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STAY UNITED, STAY STRONG

Sweeping through all levels, the Covid-19 pandemic has left few unaffected, be it financially, physically or emotionally; but in response, Malaysians from all quarters have risen up to restore, recover and relieve. In the hope to inspire others, members of Malaysia Developers' Hall of Fame share the ways they have met similar needs on **Pages 6 to 16**.



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Businesses must ensure good indoor air quality under Phase 3 NRP

The National Security Council (NSC) requires businesses that resume operations under Phase 3 of the National Recovery Plan (NRP) to ensure good indoor air quality (IAQ) and ventilation to prevent the spread of Covid-19.

According to the updated standard operating procedures (SOPs) set released by NSC on Aug 23, businesses like retail malls, restaurants, laundry shops, vehicle workshops and hair salons are required to adhere to the guidelines on ventilation and IAQ released by the Human Resources Ministry's Department of Occupational Safety and Health (DOSH) on July 8. [\(Click here for the guidelines\)](#) Under the guidelines, DOSH recommended opening windows or doors to increase natural airflow, reducing the number of people in a confined air-conditioned space, as well as using portable air purifiers to enhance IAQ.

Businesses were also asked to limit temperature checkpoints to only one at the main entrances, as well as limit the number of customers to one person per four sq m or



implement at least a one metre physical distance between customers.

Meanwhile, EdgeProp Malaysia is also championing the call for better IAQ and ventilation in buildings. It is noteworthy that EdgeProp Malaysia's Guidance Note discusses both existing and buildings to be built. The importance of fresh air flow indoors, cross ventilation and the use of air-purifying installations or equipment in confined spaces is highlighted.

[Click here to read the detailed EdgeProp Malaysia's Guidance Note for the improvement of IAQ and ventilation in buildings amid the Covid-19 pandemic and beyond.](#)



Country Garden appoints new president for Malaysia-Singapore market

Country Garden Group has appointed Peng Guoqiang (pictured) as its regional president for Malaysia-Singapore, according to the company's press release on Aug 25.

Former president, Su Baiyuan will step down from his position. Despite the changes, he is still the director general manager of Country Garden Pacificview Sdn Bhd, executive director and vice president of Country Garden Group, and continues to take charge of overseas markets.

Peng was the regional vice president in charge of company operations and project management.

Meanwhile, Country Garden recorded a 14% year-on-year (y-o-y) increase of total sales to RMB303 billion (RM196 billion) in the first half year of 2021. The group also registered revenue of RMB234.93 billion (+27% y-o-y) and net profit of RMB22.42 billion (+2.3% y-o-y).

Selangor govt proposes to set up transit homes

The Selangor state government has proposed to set up transit homes for those who have lost their incomes following the Covid-19 pandemic.

Selangor opposition leader Datuk Rizam Ismail (BN-Sungai Air Tawar) said due to the current pandemic situation, many people, especially in Selangor, are facing an economic crisis that have resulted in them being homeless, as they could no longer pay their personal, housing and vehicle loans.

"That is why I'm suggesting that the state government set up transit homes for the homeless until they manage to secure a job and find a house," he said at the Selangor state assembly sitting on Aug 24.

Lagenda Properties and Solarvest partner to build solar-ready homes

Property developer Lagenda Properties Bhd has appointed Solarvest Holdings Bhd as its solar photovoltaic systems partner to install 1,000 residential solar PV systems across three township projects developed by Lagenda Properties in Perak.

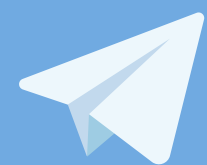
In a statement on Aug 25, the developer said that the solar-ready homes are in line with the Malaysian government's recent launch of the Net Energy Metering Rakyat programme that will have PV systems that can

generate energy up to 98% of monthly electricity usage.

Solarvest will be supporting Lagenda Properties to build these future-forward homes by undertaking the solar design, supply, installation, testing, and commissioning works for the selected 1,000 homes located in Perak.

Lagenda Properties managing director Datuk Jimmy Doh said Lagenda Properties' sustainable township is designed to cater for the B40 and M40 income groups and will continuously incorporate elements that can improve their quality of life at an affordable rate.

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Berjaya Corp now the largest hotel operator in Iceland



Berjaya Corp Bhd (BCorp) chief executive officer Abdul Jalil Abdul Rasheed (pictured) said on Aug 24 that the diversified group via subsidiary Berjaya Land Bhd is now the largest hotel operator in Iceland with 1,471 keys across 14 hotels in Iceland under various brands.

He noted that the group's Iceland hotels have bounced back very quickly due to Covid-19-led quarantine restrictions being removed.

In his Twitter post on

Aug 24, he said the global hospitality sector has been challenging for the past 18 months as the industry contends with pandemic-driven movement restrictions.

"Almost zero revenue but with an element of fixed cost that can't be removed ... Whilst most of our overseas hotels suffer the same fate, some like Iceland have bounced back very quickly due to quarantine restrictions being removed," he noted.

Kerjaya Prospek's net profit up 59% in 2Q2021

Kerjaya Prospek Group Bhd recorded a year-on-year (y-o-y) increase of 59% on its net profit to RM16 million in its second quarter of 2021 financial year ending Dec 31, 2021, mainly contributed by its construction division.

According to a statement on Aug 26, it also registered a y-o-y increase of 48.2% on revenue to RM189.9 million in 2Q2021, compared to RM128.1 million in 2Q2020.

The group attributed the result to its construction projects in 2QFY2021 which were less affected by the impact brought about by the movement

control order compared to 2QFY2020. The construction division remains Kerjaya's largest revenue contributor, accounting for 99.7% of revenue.

As at June 30, 2021, the group's balance sheet remained at a higher net cash position of RM196.1 million and current ratio of 3.9 times, while the outstanding order book stands at approximately RM3.3 billion for the construction contracts, which is expected to support the group's bottom line and provide earnings visibility for the next three years.

