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Shoplots losing their lustre?

As the pandemic strips the streets of shoppers, more businesses are joining virtual platforms to keep going. So, are shoplots no more relevant? As the first to feel the market's pulse, realtors and consultants share their thoughts on **Pages 6 to 10**.

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Knight Frank: KL high-end condo market price correction continues

The Kuala Lumpur high-end condominium market price correction continues due to weaker demand, while rental growth remains under pressure due to rising inventory in existing and newly built segments, said Knight Frank Malaysia's report on July 19.

In its report titled "Real Estate Highlights – First Half of 2021", the property consultancy firm said the overall interest in the residential sector for 2021 is likely to remain subdued until the health crisis is brought fully under control.

According to the report, a total of 1,990 condominium units valued at RM1.50 billion changed hands in the first quarter of 2021, an increase of 18.5% in volume and 29.6% in transaction value year-on-year.

As of 1H2021, the cumulative supply of high-end condominiums or residences in KL stood at 1,777 units following the completion of six projects. Another eleven projects, scheduled for completion by 2H2021, will collectively contribute some 6,979 units to KL's cumulative high-end residential stock.

Knight Frank Malaysia noted that the asking rental for selected schemes monitored in KL City, Ampang Hilir or U-Thant and Bangsar declined marginally. Meanwhile, in the localities of Damansara Heights and Mont' Kiara, the asking rentals remained in the positive territory.

Moving forward, the overall rental market is expected to remain under pressure due to weaker leasing demand. Tenants looking for affordable rental options continue to be spoilt for choice.

Mariott International to open three more properties in Malaysia this year

Marriott International, Inc continues to deepen its footing in Malaysia and embark on hotel expansion, with plans for three more properties in the pipeline this year, despite the Covid-19 epidemic, which resulted in mobility restrictions, with hotels disallowed to operate at full capacity.

Marriott International Area's vice-president for Singapore, Malaysia and the Maldives, Rivero Delgado said the pandemic has indeed impacted the hotel business, but it has not stopped the American multinational hotel chain operator from adapting, innovating, or expanding its business.

"In a year unlike any other, our ability to remain nimble has been crucial as we navigate through an unprecedented time in history. Amidst a global pandemic, we are driven to continually challenge the status quo and anticipate our customers' changing needs with new brands, new global locations, and new guest experiences," she told Bernama in an interview.

In line with the global expansion strategy, Delgado said Marriott opened the first Courtyard by Marriott brand hotel in Penang last year, with the 199-room hotel marking the debut of the brand in the country, said the news report on July 22.

FMM hopes govt allows non-essential sector to resume at 50% capacity

The Federation of Malaysian Manufacturers (FMM) hopes the government will allow manufacturing companies in all non-essential sectors to resume at 50% workforce capacity, regardless of whether they are located in Phase One or Two of the National Recovery Plan (NRP).

Its president Tan Sri Soh Thian Lai said manufacturers in the non-essential sectors, especially the micro, small and medium enterprises (MSMEs), are currently in a dire state of affairs and are already severely impacted by the prolonged business suspension.

According to FMM's latest survey, the non-essential sector's sales have been severely impacted, and businesses are facing severe cash flow constraints since pending and future orders are interrupted with no certainty on when operations will be allowed to resume.

"Meanwhile, suppliers are expecting to be paid on time, wages to employees have to be paid in full even if no actual work has been performed, utilities and rental payments are due, logistics cost has increased due to cancellation/postponement of shipments and/or cargo stuck at ports, and there are penalties imposed on delay of delivery," said Soh in a statement on July 21.

Penang should aim to be an international innovation hub

Penang should aim to be an international innovation hub apart from being a global manufacturing centre in the electrical and electronics industry, said Datuk Seri Lee Kah Choon, who is the special investment advisor to the Chief Minister of Penang.

To achieve this vision, he noted that there is a need for the state to set up a billion-ringgit industry investment fund to invest in innovating businesses and nurture homegrown entrepreneurs to manufacture globally competitive products.

"For a Penang global innovation hub to succeed, the current talent pool is clearly too small... A net growth of 30,000 knowledge workers per year to the state's talent pool is a must," he said in a statement on July 20.

Lee added that the international border lockdown initially opened up opportunities for Malaysia to tap into the disrupted supply chain but the prolonged border lockdown would shut the window of opportunity for Malaysian companies as other alternatives are found and engaged.

Axis REIT's 2Q income up 9.27%

Axis Real Estate Investment Trust (REIT) announced a 9.27% increase in its net property income (NPI) for the second quarter ended June 30, 2021 (2QFY21) to RM53.44 million from RM48.91 million in the same quarter last year, on higher property income with an expanded property portfolio.

For its half-year ended June 30 (1HFY21), the group's NPI rose 6.29% to RM103.26 million from RM97.15 million recorded in the previous year's corresponding period. Revenue grew in tandem by 6.89% to RM117.86 million from RM110.26 million.

In its filing to Bursa Malaysia on July 21, it also announced a second interim income distribution per unit of 2.4 sen, including a non-taxable portion of 0.51 sen, which will be paid on Aug 30.

The commercial property REIT — which has offices, warehousing and manufacturing facilities under its portfolio — reported an 8.81% increase in revenue during the quarter to RM60.38 million from RM55.49 million a year prior.

The group's total assets stood at 51 in 1HFY20, compared to 57 now, with portfolio occupancy of 94%, with a weighted average lease expiry of 5.2 years.

Selangor lowers FDI target due to impact of Covid-19

Selangor has set a lower foreign direct investment (FDI) target of between RM12 billion and RM13 billion this year compared to the past three years of between RM17 billion and RM18 billion due to the global impact of Covid-19.

Selangor Menteri Besar Datuk Seri Amirudin Shari (pictured) said until April this year, the state recorded an FDI value of about RM9 billion despite the more challenging economic situation now than that of the previous year.

"Our target of RM12 billion to RM13 billion is not too ambitious due to the increasing Covid-19 cases again this year... Our operations are only moving at the rate of 20% to 30% and there are not many things we can do to expand the target," he told Bernama on July 20.

Covid-19: Full speed on vaccination programme

Malaysia's daily Covid-19 vaccine doses administered climbed 49% to 446,052 on Wednesday (July 21) from 299,593 the day before.

Of this, 282,980 jabs were given as the first doses, while 163,072 people received their second doses, according to the latest tweet by the Covid-19 Vaccine Supply Access Guarantee Special Committee (JKJAV), citing data from the Covid-19 Immunisation Task Force (CITF) on July 22.

As the national vaccination rate continues to rise, the government is also looking into relaxing the standard operating procedure (SOP) for those who have completed the two-dose vaccination. Deputy Prime Minister Datuk Seri Ismail Sabri Yaakob is expected to make the announcement after Hari Raya Aidiladha.

While many are looking forward to SOP relaxation, daily Covid-19 cases have remained at above 10,000. As of July 22, Malaysia marked the highest total number of Covid-19 related deaths at 199.

On July 22, Malaysia reported 13,034 daily Covid-19 cases, with 134 deaths.

Meanwhile, the Enhanced Movement Control Order (EMCO) will be enforced in three localities in Pahang and one in Sabah from Friday to Aug 5. This involved Felda Jengka 12, Jerantut; Kampung Belangkap, Rompin; and Kampung Orang Asli Ruai, Batu Talam, Raub, while in Sabah it involved Taman Merpati, Sandakan.


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The virtual challenge to shoplots

Text **Chin Wai Lun**

Having enjoyed waiting queues, the restaurant soon expanded its capacity to another level upstairs to accommodate demand. That was in February this year. Then, the no-dine-in rule was enforced on June 1 before it had a chance to recoup its renovation cost. For almost two months now, the takeaways for the hot pot meals have hardly been able to cover staff salaries, let alone the rental for the two floors in the once-bustling commercial area in Jalan Radin Bagus Sri Petaling, Kuala Lumpur.

