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TOTAL RESET FOR RELEVANCE

He received the baton from an old hand at the toughest part of the track. Armed with 28 years' experience from an unrelated field, how does **Md. Shah Mahmood**, the newly-minted **CEO of KLCCP Stapled Group**, plan to keep the biggest REIT firm in Malaysia as the front runner in the arena? Read his exclusive interview with **EdgeProp.my** on **Pages 6 to 10**.



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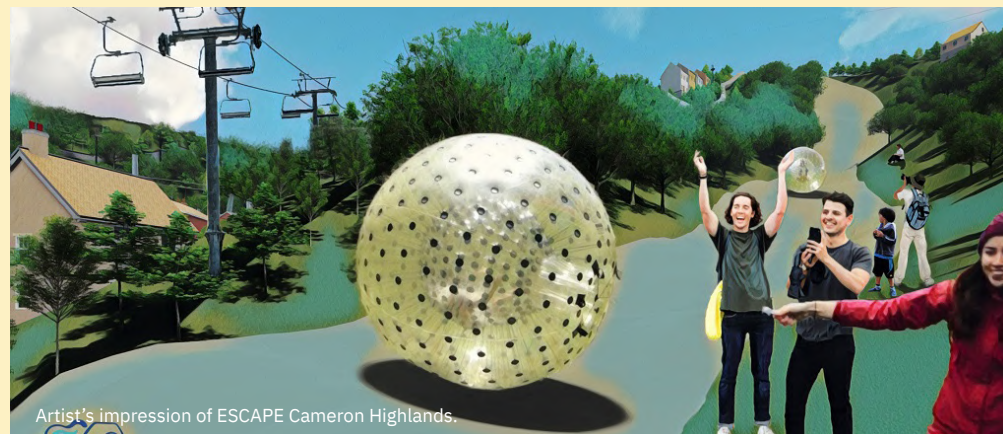
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Artist's impression of ESCAPE Cameron Highlands.

PHOTOGRAPH BY SIM LEISURE

ESCAPE Cameron Highlands to open in 1H2023

Singapore-listed theme park developer and operator Sim Leisure Group has partnered with Hektar Muda Sdn Bhd to develop a theme park development in Cameron Highlands, Pahang worth RM100 million.

The theme park development, named ESCAPE Cameron Highlands, is sited on a 60-acre plot with an elevation of 220m in Habu. The construction of the first phase will commence in December this year and is expected to start operation in the first half of 2023.

The two companies, represented by Sim Leisure Group founder and CEO Sim Choo Kheng and Hektar Muda director and shareholder Datuk Jimmy Doh, have inked the partnership

agreement virtually on Aug 2.

Hektar Muda is the landowner while Sim Leisure will design, build, operate, manage and maintain the theme park.

According to Sim, the theme park will be designed with a European-heritage concept, featuring traditional European games. The theme park will be divided into five different European villages with the Iberian at the lowest zone; British Isle, Balkan and Nordic in the mid-zone; and Alpine regions at the top.

Notably, the park will also showcase the world's first outdoor ski facility in equatorial setting complete with a 1.2km ski lift to transport visitors to the top of the park.

Timber sector suffering RM60m loss a day due to shutdown

The Ministry of Plantation Industries and Commodities (MPIC) estimated that the timber sector is suffering a loss of RM60 million a day since the suspension of operations following the implementation of the National Recovery Plan (NRP) two months ago.

Minister Datuk Dr Mohd Khairuddin Aman Razali said the loss is only a rough estimate and does not include contracts lost due to the inability to supply the commodity to customers.

"All this is disrupted due to the [NRP] plan we have now, and we have to persevere to ensure the people do not face a worse Covid-19 outbreak," he said on Aug 3.

Residential price growth above 10% across 43 cities, says Knight Frank

Cities are now outperforming national housing markets, with 43 cities registering an annual price growth above 10%, up from just one year ago, according to Knight Frank's Global Residential Cities Index published in July.

The report also confirmed that

average prices across 150 cities had been rising at their fastest rates since 2007.

In a statement on Aug 5, Knight Frank Malaysia international residential project marketing associate director Dominic Heaton-Watson said: "Far from underperforming their national housing markets, as many expected a year ago, cities are now outpacing them".

Across 150 cities, prices increased by 7.4% on average in the year to the first quarter of 2021; and the comparable figure across 56 countries and territories was 7.3%, according to the report.

Freight Management buys Klang land for RM57m

Freight Management Holdings Bhd is buying two pieces of vacant industrial land in Klang for RM56.84 million or RM140 psf.

The group said the freehold land, measuring a combined 405,979 sq ft or 4.67 acres, will be used for the expansion of its third party logistics warehousing and distribution services, which include e-commerce fulfilment and parcel delivery services.

"Given the properties are locat-

ed in an area with good connectivity and amenities, the proposed acquisitions are expected to contribute positively to the growth of the group," Freight Management said in a bourse filing on Aug 3.

The vendor of the land is Cebur Megah Development Sdn Bhd, a wholly-owned unit of Astacanggih Sdn Bhd, whose ultimate holding company is Boustead Properties Bhd.

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Nawawi Tie Leung optimistic on Penang's property market

Property consultancy firm Nawawi Tie Leung has expressed optimism on the prospect of the property market in Penang which has been supported by the growth in industrial activities.

"As the demand for properties is driven very much by owner occupiers over the past several years, the focus will remain on affordable housing for the time being due to the effects of the pandemic. We believe the property market is near the bottom, if not already beyond it.

"This is the right time to expand and we will continue to aggressively grow our presence in the Malaysian market. We will be looking out for more opportunities with like-minded professionals as the way forward is collaboration," Nawawi Tie Leung managing director Eddy Wong (pictured) told EdgeProp.my on Aug 3.



On Aug 2, Nawawi Tie Leung has announced that the former team of Raine & Horne Penang, previously headed by the late Michael Geh, has joined the firm.

"As for the entire former team of Raine & Horne Penang joining our firm, we view it as a good opportunity for us to strengthen our capability in the northern region. It also signals our view on the property market, that is, we anticipate the market to pick up soon with the completion of the vaccination drive by the end of this year," added Wong.



Sunway Malls facilitating up to RM200m in working capital to assist retailers

Sunway Malls announced on Aug 2 that it is facilitating up to RM200 million in working capital to assist its retailers through financing facilities provided by RHB Banking Group and Credit Guarantee Corp Malaysia Bhd (CGC).

The financing facilities — the Sunway Malls SME Retailers Relief Financing Programme — will be made available to the mall group's retailers across seven malls, it added in a statement.

Under this scheme, Sunway Malls said qualified retailers under Sunway Malls can apply for RHB financing facilities of up to RM500,000 with a loan tenure of seven years, where up to 80% of the principal financing amount is guaranteed by CGC.

The programme will also incorporate an option for an overdraft facility of up to 30% of the financing limit with one of the lowest interest rates in the market, it added.



PHOTOGRAPH BY TRAIN NIGHT MARKET RATCHADA FACEBOOK

Bangkok's Train Night Market Ratchada likely to close down permanently

The popular tourist destination Train Night Market Ratchada in Bangkok is believed to be closing for good, according to Kapook, a Thai language lifestyle site on July 31.

This is based on social media posts of some Thai stallholders who shared their grievances over the impending closure of the night market.

One of the owners said the

night market no longer has the means to ride out the impact on business caused by Covid-19, which has led to the lack of international travellers.

Several food and beverage operators at the tourist attraction, also known as Rot Fai Market Ratchada, have said they were asked to move out as their stalls would be demolished soon.

Covid-19: Another new high



PHOTOGRAPH BY THE EDGE

New records have been set for the week. On Aug 5, daily Covid-19 cases breached the 20,000 mark for the first time with 20,596 cases. On Aug 4, daily fatalities also saw a record high of 257, while the number of patients admitted into intensive care units (ICU) stood at 1,069.

A total of 9,384 individuals succumbed to the virus alone this year as of Aug 4, compared to just 471 deaths for the entire 2020.

Meanwhile, data from Johns Hopkins University

showed that global Covid-19 cases surpassed 200 million on Aug 4, with 4.25 million deaths worldwide.

On the bright side, Malaysia has continued to speed up the vaccination process. Cumulatively, 22.65 million Covid-19 vaccine doses had been administered as of Aug 4.

A total of 14.94 million people or 45.8% of the nation's population received at least the first dose, including 7.7 million or 23.6% who were fully inoculated.

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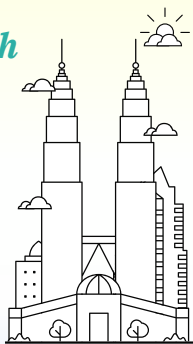
Oiling the machine for **REBOUND**



“

It's a total reset to me – taking up the leadership role in a new industry and helping the company amid pandemic times.”

– Md. Shah



● Text **Tan Ai Leng**

What has the oil and gas (O&G) industry got to do with the property industry? Because that is what the newly-minted CEO of KLCCP Stapled Group Md. Shah Mahmood's expertise is – 28 years of it in fact.

Naturally, no few eyebrows were raised when the 51-year-old electrical engineer was appointed by the board of the public-listed KLCCP Stapled Group as the successor to Datuk Hashim Wahir, whose 14 years in the country's biggest real estate investment trusts (REIT) group had earned him the respect of both peers and rivals.

Aug 8, 2021 will mark the 100th day Md. Shah reported to office, but the succession plan actually began long before the announcement was unveiled, Md. Shah tells EdgeProp.my on Aug 2 – his first and exclusive media interview, done virtually, since taking up the position.

“It's not an abrupt decision where someone suddenly just came in. The board screening process actually started months before. The board had appointed third party international consultants to look for suitable candidates that could lead the company. Every candidate would have a one-to-one session with the board members,” he shares when asked about his appointment.

With almost three decades in the O&G industry, Md. Shah is equipped with all the knowledge in O&G – from drilling and exploration to production. He held different management positions, mainly in the business development unit, and corporate planning and development division. His wide exposure to the business circle and his past experience in management made him one of the candidates when the KLCCP Stapled Group board was searching for suitable leaders to helm the group.

To Md. Shah, when the opportunity came to



Visitors to the office towers are required to register themselves first at the lobby.

him, he did not hesitate to take up the challenge to venture into a new journey in his career path. “It's a total reset to me – taking up the leadership role in a new industry and helping the company amid pandemic times.”

Although the announcement of his appointment was made on April 30, he had already reported to office a few months before the handover to learn the ropes from his predecessor, Hashim, whom he describes as a wonderful person that made the process easier for him.

Repurposing its premises

With a market capitalisation of RM12 billion, KLCCP Stapled Group comprises KLCC Property Holdings Bhd and KLCC REIT. Under the latter's portfolio, its assets include the iconic Petronas Twin Towers, Menara Exxonmobil and Menara 3 Petronas.

Besides Suria KLCC, KLCC Property's assets include Mandarin Oriental Kuala Lumpur, Kompleks Dayabumi, Menara Maxis and a Lot D1 vacant plot as well as KLCC REIT Management Sdn Bhd (REIT manager) and management services companies – KLCC Urusharta Sdn Bhd (property management) and KLCC Parking Management Sdn Bhd (car park operator).

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Petronas Twin Towers is one of the most sought after address in Kuala Lumpur for multinational companies.

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In the first quarter ending March 31 (1QFY2021), KLCCP Stapled Group's profit fell 24.4% to RM175.7 million from RM232.3 million a year ago. Its quarterly revenue slipped 20.37% to RM282.37 million from RM354.59 million a year ago.

KLCCP Stapled Group's weaker earnings were mainly dragged by the hotel and retail divisions. The hotel division was in the red, registering a pre-tax loss of RM16.1 million as large social events have been prohibited and the country's border have been closed, impacting the tourism industry. Similarly, the profit before tax of the retail division plunged 43.3% year-on-year mainly due to the provision of tenant assistance.

The office segment, which comprises the Petronas Twin Towers, Menara 3 Petronas, Menara ExxonMobil and Menara Dayabumi, remains the key contributor to the KLCCP Stapled Group, exceeding 50% of the top-line revenue.

