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Lovely but costly!

Landscapes are great for the soul – if they don't go over the top and burn a hole in your pocket.

Can landscapes be planned and built for sustainability and still look good?

Turn to **Pages 5 to 9** to find out.



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PHOTO FROM MOH FACEBOOK

File picture of the elderly who received the vaccine at PWTC.

Industry players laud Selgate to speed up Selangor's vaccination process

●Text **Chelsea J Lim**

The Selgate programme, initiated by the Selangor government, has been receiving support from real estate industry stakeholders, with the expectation that it could help to achieve herd immunity faster and in turn put the country's economy back on track.

There are close to 10.36 million Malaysians registered for the National Covid-19 Immunisation Programme (PICK), while the vaccinated people stood at 1.41 million, according to data from PICK as of May 20.

Meanwhile, Malaysia recorded 6,806 Covid-19 positive cases on May 20, another new record high since the Covid-19 outbreak in March 2020. Over 2,900 cases were in Klang Valley.

Looking at the current progress of PICK, Real Estate and Housing Developers' Association (Rehda) president Datuk Soam Heng Choon hoped the state's initiatives could help speed up the inoculation process.

He added that many Rehda members in Selangor have expressed their interest. However, the association did not have the number of members who have registered.

Master Builders Association Malaysia (MBAM) president Tan Sri Sufri Hj Mhd Zin also concurred that many members are interested in the Selgate programme, anticipating the

sooner people get inoculated, the less the impact on the construction industry will be.

Meanwhile, the associations representing the shopping malls and retail chains nationwide lauded the state government's effort, but appealed to the government to review the additional charges on employers to purchase the vaccines for their employees, citing that RM100 million has been allocated by the state government for the vaccination of the state's population.

Malaysia Shopping Malls Association (PPK), Malaysia Retailers Association (MRA), Malaysia Retail Chain Association (MRCA) and Bumiputra Retailers Organisation (BRO), in a joint statement on May 20, said the additional charges will burden business owners who are already struggling to survive.

During a virtual media briefing on May 19, Selangor Public Health, Unity, Women and Family Development Committee chairman Dr Siti Mariah Mahmud said over 3,500 companies and around one million employees have expressed their interest to participate in the Selgate Programme.

Further details of the Selgate Programme will be announced next week by Selangor Menteri Besar Datuk Seri Amirudin Shari.



Cagamas to launch reverse mortgage scheme this year

Cagamas Bhd, the National Mortgage Corp of Malaysia, plans to unveil a reverse mortgage scheme this year to offer financial assistance to retirees, reported The Star on May 15.

Citing Cagamas Bhd president and CEO Datuk Chung Chee Leong (pictured), the report said the reverse mortgage scheme enables an elderly homeowner to obtain a loan using his or her property as a collateral to receive a monthly disbursement which he or she could use for daily expenses.

During the period, the homeowner could still stay in the property. The repayment of the loan

and interest will begin after the elderly passes away or when he or she decides to sell the house.

Chung said Cagamas is now in talks with a party that specialises in counseling to provide independent advice as part of the service.

Scientists urge for ventilation system overhaul to combat the pandemic

As the World Health Organization (WHO) and the US Centers for Disease Control and Prevention have accepted the scientific findings that coronavirus can spread through the air, scientists are now calling for ventilation systems to be overhauled to fight the pandemic, reported Bloomberg.

According to a study in the journal Science on May 14, cleaner indoor air could curb the spread of coronavirus as well as reduce the risk of catching flu and other respiratory infections – which cost the US over US\$50 billion (RM207 billion) a year.

By improving indoor air quality, it could inhibit the germs that cause the diseases, hence, offset the cost

of upgrading ventilation and filtration in buildings.

Lidia Morawska, a distinguished professor in the school of earth and atmospheric sciences at the Queensland University of Technology in Brisbane, Australia, said indoor air should be clean, and pollutant- and pathogen-free.

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Aspen to launch four projects in second half this year

Penang-based property developer and glove manufacturer Aspen (Group) Holdings Ltd (Aspen Group) is aiming to unveil four projects in the second half of FY2021, according to The Edge Singapore's report on May 17.

In the business update statement of the Singapore-listed company, the developer said construction activities, including its ongoing developments in Penang – Vivo Executive Apartment and Viluxe – will be “affected slightly” by the Movement Control Order 3.0.

Nevertheless, Aspen noted there are plans to roll out new projects including the second phase of Viluxe – a residential development in Aspen Vision City; a high-rise development in Tanjung Bungah, Penang; and a serviced apartment project in Kajang, Selangor.

In addition, Aspen's logistics and warehousing associate Global Vision Logistics, as well as LOGOS SE Asia, is targeting to launch a phased development of an integrated logistics and warehousing facility in Shah Alam, Selangor.



Rising rental demand in central London

As the UK raced with time to accelerate its Covid-19 vaccination programme, working adults are slowly returning to London city centre. Property viewing activities in central London soared 46% in April compared to April 2019, reported Bloomberg on May 17.

As of May 15, 70% of the UK adult population have received the first shots of vaccine while 36% have taken their second jabs.

According to the report, many tenants are taking advantage of the current low rental environment and hope to secure a good deal before the city reopens.

David Fell, a senior analyst at Hamptons International, told the newswire that there are an increasing number of tenants looking for smaller homes in central locations as they feel that central London is “on the verge of opening up again”.

Dutch Lady to use RM181.2m of proceeds to build facilities in Negeri Sembilan

Dutch Lady Milk Industries Bhd plans to use RM181.23 million of the RM200 million proceeds from the sale of its land and buildings in Petaling Jaya, Selangor to finance the construction of manufacturing and other facilities in Bandar Baru Enstek, Negeri Sembilan.

The company, which in March signed a conditional agreement with UEM Land Bhd to sell the Petaling Jaya

property, said it would build manufacturing and warehousing facilities, support facilities and office facilities on three parcels of freehold land spanning 13.2 hectares in Bandar Baru Enstek.

Dutch Lady would utilise the RM181.23 million within 36 months, it added in a filing with Bursa Malaysia on May 18. The company acquired the three parcels of land on Dec 17, 2020.



Rehda Selangor: Tighten SOPs, not implement full-scale lockdown

Amid the resurgence of Covid-19 cases, Real Estate and Housing Developers' Association (Rehda) Malaysia's Selangor branch has raised its concern over the recent call for a “full scale” lockdown in Selangor.

In a media statement on May 19, Rehda Selangor chairman Datuk Ho Hon Sang said “industries like real estate, constructions, manufacturing, and other service sectors are on the path to recovery and therefore the momentum should be maintained”.

The SME Association of Malaysia (SME Malaysia) also expressed its concern and warned that a full lockdown might cause 40% of SMEs to close down their business operations for good.

“The initial report indicates that 91% of SMEs

expect business revenue to be affected by MCO (Movement Control Order) 3.0, with 37.5% of these companies expecting a drop of more than 50% in business performance,” SME Malaysia president Datuk Michael Kang said in a statement on May 19.

The American Malaysian Chamber of Commerce (Amcham) said if a lockdown is unavoidable, a negative list should be instituted to ensure the intricate ecosystems are intact.

This should automatically include manufacturing and support services such as medical devices; electrical and electronics, including semiconductor; and information and communication technology and their supporting SMEs, which are crucial to the country.



Hosting ambient dining and drinks, including private lounge spaces, Sky Dining @ Aspire Tower boasts fantastic views.

EVOLVING WITH CHANGING NEEDS OF WORKPLACE

The paradigm shift from traditional work-in-office to remote working with flexible hours, along with the reliance on technology, has changed the demand for office space in the new normal.