Perlis MB says 30 companies keen to invest in Chuping Valley Industrial Area

A total of 30 companies expressed interest to invest in the Chuping Valley Industrial Area (CVIA) as at July this year, said Perlis Menteri Besar Datuk Seri Azlan Man on Aug 26.

He said out of the 30 companies, five were committed and had received policy approvals through the State Executive Council to implement investment projects in the CVIA.

"The companies that have been approved are Malaysian Resourc-

es Corp Bhd with an estimated investment of RM54 million, Biotech Birdnest Processing Sdn Bhd with an estimated investment of RM13 million, Next Generation Oil Sdn Bhd with about RM2 billion, Universiti Kuala Lumpur Asian Sustainable Transportation Institute with RM197 million and the Perlis Inland Port with about RM1.8 billion," he said in the Perlis State Legislative Assembly here on Wednesday.

Construction consulting firms in Phase 1 and 2 of PPN allowed to operate

Construction sector consulting companies in Phase 1 and Phase 2 of the National Recovery Plan have been allowed to operate from Aug 24.

The Construction Industry Development Board, in a statement on Aug 24, said the permission applies to consulting services such as architecture, engineering, quantity surveying and other related services.

However, all companies must comply with the set standard operating procedures (SOP) and all conditions, regulations and other SOPs currently enforced.

"The consulting companies can submit their applications through the Ministry of International Trade and Industry's Covid-19 Intelligent Management System," the statement said.

Covid-19: Opening of more economic sectors with precautionary measures



While dine-in is allowed for those who have completed their two-dose vaccinations, some restaurants have decided to maintain only take-away or delivery services as a precautionary measure.

At the same time, there are customers who are fully vaccinated who still prefer to not dine in at the moment, according to Kota Bharu district police chief ACP Abdul Rahim Daud.

As at Aug 25, 57.5% of the nation's population received at least one dose of Covid-19 vaccine, including 42.4% who were fully inoculated.

Meanwhile, 80.4% of the total population of the Klang Valley received at least one dose of the vaccine. Among them, 63.6% were fully vac-

inated.

Despite the high vaccination number, Malaysia's daily Covid-19 cases have hovered between 17,000 and 23,000 for the past one week.

One significant new cluster was in Pulau Perhentian, where a total of 1,124 residents were compelled to undergo swab tests after 75 positive cases were recorded locally as at Aug 25. Restriction on movement from or to the island has also been enforced since last Friday (Aug 20).

Also put under Enhanced Movement Control Order recently were ten localities in Sabah, one in Pahang and one in Johor Bahru.



Do you know of any struggling B40 small business?

As Malaysia battles to overcome economic hardship of an unprecedented kind, we stand together with those who are in dire need.

While we are not able to meet the needs of all, let us come together to be alongside our B40s community.

In celebration of Malaysia Day, **EdgeProp Malaysia** and **SP Setia** seek to bring smiles to some B40 small business owners in the Klang Valley and Penang.

This is how you could help:

- ♥ Identify one (or more) B40 small business you feel that deserves urgent assistance and share with us why.
- ♥ Submit your nomination by **Wednesday, 1 September, 12pm**. You will be contacted within 2 working days.

Help us to help the B40s.

*Terms and conditions apply

Successful nominees will receive RM500 to upgrade their business and RM300 a month worth of business for 6 months



Adakah anda mengetahui mana-mana perniagaan kecil B40 yang sedang bergelut sekarang?

Ketika Malaysia berjuang untuk mengatasi kesulitan ekonomi yang belum pernah terjadi sebelum ini, kami berdiri bersama-sama dengan mereka yang memerlukannya.

Walaupun kami tidak dapat memenuhi keperluan semua orang, marilah kita bersama-sama membantu komuniti B40 kita.

Sempena penyambutan Hari Malaysia tahun ini, **EdgeProp Malaysia** dan **SP Setia** ingin membawa senyuman kepada beberapa pemilik perniagaan kecil B40 di Lembah Klang dan Pulau Pinang.

Inilah cara yang anda juga dapat membantu:

- ♥ Kenal pasti satu (atau lebih) perniagaan kecil B40 yang anda rasa memerlukan bantuan segera. Kongsi dengan kami mengapa.
- ♥ Hantarkan pencalonan perniagaan tersebut sebelum hari **Rabu, 1 September, 12 tengah hari**. Anda akan dihubungi untuk maklumat lanjut dalam masa dua hari bekerja.

Bantu kami untuk membantu golongan B40 kita.

*Tertakluk kepada terma dan syarat

Calon yang berjaya akan menerima RM500 untuk menaiktarafkan perniagaan mereka dan menerima jualan perniagaan bernilai RM300 sebulan selama 6 bulan



Click to nominate now!

Klik untuk mencalon sekarang!
www.EdgeProp.my





Sikit-sikit, we make a difference to our community



Team EcoWorld handing out food supplies and aid to the needy.

Matrix Concepts Food Bank programme sourcing the food and groceries from small traders and give out to the B40 families.



Text EdgeProp Malaysia

It started from a casual conversation between a secondary school teacher counsellor and a volunteer from a non-governmental organisation (NGO). Situated in a suburb of Kuala Lumpur, many may not have expected the students there to lack any electronic gadgets.

However, out of the more than 1,300 student population, 49 had been unable to follow their online school lessons because of their lack of resources. Taking immediate action, the NGO volunteer, a 60-year-old retiree who only wants to be known as Mrs Ng, galvanised a small group to collect donations of old devices and cash to meet the need.

Working together with the school's parent-teacher association, they managed to collect 23 units of new and pre-loved tablets, smartphones, laptops and desktops

and a total of RM23, 210 cash within less than a month, and by mid-Aug, 2021, all the 49 students (plus a few more newly identified ones) were provided with the necessary equipment and data plans to follow their classes.

This is but only one of the countless accounts of how Malaysians from all walks of life have reached out to those in need during this pandemic. Amidst the Covid-19's attacks, people have lost their health, breadwinners have lost their

rice bowls and families have lost loved ones.