Indeed, the cost of maintaining a shoplot ranging from four to five figures could be eating up all the cash flow of a business owner. For instance, the asking monthly rental for a 1,650 sq ft ground floor unit at an end lot at SS2 (Jalan SS2/64) in Petaling Jaya, Selangor was RM11,000 in mid-July on EdgeProp.my.

With the Covid-19 pandemic suppressing such traditional models, an evolvement into the hybrid approach has been seen among F&B businesses. For instance, the cloud kitchen concept, though not entirely new (non dine-in shops like Pizza Hut and Domino's have been around for some time), is fast gaining traction. Certain establishments like MyeongDong Toppoki and Kyochon 1991 are embarking on a like concept – usually with no storefronts and dine-in options – to supplement their traditional retail outlets.

For many though, such a long-drawn fight – almost two years now – against the tenacious Covid-19 virus has caused them to shutter their shops.

Other essential businesses such as grocers, hardware stores and pharmacies may still profit enough from their storefront presence to keep them open, but are increasingly exploring and embarking on the digital route to cater to shoppers now found more at home than on the streets.

Another obvious pull factor towards the virtual avenue is lower operating costs and a greater degree of flexibility, practicality, and now – safety, to consumers.

Under such conditions, the traditional, long-standing brick-and-mortar shoplots have a trying time competing, especially when they are practically made functionless during the lockdown period.

According to Bank Negara Malaysia (BNM) Annual Report 2020, online retail sales nearly doubled during the Covid-19 pandemic. The index averaged at 33% between March and December last year, up from about 22% during the start of 2020 – based on data by the Department of Statistics Malaysia.

BNM governor Datuk Nor Shamsiah Mohd Yunus noted although online retail sales make up a small portion (less than 10%) of the total retail sales, the former are "expected to trend higher as consumers continue to shift rapidly towards online spending, which encourages more small and medium enterprises (SMEs) to pivot towards online sales".

So, are shoplots losing their charm? Can these once steadfast investments withstand the digital storm that is sweeping across all businesses, big and small?

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> "Many tenants have either requested rental reductions or some have completely closed down and moved out. This could be the trend perhaps in the next one or two years."
> *— Ishak*

Residential-cum-commercial units for rent at SS 2, Petaling Jaya.

PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

Takeaway orders -- a common sight during the lockdowns.

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Banks reducing physical presence

The online business model is not only affecting the retail industry. Even the financial institutions – the commonly sought-after "anchor tenants" of a commercial area – are also rethinking their business model in the digital era and looking into reducing their physical presence.

The strategy consulting firm Roland Berger in a May report estimated there will be 567 closures or a 23% drop to about 1,900 branches in 2030 from 2,467 in 2020 in Malaysia.

"A bank leaving an area of shoplots can sometimes cause other businesses to follow suit," says Reapfield Sdn Bhd property negotiator SP Lee, adding that traditionally, banks are seen as landmarks that help to maintain a property's value.

However, as retail businesses evolve, he notes there are other businesses that can help raise the level of appeal for a shoplot area such as grocery shops, mini-markets and even drop-point companies.

Meanwhile, PA International head of research and project marketing consultant Evelyn Khoo says should there be a reduction of bank branches in the future, there will be minimal impact to the value and rental of shoplots in the market.

"There will not be bulk closures and the number of banks available or occupied in any commercial area is relatively small. Furthermore, the confidence on online platforms is still a major stumbling block for conservative consumers.

"Hence, they can easily be replaced by other retailers as most of the bank branches are situated either fronting the main roads or end lots which have high visibility and exposure," Khoo shares with EdgeProp.my.

To her, shoplots in general could also provide greater convenience for customers. "We foresee some existing F&B retailers in malls, for instance, will relocate to shoplots which may have reserved parking lots in front and allow them to set up a spot for their takeaway orders and delivery services."

Quiet times

On the other hand, Malaysian Muslim Real Estate Consultants Association (PEHAM) president Ishak Ismail notes that brick-and-mortar shops may be going out of fashion, no thanks to the pandemic.

"Many tenants have either requested rental reductions or some have completely closed down and moved out. This could be the trend perhaps in the next one or two years," he tells EdgeProp.my, expecting many business owners to embrace digitalisation eventually.

Ishak adds that the situation on the ground has been very quiet – based on feedback by PEHAM real estate agents during Phase One of the National Recovery Plan (NRP) and the Enhanced Movement Control Order (MCO) in most parts of the Klang Valley in July.

"Agents are not allowed to bring potential clients around for viewing. Overall, the response from the agents is negative. There are not many enquiries for shoplots," laments Ishak.

He observes that rental rates are going down due to the excessive supply of shops. "It is hard to find tenants to come in. Asking monthly rental rates have dropped by 5-10%. Many landlords have resorted to providing rentals waivers of around two to three months to entice potential tenants.

"Some have even offered to bear transportation or moving costs for their new tenants. This trend will continue," Ishak notes, adding that some landlords at less strategic commercial areas are offering even greater rental reductions at about 15-20% monthly.

"It is rather worrying. The government will have to do something, perhaps allowing more businesses to reopen," suggests Ishak.

Furthermore, he expects investors and shop tenants to adopt a wait-and-see attitude, even as the economy gradually reopens under the subsequent phases of the NRP. "They will not be willing to spend. For a start, we may not know how long each phase will go on or worse, if it will revert to a previous phase," notes Ishak.

Meanwhile, he adds that the latest loan moratorium (from July to Dec 2021) may not be of much help to borrowers simply because there will still be interest charged on the principal amount (simple interest). This interest will accumulate (but not compounded) and loan tenure may be extended.

To recap, Malaysia Finance Minister Tengku Zafrul Abdul Aziz has announced a six-month loan moratorium under the National People's Well-being and Economic Recovery Package (PEMULIH) to all individual borrowers. However, unlike the

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"We foresee some existing F&B retailers in malls, for instance, will relocate to shoplots which may have reserved parking lots in front and allow them to set up a spot for their takeaway orders and delivery services."
— Khoo

The shop units of a former Hong Leong Bank branch (closed from May 8, 2021) along Jalan SS 6/5a at Dataran Glomac, Kelana Jaya.

PHOTOGRAPH BY CHIN WAI LUN | EdgeProp.my

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first blanket loan moratorium which was implemented in April 2020, interested borrowers need to apply for the moratorium with their borrowing banks. Compounded interests and penalty charges will be waived, but only accrued interests will be charged when the borrower begins making payment after six months.

"I would say for the next one to two years, recovery will be very slow. Even after achieving herd immunity [from increased Covid-19 vaccination rates], the commercial sector will remain tepid in terms of take-up rates and so on," concludes Ishak.

PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

Shop lots at Jalan Radin Tengah, Sri Petaling.

> **"After the first MCO was lifted in May 2020, the market price dropped just slightly and have been maintained till now with rental for ground floor units around RM6,000 per month and first floor units about RM2,500 (or higher), "**
> *— Tung*

Buyers looking for bargain deals

Yit Seng Realty senior real estate negotiator Ivan Teh concurs with Ishak as he himself is seeing fewer enquiries and deals concluded for the past one and half years.

Before the pandemic, around 2019, he was able to close an average of four deals (shoplots) a month and up to a high of eight deals in better months around the Klang Valley.

"There have been no transactions since June. Year-to-date, there has only been a unit sold [in Cheras Traders Square]," says Teh, who specialises in Cheras Traders Square in Balakong, Selangor.