While the working community adjusts to the new norm, Malaysia's leading developer S P Setia Bhd has promptly adapted to the needs of office users today, as exhibited in its latest corporate office tower development named Aspire Tower at KL Eco City, located in Bangsar, Kuala Lumpur. While fitted out as a modern-day workscape, it also addresses the concerns of uncertainty and cost faced by companies today.

Aspire Tower features layouts for three different office types, catering to a wide spectrum of industries and corporate needs. A flexible spatial planning system provides a fertile environment to nurture networking amongst industry players, from young start-ups to international corporations.

The Executive Offices range from 1,152 sq ft to 1,971 sq ft, Signature Offices are from 3,623 sq ft to 16,393 sq ft, while Premier Offices take up the entire floor of 18,690 sq ft. While there would be two independent lift lobbies with a total of 16 elevators serving the office tower, Premier Offices have the provision of a separate high-zone lift lobby to only those working on the high zone floors for privacy, security and exclusivity.

With different sizes available, this gives the flexibility to companies to choose the offices which suit their needs and nature of work. Business owners looking for the perfect office for right-sizing in the wake of the pandemic would find units in Aspire Tower an attractive option too.

Regardless if you are a multinational company, small-medium enterprise or even a start-up, here you get to share the same prestigious Bangsar address as big corporations which have already moved their offices into KL Eco City including Zurich Malaysia, Gibraltar BSN Life Bhd, Samsung Malaysia Electronics, Shopee Malaysia, J&T Express, Klook and Veolia Water.

Standing tall at 42 storeys, Aspire Tower is slated for completion in 2Q2022. Intelligently designed to engender creativity and collaboration among businesses, the Grade-A stratified office aims to cement the status of global corporations by upholding the highest standard in the integration of flexible workspace, leisure and interconnectivity.

JLL Property Services Country Head YY Lau observes that companies have started to right-size and optimize their space usage since last year and KL Eco City offers the sizes that are in demand. KL Fringe area like KL Eco City development is still holding relatively well compared to the KL City.

"KL Fringe areas, which are easily accessible via highways

and public transporations and with a wide range of modern and high quality offices, are still doing well. KL Eco City has the advantage of being an integrated development with added points of its proximity to the super regional mall within walking distance," says Lau.

Meanwhile, Knight Frank Malaysia Corporate Services Executive Director Teh Young Khean notes that the average rentals and overall occupancy rates of office space in overall Klang Valley (KL City, KL Fringe and Selangor) have continued to be under downward pressure in 1Q2021 as the year started on a more challenging note.

The average rental rate in KL Fringe areas is about RM5.71 psf (-0.5% q-o-q) with an average occupancy of 85.9% (-0.2% q-o-q). Nevertheless, he opines that the occupancy in KL Fringe areas is expected to stabilise in 2021.

Amidst the challenging market, KL Eco City recorded a positive trend for both occupancy and rental. As of 1Q2021, the average rental rate and occupancy stood at RM5.28 psf and 71.2% respectively, exhibiting an increase from 4Q2020 (RM5.17 psf and 62% occupancy), Teh adds.

Aspire Tower also elevates productivity to new heights by offering a range of service premises, thus advancing a lifestyle element to the conventional 9-to-5. Service premises, which include wellness facilities adjoining a swimming pool, sky dining and business centre, are available for outright purchase by companies.

One of its stand-out points is that you have the benefit of owning your private car parking spaces which come as accessory parcels when you purchase selected office units in Aspire Tower. This eliminates the daily hassle and stress of finding a parking space during rush hours.

Aspire Tower is superbly connected to exclusive amenities within KL Eco City, including luxury residential towers, a 5-storey retail mall and a stylish 4-star business hotel operated by ONYX Hospitality Group - Amari Hotel. Winner of 2019 FIAABC Malaysia Property Awards (Office Category) and 2020 FIAABC World Prix d'Excellence Awards (Office Category), KL Eco City is a 25-acre mixed-use and transit-oriented development located at Jalan Bangsar.

Strategically sited to be part of Kuala Lumpur's new golden triangle, which encompasses the area of Damansara Heights, KL Sentral and Bangsar, KL Eco City is easily accessible via six new ramps and bridges which connect to major roads including Jalan Bangsar, Federal Highway, Jalan Maarof and the New Pantai Expressway (NPE). In addition, peak hour traffic congestion is significantly reduced by an internal two-tier road system.

As a transit-oriented development, Aspire Tower is also accessible through the Abdullah Hukum LRT Station which is linked to the new KTM Komuter Station. Catering



Aspire Tower is also accessible through the Abdullah Hukum LRT Station which is linked to the new KTM Komuter Station.

to business partners and associates from all over the world, you can hop onto the KLIA Express from KL Sentral, which is two stations away from the integrated LRT-KTM station at KL Eco City. The best part is a covered pedestrian link bridge that joins the development to the bustling Mid Valley City, which offers another array of shopping, dining and services.

Knight Frank Capital Market - Investment Executive Director James Buckley shares that owners/investors of strata offices within a mixed-use & transit-oriented development such as KL Eco City will benefit from easier letting of office space due to the strong tenant demand for locations that provide convenience to amenities and transport, as well as potential capital appreciation in the future.

"Despite the shift in office space trend and a standstill in transaction volumes in 2020 due to the lock down restrictions and pandemic, there is still demand from owners and companies from various industries such as IT/E-Commerce to either lease space or own units in locations such as KL Eco City," says Buckley.

Conceived to redefine the workplace and working culture, Aspire Tower is the final skyscraper office at KL Eco City, which is set to be one of the most desirable and coveted business addresses in the near future.

For more information on
Aspire Tower, please call
+6017-671 1794 (Jane)
or visit
www.aspiretower.com

check out the sales gallery at
Setia International Centre
@ KL Eco City.

When the bells and whistles turn ugly

● Text Natalie Khoo

You don't need the experts to tell you this: parks, open spaces, flora and fauna are this season's darlings of property investors and tenants – all due to the Covid-19 pandemic.

And we are not just talking about landed homes that usually come with enough plots of soil for some DIY planting, besides a mandatory recreational park.

Vertical developments too, are recognising the green feature as a major factor in attracting potential buyers.

But before you jump at the offers that promise oxygen-loaded environments, remember there is no free lunch. All the alluring greens and open spaces – take a closer look and you will notice the attached price tags.

The cost is not limited to the one-off sale and purchase price. It is what you need to pay in the long run – every month in fact – for as long as you own the property.

Why? Because without regular upkeep (read – money), landscaped features and amenities become eye-sores. Have you visited (or are living in) a project boasting water features, which now needs to be hidden from view, because they have become green – not the kind of the desirable shade in this case, but from mould? Or barren hedges alongside sorry-looking plants that will never see brighter days?

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“

The real cost of maintenance starts when the project is completed”
— Yap

Vertical developments too, are recognising the green feature as a major factor in attracting potential buyers.



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“The real cost of maintenance starts when the project is completed,” points out Praxcis Design director and landscape architect Yap Nga Tuan. Ill-managed amenities do not only challenge value protection but could be expensive to rectify.

Not all property buyers are aware that a project’s sustainability extends beyond the brick and mortar. Often, it is not until the plants start wilting very quickly and a lot of replanting and maintenance work is demanded, that the high and recurrent maintenance cost hits.

The same goes for public and community parks. The bells and whistles in any project do not come free. And the buck stops at the developer. (See story on page 8)

Learning from mistakes

Time will tell if the landscape of a project is sustainable. Often, the lesson comes with expensive “tutoring fees”.

It goes without saying, a landscape design minus the bells and whistles from the start is easier on the pocket.

Consider the 26-year-old Sri Penaga in Kuala Lumpur’s Bangsar. Sri Penaga was the Silver winner of EdgeProp-ILAM Malaysia’s Sustainable Landscape Award 2019, which was part of EdgeProp Malaysia’s Best Managed & Sustainable Property Awards 2019. In 2018, the 304-unit condominium was a Gold winner in the 10-years-and-above multiple-owned strata residential category of the anchor awards. The project is managed by Henry Butcher (Mont Kiara) Malaysia Sdn Bhd.