However, just like how "it is often in the darkest skies that we see the brightest stars" (by Richard Paul Evans), Malaysia has witnessed a remarkable spirit of caring and sharing in all forms, from food aid to supporting home businesses, providing free Covid-19 medical care equipment and many more. #kitajagakita is no longer just merely a hashtag in social media postings, but has actually become a collective action of individuals, associations and corporations to rise together and form a strong defence against the onslaught of the coronavirus.

Similarly, in the real estate sector, companies big and small are also targeting their corporate social responsibility efforts on helping the community weather this storm together. What is heartening is that most of them, though their ships are also battered in the rough seas of the pandemic, have not withheld their resources from those more in need.

In this Merdeka Day issue, EdgeProp.my reaches out to EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award recipients to find out details of their CSR activities, which they have soldiered on despite tightened cash flows and future uncertainties.

The recipients of the Award are S P Setia Bhd (2018), Paramount Property Development Sdn Bhd (2018), AME Development Sdn Bhd (2018), Sunway Property (2019), ParkCity Group (2019), Gamuda Land (2020), Tanah Sutera Development Sdn Bhd (2020),

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#SunwayforGood initiatives have reached out to over 200,000 lives across the nation.

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Eco World Development Group Bhd (2021), Matrix Concepts Holdings Bhd (2021) and Sime Darby Property Bhd (2021). Upon their win, they were inducted into the exclusive Malaysia Developers' Hall of Fame in recognition of their continuous commitment to developments designed and built for best-in-class property management.

Notably, these award-winning developers have also taken it upon themselves to ensure community livelihood is not neglected. Through various initiatives, from food aid programmes, to education and nurturing entrepreneurship among low-income earners, they have lent a hand in making Malaysia a more caring nation.

For instance, Gamuda Land has partnered with The Asli Co. by offering the homemakers of the Orang Asli families machineries and materials to sew reusable face masks. This programme has helped the homemakers to upskill themselves and to become self-sufficient income earners.

Matrix Concepts Holdings Bhd's food bank programme takes a two-pronged approach to help those in need – by buying food and groceries from small traders and sundry shops in their townships and distributing them to the needy in different locations.

S P Setia Bhd takes a similar approach but has expanded its initiative to the members of the public for more interaction to help out the B40 small traders. In the collaboration between S P Setia and EdgeProp.my, the Caring Community Campaign dubbed "Alongside our B40s", the campaign calls for the public to nominate B40 small traders who are in dire need.

The chosen small traders will be receiving RM500 to upgrade their businesses and RM300 a month worth of business for six months.

Parkcity Group believes that CSR starts from within the company, before it expands to the community and society at large. It has collaborated with a private institution, PACTS Schools in support of a NEEDS International community food delivery programme called "Food Postman". The programme was initiated for the purpose of reaching out to people in the rural areas who were affected by the lockdown in Miri, Sarawak.

Education is also another aspect that many developers focus on. Understanding that many families' livelihoods have been affected by the movement control order (MCO), many companies are helping students in need to continue their education.

For instance, Eco World Development Group Bhd through its Eco World Foundation has supported more than 2,000 primary, secondary and tertiary students by providing financial aid for their education expenses.

Paramount Corp Bhd's coworking division, Co-labs Coworking, has also been collaborating with NGOs to fundraise for various causes including feeding the homeless as well as supporting equal learning opportunities for children during this pandemic.

Other than food and education, AME Elite Consortium Bhd has zoomed in on the B40 group nationwide to improve their living quality. Through its "MYHAUS programme", AME has contributed its expertise to help restore 13 houses occupied by



Gamuda Land helping Orang Asli through its Gamuda Parks' Farm-to-Mouth project.



S P Setia's Food Aid programme

ALONGSIDE OUR B40s
Caring Community Campaign

CLICK ON
for more details

the hardcore poor nationwide to improve their living quality. These works included building additional rooms with concrete floors, enhancing the existing bathrooms and water piping systems, rebuilding sturdy porches, and undertaking painting works.

Meanwhile, Sunway Bhd has lent a helping hand to the businesses within their communities by granting RM120 million in rent assistance last year to their retailers who are affected by the MCO. Currently, Sunway Bhd's malls division is facilitating the disbursement of RM200 million in working capital to assist their retailers within seven malls through the Sunway Malls SME Retailers Relief Financing Programme provided by RHB Banking Group and Credit Guarantee Corp Malaysia Bhd.

Other award recipient companies – Sime Darby Property Bhd and Tanah Sutera Development Sdn Bhd – also have their own CSR projects to assist the B40 group from all aspects.

These efforts by individual companies may have its limitations to reach out to bigger groups nationwide, but most of them hope to lead the way in inspiring others to join hands together to assist more people who are in need.

To the thousands of altruists, many of whom are nameless, who have expanded your hearts and extended your hands to make life better for the people in Malaysia, EdgeProp.my would like to give a big shout-out to you!

Happy 64th birthday, dear Malaysia!

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Making a difference to Malaysia: How do you contribute?

Developers are often viewed as house builders, but many of them have also expanded their roles to building communities, and gone beyond their duties to benefit not just their own developments, but also the community at large. Known or unknown, there have been manifold efforts by numerous developers to help the less fortunate through their corporate social responsibility (CSR) activities.

Though the philanthropic exercise has not started only now, it has become even more crucial at such times when the Covid-19 pandemic has deepened the predicaments for and unsettled a larger part of society.

To warm our hearts and lift our spirits during this Merdeka month, **EdgeProp.my** shines the light on the less highlighted sides of the developers, where they have employed various ways to help the marginalised and pandemic-affected groups and individuals tide through the storm.