He draws a comparison to the previous year during the Recovery MCO period when some sales of shoplots in Cheras Traders Square were concluded. From June to Aug 2020, four units there exchanged hands, with two of the deals closed by Teh.

"That time, the buyers said they had been worried about an impending inflation, and hence, they quickly sought to invest [in shoplots] right after the [preceding] MCO," shares Teh, adding that they were not too bothered by rental income and were willing to reduce it to attract tenants.

The four double-storey intermediate shoplots measuring 22ft by 70ft were sold at an average price of about RM2.7 million. They had been on the market for two months with asking prices of slightly over RM2.8 million.

There are some enquiries for shoplots especially for the first three weeks of June during the beginning of the recent lockdown.

The buying interest for shops is still there, says Teh, adding that he has received some enquiries for shoplots in matured areas. However, the majority of the investors are adopting a wait-and-see approach and they are looking for bargain deals during the pandemic times.

Commenting on the price, he notes that ground floor units are relatively stable, while first floor units are seeing higher turnover rates of tenants.

"After the first MCO last year, there were no changes in asking rentals for ground floor units, but first floor units saw a drop of about 10-15%," says Teh.

Currently, he notes that first floor units have asking rents ranging from RM2,300-3,000 a month. Ground floor units are about RM6,000 per month. They were as high as RM7,000 during pre-pandemic times. The rental yield for a sub-sale shoplot is about 4%.

Located just off the SILK Highway, Cheras Traders Square is well known for its myriad of F&B offerings, especially the many bubble tea operators during the height of the drink's popularity. The commercial district is in close proximity to the UTAR Sungai Long campus and the many housing areas within Cheras South.

Meanwhile, PropNex Realty real estate nego-

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Situated on a 30-acre leasehold parcel, Cheras Traders Square is one of the latest additions to the bustling Cheras South area.

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tiator Jessica Tung says the highest rental rate for ground floor units at Cheras Traders Square was about RM7,500 per month while first floor units were around RM3,500 a month before the pandemic in 2020. Furthermore, the selling price was about RM3.1 million then.

"After the first MCO was lifted in May 2020, the market price dropped just slightly and have been maintained till now with rental for ground floor units around RM6,000 per month and first floor units about RM2,500 (or higher), while asking sale price is about RM3 million," says Tung, who is also an EdgeProp.my PRO agent.

Year-to-date, she has managed to close over 10 deals for shoplots (throughout the Klang Valley) in which the purchases were mainly for investment purposes, she recounts.

As for the outlook, Tung expects that people will not invest in a shoplot now due to the uncertainties and tight cash flow, except for those needing it for own use.

However, she deems Cheras Traders Square a good buy for investors now as prices have remained quite resilient even during the pandemic.

Location is crucial

Still, brick and mortar may never go out of style. Mature commercial areas that are strategically located with high visibility can attract footfall and hence, would be a preference for certain businesses.

Vivahomes Realty Sdn Bhd property negotiator Victor Lim explains that location is still a major factor for many potential businesses looking for shoplots.

"The area should have a fairly mature residential area for good access to people traffic and a variety of businesses within the surrounding area. So long as the business is seen as trendy, it will help to attract people into the area and that means that there is potential for other businesses to flourish," says Lim.

Echoing similar sentiments, real estate agency Rahim & Co International Sdn Bhd CEO Siva Shanker cites examples of commercial districts such as SS2 in Petaling Jaya, USJ Taipan and SS 15 in Subang Jaya where the many shops have made the areas vibrant.

"These areas are large enough to create economies of scale to attract footfall. Commercial areas like this tend to sustain themselves. There are plenty of shops to cater to almost every consumer," says Siva, noting that SMEs, which make up the bulk of businesses in the country, would prefer shoplots due to lower rental costs and adequate space that is not too big.

For instance, shops in the SS2 area have remained popular even during the pandemic times, and asking rents have remained stable, with some even staying above five figures. According to EdgeProp.my listing in mid-July, a ground floor unit with a built-up of 1,680 sq ft was asking for a monthly rent of RM12,500 or RM7.44 psf.

Metro Homes Realty Bhd executive director See Kok Loong notes that SS2 shops have been doing reasonably well, except for some businesses which were forced to shutter due to the nature of their businesses – such as bridal houses, which have bore the brunt of the Covid-19 lockdowns.

Despite that, he notes that the maturity and strategic convenience of SS2 would mean that the commercial district would be among the first to recover once the pandemic or lockdown is over. *(Read **"SS2 – not all is lost despite lockdown"** on **Page 10**).*

Gradual return of demand

Despite the tepid outlook for shops in the near term, PEHAM's Ishak opines that there are still many discounted properties around (below market value). "If you are cash rich, you should buy now as the properties are priced reasonably and interest rates are very low at the moment."

"The only risk is time. As an investor, you need holding power to wait out the pandemic. Once the lockdowns are lifted, demand [for shops] will return gradually.

"On the other hand, if you were [considering] purchasing for your own occupation, I would suggest renting instead. Currently, rental rates are favourable – lower and better deals can be found on the market," suggests Ishak.

Similarly, Rahim & Co's Siva tells EdgeProp.my that the commercial property market is at one of its lowest at the moment. "Lower than last year due to the prolonged lockdowns and restrictions. Perhaps, those who are thinking of investing in shoplots should invest quickly before the positive sentiments return.

"Any growth will be very slow over the next year or so. We should see greater clarity in the next few months as vaccinations ramp up," opines Siva.

"[Investors] should have made the move a few months ago in fact, but there is still a small window for the year before I foresee an upward price correction for shops. Personally, I do not think there is an excessive supply of shoplots. It is more like a reduction in demand that has led to excess of supply, not overbuilding," Siva comments.

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"The maturity and strategic convenience of SS2 would mean that the commercial district would be among the first to recover once the pandemic or lockdown is over." – *See*

The busier streets of pre-pandemic SS 15, Subang Jaya.

PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

SS2 – not all is lost despite lockdown

SS 2 does not seem to have lost much of its liveliness.

PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

It was a typical Wednesday afternoon during Phase One of the National Recovery Plan. Of course, in the new normal, one cannot expect commercial districts to be as busy or lively as pre-pandemic times.

Despite the Covid-19 taking its toll on some establishments though, with banners seeking for rentals hung on several units, the SS2 district in Petaling Jaya, Selangor has not appeared to lose its "liveliness". Well-known for its myriad of food offerings, durian stalls and even residential units converted into businesses, SS2 is still almost always busy.

A visit by **EdgeProp.my** that noon after lunch time saw throngs of people out and about. Most of them could be seen taking away food, grocery shopping as well as going to the bank – all according to the standard operating procedures. Scores of cars could also be observed piling up on the major intersections around the area. Roadside car parks were mostly occupied, although finding a parking place here was much easier compared to the usual days.

Upon contacting a property agent representing one of the shoplot units along Jalan SS 2/24, he tells EdgeProp.my that the unit has been vacant since end-February this year. "SS2 is a mature area, finding tenants should not be too difficult," he says, adding that for this ground-floor unit formerly rented by a bubble tea operator, the owner is seeking an RM8,000 per month rent.

Real estate agency Rahim & Co International Sdn Bhd CEO Siva Shanker notes that a larger number of rental listings are commercial bungalow units.

"The trend of them going out of business is not entirely reflective of the Covid-19 situation. Apart from a few that remain, over the years many businesses come and go," Siva tells EdgeProp.my, drawing similarities to the situation observed along Jalan Maarof, Bangsar, Kuala Lumpur.

He adds that the rents are very high for these converted bungalow units. "They spend a fortune renovating the house and then realise the business would not be able to sustain the high rentals," Siva explains.