Sri Penaga Management Corporation landscape sub-committee member Yuen Cheong Swing stresses that proper maintenance for plants and machinery is crucial to ensure a pristine condition of the landscape.

“Here at Sri Penaga, we are well-known as a garden resort living condominium. We believe that a well-managed, beautiful and lush garden will enable residents to enjoy a vacation right in our garden resort,” Yuen tells **EdgeProp.my**.

However, the success of Sri Penaga’s beautiful landscape has not come overnight. Expensive mistakes were made and learnt from along the way.

For instance, upon consultation with a certified arborist, some old trees planted on a sloppy area along Jalan Medang Serai were cut down to avoid potential hazard to both residents and the public.

Yuen also recalls the time the committee bought expensive plants that were difficult to maintain.

“We always learn. I wanted to plant a flowering plant once and our techni-



The 26-year-old Sri Penaga in Kuala Lumpur’s Bangsar. Sri Penaga was the Silver winner of EdgeProp-ILAM Malaysia’s Sustainable Landscape Award 2019.

“**We always learn. I wanted to plant a flowering plant once and our technician told us that it would be very messy [when it grows]. You have to respect his opinion because it could be too much work for him to clean later.**”
— Yuen

cian told us that it would be very messy [when it grows]. You have to respect his opinion because it could be too much work for him to clean later,” she says.

Yuen and her team have a clear vision – to balance the protection of the natural environment while fulfilling the residents’ needs.

“Upon entering Sri Penaga, you would be greeted by a row of coconut trees along the driveway as well as our royal palm trees at the pool area. Royal palms and coconut trees are self-cleaning, meaning the old fronds can be monitored by the gardeners. This has saved cost and time. On top of that, they also provide shade at the swimming pool area,” Yuen explains.

The trade off is that the coconut trees need to be regularly trimmed and cut shorter, to prevent them from collapsing onto passing vehicles and pedestrians.



Curtain creepers called the Lee Kuan Yew creepers caress some 200m of the concrete wall at the edge of the condominium building on Jalan Maarof.

“We chose this plant because it does not grow its roots into the wall. This was a major concern for the management team as we needed to conduct periodic safety inspection on the wall and slope. This creeper beautifies the place yet allows the wall to be accessible for inspections,” Yuen shares.

Sustainable landscaping does not come in a one-size-fits-all model. Neither is it a one-off initiative.

The fact that there are no unnecessary extras in the landscape of Sri Penaga, a coveted condominium with above-average capital appreciation, says it all.

Yuen (middle) with Sri Penaga MC representatives who manage the landscape matters. (File picture taken before MCO)

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What is sustainable landscaping?

Sustainable landscaping is not all about greenery and trees.

Praxis Design director Yap Nga Tuan, who specialises in landscape architecture, says landscape design and planning must be looked at in a holistic manner. Sustainable landscape needs to integrate ecology, impact development character, protect the environment, facilitate ambient temperature, operate on low carbon consumption, increase oxygen yield and create potential recreational opportunities.

In recent times, it seems that developers are taking heed of the fact that sustainable landscaping must be thought of from the onset and consider the natural composition of the site in their project planning, Yap observes.

“A developer invited me to give a talk to their homebuyers to encourage and build budding caregivers of the environment – to think about the conservation of the natural landscape that is already present there,” she adds.

Yap also observes there is an increasing demand for designs to complement the existing site instead of altering it to something new totally.

“As a landscape architect, it is also our responsibility to educate and guide the stakeholders on what it means to build sustainable landscaping and the benefits we can harvest from it. In fact, our role is also to be an environmentalist. It is beyond just creating a landscape scene,” she emphasises.

Institute of Landscape Architects Malaysia vice-president Dr Assoc Prof LAr Dr Nor Atiah Ismail notices that landscape is still one of the last priorities in the project planning phase, often being considered as unimportant and given less attention to.

“Ideally, all the project stakeholders (owners, architects, engineers, contractors, etc) should be brought together

before the design process begins, and the design process can be completely collaborative, with all parties providing valuable input based on their respective expertise. The reality, however, is that this collaboration rarely happens, especially on smaller-scale projects,” she says.

Nor Atiah is a judge for EdgeProp-ILAM Malaysia’s Sustainable Landscape Awards 2021. This award is a feature of the EdgeProp Malaysia’s Best Managed & Sustainable Property Awards, which was conceptualised in 2017 to recognise real estate that is sustainable and managed with excellence.

The objective of the Awards is to raise the bar on Malaysian property management practices, benchmarking it against the best in class globally. The chief judge of the Awards is EdgeProp Malaysia editor-in-chief and managing director Au Foong Yee.

Nor Atiah says sustainable development is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

“The concept of needs goes beyond simply material needs, but includes values, relationships, freedom to think, act and participate, all amounting to sustainable living, morally,

and spiritually,” says Nor Atiah, adding that significant concern has been given by some property developers to adopt a sustainable landscape planning in their developments.

Praxis’ Yap says sustainable landscaping is to address all the needs of the development and end-users, balancing between beauty, function, ambience and survivability of the plants and upkeep.

She says sustainable landscaping is no longer overlooked in project designing. Some projects have landscape as one of the key generators of a project because a building or space is not an isolated object and perception.

“Property developers are getting more conscious of ensuring that sustainable landscaping is adhered to when a project is being planned. The awareness has grown and taken root and more importantly, it is a pragmatic need, and developers are responding enthusiastically to this,” Yap tells **EdgeProp.my**, adding that it is an accumulation of the internal and external environment and ambience as well that underpins the success of a project.

Furthermore, she explains that sustainable landscaping is bringing both social and economic benefits to the built and natural environment.

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“Sustainable development is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

— **Nor Atiah**



A view of Central Park at
Desa ParkCity.

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The inward-facing spaces of Desa ParkCity are designed to flow and correspond with one another, to provide good aesthetics, functionality, and comfort.



PHOTOGRAPHS BY LOW YEN YING | **EdgeProp.my**

The buck stops at the property developer

While a landscape architect can provide advice on the concept and approach of a project, ultimately, the decision rests with a property developer.

An example of a sustainable landscape site is the award-winning The Central Park in the popular Desa ParkCity township in Kuala Lumpur. The 13.19-acre Central Park with a 6.34-acre man-made lake was completed in 2008 as Malaysia's first park with pet-friendly features like pet waste dispensers. Anchoring the amenities in the township is a 45-acre iconic retail entertainment centre called The Waterfront, wrapped around the Central Park; and the 11.3-acre British colonial-style architecture hybrid mixed-use development Plaza Arkadia — both award-winning projects.

Besides a living showcase of sustainable landscape, the park has successfully played a significant role in drawing investors and tenants to Desa ParkCity.

Pre-Covid-19 days, the park was a scene of bustling activities both on weekdays and weekends. To date, the park boasts a total of 125 tree species, 15 palm species, 54 shrub species and

10 aquatic plant species.

To support this, in 2014, the developer -- Perdana ParkCity -- set up a softscape nursery within the township. Today, the nursery nurtures hundreds of shrubs to be transplanted not only to the park but also the entire township, to replace withered shrubs.

The vibrancy of the public park has not gone unnoticed. Numerous local councils have conducted field studies here.

The Central Park, run by ParkCity's in-house landscape, property management and township maintenance department, bagged Gold in the 10-years-and-above special category in EdgeProp Malaysia's Best Managed & Sustainable Property Awards in 2020.