Sharing their stories here are the recipients of EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award, who have been inducted into the exclusive Malaysia Developers' Hall of Fame when they won the awards in their respective years: AME Development Sdn Bhd (2018), Paramount Property Development Sdn Bhd (2018), S P Setia Bhd (2018), ParkCity Group (2019), Sunway Property (2019), Gamuda Land (2020), Tanah Sutera Development Sdn Bhd (2020), Eco World Development Group Bhd (2021), Matrix Concepts Holdings Bhd (2021) and Sime Darby Property Bhd (2021).

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EdgeProp Malaysia's Responsible Developer: *Building Sustainable Development Award 2018*

PHOTOGRAPHS BY AME ELITE CONSORTIUM



"The Survival Box Distribution Programme," by AME to distribute essential household items to needy families.

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Restoring homes of the hardcore poor

AME Development Sdn Bhd,
a subsidiary of AME Elite Consortium Bhd
Kelvin Lee Chai, Managing director of AME Elite Consortium

“

This is part of our endeavour to enhance our long-term business sustainability and will be part of our long-term projects to make a difference in the lives of the underprivileged communities around us.”

— Lee



The Covid-19 pandemic opened up several opportunities for AME to champion several social projects to serve the communities around us.

Noting the urgency of face mask shortage and the importance of keeping our frontliners safe during the initial MCO in April 2020, AME embarked on one of its very first projects by donating 100,000 face masks and 108 bottles of hand sanitisers to the Johor State Government to distribute to frontliners and public officials.

Specifically for the B40 group, AME's CSR Team embarked on "The Survival Box Distribution Programme," to distribute essential household items to needy families who were identified through the "White Flag" campaign and in cooperation with various Johor NGO (non-governmental organisation) branches. The boxes, worth RM100 each, contain essential foodstuffs to sustain a family of three or four for one month. The first batch of 100 boxes was delivered to households in Senai and Kulai on Aug 1, 2021, and we plan to continue this initiative to help more families in the near future.

Also, in collaboration with Yayasan Budi Ihsan Malaysia and TV AlHijrah under the "MYHAUS programme", we were one of the contributors to efforts to restore 13 houses occupied by the hardcore poor nationwide to improve their living quality. These works included building additional rooms with concrete floors, enhancing the existing bathroom and water piping systems, rebuilding sturdy porches, and undertaking painting works.

These projects are part of the "social" component within our Environmental Social Governance (ESG) initiative. This is part of our endeavour to enhance our long-term business sustainability and will be part of our long-term projects to make a difference in the lives of the underprivileged communities around us.

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MYHAUS programme aimed to help aimed the houses of the B40 group to improve their living quality.



PHOTOGRAPHS BY PARAMOUNT CORP



The foreign workers are well-taken of by Paramount during MCO periods.

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Meeting the needs of every segment

Paramount Property Development Sdn Bhd,
the property arm of Paramount Corp Bhd
Benjamin Teo, Executive director of of Paramount Corp Bhd

The past year has been first and foremost about prioritising the health and wellness of our employees. This includes setting aside the funds to ensure our employees are fully vaccinated and given time off to get their shots as well as to recover post-vaccination.

Our communities of construction workers are also taken care of and have been supplied with food, care packages as well as cash allowances over the various lockdowns.

Our support has also extended to poor and needy communities. This includes providing food packages to over 400 families in both the central and northern regions. In addition, donations of medical supplies, wheel-chairs as well as oxygenators have also been made to support our medical frontliners.

Our coworking division, Co-labs Coworking, has also been collaborating with non-profit organisations to fundraise for various causes including feeding the homeless as well as supporting equal learning opportunities for children during this pandemic.

Quite early on, Paramount also contributed to the Edge Covid-19 Health-care Workers Support Fund which went towards assisting health care workers affected by the pandemic. My late father Datuk Teo Chiang Quan and I also personally supported this cause.

All these are cumulative efforts made by the different teams across the Group with everyone guided by our company vision of “Changing lives and enriching communities for a better world”.

Based on our aspirations under the “Social” pillar of the Group’s sustainability framework, our goal is simply to make a positive difference to our local communities, especially those in the areas we operate.

For me, this pandemic has been an eye-opening as well as a humbling experience. While it has exposed the struggles of people, it has also brought many together in the spirit of collective effort. Ultimately, unity is strength. When there is teamwork and collaboration, wonderful things can be achieved.



“

All these are cumulative efforts made by the different teams across the Group with everyone guided by our company vision of ‘Changing lives and enriching communities for a better world’.”

— Teo



Donations of medical supplies to hospitals.

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PHOTOGRAPHS BY S P SETIA



Team Setia of Setia Eco Templer distributed food packs to volunteers and frontliners of Setia Eco Templer Clubhouse PPV.

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Cultivating a caring society

S P Setia Bhd

Datuk Sri Koe Peng Kang, Senior executive vice president



“Our CSR projects are all designed to create a positive impact, foster integration and national unity and cultivate a more caring society especially during times like this.”
— Koe

Over the past year, S P Setia Bhd has extended its aid to vulnerable communities across the nation through our CSR programmes. These programmes have extended its help to construction workers, students and to everyday Malaysians.

In an effort to help the government to ramp up the vaccination for the rakyat and to achieve herd immunity against the Covid-19 whereby 80% of the population is fully vaccinated, a total of six S P Setia venues were used as vaccination centres (PPVs) as part of the national immunisation programme.

Meanwhile, in conjunction with Merdeka and Malaysia Day, Malaysian kuih packs were given to the volunteers and frontliners of Setia's PPVs as an appreciation for their sacrifice of time for the nation. A total of 2,300 servings of savoury and sweet Malaysian snacks and desserts were distributed to approximately 1,060 frontliners and volunteers of the PPVs in the central region.