"Due to the present soft economy, not many businesses can afford to take over the units quickly. Of course, the lockdown may have contributed to the predicament to a certain extent, but to say it has happened because of [Covid-19] is not entirely accurate. It already has a fairly high turnover to start with," notes Siva, citing the post hoc fallacy – post hoc ergo propter hoc (Latin: after this, therefore because of this).

However, he observes that these converted units have become popular in the past few years and some parties are willing to pay higher rents for the exclusivity. "You have the entire house to yourselves, with ample parking and main road frontage."

"But whether the business can be sustained over the long term is questionable," cautions Siva.

Based on listings on EdgeProp.my, a double-storey residential unit (about 4,600 sq ft) for commercial use costs an upwards of RM15,000 a month.

As of mid-July, there were 14 for-sale listings for shops in SS2 with an average asking price of RM4,587,857 or RM1,122 psf.

As for rentals, there were 39 listings with an average asking monthly rent of RM8,346 or RM4 psf, according to EdgeProp.my data.

Meanwhile, Metro Homes Realty Bhd executive director See Kok Loong notes that SS2 shops were doing reasonably well, with stable rents up until Covid-19 struck last year.

He attributed the closure of the commercial bungalow lots mainly to the nature of their businesses – bridal houses, which bore the brunt of the Covid-19 lockdowns.

Despite that, See opines that the maturity and strategic convenience of SS2 would mean that the commercial district would be one of the first to recover once the pandemic or lockdown is over.

"Most landlords had bought the SS2 shoplots many years ago and hence, they have very little financial pressure," says See.

"Due to the present soft economy, not many businesses can afford to take over the units quickly. Of course, the lockdown may have contributed to the predicament to a certain extent,"
– Siva

Covid-19 – A modular solution for healthcare centres

The medical modules or MedMod feature steel cores with an internal high impact drywall system measuring 20' by 8' (modifiable) and are outfitted with medical support equipment within a highly sanitised interior.

PHOTOGRAPHS BY SOLID HORIZON

Text **Chin Wai Lun**

"The medical modules are a more sustainable alternative to permanent structures." — *Yeoh*

Covid-19 cases in the country have remained high. In July alone, Malaysia saw record-high cases above the 13,000 mark with cases hovering above 10,000 since July 13. Additionally, the number of Covid-19 patients requiring intensive care is still on high side as the Ministry of Health (MoH) reported 938 severe symptom patients on July 22, with 459 requiring ventilation support. On July 13, the number of Covid-19 patients placed in intensive care units (ICU) in the last 24 hours reached a record high of 972 severe symptom cases. Consequently, that means beds and supplies are inevitably in shortage.

For a start, a modular hospital will be built within Hospital Angkatan Tentera Tuanku Mizan in Kuala Lumpur. Scheduled to be completed by September, it will have 64 beds, including 16 intensive care unit (ICU) beds.

The RM20 million project (inclusive of eight field hospitals) commissioned by the Malaysian Armed Forces will be fully funded by WCT Holdings Bhd.

Elsewhere in India, which has been facing a devastating Covid-19 surge in recent months, the country is ramping up its healthcare infrastructure by building 50 modular hospitals across the nation in the next two to three months.

As reported by the Times of India, the 100-bed modular hospitals with a dedicated ICU zone will be built adjacent to an existing hospital. One modulus will cost about Rs3 crore (about RM1.68 million).

What is a modular hospital?

Firstly, picture shipping containers. According to cabin and container manufacturer Solid Horizon Sdn Bhd, which also specialises in building modular buildings, these steel containers are then fitted with an internal high impact dry wall system measuring 20ft by 8ft (modifiable) and are outfitted with medical support equipment such as beds, sockets and oxygen tanks.

Additionally, the top of the containers are fitted with insulated and powderless plaster ceilings. Antibacterial paint is used for the interior for added hygiene on top of other safety features such as fire alarm systems and double-swing high impact doors.

The interesting aspect of modular hospitals is the practicality and convenience – timely at this juncture where building new permanent hospitals units or wings is hampered by the constraints of time and space.

"The mobile ICU can be set up within three days. It has the ability to expand, be reused, relocated and to serve as a pandemic recovery building. It is a more sustainable alternative to permanent structures," Solid Horizon managing director James Yeoh tells EdgeProp.my.

Yeoh notes that two ICU units can be attached to a single "corridor unit" complete with power and water supply. "Each corridor can be expanded by up to 12 units and can be dismantled easily. The units are light and can be transported by sea, land or air," he adds.

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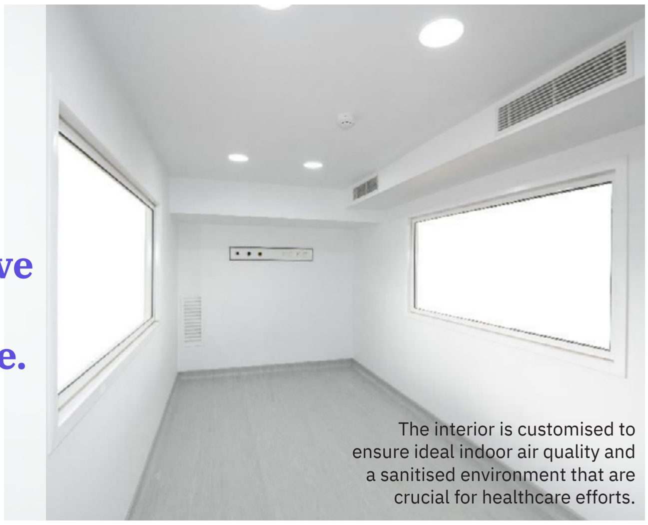
PHOTOGRAPHS BY SOLID HORIZON

The medical modulars can be constructed according to specific designs and even combined, allowing them to fit in any situation or location conveniently.



The interior is customised to ensure ideal indoor air quality and a sanitised environment that are crucial for healthcare efforts.

"The units have to be easily transportable. In terms of width, the maximum would be 3.3m, while the length is up to 12m for a unit to be able to fit onto a lorry."
— Yeoh

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Indoor air quality is not compromised as the containers can be made to accommodate negative pressure ventilation (ideal for patients with infectious diseases), in addition to air vents and air-conditioning.

Modular hospitals or portable health centres are not limited for use in an event of a disease outbreak only as they can be utilised during natural disasters, in conflict zones or even in areas with low patient densities such as villages to cater for emergency medical treatments.

Limitations of modular buildings

Generally, modular buildings are limited by size and weight, says Yeoh. "The units have to be easily transportable. In terms of width, the maximum would be 3.3m, while the length is up to 12m for a unit to be able to fit onto a lorry.

"As for weight, they need to be hoisted up. It would be very dangerous to hoist a heavy module, especially for high-rise buildings. For the moment, there is no single tower crane in Malaysia that can take up to a 30-tonne module (concrete) for up to 10 storeys," shares Yeoh, adding that steel modules are usually lighter with half the weight of concrete ones.

As for the public's perception, he notes that the trend for modular constructions or buildings is still in the preliminary stages. "People do not really buy into the idea [of modular buildings] here just yet. They tend to think of them as not practical and expensive. Besides big players such as Gamuda [Bhd] and MRCB [Bhd] embarking on this method for instance, there is still a lack of demand for technology in Malaysia," opines Yeoh.

"We should be more innovative and embrace modular construction," concludes Yeoh, adding he hopes that regulatory bodies such as the Construction Industry Development Board and the Board of Architects Malaysia can make a push towards adopting modular buildings.

Modular building example: centralised MRT2 (Putrajaya Line) labour quarters at Seri Kembangan by Solid Horizon

With
Leonard Yeoh and Caleb Sio

Management Corporations can now sue developers – what are the implications?