In 2019, the developer bagged the EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award. This was in recognition of the developer's vision, commitment and efforts made towards the building of sustainable developments in Malaysia. ParkCity is also inducted into **Malaysia Developers' Hall of Fame**

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“Sustainable landscaping should start with a sustainable design. This will ensure the development is well managed and maintained to provide long-term support to the community and ensure a consistent quality of living, long after construction,”

— *Lau*

File picture of Lau (second from left) representing Parkcity Group to receive the EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award in 2019.



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“Malaysia Developers' Hall of Fame”



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“Malaysia Developers’
Hall of Fame”

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where membership is exclusively accorded to winners of EdgeProp Malaysia’s Responsible Developer introduced in 2018.

Other members of the exclusive “**Malaysia Developers’ Hall of Fame**” including S P Setia Bhd, Paramount Property Development Sdn Bhd, AME Development Sdn Bhd, Sunway Property, Gamuda Land, Tanah Sutera Development Sdn Bhd, Eco World Development Group Bhd, Matrix Concepts Holdings Bhd and Sime Darby Property Bhd.

Creating a healthy ecosystem

Explaining the efficacy of the township design, ParkCity Group CEO Datuk Joseph Lau tells EdgeProp.my the inward-facing spaces of Desa ParkCity are designed to flow and correspond with one another, to provide good aesthetics, functionality, and comfort.

“With The Central Park placed in the heart of the master-planned township and connected with wide walkways, it allows the residents and visitors to enjoy walkable distance to get to the parks.

“Choosing the right plant species is important when it comes to a sustainable landscape. The selection at The Central Park consists of rare and exotic species in the Klang Valley such as *Corypha Umbraculifera* (Talipot Palms), *Lantana Lantarioides* (Red Lantana Palms), *Kigelia Africana* (Sausage Tree), *Bombax Malabaricum* (Red Cotton Silk Tree) and many more,” Lau highlights.

He adds that in order for the plants to be self-maintained, they have installed a new automatic irrigation system which helps to


reduce the manual labour and accurately meets the watering needs.

“Furthermore, planting the aquatic plants helps to naturally balance the ecosystem by slowly absorbing the nitrate and phosphate from the lake water. Some of the aquatic plant species are *Hanguanomalayana* (Common Susum, Bakong Rimba), *Lepironia Articulata* (Grey Sedge, Blue Rush, Rumpu Pu-run), *Phragmites Karka* (Common Reed), *Scirpus Grossus* (Herb Linn) and many more,” Lau elaborates.

In early 2019, a new aquatic plant species called *Cyperus Haspan* or dwarf papyrus was introduced in the Central Park Lake to further help improve the water quality.

Lau stresses that sustainable landscaping should start with a sustainable design. This will ensure the development is well managed and maintained to provide long-term support to the community and ensure a consistent quality of living, long after construction.

“Sustainable landscaping will further protect the environment to combat the changing conditions of the earth. Landscape planning is very important in order to cushion the effects of environmental hazards and risks to preserve the well-being of the community and environment.

“The lack of sustainable development from the start has many possible consequences, such as negative environmental impact including deforestation, pollution, global warming, climate change as well as modification to the ecosystem. These factors will eventually contribute to the decreased value of the development as many homebuyers today opt for having a natural environment within their home surroundings,” he adds. 

PHOTOGRAPHS BY LOW YEN YING | EdgeProp.my



The Desa ParkCity township practices sustainable landscaping to cushion the effects of environmental hazards and risks to preserve the well-being of the community and environment. (File picture taken before MCO)

The Central Park, run by ParkCity’s in-house landscape, property management and township maintenance department, bagged Gold in the 10-years-and-above specialised category in EdgeProp Malaysia’s Best Managed & Sustainable Property Awards in 2020.



Fewer auction properties in 2020 but not good news

●Text Tan Ai Leng

A total of 27,541 properties with an estimated reserve value of RM14.2 billion went under the hammer in 2020, a year-on-year decline of 25% and 28% in terms of cases and value respectively, according to AuctionGuru.com.my data.

Not only did the number of foreclosure properties drop significantly last year, but the total number of auction properties was also the lowest in the past six years. (Read “Zooming into auction market 2020” on Page 11.)

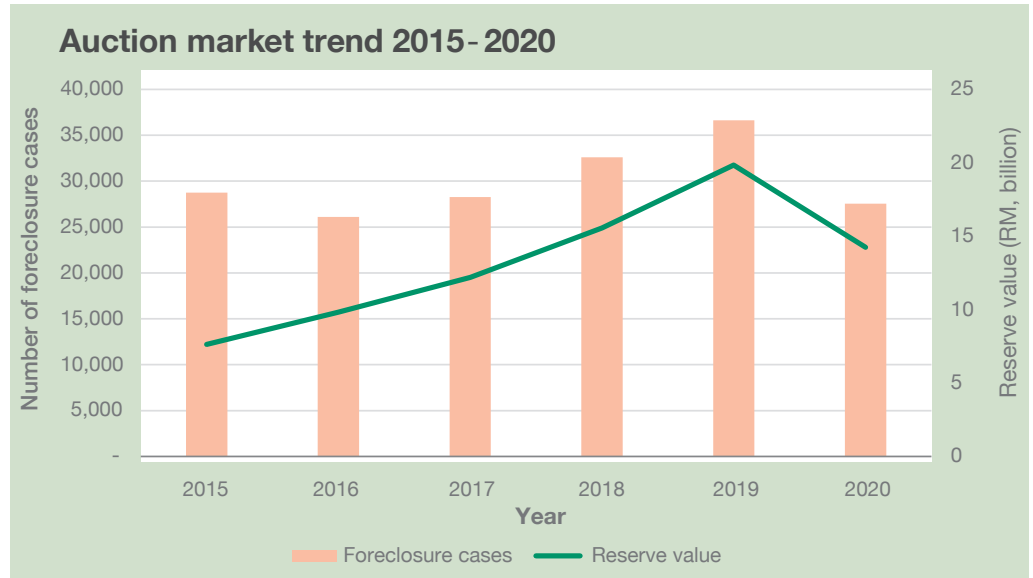
Although Malaysia has recorded the lowest number of foreclosure properties last year, AuctionGuru.com.my executive director Gary Chia says the downtrend did not reflect the real market condition.

“The decline is mainly due to the implementation of movement control order (MCO) and loan moratorium facilities given to housing loan borrowers to cushion the economic impact of the Covid-19 pandemic,” he tells **EdgeProp.my**.

To recap, Bank Negara Malaysia’s six-month moratorium allowed borrowers to delay their repayments until Sept 2020. Those eligible for the targeted moratorium extension enjoyed a deferment period until the end of last year. Both of these initiatives helped delay the impact of the Covid-19 on the property market.

Hence, what’s worrying is when the moratorium ends and borrowers have to start servicing their monthly loan instalments. If the nationwide economic condition remains sluggish and the majority are unable to manage their cash flows, the market will be seeing a rise in the number of foreclosure properties starting next year, stresses Chia.

On the auction market, Chia notes there are always some good deals in established locations which have re-



serve prices of 30% to 40% lower than market prices.

However, the investors’ appetite is not there, as they are either conserving cash or looking at other liquid assets, he says, adding that buyers who are looking for foreclosure properties are those who are looking for properties in their desired locations to own-occupy.

Uncertainties on future capital appreciation and rental yield as well as the property oversupply condition, especially for high-rise residential segments, are the key reasons investors are taking a wait-and-see approach on property investments, he explains.

Although there are keen self-occupiers who are looking for bargain deals in the auction market, he notes that the numbers of concluded deals are not significant.

Moving ahead, it is important for us to take a cue from the upcoming quarterly foreclosure data to form better predictions towards the direction of the local foreclosure market and recovery of the Malaysia property market, concludes Chia.