While the national Covid-19 vaccination rollout would foster market recovery, he says KLCCP Stapled Group remains cautious and he anticipates the year to still be challenging.

Although the current situation is unavoidable, Md. Shah and the team are relooking at their portfolio and optimise their resources to make them relevant to current needs. For instance, the KL Convention Centre has been turned into a public vaccination centre, while Impiana KLCC Hotel has become a quarantine hotel.

"Mandarin Oriental Kuala Lumpur is also looking at [the option of becoming] a quarantine hotel," he adds, adding that the pandemic is a total reset to the real estate industry and every stakeholder will need to rethink the way they operate to stay relevant.

While bad times are inevitable for all segments in the real estate industry, Md. Shah chooses to stay positive and to look at things that KLCCP Stapled Group can do to improve the conditions of the buildings and be prepared for the recovery path.

"Tenants' sustainability, as well as the safety and well-being of customers continue to be the priorities of Suria KLCC," he stresses.

Despite the shrinking revenue and profit, Md. Shah says the group has allocated RM90 million last year to help the affected retail tenants and this year the group is looking at continuing to support the affected tenants tide over the Covid-19 crisis. However, he declines to reveal the amount of allocation.

Retaining the sparkle, upgrading the safety

To Md. Shah, the basic solution for the retail and hospitality segment to return to the black is to beef up the buildings' safety in the new normal.

"Ensuring the building is safe for everyone is on top of our priorities now. Eventually the borders will reopen and people will be able to travel again. We have to make sure our buildings are safe to welcome their return.

Hence, KLCCP Stapled Group has embarked on a digital roadmap to improve efficiency in the group's property management even before the Covid-19 outbreak.

"KLCC Urusharta, the group's facilities management arm, launched the Integrated Building Command Center (IBCC) at Tower 2 of the Petronas Twin Towers in April this year. IBCC is an automated, real-time building management system which leverages the power of data and enables centralised monitoring, control and command with digital technology to optimise asset performance, improve energy efficiency and reduce service cost," he elaborates.

Currently three facilities are operated through the IBCC – Petronas Twin Towers, Menara 3 Petronas and the KLCC Park Irrigation System.

Through the IBCC, the KLCC Park is now digitally operated via the KLCC Park System Automation. This reduces the number of manual manning activities by 93% and in turn



The 37-year-old Kompleks Dayabumi is one of the landmarks in Kuala Lumpur.

saves on cost and reduces the risk of working at height in confined spaces.

"The thermal screening system and face recognition system, on the other hand, ensure the safety of visitors. We want to make the office and the buildings are safe when they (working population and visitors) come back," he stresses.

Md. Shah notes that indoor air quality (IAQ) is also one of the things that the group is looking into, even before the pandemic and the unveiling of the guidance note on ventilation and IAQ by the government.

"Even before the Covid-19 pandemic, we have been evaluating our IAQ based on World Health Organization's requirement and using double filtration system to ensure the air is always clean and fresh as we need to look after everyone's health condition, such as those who have asthma or allergy problems," he adds.

"Safety is something we will not compromise," Md. Shah emphasises, adding that this is in line with the core value of the late Tun Azizan bin Zainul Abidin. As the former chairman of Petronas, KLCC Holdings and Suria KLCC, Azizan was widely known for, among other attributes, his emphasis on safety in buildings and workplaces.

"This is the DNA of the group, that's what I have been taught and trained in since day one when I joined Petronas," he says.

Despite being over twenty years old, the iconic Petronas Twin Towers and Menara 3 as well as Kompleks Dayabumi still look like new buildings.

"Our marble flooring is still shiny like new. All these are the efforts we put in to protect the asset value," he says.

Indeed, the sustainability of the properties under the management of KLCCP Stapled Group has impressed many, with a string of accolades to prove.

Ensuring its edge remains intact

As more new developments come up in the KL city centre, the market will be seeing increased competition.

For instance, the soon-to-be completed Merdeka 118 building will be Southeast Asia's tallest building in 2022, overtaking Taipei 101 which took Petronas Twin Towers' crown in 2004. Merdeka 118, which has a full height of at least 644m, comprises a floor area of over three million sq ft and net lettable area of 1.66 million sq ft as well as one million sq ft of retail space.



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PHOTOGRAPH BY KLCCP STAPLED GROUP



Kuala Lumpur Convention Centre is now being used as vaccination centre.



2017

Petronas Twin Towers was a double winner in the inaugural EdgeProp Malaysia's Best Managed & Sustainable Property Awards in 2017. The development clinched the first ever Gold Award in the non-strata commercial segment of the Awards. The iconic project was also the recipient of the "Editor's Choice Award – Iconic Innovation".

2018

KLCC Park, which is managed by KLCC Urusharta Sdn Bhd (a subsidiary of KLCCP Stapled Group), was the recipient of the "EdgeProp Editor's Choice Award – Exemplary Contribution to the Nation" in EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2018.

2019

The KL Convention Centre, meanwhile, won the Editor's Choice Award – Exemplary Convention Centre and the Gold Award in the Above 10 Years – Specialised Category at the EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2019. In the same edition, **Kompleks Dayabumi** also won the Bronze Award in the Above 10 Years Non-strata Office Category.

“We expect to see sector improvements from the second half of 2021 onwards and in 2022 on looser restrictions and effective rollout of the national vaccination programme by then.”
– Md. Shah

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In response, Md. Shah is quick to point out that Petronas Twin Towers are still the world's tallest twin towers!

"We are still the tallest twin towers, even after 20 years. [But] we are not complacent with this. Over the years, we have been working on injecting new vibrancies to the KLCC Precinct," he says.

According to him, the KLCC Precinct will be seeing a new addition – Lot 91, a 52-storey office building with retail and convention floor space seamlessly connected to the Kuala Lumpur Convention Centre. The new development received the Certificate of Completion and Compliance early this year.

In addition, there will be new retail developments to be built at plots close to The Binjai on the Park.

"This will be a mixed commercial development integrated with the Mass Rapid Transit (MRT) station under the MRT Line 2 – KLCC Station which is due to be completed by 2023. This development will enhance KLCC as a premier destination through additional connectivity and 're-tailainment'," Md. Shah highlights.

"We have never failed to give our shareholders a good dividend and we will still maintain a good dividend payout for them," says Md. Shah, adding that with more new exciting developments in this precinct, KLCC will remain competitive amid intense competition from other new developments in the city centre.

"We have a 50-acre urban park, something that other new developments may not have. At the same time, we are also upgrading our security and safety features to retain our attractiveness to investors," he emphasises.

Although there are uncertainties ahead, Md. Shah reiterates that KLCCP Stapled Group's office segment is still doing well with 100% occupancy rate.

The office assets have locked in long-term leases with the recent

extension of the triple net lease (TNL) agreements for Petronas Twin Towers and Menara 3 for a further 15 years to 2042, reinforcing its revenue stability. Menara ExxonMobil has also secured a lease renewal for the next three years of its 18-year lease tenure, he adds.

TNL is a lease agreement where the tenant or lessee promises to pay all the expenses of the property including real estate taxes, building insurance, and maintenance. The renewal rates will be negotiated a year before the leases end, based on market rates.

According to the National Property Information Centre's 1Q2021 market snapshot data, the average occupancy rate for offices slipped to 73.3% from 73.9% in 4Q2020; and the occupancy rate for shopping complex remained flat at 77.6% in 1Q2021, compared to 77.5% in 4Q2020.

"As for our hospitality segment, Mandarin Oriental Kuala Lumpur and other hotels remain most tourists' preferred choices, for its service standard and location. It's a timing problem, we believe once borders are open, the hospitality business will rebound," says Md. Shah.

On KLCCP Stapled Group's retail segment outlook, Kenanga Research in its research note dated May 5, 2021 anticipated it will be flattish to low single-digit negative reversions because of leases up for expiry and rental rebates in the coming months, while the hospitality segment occupancy is expected to be 25% dampened by the Covid-19 pandemic in the Klang Valley.

"We expect to see sector improvements from the second half of 2021 onwards and in 2022 on looser restrictions and effective rollout of the national vaccination programme by then. We favour KLCCP Stapled Group [among Malaysia REITs] for its premium asset quality, and take comfort in its stable office segment, TNL structure and Shariah-compliant status which make it a favourite amongst institutional investors," stated Kenanga Research.

Meanwhile, CGS-CIMB Securities Sdn Bhd observes that Mandarin Oriental Kuala Lumpur pre tax losses have narrowed 18% quarter-on-quarter to RM16.1 million, thanks to staycation packages in 1QFY2021 that bumped up occupancy rates to 25% in March 2021.

"However, 1Q2021 occupancy rates remained subdued at 16% (1Q2020: 44%) and may continue to be under pressure for the rest of FY2021 (forecast) should the movement control order be reinstated," said the analyst in a research note on May 5, 2021.

While analysts remain cautious on the recovery of the hotel and retail industry in Malaysia, CGS-CIMB opines that for KLCCP Stapled Group, the risk could be mitigated by the resilience of its office segment.

The downside risk for KLCCP Stapled Group will be larger losses for its hotel segment and negative reversions for the expiring leases of its retail segment (33% of total leases), said CGS-CIMB, concurring with Kenanga Research.

Looking at the potential of property management business, Md. Shah says this is something worth exploring as KLCCP Stapled Group has good experience in managing premium assets.

"We are now managing 22 assets. Eventually that will be our area of expertise, something that we are exploring. Although we are now managing the parent company's assets, I am looking at how I could add value into what I am doing.

"To achieve this, we have to look at things in a holistic way, reset ourselves and view things from different angles to find out how we can do better, anything we can pivot on and anything that can make us stronger," he says, adding that the digital roadmap is one of the ways the group will set itself as a leader in the property management industry.

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PHOTOGRAPHS BY LOW YEN JENG | EdgeProp.my

The 50-acre KLCC park is the green lung in Kuala Lumpur city centre.

It wasn't at the best of times, but that was when opportunity came knocking. Three months into helming the captainship of KLCCP Stapled Group, its chief executive officer Md. Shah Mahmood shares with **EdgeProp.my** in his first media interview (edited for clarity) how he intends to steer the top-tier ship to profitable landings through the raging pandemic-ridden waves.

EdgeProp: Describe your appointment.

Md. Shah: After 28 years in the oil and gas industry, many may wonder why I am now in the real estate industry. The fact is, in Petronas, talents are given opportunities to explore their strengths. This is the way talents are being groomed.

I am fortunate to have had the opportunity to be chosen to attend the senior management development programme in PETRONAS – INSEAD and the advanced management programme in Harvard Business School. These are the highest programmes on grooming management talents.

The board screening process started a couple of months [before the official appointment]. The board has appointed a third party international consultant to search for suitable candidates. Every candidate would have a one-to-one session with the board members and the board would then discuss and choose the most suitable candidate.

I am humbled to be appointed, and I am grateful and thankful to the board for trusting me to helm one of the biggest REITs (real estate investment trusts) in Malaysia and part of KLCC Holdings.

EdgeProp: How have your first three months in KLCCP Stapled Group been?

Md. Shah: After three months, I would say this (real estate) is an exciting business. Taking up the role of a new CEO amid pandemic times – there are some difficulties, especially when I can't meet the big family in person. Nevertheless, I am having one-on-one virtual sessions with the management team to get to know each other.

For now, the priority is to review and relook at the things that we have done best. KLCCP Stapled Group has a list of premium properties in prime locations, such as Petronas Twin Towers and Menara 3. These two properties have 100% occupancy rate and have recently secured extended triple net leases (TNL) for another 15 years. With this, it can continue to contribute to the group's revenue growth. Currently, the office segment contributes over 50% of the revenue. Moving forward, we will see how far we can go.

EdgeProp: Undeniably, these are premium assets but they are also aging. Your comments?

Md. Shah: Ensuring our buildings are safe and in pristine

condition are our priorities now. Other than replacing the wear and tear, we are constantly upgrading the facilities and looking for ways to reduce our energy usage. This includes the changing of lighting to LED.

Investment is not just about investing one and getting one back, but to protect the value of the asset. Look at our buildings. Even though Petronas Twin Towers and Menara 3 as well as Kompleks Dayabumi are already over 20 years old, they still look impressive and fantastic. Our marble flooring is still shiny like new. All these are the efforts we put in to protect the asset value.