> **Should a motion be passed by the majority for the MC to commence legal action against the developer, what then would be the rights of the minority who had opposed the motion? The minority would essentially be brought into a legal suit which they had no intention to commence or without their express consent.**

There have been rapid developments in the judicial determination of housing laws in Malaysia in recent years. From recent cases, the interpretation of housing laws has skewed towards increased protection for homebuyers.

In the recent High Court case of Dua Residency Management Corp vs Edisi Utama Sdn Bhd [2021] MLJU 140 (Dua Residency) on Jan 26, 2021, the High Court was to decide on whether the management corporation (MC) of a condominium could bring an action against the developer of the condominium (developer) for, amongst others, negligence predicated on defects and workmanship in several parts of the condominium.

To recap, the common property which formed the subject matter of the suit included construction movement joints as well as the swimming pool and its open deck. In 2008, a purchaser engaged the services of an architect to inspect the unit and the common properties. The purchaser suspected that the salt pool water was accelerating the corrosion of steel pillars around the swimming pool area.

The High Court eventually held that the MC could sue the developer for negligence as there was sufficient proximity between the MC and the developer to find that the developer owed a duty of care to the MC. The decision in Dua Residency raises a novel point of law.

Traditionally, homebuyers would bring an action individually against developers to rectify defects or for failing to construct the condominiums with good workmanship or materials.

The High Court noted that while a contractual remedy existed for the homebuyers, this would be impractical as it would require all the homebuyers to institute a civil action. Instead, the Court accepted that from a practical point of view, the MC represented the collective homebuyers since the management and maintenance of the condominium were directly under the MC's care.

Developer's duty of care

The Dua Residency decision now imposes an additional duty of care on developers to an MC of a condominium or stratified property, to ensure that their properties have been constructed with good workmanship and in accordance with the agreed specifications and approved plans in the sale and purchase agreements.

The decision in Dua Residency potentially raises several issues. An MC acts on a majority whereby a motion is made at a general meeting and passed with a majority vote. Should a motion be passed by the majority for the MC to commence legal action against the developer, what then would be the rights of the minority who have opposed the motion? The minority would essentially be brought into a legal suit which they have no intention to commence or without their express consent.

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QIP and HG Developments *secure RM104m loan for UK student accommodation projects*

Text **Timothy Tay**
EdgeProp Singapore

Singapore-based private equity investment firm, Q Investment Partners (QIP), and its joint-venture partner UK property developer, HG Developments, have secured a £18 million (RM104 million) loan for two purpose-built student accommodation projects (PBSA), in Edinburgh and Egham in the UK. The debt financing was raised from Secure Trust Bank Real Estate Finance, a UK retail bank.

The development in Edinburgh is at 65 London Road and comprises 76 beds in self-contained studios. It is in the Meadowbank suburb. This development is adjacent to another PBSA project by QIP. That 198-bed development at 61-63 London Road is expected to open in time for the 2021/2022 academic year.

The other new development is a 107-bed student accommodation in Egham that has been repurposed from a retail space. The site is in a prime location close to the Royal Holloway University of London and Egham station.

The recently announced developments will be managed by Prestige Student Living, an arm of Homes for Students, a provider of student accommodation in the UK that manages over 30,000 beds.

The development projects form part of QIP's £30 million student housing equity fund that was launched in 2020 to invest in PBSA projects in the UK.

QIP says that the UK's PBSA sector is underpinned by strong demand. The market for student housing looks set to rebound and could exceed pre-Covid levels in the coming years, the firm adds.

The PBSA development at 65 London Road in Edinburgh. (Photograph by Q Investment Partners)

Property Chat

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A class action?

The decision in Dua Residency would be binding on all the homebuyers irrespective of whether the homebuyers were part of the majority or minority. The judgement pronounced in a representative capacity was equally binding on all the parties being represented i.e. all the homebuyers which the MC sought to represent. Whilst the decision of Dua Residency did not specifically deal with the issue of class actions, some may argue that the outcome in Dua Residency could be akin to a representative or class action claim.

Contrast this with the traditional approach whereby homebuyers would knowingly and willingly commence an action against a developer directly. The issue of the minority acquiescing or being bound by a judgment they did not intend to seek would not arise at all.

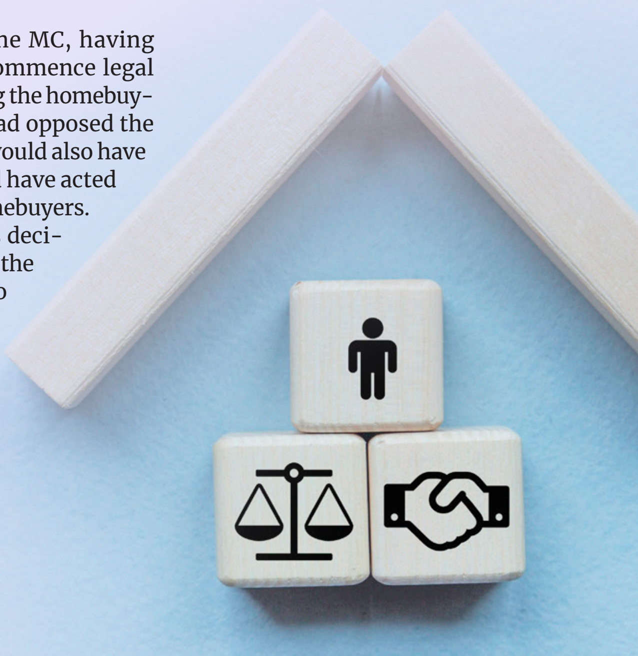
The decision of Dua Residency could also potentially open the floodgates to frivolous civil suits brought against developers by the majority of homebuyers coming together to compel the MC to do so. The majority could also mean only the majority of owners that were present during the general meeting.

Whilst the prospect of a representative action against a developer may seem alluring at first glance, it may not be as sweet as it seems. As with all litigations, it is possible that homebuyers, having succeeded in their claims, would still end up with mere paper judgements. The corporate entities that have developed the stratified properties may be insolvent.

If the outcome were such, the MC, having utilised the collective fund to commence legal action, might end up detrimenting the homebuyers instead. The minority who had opposed the commencement of the civil suit would also have to bear the costs as the MC would have acted as a representative for all the homebuyers.

Nevertheless, how would this decision affect property developers in the future? They would now have to consider not only their contractual obligations to homebuyers but also their duties of care owed to the MCs of the condominiums or stratified properties.

Leonard Yeoh is a partner, and Caleb Sio is an associate with the law firm, Tay & Partners.

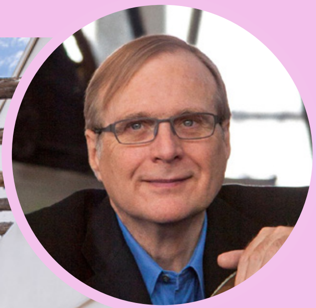


The late **Paul Allen's** *California mansion listed at a whopping US$55.5m*

Text **Chelsea J. Lim**

PHOTOGRAPHS BY REDFIN

Wooden beams lend a rustic and vintage vibe to the Spanish-hacienda style.



PHOTOGRAPH BY MILES HARRIS/ WIKIMEDIA COMMONS

Leaving behind a multitude of luxurious real estate collections after his death in 2018, the late Paul Allen's mansion in the exclusive neighbourhood of Beverly Hills Post Office (BHPO) has entered into the market accompanied by a big price tag of a whopping US$55.5 million (RM234.5 million).