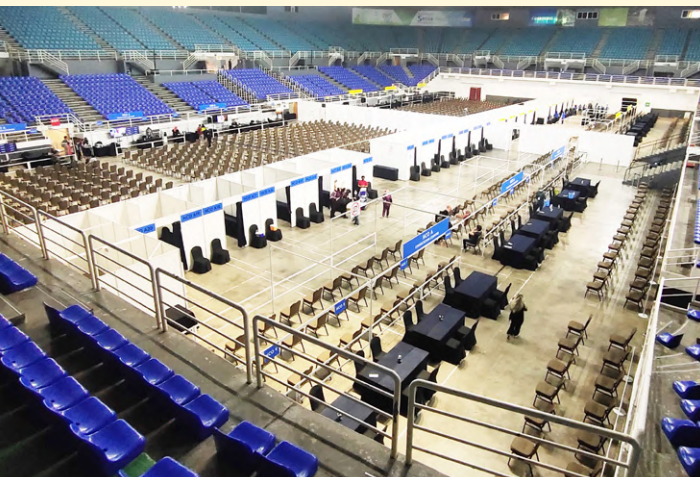
Additionally, we have also continued our Food Aid programme where dry rations such as rice, instant noodles, canned food, flour, salt, sugar and cooking oil were distributed to approximately 8,000 workers at more than 20 project sites in Penang, Selangor, Kuala Lumpur and Johor.

As the Covid-19 pandemic continued to affect the livelihoods of many low-income families, Setia Foundation continued its efforts in providing aid to schools and disadvantaged students under its Setia Caring School Programme (SCSP) and other initiatives during the first quarter of 2021.

In line with its objective to assist in the advancement of the education of disadvantaged pupils, the Foundation provided financial support via the Annual Stipend Programme to the B40 families as schools were reopened in early 2021. School supplies, reference books and two full sets of school uniforms per student were distributed to all nine SCSP schools in Selangor, Penang and Johor.

Through these programmes, caring for those who need it the most is the essence of Setia's commitment to our community.

We are invested in the future of our nation, having lent a helping hand to Malaysians in need since 2000. Our CSR projects are all designed to create a positive impact, foster integration and national unity and cultivate a more caring society especially during times like this.



Setia SPICE Arena and Setia SPICE Convention Centre PPVs will be administering up to 10,000 doses in total per day by August.

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EdgeProp Malaysia's Responsible Developer: *Building Sustainable Development Award 2019*

PHOTOGRAPHS BY PARKCITY GROUP



ParkCity distributes baby formula milk to the people in the rural areas.



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Inspiring community to be part of CSR

Parkcity Group
Datuk Joseph Lau, Chief executive officer

We believe that CSR starts from within the company, and eventually the communities and society at large. Throughout the Covid-19 period, ParkCity has introduced a series of initiatives both privately and also through collaborations with other partners.

For instance, ParkCity's collaboration with the local community in Desa ParkCity to kickstart the "Food Share" initiative has benefitted many people in need of food supplies, especially during the current pandemic.

During the start of the pandemic, we were also among the first contributors to The Edge Covid-19 Equipment Fund & Health Care Workers Support Fund to help fight against the country's health crisis.

Similarly, we collaborated with a private institution, PACTS Schools in support of NEEDS International community food delivery programme called "Food Postman". The programme was initiated for the purpose of reaching out to people in the rural areas who were affected by the lockdown in Miri, Sarawak.

Other than a series of CSR programmes, everyone played a crucial role in curbing the spread of the infectious coronavirus. When Covid-19 hit, we realised we have a much more important role to play in creating a safe and healthy environment.

The national guidelines and SOPs (standard operating procedures) were still at their budding stages then. But from a strategic viewpoint, it was crucial for speedy implementations of strict SOPs and other proactive initiatives. We saw the importance of this

as it can ensure the safety and health of all our employees and communities especially the frontliners, our tenants, visitors and residents within our communities. Beyond our internal offices, we also implemented the government-sanctioned SOPs in our retail spaces and parks.

After the first few months, people were raring to go out again. As the movement restrictions were easing, we needed to maintain the low Covid-19 infection curve. We rolled out initiatives to encourage and remind our communities and the public to maintain a high level of hygiene at all times. To strengthen our efforts, care packs containing sanitisers and masks were distributed to visitors of The Waterfront at Desa ParkCity — one of the township's hot spots with a high foot traffic.

We've implemented extra precautions to ensure the safety of our communities in communal spaces as well as workers in construction sites. Additionally, our premises are sanitised on a regular basis. In order to effectively coordinate this large effort, constant communication and cooperation from all of our contractors, project site teams and township's joint management committees were required to ensure that every SOP is adhered to and practised.

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“

When Covid-19 hit, we realised we have a much more important role to play in creating a safe and healthy environment.”

— **Lau**

The "Food Share" initiative by ParkCity and local community in Desa ParkCity.





PHOTOGRAPHS BY SUNWAY



Representatives of Sunway City Ipoh delivered provisions to Pusat Jagaan Anak-Anak Yatim dan Miskin Nurul Iman during the Sunway Chinese New Year Festive Cheer.

← From PREVIOUS PAGE

Sustaining hard-hit business owners

Sunway Property

Sarena Cheah, Managing director of Sunway Bhd property division



“The pandemic has shown us how Malaysians can come together in spirit, in unity and strength to overcome one of the toughest challenges of our times.”
— Cheah

At the onset of Covid-19, and subsequently the stay-home orders, our hearts went out to our fellow Malaysians who were the hardest hit – those on the frontlines, the B40 families, as well as the small businesses within our communities.

Together as a group, we have worked to reach more than 200,000 lives across the nation throughout the pandemic period through various #SunwayforGood initiatives with a commitment of close to RM60 million since March 2020.

To help the government achieve widespread vaccination coverage, we have dedicated four of our Sunway facilities rent-free to be used as vaccination centres over 12 months. Totalling close to 200,000 sq ft, the four centres – Sunway Pyramid Convention Centre, Sunway Medical Centre, Sunway Medical Centre Velocity and Sunway Specialist Centre Damansara are helmed by our Sunway healthcare staff and volunteers.

To lend a helping hand to the businesses within our communities, our malls granted RM120 million in rent assistance last year to our retailers.