Most importantly, we are embarking on our digitalisation journey to leverage the technology and big data to better control and monitor the buildings and the activities within them.

EdgeProp: Please elaborate on KLCCP Stapled Group's digital roadmap journey.

Md. Shah: In March this year, we completed our building command centre (IBCC) which is able to integrate all the facilities and safety features in one control room. This is truly "hands off eyes on"!

KLCC Urusharta, KLCCP Stapled Group's facilities management arm, launched the IBCC at Tower 2 of the PETRONAS Twin Towers in April this year. IBCC is an automated, real-time building management system which leverages the power of data and enables centralized monitoring, control and command with digital technology to optimize asset performance, improve energy efficiency and reduce service cost.

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It also helps to monitor the situation inside the building, such as control of the vertical transportation to speed up the lift transportation to avoid big crowds.

The digital roadmap enables us to improve our efficiency in property management. We are leveraging our talents in the group. We have another board member who is from IBM. She has helped us a lot on this.

Technology can enhance our cybersecurity and support the team in better monitoring what's happening inside and outside the building. For example, there are CCTVs everywhere, and if the system detects someone leaving something, it will notify the security personnel and preventive measures will be taken to ensure the safety of the occupants.

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EdgeProp: Besides upgrading the building's hardware, how else do you ensure the safety of occupants post-lockdown?

Md. Shah: Safety is something that we will not compromise. This is also something echoed in the core value of the late Tun Azizan, who was the former Petronas chairman and the management of KLCC Group at that time. He always stressed the importance of safety in buildings and workplaces. This is the important DNA to the group, that's what I have been taught and trained since day one when I joined Petronas.

We are controlling what we can to curb the spread of airborne viruses. We are very cautious on indoor air quality. Even before the Covid-19 pandemic, we had been monitoring our indoor air quality closely, following requirements set by the World Health Organization, to ensure the health of the building occupants.

We understand 100% air circulation in the building is not possible as we do not have windows all over the place. Hence we are using a double filtration system to improve ventilation. We are constantly looking for other filtration systems that can improve the indoor air quality.

The thermal screening system and face recognition system, on the other hand, ensure the safety of the visitors. We want to make the office and the buildings are safe when they [the working population and visitors] come back.

In KLCC, we go even below 37.7 ° Celsius. When the thermal screening detects someone breaching the safe temperature level, the security personnel will ask him or her to stand aside, to check whether he or she has symptoms or are from high-risk areas.

To further ensure safety, our people will be walking around to observe the activities inside the buildings and to do some spot checks. In addition, we also increase more contactless features such as cashless parking to reduce the risk.

In fact, during the lockdown period, it enables us to work on things to improve the overall environment, which we can't do when everyone is in office, such as raising the cu-

bicle wall to make sure physical distancing is possible.

However, there are things that we cannot control, such as when they step out of the building and go to other public places. How are we going to protect them? Hence, herd immunity is very important to ensure everyone is safe.

EdgeProp: Suria KLCC used to enjoy high footfall. How do you bring back the vibrance?

Md. Shah: Yes, the current footfall to our shopping mall has dropped significantly. Things were getting better in February and March this year and we observed that the footfall was growing fast. However, when a full movement control order was implemented in June this year, the retail business was hit again. We do not know how long this will last, looking at the spiking number of daily cases.

While waiting for reopening, we are reviewing our facilities and our monitoring systems to ensure our buildings are ready when the restrictions are lifted.

Meanwhile, the group has allocated RM90 million last year to help the affected retail tenants and this year the group is looking at spending more than this to help the retail tenants tide over the Covid-19 crisis. We will continue to offer assistance to the tenants who are struggling to survive with different packages.

EdgeProp: How do you see the property business moving forward?

Md. Shah: I remember last year, many were anticipating things would be better this year, but no one had expected the market to remain stagnant now and the infection cases to get more serious.

I believe this is a reset to the industry – a consolidation. The industry players need to review their strategies as there's no point in continuing building when you do not have the occupancy.

Eventually the borders will reopen and people will be able to travel again. We have to make sure our buildings are safe to welcome their return.

Another important thing is to retain talents in times like this. We define our staff as talent and we are like a big family. Currently, our staff number is 1,400 people.

The heads of departments will have conversations and always check on their team members, to see whether there is anything of concern as we care about their mental well-being. When there are units not doing well, we see how others can help. While working from home has extended our working hours, we still need to play by the rules and the heads of departments cannot request their talents to work beyond working hours.

EdgeProp: Competitive foreign direct investment is compounded by intense competition from more new buildings coming up in the Kuala Lumpur city centre. How can KLCC remain attractive?

Md. Shah: We are still the tallest twin towers, even after 20 years. We are not complacent with this. Over the years, we have been working on injecting new vibrancies to the KLCC precinct.

We also believe that location is crucial. KLCC's proximity to all infrastructure and amenities will make it well-poised for the rebound.

At the same time, we are also upgrading our security and safety features to retain our attractiveness to investors. Not to forget, we have a 50-acre urban park, something that other new developments may not have.

Although there are uncertainties ahead, our office segment is still doing well with 100% occupancy rate. The extended TNL will sustain our revenue growth until 2042.


As for our hospitality segment, Mandarin Oriental Kuala Lumpur and other hotels remain most tourists' preferred choices for its service standard and location. It's a timing problem. We believe once borders are open, the hospitality business will rebound.

EdgeProp: Property management services now constitute a sizeable income for the KLCCP Stapled Group. Are you looking at expanding this beyond the group's assets?

Md. Shah: Yes, this is something we are looking into. We are now managing 22 assets. Eventually that will be our area of expertise, something that we are exploring.

Although we are now managing the parent company's assets, I am looking at how I could add value into what I am doing. It's not about how rich our parents are and how we are getting things on a silver platter. I have to go out and earn it, not only from internal but also external.

To achieve this, we have to look at things in a holistic way, reset ourselves and view things from different angles to find out how we can do better, anything we can pivot on and anything that can make us stronger.

The digital roadmap is one of them, how we leverage our talents and technology to improve ourselves in property management and continue to be the pioneer of the industry. 

PHOTOGRAPH BY MANDARIN ORIENTAL KUALA LUMPUR



Mandarin Oriental Kuala Lumpur is still one of the preferred choices for tourists.

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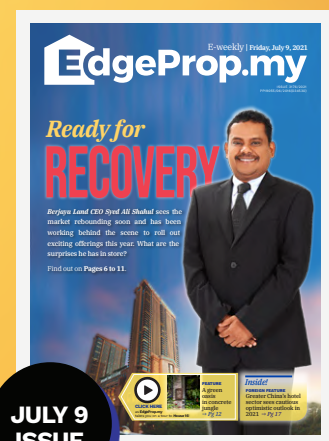
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Ittka House:

Defying conventions of a terraced house

The story of Ittka House starts when you come into the house, transporting you to a whole new world altogether.



CLICK HERE

to see the inside of this interesting home.

Ittka House is located at the matured locale of Damansara Jaya in Selangor's Petaling Jaya.



●Text **Natalie Khoo**

Terraced houses, traditionally sought-after investments, are now even “hotter” as Malaysians adjust to the new-normal living amidst the pandemic lockdowns.

One common complaint of terraced homes is its stereotypical layout design, which tends to limit natural light and ventilation.

A typical terraced house layout plan provides for the living, kitchen, dining, toilet and perhaps a small room on the ground floor while usually three or four bedrooms are clustered on the top floor.

Must this always be the case?

In the matured locale of Damansara Jaya in Selangor's Petaling Jaya is a typical-looking 2-storey intermediate terraced house of 24ft by 85ft.

From the outside, it is not much of a looker actually. The walls are whitewashed with no windows in sight. There is also no fanfare about the entrance door which has been shifted to one end of the frontage.

The story of this home begins, however, the moment you step beyond those understated, or rather, inconspicuous doors of 1.5m wide.

Welcome to a home that defies convention – one that effectively showcases a clever and inverted use of interior space.

The front door opens up to a corridor that runs straight to the other end of the ground floor, culminating in a miniscule garden complete with a slender and graceful tree.

Somehow, there is a sense of grandeur, space and openness, thanks to the corridor's 6m-high double-volume ceiling.

Continues **NEXT PAGE** →

A very small six-inch gap near the ceiling is designed which allows for some light to come in with some louvres and mosquito nets which are hidden from sight.



PHOTOGRAPHS BY LIN HO AND EIFFEL CHONG

A tip from the "Ittka House" owners, a couple in their 30s: "Think clean. Do not buy too much. What we don't need, we don't acquire".



CLICK HERE
for a video tour

Instead of a living area that looks out into cars parked at the porch or people walking past the house, it now looks right into manicured greens instead.

← From **PREVIOUS PAGE**

Like vines clinging to a branch, four bedrooms, all with en-suite bathrooms, are "hinged" on the corridor.

To introduce natural light and ventilation indoors, a courtyard is cleverly created between the master bedroom and the second bedroom.

Deliberately designed to be almost zen-lighted, the courtyard opens up right to the roof, "cutting" through the first floor and in the process, offers continuous open space all round.

From the courtyard, steps lead to the first floor where, voila, one is greeted by an almost open concept comprising the living, kitchen, home-office, store and a powder room.

The front section of the first floor is now the exclusive living area which opens up to a private garden, created on the extended roof over the car porch below – how clever!

Instead of a living area that looks out into cars parked at the porch or people walking past the house, it now looks right into manicured greens instead.

Still, won't the four bedrooms – or at least two of them – for obvious reasons – on the ground floor be dark and stuffy?

Architect Fabian Tan of Fabian Tan Architecture explains: "All the four bedrooms come with en-suite bathrooms which are well ventilated and permeated with natural light".

"When you look up at the bathrooms, it opens up to a skylight and we have ventilation holes that are hidden on the sides as well. So, that also ventilates the room and ensures there is ventilation in the house. The doors in the house have an opening on the top which allows for airflow in and out of the house."

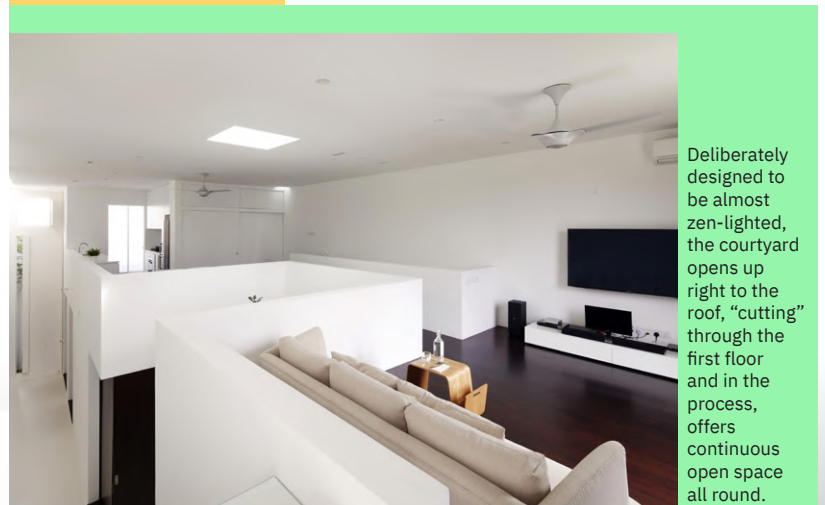
The master bedroom is built with a top-lighted courtyard which brings light into the space.

Interestingly, all the rooms are served by large sliding doors. These have been given the important task of keeping at bay a feeling of segregation and being boxed-up on the ground floor.