Allen, who was the co-founder of Microsoft, purchased the property from American film and television actor Rock Hudson in 1997. According to a report by DIRT, extensive renovation works were done on the property with an inspired 1920s Spanish-hacienda style following the purchase.

A massive 3.2-acre land tucked in an exclusive neighbourhood known for its luxury and privacy, the property is well guarded with gates around its boundaries, complete with a security building for guards to monitor the premises at all times.

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A fountain in the backyard lined with palm trees and bougainvillea.

PHOTOGRAPHS BY REDFIN

The mansion underwent renovation works after being purchased in 1997.

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Within the gated property lies several structures and the main mansion. The main mansion measuring 8,000 sq ft consists of five bedrooms, a living room with beamed ceilings, library, family room, professional chef's kitchen, gym with massage room, home theatre that can fit at least 11 people, and luxurious main bedroom suite with large walk-in closets and a limestone bath.

Besides the main mansion, the estate also boasts a two-bedroom guest house, a two-bedroom staff quarters, a recording studio and a private office with a private entrance. Overall, the indoor living space amounts to a total of 24,000 sq ft space.

While the essential elements of a Californian home may be outdoor facilities like a swimming pool and a tennis court, these lavish facilities pale in comparison to the funicular in Allen's home. A show-stealer, the glass funicular transports residents and guests to the tennis court below from the pool deck.

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The house boasts lavish facilities over the 3.2-acre spread.

A professional chef's kitchen paired with a marble countertop.

A scenic view of Downtown Los Angeles to the ocean from the patio.

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As the property is situated on a hilltop estate above Beverly Hills, the mansion also features several patios where one can enjoy a landscape scenery that stretches from Downtown Los Angeles to the Pacific Ocean.

The property has its own notorious past that concerns its prominent previous resident. Before Allen, the property used to be the former home of Rock Hudson – Hollywood's golden age movie star. Hudson died in the same premises in 1985 after suffering from AIDS.

Having owned some of the finest luxurious properties across the country, some of Allen's portfolios include a 4,000-acre Idaho retreat worth US$50 million, a US$50 million penthouse in Manhattan and hundreds of acres in San Juan Islands, Washington that is estimated at US$130 million.

Since Allen's death in 2018, his properties have been managed by his sister, Jody Allen, with some of his properties having been listed for sale. Among them, it was reported last year Amazon founder Jeff Bezos almost purchased Allen's 120-acre undeveloped land in Beverly Hills for US$90 million. The land was later seen listed in the market for US$110 million.

Allen co-founded Microsoft in 1975 alongside Bill Gates. He left the company eight years later after being diagnosed with Hodgkin's Disease. Besides Microsoft, Allen also delved into philanthropy and was a sports team owner of NBA's Portland Trail Blazers and NFL's Seattle Seahawks.

The recording studio building.

Aerial view of the hilltop estate in the exclusive and private Beverly Hills Post Office. neighbourhood

PHOTOGRAPHS BY REDFIN

RM818,000

The Loft, Kota Kinabalu, Sabah

Type: Condominium **Tenure:** Leasehold
Built-up: 911 sq ft
Bedroom: 2 **Bathroom:** 2

Abby Tan PRO (REN 20757)
IQI REALTY SDN BHD (E (1) 1584/9)
+6017 261 6216

RM1,850,000

Bandar Kinrara, Puchong, Selangor

Type: Bungalow **Tenure:** Freehold
Built-up: 3,400 sq ft **Land size:** 3,200 sq ft
Bedroom: 6 **Bathroom:** 3

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

RM645,000

Sekyen 7, Shah Alam, Selangor

Type: Terraced house **Tenure:** Leasehold
Built-up: 1,800 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

Done Deal

Sold for

RM1.2 million *(RM1,295.89 psf)*

Serviced residence at Arcoris Mont'Kiara, Kuala Lumpur

Concluded by: Catherine Wong Chui Mei PRO (PEA2869) Kith and Kin Realty Sdn Bhd (+6019 663 3377) **When:** May 2021

Noteworthy

- Freehold
- Built-up: 926 sq ft
- Two bedrooms; two bathrooms
- Fully-furnished unit
- Facilities: Swimming pool, wading pool, tennis and badminton courts, gym and more
- Amenities: International schools, shopping facilities such as Plaza Mont'Kiara, 1 Mont'Kiara and Solaris Mont'Kiara

Arcoris Mont'Kiara is a mixed development by UEM Sunrise Bhd. Situated on a six-acre land off Jalan Kiara, the development consists of two blocks of 18 and 35 storeys that are linked by a landscaped central plaza.

The serviced residences (Arcoris Residences) occupy one of the blocks with unit built-ups ranging from 850 to 2,000 sq ft.

According to Catherine Wong Chui Mei of Kith and Kin Realty Sdn Bhd, who concluded the sale, it was love at first sight for the buyers.

"The unit is well-designed with sufficient sunlight and good views of the Villa Mont'Kiara bungalows," she enthused, adding that the buyer bought it for investment purposes. The unit was already tenanted by a Japanese expatriate on a two-year corporate tenancy.

She said overall, both buyer and seller were happy with the transacted price. She added that the owner had to let go of the unit at a lower price due to undisclosed reasons.

Based on data from **EdgeProp Research** as of end-June 2021, there were five units of Arcoris Mont'Kiara sold in 2020 at an average price of RM1,176,000 or RM1,116 psf. In 2019, 34 units exchanged hands at an average price of RM1,048,525 or RM1,075 psf.

As of mid-July, there were 61 for-sale listings with an average asking price of RM1,441,218 or RM1,105 psf. For rental, there were 137 units with monthly asking rents ranging from RM2,200 or RM4 psf (496 sq ft) to RM11,500 or RM5 psf (2,308 sq ft).

RM1,900,000

Olive Hill Business Park, Seri Kembangan, Selangor

Type: Shop office **Tenure:** Freehold
Land size: 1,825 sq ft

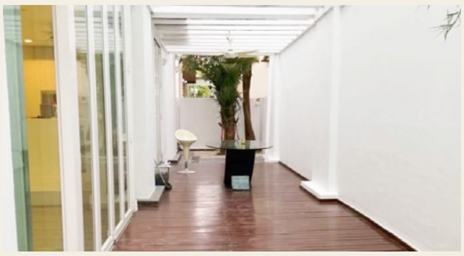
Bernard Lau PRO (REN 46114)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD (E (1) 0452/8) +6012 689 2399

RM2,560,000

USJ 9 Taipan, Subang Jaya, Selangor

Type: Shoplot **Tenure:** Freehold
Built-up: 4,343 sq ft **Land size:** 1,540 sq ft

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



RM3,600,000

Levenue II, Desa Parkcity, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold
Built-up: 3,600 sq ft **Land size:** 3,200 sq ft
Bedroom: 6 **Bathroom:** 5

Cassandra Thong PRO (REN 31208)
CORNERSTONE XSTATE SDN BHD (E (1) 1851)
+6012 779 8238

RM2,230,000

Jelutong Heights 8, Bukit Jelutong, Selangor

Type: Bungalow **Tenure:** Freehold
Built-up: 3,500 sq ft **Land size:** 6,114 sq ft
Bedroom: 5 **Bathroom:** 5

Christina Lesslar PRO (REN 00284)
REAPFIELD PROPERTIES (SJ) SDN BHD (E(1)0452/2)
+6016 906 6898

RM13,000,000

Damansara Heights, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold
Built-up: 14,500 sq ft **Land size:** 8,000 sq ft
Bedroom: 6 **Bathroom:** 7

Elaine Chong PRO (REN 09348)
POLYGON PROPERTIES SDN BHD (E (1) 1714)
+6019 441 4013