“The decline is mainly due to the implementation of movement control order (MCO) and loan moratorium facilities given to housing loan borrowers to cushion the economic impact of the Covid-19 pandemic,” — Chia

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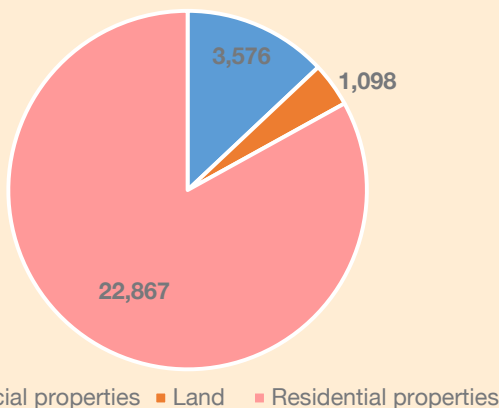


Zooming into auction market 2020

Amongst the 27,541 foreclosure properties, a majority of 83% or 22,867 residential properties worth RM8.5 billion was put up for auction last year.

Commercial properties consisted of 13% or 3,576 cases, while foreclosure land stood at 4% or 1,098 cases.

Foreclosure property by segments (2020)



Terraced houses take a big chunk

For the residential segment, terraced houses, serviced apartments and bungalows have the highest total reserve value among all property types.

Some 9,077 terraced houses with a reserve price of close to RM2.9 billion went under the hammer last year.

“Notably, this [terraced house] is also the most popular and common property type in primary and secondary markets. This showed quite a number of the terraced house buyers are highly vulnerable and susceptible to economic shock,” says AuctionGuru.com.my executive director Gary Chia.

Meanwhile, there were also 3,132 serviced apartments worth RM1.4 billion and 737 bungalows with a total reserve price of RM978 million being put up for auction last year.

He notes that the impact of the pandemic will persist and is expected to restrain the demand recovery for high-end or luxury property segments.

Overall take-up rate for high-end property segments is expected to be lukewarm due to the unattractive investment value proposition. Moving ahead, the number of foreclosure cases for high-end property segments is expected to increase due to repetitive foreclosure cases.

Residential property segment	Units	Value (RM, million)
Terraced house	9,077	2,879
Serviced apartment	3,132	1,444
Bungalow	737	978
Apartment	4,915	974
Condominium	1,795	972
Semidee	1,329	939
Flat	1,387	149
Townhouse	495	145

Over RM1b worth of shopoffices up for auction

In the commercial property segment, shopoffices, factory or industrial buildings and stratified retail units were the foreclosure properties that had the highest reserve price in 2020.

There were a total of 1,134 shopoffices worth RM1 billion being foreclosed last year. Some 270 factory or industrial buildings with a reserve price of RM659 million and a total of 958 stratified retail units worth RM345 million were put up for auction last year.

Commercial property segment	Units	Value (RM, million)
Shopoffice	1,134	1,003
Factory/industrial building	270	659
Stratified retail unit	958	345
Stratified office unit	703	338
Shopping mall	4	147
SoHo, SoFo and SoVo	441	139
Others (warehouse, showroom or hotel)	38	135
Office building	23	88
Stratified factory lot	5	1

Central region has more auction land

There were a total of 1,098 plots up for auction in 2020, with a total reserve price of RM2.9 billion.

Southern region (Johor and Melaka) saw 165 plots worth RM1 billion go under hammer last year. The region also recorded the highest reserve value in the foreclosure land segment.

The central region (Kuala Lumpur, Selangor, Putrajaya and Negeri Sembilan) had the highest number of foreclosure land cases – 323 plots with a reserve price of RM922 million – put up for auction last year.

“From our observation, the large foreclosure value recorded for both the central region and southern region is mainly due to several big parcels going under foreclosure,” says Chia. 🏠

Land segment	Units	Value (RM, million)
Southern region	165	1,071
Central region	323	922
Northern region	212	468
East Coast region	292	276
East Malaysia	106	174





The local construction industry has been bogged down by a reduced pool of foreign workers, and the current workforce is already working at maximum capacity, increasing the risks of workplace incidents.

Construction industry stakeholders call for safe and controlled entry of foreign workers

● **Text Timothy Tay**
EdgeProp Singapore

SINGAPORE: Key stakeholders in Singapore's construction industry have issued an open letter to the multi-ministry taskforce appealing for the safe and controlled entry of foreign workers to alleviate the acute manpower shortage plaguing the local construction industry.

The appeal was sent by the Construction Industry Joint Committee (CIJC), which includes key industry bodies such as Institution of Engineers Singapore, Real Estate Developers' Association of Singapore, Singapore Contractors Association, Singapore Green Building Council, and Singapore Institute of Architects.

The letter highlights serious concerns about the manpower situation for the construction industry, noting that "the complexity and nature of construction work necessitates the deployment of workers from various trades, and the current reduced workforce is already working at maximum capacity, increasing the risks of workplace incidents".

The CIJC says that many players in the built environment sector are "suffering from reduced productivity due to safe management measures at the worksites" and many migrant workers plan to return to their home countries when their work permits expire.

The built environment sector in Singapore comprises over 18,000 firms and employs tens of

thousands of locals whose jobs remain at stake if the industry cannot continue to sustain itself, the CIJC adds.

Several construction and infrastructure projects have already been badly hit by the manpower shortages. This includes HDB and private residential developments, public infrastructure projects such as hospitals, MRT projects, schools, and industrial developments.

"The reality is that the industry needs sufficient inflow of migrant workers, both returning and new ones, to take over the place of those who have left Singapore for various reasons, in order to sustain the industry and ensure that we can deliver on our projects", the CIJC says.

While the industry as a whole is committed to its long-term goal of accelerating the adoption of labour-efficient construction technologies such as prefabrication initiatives and redesigning business processes, these will take time to trickle down to the companies that make up the built environment sector.

The CIJC urges the government to adopt a balanced approach and work with the industry to allow the recruitment and inflow of foreign manpower, adding: "We are prepared to work with the relevant agencies and stakeholders to establish a viable end-to-end system to bring in migrant workers in a safe and controlled manner so as to enable work to continue, while keeping Singaporeans safe."

“
The built environment sector in Singapore comprises over 18,000 firms and employs tens of thousands of locals whose jobs remain at stake if the industry cannot continue to sustain itself
– CIJC



PHOTOGRAPHS BY ENGEL & VOLKERS / TOPTECHREALESTATEDEALS.COM

The Arizona home was first put up in the market with a price tag of US\$4.25 million in 2012.



PHOTOGRAPH BY
GAGE SKIDMORE/
WIKIMEDIA

Steven Seagal's *bulletproof home for sale*

●Text **EdgeProp.my**

Action star Steven Seagal is looking at letting go of his Arizona home on Desert Mountain in Scottsdale, US for close to US\$3.5 million (RM14 million), a discount from US\$4.25 million in 2012 when he first put up the property in the market.

Seagal purchased the desert hideaway, which features the unusual safety of bulletproof glass, in 2010 for US\$3.5 million.

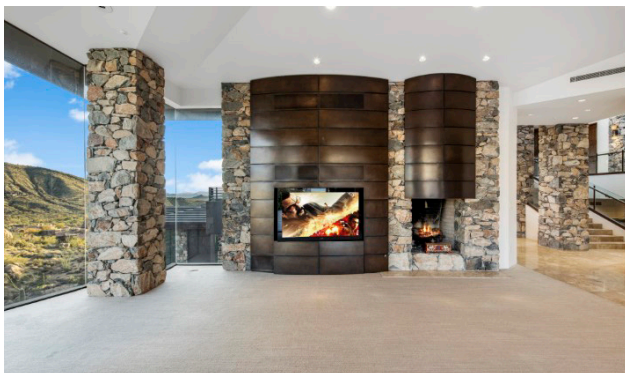
The Arizona home overlooks a stunning view of the Chiricahua Golf Course, the cities of Phoenix and Scottsdale, and the valley beyond. Ideal for golfers, the residence is located in a tee-off paradise with six Jack Nicklaus signature courses plus a new USGA-rated, par-54 course nearby.