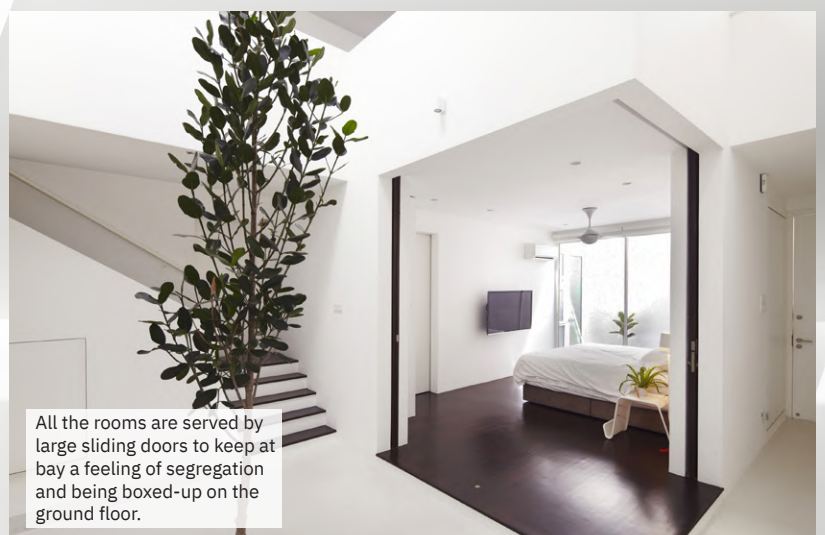
How is this possible? Tan explains to EdgeProp.my: "The owners are really private people and they do not have guests coming often, so the sliding doors of the rooms are usually opened up".

The desire for privacy is also met with the living room looking out to a very private and elevated garden.

Continues **NEXT PAGE** →



Deliberately designed to be almost zen-lighted, the courtyard opens up right to the roof, "cutting" through the first floor and in the process, offers continuous open space all round.



All the rooms are served by large sliding doors to keep at bay a feeling of segregation and being boxed-up on the ground floor.

← From **PREVIOUS PAGE**

"If you see the drawing plan of the house, every available space has been used to the maximum. For most people, when they look at the outside of the house, they think to themselves, yeah, this a typical 2-storey terraced home but when they step inside, they say they don't know where they are because it is so different," Tan says.

While "Ittka House" is not Tan's most popular project, he calls it one of his proudest ones.

Pulling it off was no mean task given the constraint of the house with just a 1,900 sq ft footprint.

"Initially I thought of putting a large piece of glass which would result in a skylight glowing down to the house, but when I went to the site during the construction, it was too bright with the sun glaring down. It was also too hot.

"So, we decided to make a very small six-inch gap near the ceiling which allows for some light to come in with some louvres and mosquito nets which are hidden from sight.

"That is where the ventilation also is and it also prevents the bugs from coming in. Upstairs, there is a skylight opening which the owners tell me enables them to tell the different times of the day from the different shades of hue and glare that come through without looking at the clock," Tan explains.

Was it difficult to sell this "inverted" layout to the property owners?

"Before they spoke to me, they had actually spoken to other architects, so they were actually quite shocked when I presented them with the idea. It took some convincing," Tan says with a chuckle.

Clearly, the white cue dominates this home; it is probably also chosen for its zen and spacious effect.

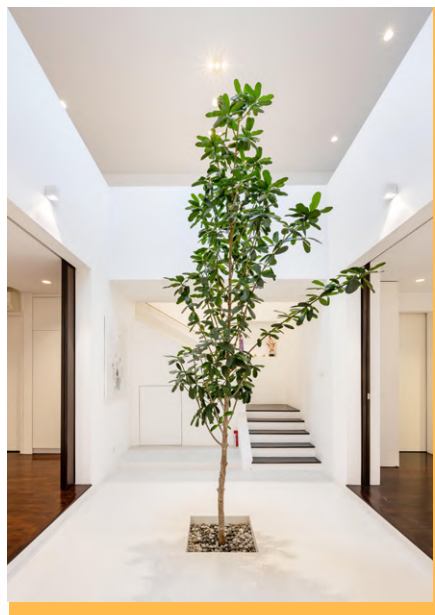
Is it realistic to live in a house that is bathed literally in all-white? A tip from the "Ittka House" owners, a couple in their 30s: "Think clean. Do not buy too much. What we don't need, we don't acquire".

Are you ready to see the inside of this interesting home? Join EdgeProp.my for a video tour now. [📺](#)

The "Ittka House" is also featured in Terrace Transformations in The Tropics by Robert Powell and published by Atelier International. Photos by Lin Ho and Eiffel Chong



The kitchen area on the first floor.



CLICK HERE
to see the inside of
this interesting
home.

From the
courtyard,
steps lead to
the first floor.

The front door opens up to a corridor that runs straight to the other end of the ground floor, culminating in a miniscule garden complete with a slender and graceful tree.

Singapore property auction success rate rises to 6.5% in 2Q2021

●Text Timothy Tay
EdgeProp Singapore

The success rate of properties at auction in Singapore increased to 6.5% in 2Q2021, from 3.5% in the previous quarter, according to an auction market report by Knight Frank. This includes repeat listings and excludes properties sold outside of auction.

In all, 13 properties were sold last quarter for a total gross value of S\$36.9 million (RM115 million). Eight of the 13 listings sold last quarter were mortgagee sales and the remainder consisted of sheriff and estate sales.

Despite a 31.6% increase in the number of owner sale listings, no owner sales were closed during auctions. "While owners increasingly ventured onto the auction route to divest their properties, price expectations remained high as many were not in immediate distress," says Sharon Lee, head of auction & sales at Knight Frank.

There were 87 mortgagee sale listings in 2Q2021, compared to 35 recorded in the previous quarter. There were 40 (46%) residential mortgage sale listings in 2Q2021; of this number, 31 were non-landed and nine were landed properties.

A 3,208 sq ft unit at the freehold The Tate Residences in District 9 was sold for S\$8.6 million, which is 9.1% above its opening price. A 1,507 sq ft apartment at the Sea Horizon in District 18 was sold for S\$1.6 million.

The number of auction listings was expected to spike in 1H2021 due to the pandemic-led recession in 2020. But this did not materialise, and auction listings remained stable with 201 in 1Q2021 and 200 in 2Q2021, similar to the 198 in 4Q2020.

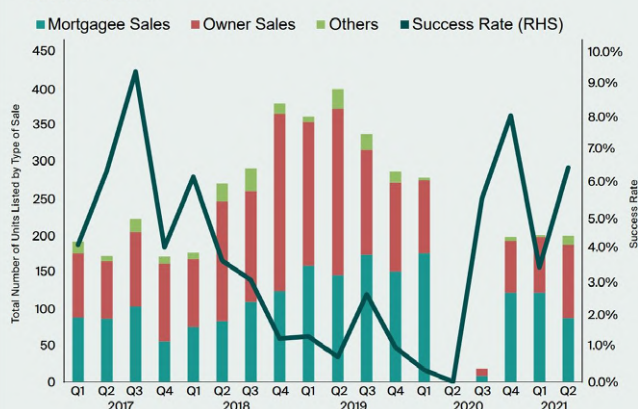
"Nevertheless, listings are expected to increase moderately in 2H2021, along with increased success rates during auctions and as 'pent-up supply' resurfaces later in the year. Both owner-occupiers and investors are likely to continue to target value-purchases," says Lee. 📊



PHOTOGRAPH BY EDGEPROP SINGAPORE

In all, 13 properties were sold last quarter for a total gross value of RM115 million. Eight of the 13 listings sold last quarter were mortgagee sales.

Exhibit 1: Total Number of Listings by Type of Sale and Percentage Success Rates



Source: Knight Frank Auctions and Knight Frank Research



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With
Datuk Chang Kim Loong
and **Claudia Silva**

Buyers dragged beyond Housing Tribunal's quick and easy resolutions

Recently, there have been plenty of “judicial review” proceedings mounted by housing developers at the courts of law to challenge the jurisdictions of the Housing Tribunal through what we deem as deliberate frustrations on grounds of legal technicalities, forcing laymen to expend legal fees against the developers’ battalion of lawyers.

What is the purpose of the Tribunal for Homebuyers Claims, or more commonly referred to as the Housing Tribunal? Established on Dec 1, 2002 through an amendment to the Housing Development (Control & Licensing) Act 1966 (HDA), its purpose is to provide an affordable and expedient route for homebuyers to make claims to the maximum monetary compensation of RM50,000.

To properly understand the type of claims you

(a) the date of issuance of the certificate of completion and compliance (CCC) for the housing accommodation or the common facilities intended for subdivision (whichever is later);

(b) the expiry date of the defects liability period (DLP) as set out in the SPA; or

(c) the date of termination of the SPA by either party and such a termination occurred before the date of issuance of the CCC for the housing accommodation or the common facilities intended for subdivision (whichever is later).

Therefore, it can be seen from the provision above that the homebuyer is given a choice to bring a claim that is based on a cause of action arising from the SPA within 12 months of any one of the limbs.

The courts have found that the use of the word “or” must be taken disjunctively, thus giving the homebuyer a choice between the limbs.

The Federal Court in the case of *Mary Colette John v South East Asia Insurance Bhd* [2010] 8 CLJ 129 referred to the Court of Appeal case of *Union Insurance Malaysia Sdn Bhd v Chan You Young* [1999] 2 CLJ 517, where it was stated that “with the word ‘or’ ... it means, to the learned High Court Judge that it should be read disjunctively. To read it conjunctively, he emphasised, would be doing violence to the word ‘or’.

Section 16N also provides that even if there has been no “physical” SPA entered into between the homebuyer and the licensed housing developer at the time the cause of action accrued, this will not affect or defeat the claim, as long as you can show that there is a “previous dealing” with regards to acquisition of the property in question.

So, we can see that Parliament has left the Housing Tribunal’s jurisdiction wide enough to protect homebuyers in their dealings with housing developers.

Therefore, the aggrieved buyers can file their claims to the Tribunal for issues referred to above as long as the cause of action arises from the SPA.

Developer challenging Section 16N

This issue was argued in the Court of Appeal recently. A housing developer had appealed against the dismissal of a judicial review by the High Court

Continues **NEXT PAGE** →

“
The purpose of the Tribunal for Homebuyers Claims is to provide an affordable and expedient route for homebuyers to make claims to the maximum monetary compensation of RM50,000.”

The Housing Tribunal commonly deals with claims relating to:

- 1 Defective workmanship
- 2 Defective materials
- 3 Property not constructed in accordance to the approved plans stated in the sale and purchase agreement (SPA)
- 4 Late delivery of vacant possession
- 5 Late delivery of common facilities
- 6 Payment of liquidated and ascertained damages claims (LAD)
- 7 Refund of deposit
- 8 Refund of late interest charges

can bring to the Housing Tribunal, you must understand Section 16N(2) of the HDA inter-alia: “cause of action arising from the SPA entered into between the homebuyer and the housing developer”.

The SPA of the property must be in accordance with Regulation 11 of the Housing Development (Control & Licensing) Regulations 1989 (HDR).

Section 16N(2) of the HDA goes further to provide that this claim must also be brought “no later than 12 months from”:



← From **PREVIOUS PAGE**

which maintained the Housing Tribunal's awards to seven buyers of a high-rise residential development in Johor. The claims were for LAD due to late delivery of vacant possession of their parcels and late completion of the common facilities.

The Court of Appeal on July 6, 2021 unanimously dismissed the developer's appeal and upheld the decision of the High Court and the award by the Housing Tribunal, in line with what the courts have been interpreting. (Read: **Late delivery of property: Country Garden Danga Bay houses appeal** | [EdgeProp.my](#))

The Court of Appeal followed the decision of the Federal Court in the Westcourt case which held that: "The Court would further agree that, under Section 16N(2), so long as the claim before the Tribunal concerns a SPA between a homebuyer and a licensed housing developer, and was brought by the homebuyer not later than 12 months from the date of issuance of the certificate of fitness for occupation or the expiry date of the DLP, the Tribunal would have jurisdiction to hear the claim irrespective of the date of the agreement".

Therefore, as the law stands today, to put it simply, homebuyers can bring their claims not later than 12 months from the CCC being issued or expiry of the DLP (which would be three years from them taking vacant possession of their units) or the date of termination of the SPA by either party (which will have to have occurred before the date of issuance of the CCC), as long as their claims arise from the SPA between the homebuyer and the housing developer.