Currently, our malls division is facilitating the disbursement of RM200 million in working capital to assist our retailers within seven malls through the Sunway Malls SME Retailers Relief Financing Programme provided by RHB Banking Group and Credit Guarantee Corp Malaysia Bhd (CGC).

For the National Day and Malaysia Day celebrations, we are extending our efforts by reallocating all our advertising funds to purchase some 25,000kg worth of food for 2,100 B40 families under our #SunwayforGood Food Bank initiative.

In order to support the SMEs during this challenging time, we will be launching our MyCommunityHeroes 2.0 campaign and provide our digital platforms in Sunway Property to our business community to spread awareness about their brands. At the same time, we will also be supporting them by purchasing vouchers as redemptions for our customers.

The pandemic has shown us how Malaysians can come together in spirit, in unity and strength to overcome one of the toughest challenges of our times. Together, we shall persevere, together, we stand.

As a Master Community Developer, we aspire to build a better tomorrow by creating integrated spaces where everyone can live, learn, work and play in a safe, healthy and connected environment. We remain committed to building sustainable communities where our future generations can continue to thrive.



Frontline workers of Malaysia receiving COVID-19 vaccinations at Sunway Pyramid Convention Centre.

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EdgeProp Malaysia's Responsible Developer: *Building Sustainable Development Award 2020*



Gamuda Parks' Farm-to-Mouth project helps Orang Asli plant their own edible gardens, harvesting enough for the family and to sell.



PHOTOGRAPHS BY GAMUDA LAND

Gamuda Land rolled out GL Cares to help those in the surrounding community by delivering food items and daily essentials to those in need.

← From **PREVIOUS PAGE**

Helping low-income earners to help themselves

Gamuda Land
Ngan Chee Meng, Chief executive officer

Subscribing to the Gamuda Green Plan 2025 and aligning to its ESG framework, Gamuda Land reached out to various groups of society that needed help. Besides helping to alleviate short-term needs such as food and daily essentials, Gamuda Land has also reached out to the Orang Asli community with programmes that help generate sustainable income towards addressing ongoing poverty and income equality issues.

During these challenging times amid the pandemic, Gamuda Land has rolled out GL Cares to help those in our surrounding community by delivering food items and daily essentials to those in need, including workers in our CLQs (Centralised Labour Quarters), charitable homes and NGOs.

Meanwhile, Gamuda Parks has been extensively engaging with the Orang Asli community as part of Gamuda's Native Community socio-economic development programmes as listed below:

- The Upskilling Business Project: Sewing and Selling Reusable Masks Partnering with The Asli Co provides both business opportunities and helps upskill Temuan women in Kg Bukit Cheeding to be self-sufficient income-earners. This is through the provision of machinery and materials needed for face masks which are sold to corporations.
- The Farm-to-mouth Project helps Orang Asli plant their own edible gardens, harvesting enough for the family and to sell.

- The Wild Tree Seed Bank, through our partnership with Binturong Alam Ventures, has provided the Orang Asli over one thousand seedlings consisting of native forest tree species. This project supports Gamuda Land's #OneMillionTrees movement while providing sustainable income for villagers as they search for seeds in the virgin forest and propagate them at the nursery in the village.

- The Empowering Orang Asli students through education project has plans underway to distribute tablets supported by broadband to Orang Asli schools. On top of that, we are engaging qualified teachers to provide additional classes for the students to improve their literacy.

Meanwhile, at the Group level, we've taken proactive measures to ensure our workers' and public health and safety are protected. For instance, we have launched our RT-PCR (reverse transcription polymerase chain reaction) testing facility (Gamuda Laboratories) in Nov 2020 with the intention to provide fortnightly testing for the Group's workforce of 20,000, playing a crucial role in increasing the rate of Covid-19 screening.

Extending beyond the Group's workers, Gamuda Laboratories is now offering Covid-19 PCR Testing and Elecsys® Anti-SARS-CoV-2 assay tests for the larger community – commercial entities and also the public.

Continues **NEXT PAGE** →



“We also reached out to the Orang Asli community with programmes that help generate sustainable income towards addressing ongoing poverty and income equality issues.”
— Ngan



EdgeProp Malaysia's Responsible Developer: *Building Sustainable Development Award 2021*

PHOTOGRAPHS BY ECOWORLD



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Taking a holistic approach in addressing students' needs

Eco World Development Group Bhd
Datuk Chang Khim Wah, President & chief executive officer

EcoWorld engages with local communities in providing equal access to education and development for the young, while also conducting activities in nature conservation, and supporting the health and wellbeing of the community. Our focus on education is also aligned with the United Nations Sustainable Development Goals.

Eco World Foundation (EWF) was established in 2014 to carry out EcoWorld Group's CSR projects with a focus on underprivileged children, and their education and health needs.

Despite the Covid-19 pandemic, this commitment is ongoing and this year, EWF has continued to support more than 2,000 primary, secondary and tertiary students under EWF's core Students Aid Programme (SAP) by providing financial aid for their education expenses.

SAP practises a holistic approach by addressing every aspect of a student's educational requirements such as subsidised school, tuition and computer fees as well as paying for students' uniforms, stationery, workbooks and canteen meals.

To ensure that the programme's objectives are met, the Foundation actively and frequently engages with students and parents through activities such as UPSR Motivation Camp, learning trips, UPSR Excellence Award Ceremony, Dialogue with Parents, Career Talk and home visits.

Due to movement restrictions in the current pandemic, a few of our planned programmes were

put on hold. However, we conducted our core programmes involving education and providing financial assistance to underprivileged students.

This year, EWF also kicked off a fresh charity initiative, the Covid-19 Special Aid, to provide additional support for needy families under the SAP. Since early 2021, RM55,000 worth of vouchers from 99 Speed Mart have been given out to over 150 families and eight shelter homes for orphans and disabled persons.

The Group's latest effort is the "Bantu" initiative. It was a staff-led #KitaJagaKita initiative that aimed to raise funds through the generosity of Team EcoWorld. This was an opportunity for Team EcoWorld to show our solidarity with the less fortunate by offering help to the communities under our care.