Located in a guarded-gated community of Carefree Ranch Homesteads, the home was built in 2001 on an almost 12-acre hillside plot.

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The house overlooks a stunning view of the Chiricahua Golf Course.



The main house measures over 8,000 sq ft with four bedrooms and five bathrooms.

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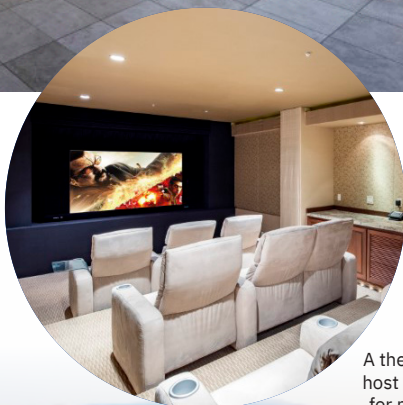
PHOTOGRAPHS BY ENGEL & VÖLKERS / TOPTENREALESTATEDEALS.COM



Large expanses of glass walls appear in almost every room.



The view from one of the terraces.



The home was built in 2001 on an almost 12-acre hillside plot.

A theatre to host friends for movies.



Ample of car parks for the guests.

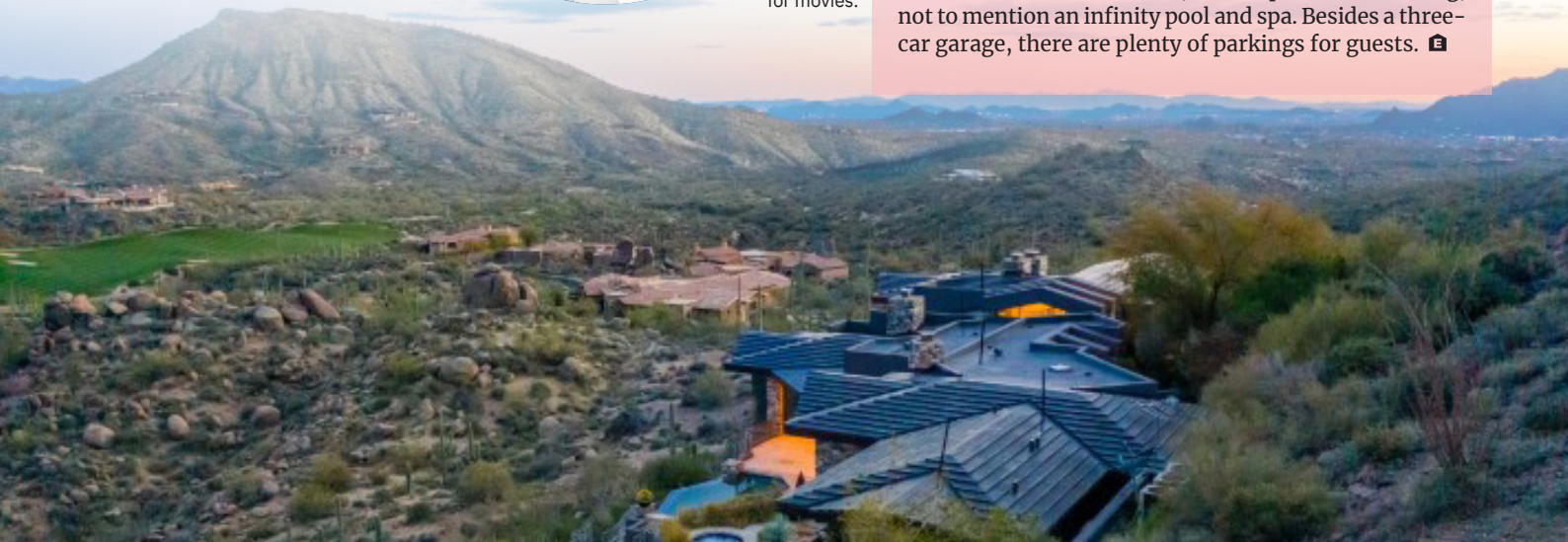


One of the bathrooms.

According to TopTenRealEstateDeals.com, the main house measures over 8,000 sq ft with four bedrooms and five bathrooms, while the 600 sq ft guest house has a living room, full kitchen and bedroom suite.

The main house is all about the staggering views and oneness with nature. Large expanses of glass walls appear in almost every room. Filled with spaces to entertain, the rooms are large, airy and filled with bright Arizona sunlight.

There are the living, family and dining rooms, an eat-in chef's kitchen and dining terrace, a theatre large enough for hosting friends and several flexible-use rooms. Residents and guests can make use of a number of terraces – some covered, some open – for relaxing, not to mention an infinity pool and spa. Besides a three-car garage, there are plenty of parkings for guests. 📍





RM688,000

Taman Gayamas 118, Penampang, Sabah

Type: Terraced house Tenure: N.A
Built-up: 2,420 sq ft Land size: 1,348 sq ft
Bedroom: 3 Bathroom: 4

Abby Tan PRO (REN 20757)

IQI REALTY SDN BHD (E (1) 1584/9)

+6017 261 6216



RM420,000

Bukit Jelutong, Shah Alam, Selangor

Type: Condominium Tenure: Freehold
Built-up: 813 sq ft
Bedroom: 2 Bathroom: 2

Adi Norazizan PRO (REN 44085)

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

+6019 362 9694



RM2,244,294

Suria Industrial Park (SIP), Sepang, Selangor

Type: Shoplot Tenure: Leasehold
Built-up: 5,382 sq ft Land size: 1,760 sq ft

Agnes Aloysius PRO (REN 04450)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD

(E (1) 0452/8) +6012 326 3379

Done Deal

Sold for

RM2.22 million (RM1,185 psf)

Condominium at The Sentral Residences, Kuala Lumpur



Concluded by: Carmen Lee PRO (REN 12639)

Reapfield Properties (HQ) Sdn Bhd
(+6012 2073 989) When: February 2021



Developed by Malaysian Resources Corp Bhd (MRCB) and Quill, The Sentral Residences is located within the strategic location of KL Sentral in Kuala Lumpur. There are 752 units housed in 55 storeys of twin-towers. Completed in 2016, it is one of the newest condominiums within the KL Sentral central business district.

According to Carmen Lee of Reapfield Properties (HQ) Sdn Bhd, the previous owner was an expatriate who decided to cash out from this property in Malaysia.

The buyer loved the unobstructed view of KLCC, while also overlooking the greenery of the Perdana Botanical Gardens. She also felt the design orientation of the unit exuded good feng shui.

Interestingly though, the deciding factor was the strategic location of The Sentral Residences, because it complemented the buyer's fondness for travelling.

"She was a retiree who used to work abroad. She wanted to travel the world after the pandemic ends. It was convenient for her to get to KL International Airport via the KLIA Expressway," Lee explained.

Lee also added that a covered walkway that links the condo to the KL Sentral transportation hub was an added attraction for the buyer.

According to EdgeProp Research, an average transacted price of RM2.69 million or RM1,777 psf in 2019 was recorded for a total of 27 units in The Sentral Residences while an average transaction price of RM1.45 million or RM1,170 psf for four units was recorded in 2020.

As of April 2021, a total of 164 units were listed for sale in EdgeProp.my with an average asking price of RM2.07 million or RM1,239 psf while 127 units were listed for rental with an average asking monthly rate of RM6,126 or RM3.97 psf.