HDA – a social legislation

The HDA is designed to protect purchasers and is a social legislation. This is reflected in the Federal Court's decision in cases such as *Ang Ming Lee & Ors v Menteri Kesyahajaan Bandar, Perumahan dan Kerajaan Tempatan & Anor and Other Appeals* [2020] 1 MLJ 281 which held that the protection of homebuyers must be the "paramount consideration" in matters concerning developers and purchasers.

The Federal Court further stressed the importance of the HDA being a social legislation in the recent case of *PJD Regency Sdn Bhd v Tribunal Tuntutan Pembeli Rumah & Anor and Other Appeals* [2021] 2 MLJ 60, stating that the HDA provides in no uncertain terms, and that it exists "for the protection of the interests of purchasers and for matters connected therewith" in Peninsular Malaysia.

"[29] The social significance of the statute is further borne out by the words of *Suffian LP in SEA Housing Corp Sdn Bhd v Lee Poh Choo* [1982] 1 MLRA 148; [1982] 2 MLJ 31; [1982] CLJ 305 ('SEA Housing case') at p 34:

'It is common knowledge that in recent years, especially when the government started giving housing loans, making it impossible for public servants to borrow money at 4% interest per annum to buy homes, there was an upsurge in demand for housing, and that to protect homebuyers, most of whom are people of modest means, from rich and powerful developers, the Parliament found it necessary to regulate the sale of houses and protect buyers by enacting the Act. ...'

[30] It appears that even since 1982, housing developers have continued to devise ingenious, and if we may say so, devious schemes to overcome the protections afforded to pur-

chasers by the scheme of the HDA 1966... How is the concept of social legislation relevant to the weeding out of such practices?"

This social legislation has indeed been put to the test by many "ingenious" ways that have actually affected the protection accorded to the homebuyers.

There remain uncertainties and gaps in the legislation, which, we believe, have been intended to make the legislation flexible enough to allow for more protection for homebuyers. Yet it leaves lots of wiggling room for housing developers too, a point which has not gone unnoticed by the courts as indicated in the Federal Court case of *Westcourt Corp Sdn Bhd v Tribunal Tuntutan Pembeli Rumah* [2004] 4 CLJ 203, where the court provided that:

"The Court would concur with the Court of Appeal that the jurisdiction of the Tribunal is as provided in Section 16N(2) of the Amendment Act. The provision of the Section, and of Sections 16N(3) and 16O(1) thereof, show that the Tribunal's jurisdiction is loosely prescribed. This reflects the Parliament's intention to provide a simple forum for homebuyers to file their claims."

Judicial reviews to be exercised in the 'rarest of cases'

In the case of *Hazlinda Hamzah v Kumon Method of Learning Centre (Court of Appeal, Putrajaya [Civil Appeal No. W-04-78-2004])* on March 6, 2006, Gopal Sri Ram JCA remarked that the Tribunal for Consumer Claims has several provisions to protect consumers from defective goods and services and to give claimants speedy reliefs.

The Parliament, in establishing the Tribunal, conferred it with extraordinary powers to do speedy justice for consumers. "As such, its awards should not be struck down save in the rarest of cases, where it has misinterpreted some provision of the Act in such as to produce an injustice."

Despite this strong statement, too many Tribunal awards are taken on judicial reviews and some are quashed (or varied).

It makes you wonder if the above and other relevant cases and statutory provisions related to housing laws and the Parliament's intention to protect house buyers are ever brought to the judges' attention at the judicial review proceedings. 📌

This article is intended to offer an insight of the case authorities and is not intended to be nor should it be relied upon as a substitute for legal or any professional advice.



Datuk Chang Kim Loong is the Hon Secretary-general of the National House Buyers Association (HBA) and Claudia Silva is one of HBA's volunteer lawyers. HBA could be contacted at:
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“There remain uncertainties and gaps in the legislation, which, we believe, have been intended to make the legislation flexible enough to allow for more protection for homebuyers.”

SHAPING NEW LANDSCAPES

The Evolution of Sime Darby Property's Townships
Across Five Decades in Klang Valley



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KLANG

PETALING

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Through the Decades

Sime Darby Property is a multi-award winning developer of sustainable townships and communities, with residential, commercial and industrial developments. With close to 50 years of experience, Sime Darby Property is a reputable master developer in the Malaysian property industry, building and shaping new landscapes across decades. In this issue, we highlight the history and evolution of four notable Sime Darby Property developments which reflect the lifestyle and generational needs of the time.



Property



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“

Sime Darby Property takes pride in knowing that our master-planned townships will continue to enhance the quality of life for our communities. We are cognisant of our role as a responsible developer to create sustainable developments that are fit for now and the future.”

— Dato' Azmir Merican,

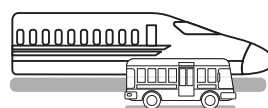
Group Managing Director, Sime Darby Property



1976 — Subang Jaya

Pioneering convenient suburbia lifestyle that boasts comprehensive amenities

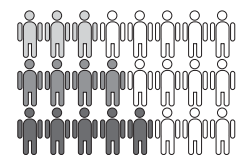
Since its humble beginning as home to rubber plantations, Subang Jaya has grown in leaps and bounds to become a popular residential township, which has subsequently evolved into a dynamic planned city. The vision for Subang Jaya was clear from the onset: to create a safe and contained township that embraces convenience and connectivity, equipped with the necessary amenities – educational, medical, retail and recreational – within an integrated mix of industrial, residential, commercial and recreational developments. Today, Subang Jaya is one of Klang Valley's most coveted property hotspots, as well as, a thriving commercial centre boasting some of the best food and entertainment choices in the region.



6 highways and
3 public train lines



12 retail malls



Approximately
700,000 residents

The possibilities are endless with Subang Jaya, and Sime Darby Property has more exciting developments in the pipeline to fit new generational needs and improve the community's lifestyle. Find out more about Subang Jaya and its latest developments [here](#).

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Spacious and stylish living amid a luxuriant green sanctuary

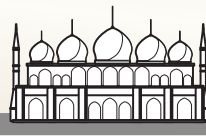
In the 90s, most homebuyers gravitated towards larger homes set in tranquillity and Bukit Jelutong met their needs. Developed in 1996, Bukit Jelutong was designed to offer the best of its green-scapes and parks, promoting exclusive green sustainable living in a serene surrounding. The backdrop of living with and within nature is further amplified by a low-density residential mix which comprises primarily of bungalows, semi-detached homes and terraced houses, with more non-landed properties to be introduced.



2,200 acres of
freehold development



4 expressways



Home to Masjid
Tengku Ampuan
Jemaah, one of the
two state mosques
in Selangor



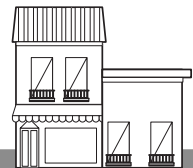
In close proximity
to **5** golf and
country clubs

Sime Darby Property has grand plans for this elegant and matured township, and will be unveiling a brand new phase of semi-detached homes in Q4 this year. Watch out for updates on Bukit Jelutong [here](#).

2011 – The Glades @ Putra Heights

Lavish elegance and sustainable tropical resort-inspired living

Elevated living standards in the 21st century persuaded Sime Darby Property to explore a niche market segment of luxurious resort-style living within an urban setting. Development of the 1,796-acre Putra Heights - with Gross Development Value (GDV) of RM1.2 billion - began in 1999 and achieved an 80% rate of completion in just a decade. In 2011, the 56-acre The Glades @ Putra Heights was launched to offer homebuyers with the option to enjoy luxury living amid a thriving natural setting. The development provides a mix of tastefully crafted residential masterpieces ranging from bungalows, 3 storey and 3-and-a half storey superlinks and semi-detached homes, to townhouses and two luxury condominium blocks. The premium gated and guarded residential enclave also boasts a residents-only clubhouse.



Awarded The Best Villa in
Malaysia at the
**2012 South East Asia
Property Awards
(SEAPA)**



30% of the
development is
dedicated to green
space, thematic
gardens and water
elements



The first landed strata
residential property
in Malaysia fitted
with a comprehensive
automated waste
management system



Discover more about The Glades @ Putra Heights [here](#).



“

We want to create a positive impact across the three sustainability spheres – People, Planet and Prosperity – and City of Elmina is a great example of where these intersect.”

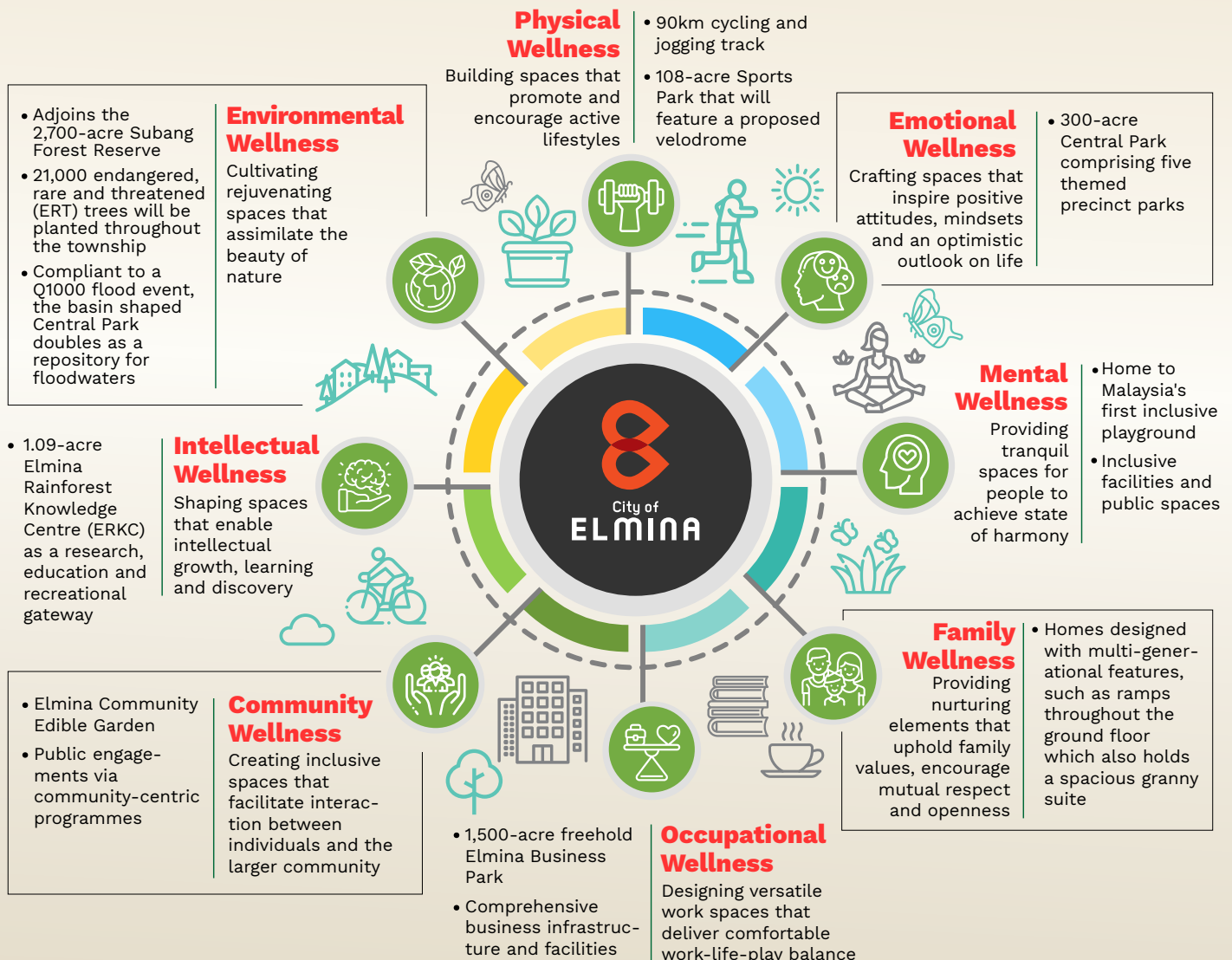
— Appollo Leong,
Deputy Chief Operating Officer –
Township Development, Sime Darby Property

2013 – City of Elmina

Fulfilling and wholesome lifestyle celebrating holistic wellness



City of Elmina (Elmina) is Sime Darby Property's multi-award winning fourth generation township that is mindfully master-planned based on an 'eight pillars of wellness' philosophy. This 6,500-acre township is located at a prime location in Shah Alam, within proximity to and from Kota Damansara (12km) and Petaling Jaya (20km) with excellent connectivity via the Guthrie Corridor, NKVE and LATAR Expressways. At the recent EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021, Elmina's Central Park was crowned the Gold winner of the EdgeProp-ILAM Malaysia's Sustainable Landscape Awards in the Landscape Planning category. In addition, the park also bagged the EdgeProp Malaysia Editor's Choice Award as Malaysia's Exemplary Sustainable Community Park 2021. Read more about the City of Elmina [here](#).