Team EcoWorld managed to raise RM80,000 in just two weeks! We are truly amazed by the kindness shown by Team EcoWorld in wanting to help the poorest in our communities tide through this season of need.

The funds were distributed to families of students under the SAP who have suffered losses of income as well as the Orang Asli community in Pahang, IQ70 Home Plus, Sai Pandian Home, Victory Home, The Handicapped & Mentally Disabled Children's Association of Johor, The Elijah Centre and 25 hardcore poor families living near EcoWorld developments in Penang.

Continues NEXT PAGE →



Team EcoWorld handing out food supplies and aid to the needy.



“The Group's latest effort is the “Bantu” initiative. It was a staff-led #KitaJagaKita initiative that aimed to raise funds through the generosity of Team EcoWorld.”

— Chang



PHOTOGRAPHS BY MATRIX CONCEPTS



The two-month Matrix Concepts Food Bank Programme is expected to distribute about 3,350 food packs, feeding some 18,000 people!



“

We are blessed to live in a multi-racial country with cultural differences and religions, and we have to help each other – to ride through this pandemic wave for a better tomorrow..”

– Lee



Each food pack provides a week's supply for a family of six.

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Nurturing Environments, Enriching Lives

Matrix Concepts Holdings Bhd

Datuk Lee Tian Hock,

Founder & group executive deputy chairman

It has been almost 18 months since the first Movement Control Order (MCO) in March 2020 and the daily Covid-19 statistics have been alarming for all of us. Businesses and livelihoods have been affected greatly with many losses including lives, yet the spirit of humanity remains strong within Malaysians.

Matrix Concepts observes the five CSR pillars (community, education, environment & social, sports and Covid-19) as per our tagline “Nurturing Environments, Enriching Lives”.

We have contributed over RM8.48 million to various organisations and communities over the past one year. Out of the RM8.48 million, close to RM2 million was channelled to national and state Covid-19 funds, frontliners, media personnel and affected communities such as the Orang Asli, foreign workers and even our associates.

Additionally, an extra RM400,000 has been dedicated specifically for our very own Matrix Concepts Food Bank programme, which is the highlight this year. It is a two-pronged focus to assist the needy and those in dire needs during this pandemic, while also to assist the small traders and sundry shops in our two townships (Bandar Sri Sendayan in Negeri Sembilan and Bandar Seri Impian in Johor) as the food items are sourced from them.

The food bank programme has four specific locations, and each location will give out 100-150 food packs on a specific day weekly. Each food pack provides a week's supply for a family of six. By end-August 2021, our Matrix Concepts Food Bank would have handed out 3,350 food packs to almost 3,000 families, feeding 18,000 people in these two months!

We are blessed to live in a multi-racial country with cultural differences and religions, and we have to help each other – to ride through this pandemic wave for a better tomorrow. Together we care. 🇲🇾

Raffles Education Square on the market for S\$200 mil




Singapore-listed educational service provider Raffles Education Corp is putting up a commercial building, Raffles Education Square, at 51 Merchant Road, for sale at a guide price of S\$200 million

●Text Charlene Chin
EdgeProp Singapore

Singapore-listed educational service provider Raffles Education Corp is putting up a commercial building, Raffles Education Square, at 51 Merchant Road, for sale at a guide price of S\$200 million (RM622 million), or S\$2,582 psf on the existing gross floor area (GFA).

Zoned for commercial use, the property occupies a land area of 27,669 sq ft and has a GFA of 77,445 sq ft. It is within close proximity to Clarke Quay and Fort Canning MRT Stations.

The property comprises two sections: a main four-storey building with two levels of basement carparks, annexed to two rows of conserved buildings. It was refurbished eight years ago and currently houses Raffles Education's corporate office and college campus.

The expression of interest exercise, held by property consultancy Delasa (formerly known as Showsuite Consultancy), is scheduled to close at 2.30 pm on Thursday, Sept 23. 



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- Presently 41% of the plantation is cultivated with oil palms of between 14 to 24 years of age
- Average FFB Yield 3 years from 2018 to 2020 ranged from 4.52 to 11.25 metric tons per annum

Interested parties are invited to email us their details (Name, Company, Designation and Contact Details) in order to receive a copy of the Comprehensive Information Memorandum to kjhq@khongjaafar.com.my

All written expression of interest or proposals must be delivered to **Khong & Jaafar (Real Estate) Sdn Bhd** no later than **5.00 pm, 10 September 2021**

Khong & Jaafar (Real Estate) Sdn Bhd (376420-V)
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The story of Malaysia *through the eyes of architecture*

●Text **Rachel Chew**



Hindu temple in Batu Caves.

The rich cultural diversity in Malaysia is such that few countries in the world can boast of. In fact, other than Malay, Chinese and Indian, 62 other ethnic groups make up the demography of the country, according to The Government of Malaysia's Official Portal.

Within each heritage lies a distinct set of appearances, languages, dishes, costumes, festivals and lifestyles, and this is what gives Malaysia its unique brand of harmony in heterogeneity, a feature (when isn't bandied about as a point of contention by self-serving politicians) prided by true Malaysians.

In this month of Merdeka when the country commemorates its independence and celebrates its nationalism, **EdgeProp.my** brings to you one of the aspects of the Malaysian kaleidoscope through its architecture.

Given the country's multiculturalism, in addition to some western flavours sprinkled during the colonisation eras, there is an array of building designs that represent the distinct cultures and tell the different stories of Malaysia, such as the British colonial, Peranakan, Malay Islamic-inspired and Asian traditions, as well as modern and post-modern mixes.

Among the famous architectural landmarks loaded with historical significance are the Sultan Abdul Samad Building with its Neo-Mughal influence; the Negeri Sembilan State Museum marked by the Minangkabau tradition; the Baba Nyonya Heritage Museum in Melaka; Penang's Cheong Fatt Tze Mansion in the Imperial Chinese form, and the Hindu-styled Batu Caves temple.