RM3,800/mth

Sering Ukay, Ulu Kelang, Selangor

Type: Terraced house Tenure: Freehold
Built-up: 2,200 sq ft Land size: 1,400 sq ft
Bedroom: 4 Bathroom: 3

Alps Joon Kiat Tan PRO (REN 18124)

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

+6010 215 3233



RM750,000

Taman Wawasan, Puchong, Selangor

Type: Terraced house Tenure: Freehold
Built-up: 2,170 sq ft Land size: 1,819 sq ft
Bedroom: 4 Bathroom: 3

Anita Yong PRO (REN 12461)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD

(E (1) 0452/8) +6012 232 9552



RM725,000

Alam Impian, Shah Alam, Selangor

Type: Terraced house Tenure: Freehold
Built-up: 1,729 sq ft Land size: 1,600 sq ft
Bedroom: 4 Bathroom: 3

Anwaaar Hamzah PRO (REN 23387)

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

+6013 255 3074

Noteworthy

- Freehold
- Semi-furnished
- Built-up: 1,873 sq ft
- Four bedrooms, five bathrooms
- Facilities: Salt water pool, gymnasium, sauna, BBQ pits, sky lounge and a covered walkway from the condo to the KL Sentral transportation hub
- Amenities: KL Sentral transit hub, NU Sentral Mall



RM400,000

Casa Idaman, Jalan Ipoh, Kuala Lumpur

Type: Condominium **Tenure:** Leasehold

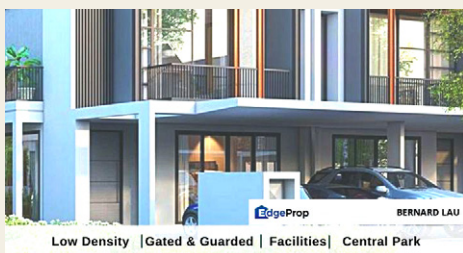
Built-up: 1,007 sq ft

Bedroom: 3 **Bathroom:** 2

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

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

+6012 657 3718



RM460,000

Cybersouth City, Cyberjaya, Selangor

Type: Townhouse **Tenure:** N.A

Land size: 1,650 sq ft

Bedroom: 3 **Bathroom:** 2

Bernard Lau **PRO** (REN 46114)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD

(E (1) 0452/8) +6012 689 2399



RM688,000

Taman Puncak Jalil, Puncak Jalil, Selangor

Type: Terraced house **Tenure:** Leasehold

Built-up: 1,800 sq ft **Land size:** 2,828 sq ft

Bedroom: 4 **Bathroom:** 3

Bird Lim **PRO** (REN 09250)

PROPNEK REALTY SDN BHD (E (1) 1800)

+6012 252 3173

Done Deal

Rented for

RM5,800/mth (RM4.70 psf)

Serviced apartment at Pavilion Residences, Jalan Bukit Bintang, Kuala Lumpur



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

Arden Estates Sdn Bhd (+6016 272 4228)

When: December 2020



Noteworthy

- Leasehold
- Built-up: 1,234 sq ft
- Two bedrooms, two bathrooms
- Fully-furnished mid-floor unit
- Facilities: 24-hour security, gymnasium, swimming pool, playground and tennis court
- Amenities: Bukit Bintang shopping belt, public transportation station, offices and commercial hub

The leasehold luxury serviced apartment is situated on top of the seven-storey Pavilion KL Shopping Mall – the centre of the vibrant shopping belt in Bukit Bintang, Kuala Lumpur.

The two blocks of 43 and 50 storeys comprise 368 units of serviced residences with built-ups ranging from 1,057 sq ft to 6,689 sq ft.

Arden Estates Sdn Bhd real estate negotiator Eugene Pang said the owner had not stayed there for quite some time and so, he decided to rent the fully-furnished unit out.

Meanwhile, the tenant had been looking for an ideal place in Pavilion Residences for about one month and this unit met all his requirements – the unit did not directly face sunlight during the afternoon, and it was clean and well-maintained, besides being fully furnished.

Without any hesitance, the tenant decided to take up the unit and agreed on a two-year tenancy contract.

According to EdgeProp Research, two units of Pavilion Residences exchanged hands in 2020 with an average transaction price of RM2.61 million or RM2,179 psf.

As at April 2021, 70 units of Pavilion Residences were listed for sale on EdgeProp.my. The average asking price was RM3.83 million or RM1,970 psf.

Meanwhile, 108 units were looking for tenants with an average asking rental of RM9,614 or RM6 psf.



RM3,880,000

Casaman, Desa ParkCity, Kuala Lumpur

Type: Terraced house **Tenure:** Freehold

Built-up: 4,306 sq ft **Land size:** 2,040 sq ft

Bedroom: 5 **Bathroom:** 6

Cassandra Thong **PRO** (REN 31208)

CORNERSTONE XSTATE SDN BHD (E (1) 1851)

+6012 779 8238



RM9,800,000

Damansara Heights, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold

Built-up: 9,000 sq ft **Land size:** 7,200 sq ft

Bedroom: 8 **Bathroom:** 8

Christina Lesslar **PRO** (REN 00284)

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

+6016 906 6898



RM4,000,000

Taman Tasik Semenyih, Semenyih, Selangor

Type: Bungalow **Tenure:** Leasehold

Built-up: 6,118 sq ft **Land size:** 25,693 sq ft

Bedroom: 7 **Bathroom:** 8

Christine Peter **PRO** (REN 38005)

CID REALTORS SDN BHD (E (1) 1855)

+6018 462 8818



RM650,000

Lanai Kiara, Mont Kiara, Kuala Lumpur

Type: Condominium Tenure: Freehold

Built-up: 1,420 sq ft

Bedroom: 3 Bathroom: 2

Emily Yap PRO (REN 22792)

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

+6017 887 8893



RM680,000

South View Serviced Apartments, Kampung Kerinchi, Kuala Lumpur

Type: Apartment Tenure: Freehold

Built-up: 815 sq ft

Bedroom: 2 Bathroom: 2

Eva Soh PRO (REN 04448)

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

+6012 298 8492



RM688,000

Nadayu 801, Shah Alam, Selangor

Type: Condominium Tenure: N.A

Built-up: 1,079 sq ft

Bedroom: 3 Bathroom: 4

Everlyn Khaw PRO (REN 49660)

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

+60116 279 5668



RM2,000,000

Seksyen 17, Petaling Jaya, Selangor

Type: Semidee house Tenure: Freehold

Built-up: 3,200 sq ft Land size: 4,688 sq ft

Bedroom: 5 Bathroom: 4

James Lim PRO (REN 22443)

IQI REALTY SDN BHD (E (1) 1584)

+6013 394 4472

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RM2,000,000

Ficus Peak, Denai Alam, Selangor

Type: Semidee house Tenure: Freehold

Built-up: 5,186 sq ft Land size: 6,000 sq ft

Bedroom: 7 Bathroom: 7

James Yim PRO (REN 24129)

PROPERTY EXPRESS (E (3) 1205)

+6012 687 4892



RM1,700,000

Jalan Damansara, Petaling Jaya, Selangor

Type: Bungalow Tenure: Freehold

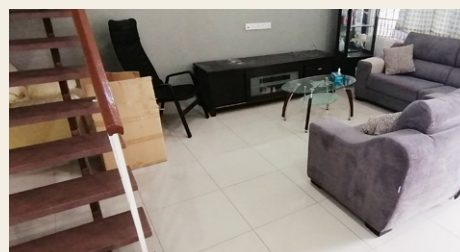
Built-up: 2,866 sq ft Land size: 6,598 sq ft

Bedroom: 4 Bathroom: 5

Jolie Tan PRO (REN 27730)

GS REALTY SDN BHD (E (1) 1307)

+6016 411 2424



RM900,000

Jalan Hujan Gerimis, Taman OUG, Kuala Lumpur

Type: Terraced house Tenure: Freehold

Built-up: 2,400 sq ft Land size: 1,650 sq ft

Bedroom: 4 Bathroom: 3

Joseph Tin Kok Hua PRO (REN 31981)