300-acre verdant Central Park

The Central Park forms the heart and soul of Elmina. Comprising five thematic parks – Forest Park, Arts & Cultural Park, Urban Park, Community Park and Sports Park – the verdant Central Park offers residents and members of the public a vast space to enjoy a range of exciting social, athletic and recreational activities.



Healthy outdoor lifestyle options

Elmina has an impressive 90km network of jogging and cycling tracks that link the entire township. In addition, the themed-parks are also designed to include other athletic choices such as velodrome, courts for ball sports and skateboarding ramps at the Sports Park, while the Forest Park features alternatives like hiking, camping and a forest boardwalk for nature enthusiasts.

Adjoins the lush Subang Forest Reserve

The adjacent Subang Forest Reserve extends the woodland in Central Park, providing generous vistas of breathtaking greenery. As part of Elmina's comprehensive long-term rainforest biodiversity initiative, seeds from Endangered, Rare & Threatened (ERT) tree species are collected from the Subang Forest Reserve and nurtured at the Elmina Living Collection Nursery (ELCN). Located in the Forest Park, the ELCN is a specialist tree nursery which doubles as an experimental biodiversity laboratory, and the nurtured saplings are replanted within Central Park. To date, almost 99,000 trees out of the targeted 210,000 trees have been planted within the township.

Elmina Rainforest Knowledge Centre (ERKC)

The 1.09-acre ERKC was mainly constructed using recycled components from the dismantled Sime Darby Property's Idea House and features other eco-friendly elements including rainwater harvesting solutions. Nestled within the Forest Park, the ERKC is designed to connect communities via environmental education, community engagements in rainforest conservation and eco-tourism. Touted as the 'Gateway to Malaysia's Natural Heritage', the ERKC aims to take education beyond the classroom via engaging educational tools such as nature trails and forest re-plantation.



Malaysia's first inclusive playground

Elmina is home to Malaysia's first inclusive playground – featuring recreational equipment such as inclusive swing seats and multi-spinner carousel – that enables children of all abilities to play as equals. The inclusive playground is a collaboration between Sime Darby Property and UNICEF Malaysia.



Premium sustainable multi-generational homes

Homes in Elmina are conducive to the evolving needs of growing families and multi-generational living. The products feature innovative, sustainable and versatile designs that integrate premium fittings and finishes in an open plan layout. This offers the flexibility of adapting spaces to cater for different needs. Aside from spacious bedrooms (complete with en-suite bathrooms) on each floor, the homes incorporate mindful elderly and assisted living-friendly elements like column-free car porch for extra space and unrestricted mobility, as well as, ramps and pocket doors for easy access.



Taking the Market by Storm

Elmina proudly debuted its Signature Series in March 2021 to overwhelming response. The first edition of 91 units of linked homes under the Elmina Green Four singular series were fully taken up within two minutes of the initial online preview. The demand continued at the official launch of Phase 1, where all 189 units were booked on the same day. Phase 2 of the series also saw a 90% take-up rate on the subsequent launch weekend.

Some Darby Property's building expertise and design innovations are evident in its unique Signature Series which articulates an inventive and fresh design language – setting a new benchmark for conventional linked homes. Let's discover the features of Elmina Green Four that have taken the market by storm.



STANDARD SPECIFICATIONS & FITTINGS

- 1 Laminated timber flush door
- 2 Pocket sliding door (Bath 3)
- 3 High speed internet (free for 1 year)
- 4 Laminated flooring (first floor & staircases)
- 5 Premium sanitary wares and fittings
- 6 Vent block as screening
- 7 Quality locksets
- 8 Basic alarm system
- 9 Stone wool roof insulation

FittingsPlus+

- A Outdoor water filter
- B Built-in security grilles
- C Air conditioning power point and piping ready (bedroom)
- D Booster pump
- E Instant water heater

The right proportions

Elmina Green Four homes have 25% larger built-ups compared to similar projects in the Klang Valley. The 20x70 and 20x80 options have a minimum built-up of 2,015 sq ft and 2,260 sq ft respectively. The additional 10ft accords a more spacious kitchen as well as an elegant double-volume dining space.

The right design

The homes are thoughtfully designed with in-demand elements such as columnless car porch, easy-split kitchen, as well as spacious and flexible living spaces. Each unit comes with four large bedrooms with attached bathrooms. Elmina Green Four homes cater for multi-generational living and different-abled residents with ramps and open plan layout that also promotes natural lighting and ventilation.

The right finishings

Each Signature Series home is furnished with premium finishes, branded sanitary ware, laminated timber flooring on the first floor, a built-in alarm system and a fire-resistant mineral wool roof insulation. Additionally, each unit is also fitted with the "FittingsPlus+" fea-

tures, which include an outdoor water filter, security grilles, air-conditioning power points and ducts, water heaters, and a booster water pump.

The right new additions

The multi-generational bedroom on the ground floor has been completely redesigned as an all-new offering with even more flexibility and privacy. In addition to the en-suite bathroom with a sliding door, the spacious room which also boasts a private terrace, can easily be adapted to fit the homeowner's needs, such as a bedroom for elderly parents, a children's playroom or a home office.

The right welcome home

Elmina Green Four is nestled within a green precinct with verdant parks and vibrant hardscapes, complete with ample neighbourhood facilities – a setting guaranteed to bring forth a smile of contentment as one arrives home.

- **200m** tree-lined boulevard
- **2x** football field-sized green parks
- **15** neighbourhood facilities
- Close proximity to **2** regional parks (21-acre Sakura Lake Park and 8-acre Infinity Park)

All the above perks and more come conveniently packaged in a freehold home set within a prime location, in the masterfully planned City of Elmina. It is no wonder that even a pandemic cannot put a stop to the resounding success and demand for the Elmina Green Four Signature Series. Luckily, there are limited units of Elmina Green Four still available starting from RM809,888 (before applicable rebates).

Elmina will also unveil its next Signature Series homes soon. Register [here](#) to be updated.

The Perfect Semi-D as your Forever Home

Hevea is the final phase of homes to be launched in Elmina Gardens. The low-density enclave comprises 124 units of semi-detached and 2 units of detached homes, making it an indisputably exclusive address within Elmina. Phase 1 of Hevea secured a 90% take-up rate in just three months since its launch on 29 December 2020. The ongoing Movement Control Order also did not dampen the commendable take-up rate of Phase 2 that was launched on 24 April 2021, with all corner units swiftly snapped up during the preview. To date, the project has seen 70% of its homes already booked.

A fulfilling living environment

Elmina Gardens is located in the North-East quadrant of Elmina and features abundant greenscapes providing homeowners opportunities to lead an active and healthy lifestyle outdoors. In addition to the 12 facilities within the neighbourhood such as a playground, basketball, badminton and takraw courts, as well as an orchard, residents have access to a lush park set against the backdrop of the tranquil Elmina Twin Lakes.

In a class of its own

Hevea homes project elegant British Colonial charm, evoking a nostalgic sense of a bygone era. Through meticulously selected components such as ceplank, breeze blocks, exposed rafters and bold black framing, Hevea's architecture marries chic aesthetic to sustainable elements, thus enhancing the overall wellness aspect of its homes.



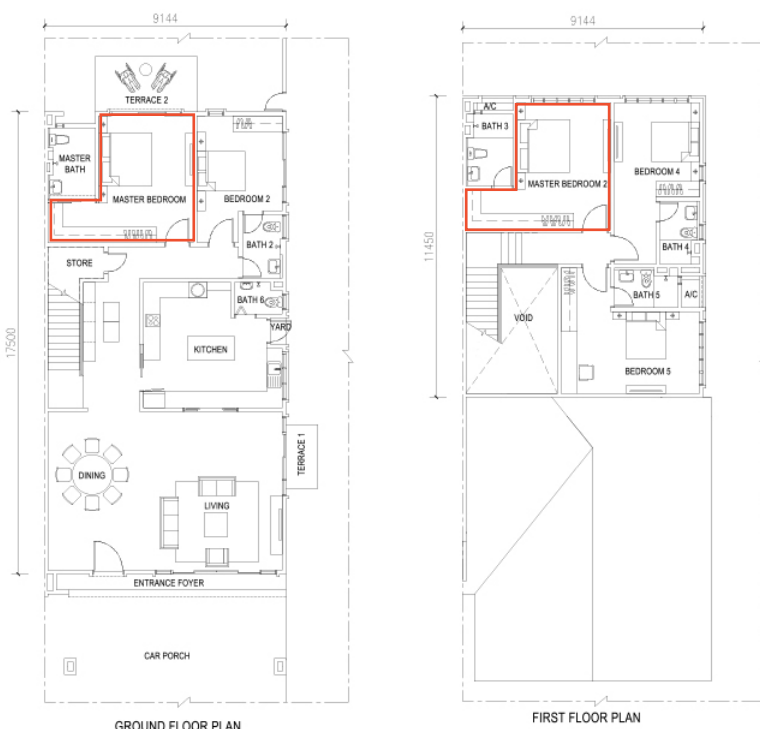
Single-storey living capabilities

Hevea allows the flexibility of single-storey living with the inclusion of a large bedroom on the ground floor.

Premium finishes

Each home is equipped with premium materials and fittings under the "Fittings Plus+" feature which includes built-in air-conditioning piping, booster pump, solar water heater and rainwater harvesting solution for added convenience and green living.

Type A2



Don't miss out on this final opportunity to own a home in Elmina Gardens with Hevea. Featuring two types of layout, there is currently a limited number of intermediate units with ample garden space available. The first option – Type A2 – has a built-up of 3,130 sq ft with a total of five bedrooms and six bathrooms. The key distinguishing attribute of Type A2 is its design setup that prioritises a **retirement-friendly, independent elderly-living** environment. The layout incorporates a **double master bedroom** feature, one on each floor. The master suite on the ground floor also boasts a private terrace and garden, with ramped access available throughout this level. Type A2 is indeed the ideal semi-D to live, relax and see through your golden years.

The second option – Type A3 – is larger with a built-up of 3,430 sq ft with a total of five plus one bedrooms and six bathrooms. The layout consciously integrates spaces that are designed to accommodate large and growing families, including an added utility room on the ground floor and a spacious dedicated family area on the first level. Completing this purpose-built home is the requisite suite with a private garden on the ground floor, as well as, a generous-sized lawn.

Enjoy these extra perks when you book a unit now:

- Flexible and attractive sales package
- Free legal fees on SPA
- HOC benefits (T&C apply)

Register your interest for Hevea [here](#).



HEVEA

ELMINA GARDENS

Colonial inspired freehold
semi-detached homes in Klang Valley



Where Home is an Experience Within Itself

Artist impression of the living room of Hevea, Elmina Gardens

40' X 90' | 3,130 sqft onwards | 5 stately bedrooms (2 Masters)

From **RM1.8million***

*Before Bumiputera discount and applicable rebates.

[Find out more](#)

Phase G1A | No. of Units: 68 | Type: Semi-D | No. of Unit: 1 | Type: Bungalow | Expected Date of Completion: Mar 2023 | Land: Free from Encumbrances | Tenure of Land: Freehold | Developer's License No.: 13017-31/12-2022/0835 (L) | Validity: 19/12/2020 - 18/12/2022 | Advertising & Sales Permit No.: 13017-31/12-2022/0835 (P) | Validity: 19/12/2020 - 18/12/2022 | Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam | Reference No.: MBASA/BGN/BB/600-1(P)/SEK.U16/0060-2020 | Developed by: Sime Darby Property (City of Elmina) Sdn Bhd 199301028527 (283265-U), 10th Floor, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara PJU 1A, 47301 Petaling Jaya, Selangor | Selling Price: RM2,447,959 (min) - RM4,011,251 (max) | 7% Bumiputera Discount (Quota applies). All images, plan layouts and information contained herein are subject to change as required by the relevant authorities and/or the developer's architect and cannot form part of an offer or contract.



