFIN PROPERTIES (E (3) 1792)

+6012 912 2433



RM998,000

Casa Kiara 2, Mont Kiara, Kuala Lumpur

Type: Condominium **Tenure:** Freehold

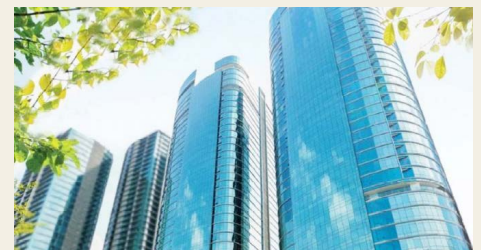
Built-up: 1,378 sq ft

Bedroom: 3 **Bathroom:** 3

Tay Yen Sing **PRO** (REN 29659)

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

+6012 335 0520



RM83,200/mth

The Vertical, Bangsar South, Kuala Lumpur

Type: Office

Built-up: 16,000 sq ft

Victor Lim **PRO** (REN 09135)

PROPNEK REALTY SDN BHD (E (1) 1800)

+6019 280 2788



RM3,500/mth

The Westside I, Desa ParkCity, Kuala Lumpur

Type: Condominium **Tenure:** Freehold

Built-up: 1,378 sq ft

Bedroom: 2 **Bathroom:** 2

William Chin **PRO** (REN 13381)

MAGMAS REALTY (E (3) 0509)

+6012 519 5055



RM17,790,000

Jalan Telok Gong, Port Klang, Selangor

Type: Factory **Tenure:** Leasehold

Built-up: 63,500 sq ft **Land size:** 100,710 sq ft

William Tan **PRO** (PEA 1315)

IQI REALTY SDN BHD (E (1) 1584)

+6014 313 1931



RM430,000

Alam Suria, Bandar Puncak Alam, Selangor

Type: Terraced house **Tenure:** Leasehold

Built-up: 1,700 sq ft **Land size:** 1,540 sq ft

Bedroom: 4 **Bathroom:** 3

Zuraini Zallin **PRO** (PEA1699)

RESCOM REALTY (VE (3) 0244)

+6019 663 1526

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