RM1,368,000

Tiara Residences Selayang, Gombak, Selangor

Type: Terraced house **Tenure:** Leasehold
Built-up: 5,130 sq ft **Land size:** 2,949 sq ft
Bedroom: 5 **Bathroom:** 5

Emily Yap PRO (REN 22792)
REAPFIELD PROPERTIES (HQ) SDN BHD (E(1) 0452)
+6017 887 8893

Done Deal

Rented for

RM24,000 *(RM6.95 psf)*

Ground floor of a shoplot at Dataran C180, Cheras, Selangor

Concluded by: Lydia Sim PRO (REN 02250)
Centricity Realty (+6017 287 2633)
When: March 2021

Noteworthy

- Freehold
- Built-up: 3,450 sq ft
- Corner unit
- Bare unit
- Located right next to the main entrance of Dataran C180
- Easy accessibility via Kajang Dispersal Link Expressway, North South Highway, Cheras–Kajang Expressway and Jalan Cheras

Dataran C180 is a commercial area located right next to AEON Mall Cheras Selatan and Econsave Supermarket. It is easy to access via various highways. The commercial area is also served by two Mass Rapid Transit stations – Bandar Tun Hussien Onn and Bukit Dukung.

The corner ground floor unit deal concluded by Lydia Sim, real estate agent of Centricity Realty, is the one and only kind of layout in the main entrance area of Dataran C180.

"Dataran C180 has a very limited main entrance frontage unit. The tenant has been waiting for such a unit in this location for quite some time," Sim shared.

Even though the rental listing was put up during the Full Movement Control Order period, the shop's good location and unique layout attracted a few potential tenants, with one of them being an established dim sum restaurant.

The owner decided to ink a three-year tenancy agreement with the dim sum restaurant chain owner for its good reputation, who planned to turn the space into its 10th restaurant outlet.

As at mid-July, three Dataran C180 shoplots were listed for rent on **EdgeProp.my** with an average asking monthly rental of RM4,900 or RM2.30 psf. Meanwhile, only one unit was listed for sale at an asking price of RM1.7 million, or RM1,103 psf.

RM980,000

Avens Residence @ Southville City, Bangi, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 2,988 sq ft **Land size:** 1,650 sq ft
Bedroom: 5 **Bathroom:** 5

Hannaan Khairy PRO (REN 44082)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)
+6017 460 4640

RM3,880,000

Icon Residence, Dutamas, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 4,282 sq ft
Bedroom: 4 **Bathroom:** 6

Harry Anwar PRO (REN 38290)
AZMI & CO ESTATE AGENCY SDN BHD (E 10553)
+6012 912 5034

RM240,000

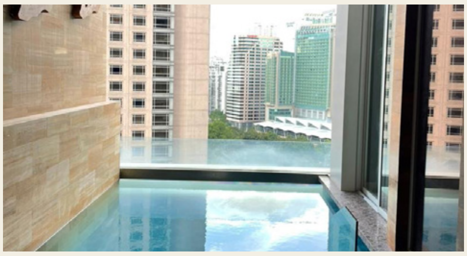
Sri Dahlia Apartment, Kajang, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 947 sq ft
Bedroom: 3 **Bathroom:** 2

Ivy Sim PRO (REN 27962)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 576 7868

RM680,000
Bandar Hillpark, Shah Alam, Selangor
Type: Terraced house **Tenure:** Leasehold
Built-up: 2,246 sq ft **Land size:** 1,920 sq ft
Bedroom: 5 **Bathroom:** 4

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



RM3,500,000
One KL, Jalan Pinang, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 3,294 sq ft
Bedroom: 4 **Bathroom:** 4

Jamie Chen PRO (REN 22471)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 337 7292

RM340,000
Cyberia Crescent 1, Cyberjaya, Selangor
Type: Condominium **Tenure:** Freehold
Built-up: 1,050 sq ft
Bedroom: 3 **Bathroom:** 2

Jay Jamali PRO (REN 37489)
NAS REALTY (E (3) 1954)
+6017 226 5737

RM547,000
Paraiso Residence, Bukit Jalil, Kuala Lumpur
Type: Condominium **Tenure:** Leasehold
Built-up: 1,101 sq ft
Bedroom: 4 **Bathroom:** 2

Jibril Chong PRO (REN 26292)
BELIEVE REALTY SDN BHD (E (1) 1885)
+6017 222 6212

RM220,748/mth
Seksyen 15, Shah Alam, Selangor
Type: Factory **Tenure:** N.A
Land size: 100,000 sq ft

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

RM630,000
Gala City Residence, Kuching, Sarawak
Type: Condominium **Tenure:** Leasehold
Built-up: 950 sq ft
Bedroom: 2 **Bathroom:** 2

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

RM925,000
Clearwaters Residences, Damansara Heights, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 826 sq ft
Bedroom: 1 **Bathroom:** 1

Meng Mun PRO (REN 13170)
ENRICH REALTORS (E (3) 1878)
+6018 209 0910

RM4,300,000
Ampang Point, Ampang, Selangor
Type: Shoplot **Tenure:** Leasehold
Built-up: 7,268 sq ft **Land size:** 1,650 sq ft
Bedroom: 5 **Bathroom:** 9

Michael SL Wong PRO (REN 09493)
DYNAMIC REALTORS (E (3) 0100)
+6012 519 8688

RM650,000
Pesona Kemuning, Shah Alam, Selangor
Type: Terraced house **Tenure:** Freehold
Built-up: 2,500 sq ft **Land size:** 1,400 sq ft
Bedroom: 5 **Bathroom:** 4

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

RM700,000
Tiara Putra, Bukit Rahman Putra, Selangor
Type: Terraced house **Tenure:** Freehold
Land size: 1,680 sq ft
Bedroom: 4 **Bathroom:** 3

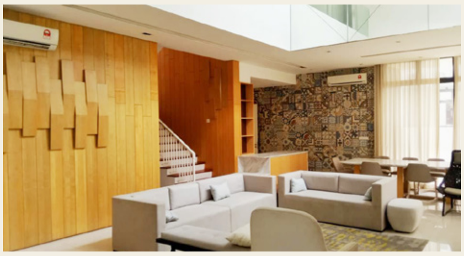
Michelle Yeow PRO (REN 43852)
PROPNEX REALTY SDN BHD (E (1) 1800)
+6016 239 2819

RM2,243,000
Labohan Dagang, Sepang, Selangor
Type: Shop office **Tenure:** N.A
Built-up: 5,382 sq ft **Land size:** 1,760 sq ft

Neel PRO (REN 04411)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD (E(1) 0452/8) +6012 219 1124

RM900,000
TTDI Grove, Kajang, Selangor
Type: Terraced house **Tenure:** Freehold
Built-up: 2,594 sq ft **Land size:** 3,272 sq ft
Bedroom: 4 **Bathroom:** 4

Nurul PRO (REN 33235)
HUNT PROPERTIES (BANGI) SDN BHD (E (1) 1498/3)
+6013 590 3395



RM2,980,000
Long Branch Residences, Kota Kemuning, Selangor
Type: Bungalow **Tenure:** Freehold
Built-up: 5,169 sq ft **Land size:** 4,660 sq ft
Bedroom: 6 **Bathroom:** 8

Ong CY PRO (REN 22613)
POLYGON PROPERTIES SDN BHD (E (1) 1714)
+6012 210 8687

RM980,000
Suasana Sentral Condominium, KL Sentral, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 1,410 sq ft
Bedroom: 4 **Bathroom:** 2

Phyllis Lim PRO (E 1670)
JOYLAND PROPERTIES (E (3) 0743)
+60113 337 8623

RM950,000
Tropicana Golf & Country Resort, Tropicana, Selangor
Type: Terraced house **Tenure:** Leasehold
Built-up: 1,600 sq ft **Land size:** 1,760 sq ft
Bedroom: 4 **Bathroom:** 3