Unity in diversity with *213 kimonos*



PHOTOGRAPHS BY IMAGINE ONE WORLD

Text **Chelsea J. Lim**

The Olympics is not just about sportsmanship, but also a chance to experience cultural exchange and diversity. To this end, the Kimono Project has been created to commemorate the unity amidst the diversity mirrored in the Olympic Games Tokyo 2020 which is still ongoing.

According to The National report, the mission was launched in 2014 through the Japanese organisation of Imagine One World. Taking six year long years, it has successfully weaved 213 kimonos, with each representing a participating country in the major international sporting event.

The full set of the hosting nation's traditional costume, comprising a kimono, obi (a broad sash) and small accessories, is valued at JP¥2 million (RM76,976). Traditionally handcrafted, each set takes about one to two years to complete.

Though the games this year only see 206 participating countries, the remaining seven attires have been made for North Korea before they withdrew, nations of the Great Britain, French Polynesia and countries that do not have Olympic committees like Nieu and Vatican City.

Why kimono and obi?

The obvious answer is that it is Japan's national attire, but more than that, Imagine One World founder and designer Yoshimasa Takakura, who led the project, shared that he was inspired by the time when Japan had hosted the Olympics in 1964.

He told Inspirations Studios that the women who presented the medals during the event then were adorned in traditional kimonos. He wanted to bring back the trend by showcasing it during the opening ceremony but it was

somehow not allowed for reasons not stated.

"We believe that the kimono is the best way to express our respect for each country, because they are designed with wishes of happiness and prosperity to those who wear them. We hope the world will recognise through our project that no matter how different our religious, economic or political conditions are, beauty is a joy we can all share. From this point of view, we can join hands together with every country to create harmony and unity," the project's spokesperson Orie Shimizu was quoted saying.

213 kimonos is a huge feat, but more astounding is the fact that each kimono is unique on its own as its design incorporates elements widely associated with each respective country.

For instance, Malaysia's kimono was in collaboration with the students from Fukuoka Prefectural Kurume High School. The artists have incorporated a lot of Malaysian symbols such as the Petronas Twin Towers and the Malaysian flag. Around 40 students also drew the national hibiscus flowers, while the colouring took inspiration from the traditional batik.

The majority of the kimonos were designed by Japanese designers using the traditional method except for the Palestinian obi and Indonesian kimono. The former was made by Palestinian refugees while the latter was designed using the batik method.

The Kimono Project was initially planned to be exhibited for public display. Yet, the waves of Covid-19 swamping throughout the nation, coupled with the accompanying restrictions, have thrown a spanner in the works.

You may get a chance to see the work of art only in an exhibition in 2025 in Osaka.

Meanwhile, to whet your appetite, here's a showcase of some of the kimono designs.

Continues **NEXT PAGE** →

The Kimono Project started in 2014 with the mission of creating 213 kimonos that represent the participating countries of the Tokyo 2020 Olympics.



CLICK HERE
for the full
collection



← From **PREVIOUS PAGE**



Vietnam

Vietnamese children of the 54 ethnic minorities in their national costumes take centre stage in this kimono, against a backdrop of soft green reflecting Vietnam's rice cultivation culture, festival dragons and rickshaws.



South Korea

This South Korean kimono is based on the chima jeogori outfit while its design has incorporated the South Korean traditional architecture of Changdeokgung Palace and Suwon Hwaseong for-ress, along with complementary flowers and magpies.



India

The kimono representing India showcases motifs like the Indian elephants, peacocks, Taj Mahal, and lotus flowers placed in "win-dows" of traditional shapes.



Hong Kong

A fire dragon swirls around Hong Kong's skyscrapers – representing the Island's energy, along with a trail of Bauhinia Braqueana flowers which are symbolised on Hong Kong's coins.



Malaysia

The national symbols depicted on the Malaysian kimono include the Petronas Twin Towers and the hibiscus flowers, with elements of the national flag on the back-drop. Malaysia's favourite games such as the shuttlecock and wau are also presented.



China

Clouds, bamboos and mountains are all drawn without losing the essence of the Chinese artistry. The Great Wall of China presented in the kimono doubles as an image of a giant dragon. Pandas and colourful peonies further embellish the piece.

Indonesia

The Indonesian-inspired kimono showcases the islands of Indonesia, the temple of Borobudur, shadow play (wayang kulit) and a red and white colour kimono to signify the Indonesian flag.



CLICK HERE
for the full
collection



Australia

The Australian kimono showcases the marvels of the Sydney Opera House, the majestic Ayers Rock on the hem, and the Great Barrier Reef, while the Australian wildlife and aboriginal arts are interspersed, symbolising the interconnectedness of nature and humans.



Great Britain

A huge Union Jack becomes the focal point of the design as flowers of an English garden envelop it. Signatures of the British Isles are featured, including the Thames, London Night View, Sherlock Holmes, Shakespeare's masterpiece, Alice in Wonderland and even James Bond.



Ethiopia

The overall design is integrated with the Ethiopian cross motif and patterns found in folk costumes. Flowers like the mezcal and callilies are printed across the kimono to create a soft look while its brown colour background symbolises the earth. The Ethiopian tribes are represented in the rich colours of the national flag.



US

A large eagle stands out prominently in the US' kimono design, which also features the Apollo Space Program, baseball sport, Hollywood, and the Statue of Liberty. Its star-spangled banner is covered with 50 flowers for the 50 states of the country.



Greece

The kimono for the birthplace of the Olympic Games is painted with a bright blue background and showcases the marvellous architecture of the Parthenon, while Greek letters, olives, and the national flower of Acanthus are also displayed. White pigeons on the top-right and an owl at the bottom symbolise peace and intelligence respectively.



England

Westminster Abbey, Tower Bridge, Big Ben, Tower of London, Stonehenge, and the Royal Observatory Greenwich – all the must-visit tourist spots have been weaved into the kimono design for England.



RM26,270,000

Star Central, Cyberjaya, Selangor

Type: Office Tenure: Freehold
Built-up: 35,959 sq ft

Salim Mustam PRO (REN 10674)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6017 280 0026



Call for price

Kota Kemuning, Shah Alam, Selangor

Type: Commercial land Tenure: Freehold
Land size: 7 acres

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



RM2,880,000

Palm Reserve, Damansara Jaya, Selangor

Type: Semidee house Tenure: Leasehold
Built-up: 4,300 sq ft Land size: 2,800 sq ft
Bedroom: 6 Bathroom: 6

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

Done Deal

Sold for

RM810,000 (RM791 psf)

Serviced residence at Seventeen Residences, Petaling Jaya, Selangor



Concluded by: **Liza Tiew** (REN 31111)
Hectarworld Realty Sdn Bhd (+6017 608 3961)
When: May 2021

Noteworthy

- Freehold
- Built-up: 1,024 sq ft
- Three bedrooms; two bathrooms
- Semi-furnished
- Facilities: Gym, swimming pool, playground, multipurpose hall, 24-hour security
- Amenities: Morning fresh market downstairs, shopping malls, eateries, banks, schools, hospitals and commercial hub



Seventeen Residences is a serviced apartment component located above a well-organised wet market and within the bustling commercial area of Seksyen 17 in Petaling Jaya (PJ), Selangor. The development was built and completed by Conlay Constructions Sdn Bhd in 2019.

Liza Tiew, Hectarworld Realty Sdn Bhd real estate negotiator, said the development is located strategically in Section 17 and surrounded by amenities, an ideal property for the buyer who is looking for a property for his children.

"The buyer is a foreigner. He is buying accommodation for his children when they pursue their studies in PJ. He likes this place for its safety and convenience," Tiew said, adding that the seller was letting go of the unit to cash out from his investment.

The semi-furnished unit is located on a high floor with an unobstructed view of surrounding green hills.

According to **EdgeProp Research**, nine units of Seventeen Residences were transacted at an average price of RM550,556 or RM868 psf in 2019. No transaction was recorded in 2020.

As at July 2021, 46 units were listed for sale in **EdgeProp.my** with an average asking price of RM741,600 or RM909.80 psf. Meanwhile, 81 units were looking for tenants with an average asking monthly rental of RM1,977 or RM2.50 psf.



RM1,800/mth

The Robertson, Pudu, Kuala Lumpur

Type: Condominium Tenure: Freehold
Bedroom: 1 Bathroom: 1

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



RM4,100,000

Damansara Heights, Kuala Lumpur

Type: Semidee house Tenure: Freehold
Built-up: 3,101 sq ft Land size: 5,845 sq ft
Bedroom: 4 Bathroom: 4

Lydia Ong PRO (E2761)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)
+6012 277 1246

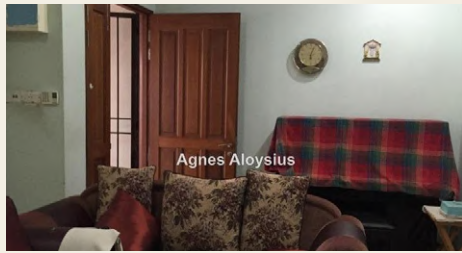


RM3,800/mth

9 Bukit Utama, Bandar Utama, Selangor

Type: Condominium Tenure: Freehold
Built-up: 2,286 sq ft
Bedroom: 4 Bathroom: 4

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



Agnes Aloysius

RM1,799,000

Jalil Sutera, Bukit Jalil, Kuala Lumpur

Type: Terraced house **Tenure:** Freehold

Built-up: 2,800 sq ft **Land size:** 1,840 sq ft

Bedroom: 5 **Bathroom:** 4

Agnes Aloysius **PRO** (REN 04450)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD

(E 1) 0452/8 ☎ +6012 326 3379



Susan Gwee

RM600,000

Riverdale, USJ, Selangor

Type: Condominium **Tenure:** Leasehold

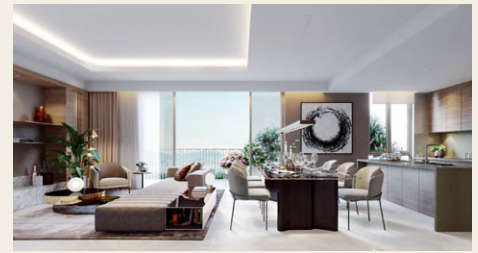
Built-up: 1,242 sq ft

Bedroom: 4 **Bathroom:** 3

Susan Gwee **PRO** (REN 01156)

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

☎ +6012 289 1337



RM1,610,000

Park Place, Desa Parkcity, Kuala Lumpur

Type: Condominium **Tenure:** Freehold

Built-up: 1,830 sq ft

Bedroom: 4 **Bathroom:** 3

Cassandra Thong **PRO** (REN 31208)

CORNERSTONE XSTATE SDN BHD (E 1) 1851

☎ +6012 779 8238

Done Deal

Sold for

RM1.77 million (RM942 psf)

Condominium at Residensi 22, Mont'Kiara, Kuala Lumpur



Concluded by: Anna Ding (REN 39637)

Janwell Properties Sdn Bhd (+6012 663 2635)

When: March 2021



RM2,300,000

Dale Lakefields, Sungai Besi, Kuala Lumpur

Type: Terraced house **Tenure:** Leasehold

Built-up: 3,598 sq ft **Land size:** 6,274 sq ft

Bedroom: 5 **Bathroom:** 6

Jesnin Kee **PRO** (REN 01550)

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

☎ +6019 387 7298

Noteworthy

- Freehold
- Built-up: 1,878 sq ft
- Three bedrooms; three bathrooms
- Sold with three-year tenancy
- Facilities: Gymnasium, half basketball court, tennis court, multipurpose hall, children's playground, sky deck, meditation lawn and lap pool
- Nearby amenities: Opposite Garden International School, 1.5km away from Mont'Kiara International School, 750m away from Verve Shops Mont'Kiara, 1km away from 1 Mont'Kiara and Arcoris Plaza



Developed by UEM Sunrise Bhd, Residensi 22 or Residency 22 is a freehold condominium located at Jalan Kiara 3 in Mont'Kiara, Kuala Lumpur. It comprises four 38-storey blocks that offer 534 units with built-ups ranging from 1,909 sq ft to 3,041 sq ft.