CID REALTORS SDN BHD (E (1) 1855)

+6019 265 6602



RM688,000

Taman Seri Segar, Semenyih, Selangor

Type: Terraced house Tenure: Freehold

Built-up: 3,300 sq ft Land size: 1,540 sq ft

Bedroom: 6 Bathroom: 5

KK Sah PRO (REN 23736)

IPG REALTY SDN BHD (E (1) 2002)

+6016 637 5097



RM500,000

StarParc Point, Setapak, Kuala Lumpur

Type: Shop office Tenure: Freehold

Built-up: 1,267 sq ft

Leane Wong PRO (REN 23378)

TECH REAL ESTATE SDN BHD (E (1) 1537)

+6017 280 9663



RM499,000

Seventeen Residences, Petaling Jaya, Selangor

Type: Condominium Tenure: Freehold

Built-up: 550 sq ft

Bedroom: Studio Bathroom: 1

Liza Tieo PRO (REN 31111)

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

+6017 608 3961



RM868,000

USJ 18, Subang Jaya, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 2,000 sq ft **Land size:** 1,650 sq ft
Bedroom: 3 **Bathroom:** 3

Mancy Ho **PRO** (REN 18807)

TOTAL REALTY SDN BHD (E (1) 1572)

+6012 627 5508



RM2,350,000

Sunway Rydgeway, Taman Melawati, Selangor

Type: Bungalow **Tenure:** Leasehold
Built-up: 5,039 sq ft **Land size:** 5,000 sq ft
Bedroom: 6 **Bathroom:** 7

Micheal John David **PRO** (REN 05779)

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

+6013 364 4568



RM284,888

Jalan Yahya Awal, Johor Bahru, Johor

Type: Condominium **Tenure:** Freehold
Built-up: 268 sq ft
Bedroom: 3 **Bathroom:** 2

Mitchelle Yap **PRO** (REN 14455)

GATHER PROPERTIES SDN BHD (E (1) 1536/3)

+6013 740 3757



RM640,000

Desa Budiman, Bandar Sungai Long, Selangor

Type: Terraced house **Tenure:** Leasehold
Built-up: 1,800 sq ft **Land size:** 1,400 sq ft
Bedroom: 4 **Bathroom:** 3

Muhd Nadzri **PRO** (REN 39212)

FML ZI VALUERS & PROPERTY CONSULTANTS SDN BHD
(VE (1) 0294/1) +6013 300 8370



RM660,000

Putra Heights, Subang Jaya, Selangor

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

Natalie Ng Wei Pei **PRO** (PEA 1760)

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

+6012 381 3660



RM435,000

Pelanggi Damansara, Kota Damansara, Selangor

Type: Condominium **Tenure:** Leasehold
Built-up: 1,044 sq ft
Bedroom: 3 **Bathroom:** 2

Phyllis Lim **PRO** (E 1670)

JOYLAND PROPERTIES (E (3) 0743)

+60113 337 8623

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RM6,906/mth

Star Central, Cyberjaya, Selangor

Type: Office **Tenure:** Freehold

Built-up: 2,158 sq ft

Bathroom: 2

Sandy Lim **PRO** (REN 05454)

CID REALTORS SDN BHD (E (1) 1855/2)

+6016 301 2015



RM1,180,000

Jalan Setia Utama U13/37N, Setia Alam, Selangor

Type: Terraced house **Tenure:** Freehold

Built-up: 2,200 sq ft **Land size:** 1,950 sq ft

Bedroom: 5 **Bathroom:** 4

Steven Chia **PRO** (REN 03571)

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

+6012 774 5135



RM406,000

Kinta Riverfront, Ipoh, Perak

Type: Condominium **Tenure:** Leasehold

Built-up: 1,223 sq ft

Bedroom: 3 **Bathroom:** 2

Steven Eng **PRO** (PEA 2310)

GS REALTY SDN BHD (E (1) 1307)

+6018 954 0680



RM6,400,000

Jalan Pertang, Simpang Pertang, Negeri Sembilan

Type: Agricultural land **Tenure:** Freehold

Land size: 25 acre

Swiss Tan **PRO** (PEA 2710)

IQI REALTY SDN BHD (E (1) 1584/4)

+6013 228 8881



RM2,700,000

Perdana Lakeview East, Cyberjaya, Selangor

Type: Residential land **Tenure:** Freehold

Land size: 13,000 sq ft

Taufiq Azlan **PRO** (REN 33658)

IQI REALTY SDN BHD (E (1) 1584)

+6014 229 0030



RM114,345,000

Jalan Klang, Banting, Selangor

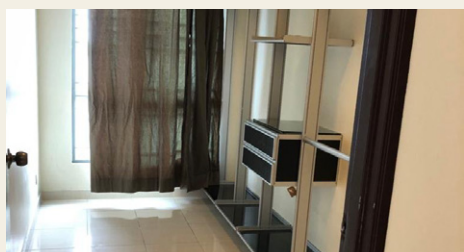
Type: Industrial land **Tenure:** Freehold

Land size: 35 Acres

Yong Hao Sit **PRO** (REN 09622)

CENTELINE ASIA SDN BHD (E (1) 1891)

+6012 690 8291



RM1,600/mth

Ken Damansara 3, Petaling Jaya, Selangor

Type: Condominium **Tenure:** Freehold

Built-up: 1,105 sq ft

Bedroom: 3 **Bathroom:** 2

Thomas Chong **PRO** (REN 13470)

IQI REALTY SDN BHD (E (1) 1584)

+6016 245 9179



RM540,000

Riana Green East, Wangsa Maju, Kuala Lumpur

Type: Condominium **Tenure:** Leasehold

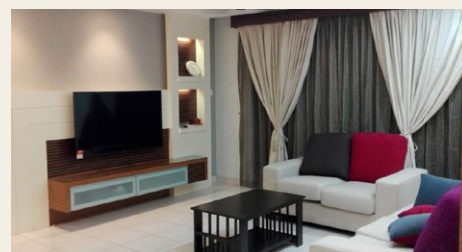
Built-up: 1,088 sq ft

Bedroom: 2 **Bathroom:** 2

Tony Yap **PRO** (REN 23582)

AMBER REALTY (E (3) 1482)

+60115 646 8129



RM3,700/mth

Mont Kiara Astana, Mont Kiara, Kuala Lumpur

Type: Condominium **Tenure:** Freehold

Built-up: 1,690 sq ft

Bedroom: 3 **Bathroom:** 2

William Chin **PRO** (REN 13381)

MAGMAS REALTY (E (3) 0509)

+6012 519 5055



RM1,850,000

Jalan Teratak, Bukit Jelutong, Selangor

Type: Terraced house **Tenure:** Freehold

Built-up: 3,246 sq ft **Land size:** 4,131 sq ft

Bedroom: 6 **Bathroom:** 6

Winnie Su **PRO** (REN 00355)

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

+6017 298 1800



RM1,299,900

Glomac Residensi Damansara, Taman Tun Dr Ismail, Kuala Lumpur

Type: Condominium **Tenure:** Freehold

Built-up: 1,840 sq ft

Bedroom: 4 **Bathroom:** 4

Yat Min **PRO** (REN 31294)

WTW REAL ESTATE SDN BHD (E (1) 0507/6)

+6018 661 3088



RM690,000

Hill Park, Semenyih, Selangor

Type: Terraced house **Tenure:** Freehold

Built-up: 1,600 sq ft **Land size:** 2,100 sq ft

Bedroom: 4 **Bathroom:** 3

Zuraini Zallin **PRO** (PEA1699)

RESCOM REALTY (VE (3) 0244)

+6019 663 1526

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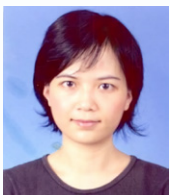
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Bernard Yeo

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