Pink Goh PRO (REN 35157)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6011 3688 7782

RM2,700/mth
Verdi Condominium, Cyberjaya, Selangor
Type: Condominium **Tenure:** Freehold
Built-up: 1,389 sq ft
Bedroom: 4 **Bathroom:** 3

Sandy Lim PRO (REN 05454)
CID REALTORS SDN BHD (E (1) 1855/2)
+6016 301 2015

RM6,280,000
The Cove, Tanjung Bungah, Penang
Type: Condominium **Tenure:** Freehold
Built-up: 6,000 sq ft
Bedroom: 7 **Bathroom:** 6

Serena Tan PRO (REN 22794)
PG PROPERTY ANGEL (E (3) 1601)
+6016 496 7718

RM8,300,000
Damansara Heights, Kuala Lumpur
Type: Bungalow **Tenure:** N.A
Built-up: 7,700 sq ft **Land size:** 9,500 sq ft
Bedroom: 7 **Bathroom:** 7

Siew Kim PRO (REN 04485)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)
+6012 210 2858

RM1,600,000
Jalan Kekwa, Laman Dahlia, Nilai, Negeri Sembilan
Type: Bungalow **Tenure:** Freehold
Built-up: 4,800 sq ft **Land size:** 10,656 sq ft
Bedroom: 5 **Bathroom:** 5

Siti Hawa PRO (REN 33683)
RESCOM REALTY (VE (3) 0244)
+6012 290 6169

RM9,988/mth
Pekan Subang, Shah Alam, Selangor
Type: Shop office **Tenure:** Leasehold
Built-up: 6,862 sq ft **Land size:** 1,396 sq ft

Segar SK PRO (REN 04972)
SQUARE FEET REAL ESTATE (E (3) 1547)
+6014 338 3381

RM1,050,000
D'Festivo Condominium, Ipoh, Perak
Type: Condominium **Tenure:** Leasehold
Built-up: 2,472 sq ft
Bedroom: 4 **Bathroom:** 5

Steven Eng PRO (PEA 2310)
GS REALTY SDN BHD (E (1) 1307)
+6018 954 0680

RM4,680,000
Seksyen 17, Subang Jaya, Selangor
Type: Bungalow **Tenure:** Freehold
Built-up: 6,300 sq ft **Land size:** 10,000 sq ft
Bedroom: 7 **Bathroom:** 7

Tay Yen Sing PRO (REN 29659)
TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)
+6012 335 0520

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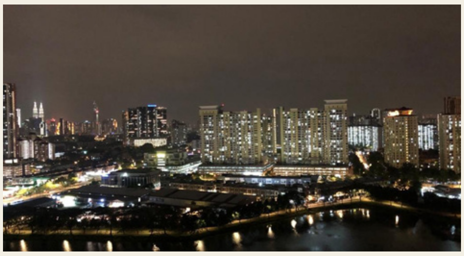


RM420,000
The Loft Zetapark, Setapak, Kuala Lumpur
Type: Condominium **Tenure:** Leasehold
Built-up: 677 sq ft
Bathroom: 1

Tony Yap PRO (REN 23582)
AMBER REALTY (E (3) 1482)
+60115 646 8129

RM6,534,000
Kg Baru Subang, Shah Alam, Selangor
Type: Industrial land **Tenure:** Leasehold
Land size: 87,120 acre

William Tan PRO (PEA 1315)
IQI REALTY SDN BHD (E (1) 1584)
+6014 313 1931

RM3,000,000
Cheras Perdana, Selangor
Type: Shop office **Tenure:** Freehold
Built-up: 7,100 sq ft **Land size:** 2,400 sq ft
Bathroom: 1

Wilson Ng PRO (REN 25583)
IQI REALTY SDN BHD (E (1) 1584)
+6012 298 9779

RM1,450,000
Empire Residence, Damansara Perdana, Selangor
Type: Bungalow **Tenure:** Leasehold
Built-up: 4,878 sq ft **Land size:** 1,400 sq ft
Bedroom: 5 **Bathroom:** 6

Yew Long PRO (PEA2276)
RIDGEWELL PROPERTIES (E (3) 1809)
+6019 352 5930

RM4,200/mth
Aria Luxury Residence, Jalan Tun Razak, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 857 sq ft
Bedroom: 2 **Bathroom:** 2

Yvonne Lee PRO (PEA2150)
MEGAHARTA REAL ESTATE SDN BHD (E (1) 1215)
+6012 319 1563

RM390,000
Pangsapuri Anggun, Seksyen 4, Bangi, Selangor
Type: Condominium **Tenure:** Leasehold
Built-up: 1,290 sq ft
Bedroom: 3 **Bathroom:** 2

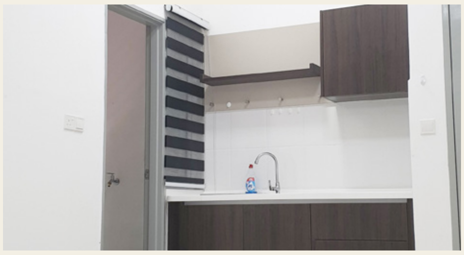
Zuraini Zallin PRO (PEA1699)
RESCOM REALTY (VE (3) 0244)
+6019 663 1526

RM950,000
Skyluxe On The Park, Bukit Jalil, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 1,140 sq ft
Bedroom: 3 **Bathroom:** 2

Danny Lee PRO (REN 43881)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD
(E (1) 0452/8) +6012 627 2019

RM1,473,888
Ervina @ Ara Sendayan, Seremban, Negeri Sembilan
Type: Bungalow **Tenure:** Freehold
Built-up: 4,930 sq ft **Land size:** 5,000 sq ft
Bedroom: 5 **Bathroom:** 5

Yumi Tan PRO (REN 12230)
DF PROPERTY (1637559-H)
+60112 069 9463



RM288,000
MesaHill, Nilai, Negeri Sembilan
Type: Condominium **Tenure:** Freehold
Built-up: 460 sq ft
Bedroom: 2 **Bathroom:** 2

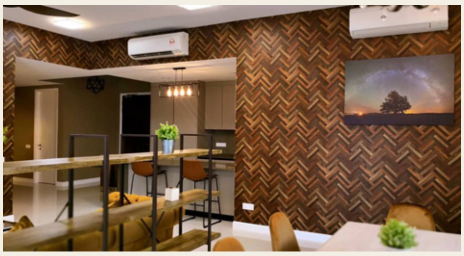
Thomas Chong PRO (REN 13470)
IQI REALTY SDN BHD (E (1) 1584)
+6016 245 9179

RM580,000
Bandar Baru Bangi, Selangor
Type: Terraced house **Tenure:** Leasehold
Built-up: 1,433 sq ft **Land size:** 1,647 sq ft
Bedroom: 4 **Bathroom:** 3

Zazarina PRO (REN 31851)
RESCOM REALTY (VE (3) 0244)
+6016 431 2570

RM550,000
Bandar Nusaputra, Puchong South, Selangor
Type: Terraced house **Tenure:** Leasehold
Land size: 1,400 sq ft
Bedroom: 4 **Bathroom:** 3

Jamil PRO (REN 20289)
IM GLOBAL PROPERTY CONSULTANTS SDN BHD
(VEPM (1) 0253) +6012 935 5226



RM8,500/mth
Residensi 22, Mont'Kiara, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 2,020 sq ft
Bedroom: 4 **Bathroom:** 4

Jelen Chong PRO (REN 22343)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 246 9258

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