Janwell Properties property real estate negotiator Anna Ding said the deal was concluded during the pandemic times with international borders remaining closed. The buyer decided to buy the unit even though he hadn't physically viewed the property.

"The buyer, who is a savvy investor, only viewed the unit through video. He had shortlisted some units in Mont'Kiara with good rental yields and this unit was one of them," she said, adding that this high floor unit caught the buyer's attention as it comes with a three-year tenancy agreement, which could offer him a 5% rental yield.

She added that the seller was reluctant to sell the unit as it fetched a good rental yield. However, the seller agreed to the deal after the buyer raised the offer price.

According to **EdgeProp Research**, nine units of Residensi 22 exchanged hands at an average price of RM881 psf, which translates to RM2.1 million, in 2020.

As at July 2021, some 63 units were listed for sale on **EdgeProp.my** with an average asking price of RM2 million or RM928 psf. Meanwhile, there were 72 units for rent with an average monthly rental of RM7,850 or RM3 psf.



RM1,560,000

Stonor 3, Lorong Stonor, Kuala Lumpur

Type: Condominium **Tenure:** Freehold

Built-up: 871 sq ft

Bedroom: 2 **Bathroom:** 2

Cassidy Loo **PRO** (REN 43106)

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

☎ +6012 948 0742



RM25,000,000

Semenyih, Selangor

Type: Agricultural land **Tenure:** Leasehold

Land size: 2,178,000 sq ft

SP Lee **PRO** (REN 40386)

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

☎ +6018 382 9338



RM1,200,000

Jalan 1/12, Petaling Jaya, Selangor

Type: Semidee house **Tenure:** Leasehold
Built-up: 18,000 sq ft **Land size:** 5,000 sq ft
Bedroom: 7 **Bathroom:** 3

Sharon Josephine Michael **PRO** (REN 28806)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6016 775 7051



RM428,000

Taman Pinggiran Cyber, Cyberjaya, Selangor

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

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



RM330,000

Karak, Bentong, Pahang

Type: Agricultural land **Tenure:** Freehold
Land size: 43,560 sq ft

Neel **PRO** (REN 04411)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD
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RM2,300,000

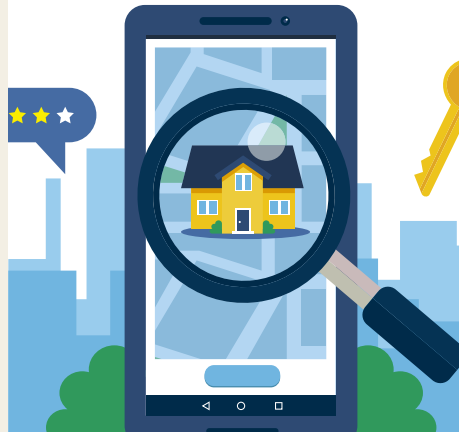
The Pearl, Jalan Stonor, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 3,100 sq ft
Bedroom: 4 **Bathroom:** 4

Michelle Yeap **PRO** (REN 15000)
REAPFIELD PROPERTIES (HQ) SDN BHD (E(1)0452)
+6012 288 8483

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RM2,250,000

Plaza Mont'Kiara, Mont'Kiara, Kuala Lumpur

Type: Office **Tenure:** Freehold
Built-up: 3,370 sq ft

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



RM790,000

Jalan Serambi, Bukit Jelutong, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 1,800 sq ft **Land size:** 1,650 sq ft
Bedroom: 4 **Bathroom:** 3

Winnie Su **PRO** (REN 00355)
TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)
+6017 298 1800



RM1,100,000

Bangsar Ria, Bangsar, Kuala Lumpur

Type: Townhouse **Tenure:** Freehold
Built-up: 1,646 sq ft
Bedroom: 3 **Bathroom:** 2

Ganesh M **PRO** (E1310)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6016 223 9000



RM900,000

Taman Puchong Prima, Puchong, Selangor

Type: Terraced house **Tenure:** Freehold
Land size: 2,600 sq ft
Bedroom: 4 **Bathroom:** 4

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



RM3,500,000

Taman Equine, Seri Kembangan, Selangor

Type: Shoplot **Tenure:** Leasehold
Built-up: 4,400 sq ft **Land size:** 1,650 sq ft
Bathroom: 3

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



RM950,000

Pluto Az U5/Az, Shah Alam, Selangor

Type: Shop house **Tenure:** Leasehold
Land size: 1,760 sq ft

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



RM2,680,000

Long Branch Residences, Kota Kemuning, Selangor

Type: Bungalow **Tenure:** Freehold
Built-up: 4,942 sq ft **Land size:** 4,424 sq ft
Bedroom: 5 **Bathroom:** 7

Ong CY **PRO** (REN 22613)

POLYGON PROPERTIES SDN BHD (E (1) 1714)

+6012 210 8687



RM1,322,100

Tinta Alam Impian, Shah Alam, Selangor

Type: Semidee house **Tenure:** Freehold
Built-up: 3,099 sq ft **Land size:** 4,099 sq ft
Bedroom: 4 **Bathroom:** 6

Azmi Lazim **PRO** (REN 28053)

NILAI HARTA CONSULTANT SDN BHD (VE (1) 0134/7)

+6012 613 2413



RM1,380,000

Concerto North Kiara, Dutamas, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 1,976 sq ft
Bedroom: 4 **Bathroom:** 5

Chris Tang **PRO** (REN 32877)

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

+6018 278 9330



RM450,000

Liberty Grove, Kuching, Sarawak

Type: Condominium **Tenure:** Leasehold
Bedroom: 3 **Bathroom:** 2

Kenneth Wong **PRO** (E1810)

KEN & CO PROPERTY CONSULTANTS (VE (3) 0230)

+6019 886 7688



RM860,000

USJ 2, Subang Jaya, Selangor

Type: Terraced house **Tenure:** Freehold
Land size: 1,650 sq ft
Bedroom: 5 **Bathroom:** 3

Jane Wong **PRO** (REN 01192)

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

+6019 221 1370



RM1,130,000

Lakeside Terrace, Kota Kemuning, Selangor

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

Oscar Ang **PRO** (REN 01792)

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

+6011 562 27380



RM2,200,000

SS 5, Kelana Jaya, Selangor

Type: Semidee house **Tenure:** Freehold
Built-up: 3,600 sq ft **Land size:** 4,502 sq ft
Bedroom: 5 **Bathroom:** 5

SK Kee **PRO** (REN 01764)

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

+6012 211 3763



RM2,480,000

Jelutong Heights, Bukit Jelutong, Selangor

Type: Semidee house **Tenure:** Freehold
Built-up: 3,500 sq ft **Land size:** 3,950 sq ft
Bedroom: 5 **Bathroom:** 5

Christina Lesslar **PRO** (REN 00284)

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

+6016 906 6898



RM265,000

Neo Damansara, Damansara Perdana, Selangor

Type: Condominium **Tenure:** Leasehold
Built-up: 421 sq ft
Bedroom: 1 **Bathroom:** 1

Thomas Chong **PRO** (REN 13470)

IQI REALTY SDN BHD (E (1) 1584)

+6016 252 9179



RM2,000,000

Taman OUG, Kuala Lumpur

Type: Link bungalow **Tenure:** Freehold
Built-up: 3,100 sq ft **Land size:** 2,380 sq ft
Bedroom: 6 **Bathroom:** 6

Joseph Tin Kok Hua **PRO** (REN 31981)

CID REALTORS SDN BHD (E (1) 1855)

+6019 265 6602



RM1,713,000

Tamarind Square, Cyberjaya, Selangor

Type: Shoplot **Tenure:** Freehold
Built-up: 2,231 sq ft
Bathroom: 2

Sandy Lim **PRO** (REN 05454)

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

+6016 301 2015



RM650,000

SS 2, Petaling Jaya, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 1,200 sq ft **Land size:** 1,650 sq ft
Bedroom: 3 **Bathroom:** 2

Yew Long **PRO** (PEA2276)

RIDGEWELL PROPERTIES (E (3) 1809)

+6019 352 5930



RM1,820,000

Tropicana Grande, Tropicana, Selangor

Type: Condominium Tenure: Leasehold

Built-up: 2,111 sq ft

Bedroom: 2 Bathroom: 2

Michelle Yeow PRO (REN 43852)

PROPNEK REALTY SDN BHD (E (1) 1800)

+6016 239 2819



RM590,000

Wangsa Link, Wangsa Maju, Kuala Lumpur

Type: Office Tenure: Leasehold

Built-up: 1,765 sq ft

Bathroom: 2

Tony Yap PRO (REN 23582)

AMBER REALTY (E (3) 1482)

+60115 646 8129



RM1,150,000

Taman Bukit Kajang Baru, Kajang, Selangor

Type: Semidee house Tenure: Freehold

Built-up: 3,058 sq ft Land size: 3,230 sq ft

Bedroom: 5 Bathroom: 3

Bird Lim PRO (REN 09250)

PROPNEK REALTY SDN BHD (E (1) 1800)

+6012 252 3173



RM1,100,000

Surian Condominium, Mutiara Damansara, Selangor

Type: Condominium Tenure: Freehold

Built-up: 2,228 sq ft

Bedroom: 5 Bathroom: 4

Laura Teh PRO (REN 02734)

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

+6019 221 9830



RM580,000

Lido Residency, Cheras, Kuala Lumpur

Type: Condominium Tenure: Leasehold

Built-up: 893 sq ft

Bedroom: 2 Bathroom: 2

Calvin Kwok PRO (REN 40208)

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

+6012 605 8308



RM2,400,000

Jacaranda Garden Residence, Cyberjaya, Selangor

Type: Bungalow Tenure: Freehold

Built-up: 4,367 sq ft Land size: 4,800 sq ft

Bedroom: 6 Bathroom: 6

Akmal Halim PRO (REN 37482)

NAS REALTY (E (3) 1954)

+60111 852 3234



RM270,000

Pangsapuri Taman Bukit Rawang Putra, Rawang, Selangor

Type: Apartment Tenure: Freehold

Built-up: 898 sq ft

Bedroom: 3 Bathroom: 2

Adi Norazian PRO (REN 44085)

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

+6019 362 9694



RM430,000

Alam Suria, Bandar Puncak Alam, Selangor

Type: Semidee house Tenure: Leasehold

Built-up: 1,815 sq ft Land size: 1,950 sq ft

Bedroom: 4 Bathroom: 3

Nadiah Abdullah PRO (REN 30161)

MAXXAN REALTY SDN BHD (E (1) 1766)

+6012 657 7362



RM470,000

Taman Pelangi Semenyih, Semenyih, Selangor

Type: Terraced house Tenure: Freehold

Built-up: 1,800 sq ft Land size: 1,400 sq ft

Bedroom: 4 Bathroom: 3

Amal Husna Bt Sulaiman PRO (REN 35294)

ORIENTAL REAL ESTATE (E (1) 15013)

+6011 626 85602



RM1,400/mth

Country Garden @ Danga Bay, Johor Bahru, Johor

Type: Condominium Tenure: Freehold

Built-up: 900 sq ft

Bedroom: 2 Bathroom: 2

Suzanne Shoo Kim Looi PRO (E 2069)

GRIFFIN PROPERTIES (E (3) 1792)

+6016 248 1679



RM1,650/mth

Lakeville Residence, Jalan Ipoh, Kuala Lumpur

Type: Condominium Tenure: Freehold

Built-up: 1,070 sq ft

Bedroom: 3 Bathroom: 2

Syazlin Sazali PRO (REN 33178)

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

+6012 564 4249



RM700,000

Setia Walk Apartment, Puchong, Selangor

Type: Apartment Tenure: Leasehold

Built-up: 1,007 sq ft

Bedroom: 2 Bathroom: 2

Jeremy Ng PRO (REN 45569)

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