There is no other nation which houses such a wide range of architectural styles, a fact every Malaysian should treasure because those memory-entrenched edifices tell our story and shape our national identity today.

Here are but a few of the must-observe constructions of colourful Malaysia.

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Sultan Abdul Samad Building with its Neo-Mughal influence.



The facade of a typical Peranakan house in Melaka.

← From PREVIOUS PAGE Peranakan house

The Peranakan house stands out as one of the most eclectic house styles that you can only find in Malaysia.

Peranakan, which is also known as Straits Chinese or Baba Nyonya, are descendants of mainly China immigrants who settled in Melaka and Penang as early as the 15th century. They married into the local community and formed a unique custom distinguished by its fusion of food, dressing and architecture.

A meld of Victorian, Chinese and Malay cultivations, some of the special features of a typical Peranakan house are a Chinese-style indoor courtyard and ancestral hall, English floor tiles, and a wooden staircase typically found in the local homes.

Minangkabau house

The Minangkabau descendants from Indonesia have taken root in Negeri Sembilan for a very long time and spread its culture both to the local culinary fare and architecture.

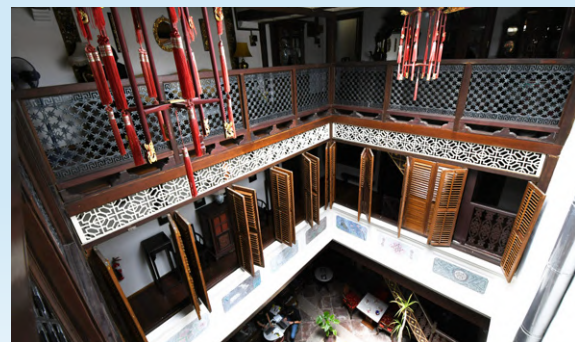
The Minangkabau house is a reflection of the tropical climate shared by Indonesia and Malaysia. The main building material is timber and the interior has a bamboo ceiling, an open layout and carved-out air vents on the walls and windows to promote air ventilation.

Of course, the sky-pointing curved roof is the most prominent feature of a Minangkabau house. They are said to represent buffalo horns, symbolising reaching to heaven.



Malay houses can be easily found in Kampung Baru, Kuala Lumpur city centre.

Cheong Fatt Tze Mansion in Penang is in the Imperial Chinese form.



The centre courtyard is one of the main features in Peranakan house.

Malay house

The Malay house, or Rumah Melayu, is the traditional dwelling constructed by the indigenous ethnic Malays of the Sumatra, Borneo and Malay Peninsula before the advent of modern influences.

While each state has its own stamp of uniqueness, some of the common features that mark a Malay house are stilts, staircases, partitioned rooms, and a vernacular roof with a detailed carved ornament.

Standing on stilts, the homes are not just protected from wild animals, floods and unwanted intruders, but also enjoy better ventilation.

One architectural wonder of Malay houses is that they are typically built without any nails. Pre-cut holes and grooves are made to fit timber or bamboo pieces into one another, effectively making it a prefabricated house.



Stilts, staircases and vernacular roof with a detailed carved ornament are the special elements of a Malay house.

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Longhouse

The longhouses in Malaysia are designed in a slightly different way from other countries' longhouses to suit local weather conditions and the residents' lifestyles.

Built like a standing tree with branches to the right and left, the front part faces the sunrise while the back faces the sunset.

These longhouses, mainly located in Sarawak, are built on stilts, which allow cool air to circulate and provide a shelter for livestock underneath the raised floor.

A typical traditional longhouse in Sarawak has a central wall that runs along the length of the building, which separates the building to two parts – a corridor with an open view, and a private area blocked from public view on the other side.



Malaysia's longhouses are mainly located in Sarawak.

PHOTOGRAPHS BY LOW YEN YENG | EdgeProp.my



National Museum of Malaysia is a palatial structure built in the style of Rumah Gadang, an aspect of Minangkabau architecture.



Sultan Abdul Samad Building originally served as the secretariat for the colonial British administration.

British colonial

Many landmark buildings that were built during British colonial times shared a common style, which is the Neo-Mughal style.

Also known as the Indo-Saracenic architecture, it drew its stylistic and decorative elements from native Indo-Islamic architecture. Some of the characteristics are large bulbous domes, slender minarets at the corners and massive halls.

The Malaysian-British colonial architectural style was also incorporated with neo-classical elements, which became a conventional feature in Malaysian structures then, as displayed in historical buildings such as the KL Railway Station and the Sultan Abdul Samad Building. 📍



KL Railway Station is one of the most distinctive colonial buildings in Kuala Lumpur.

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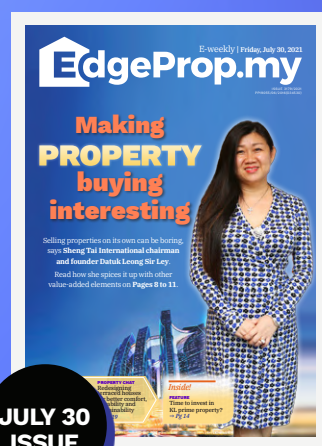
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With

Datuk Chang Kim Loong
& Chang Jo Ee

False declaration a serious offence



Statutory declarations are commonly used for procedural matters. For example, a first-time house buyer would be required to submit a statutory declaration to say that he does not own a house to be entitled to the benefit of a unit in a low, medium or affordable housing category. Another example would be where a business licence applicant may need to attest that he is not declared bankrupt.

The basic purpose for a statutory declaration is to obtain confirmation of execution of any deed, written instrument or allegation or proof of debt which would otherwise be too impossible to prove. In other words, it is to provide written proof to confirm something either too tedious or impossible to verify.

In a contractual context, if a person made an ordinary statement which turned out to be untrue, this would merely amount to misrepresentation and that would constitute a breach of contract which could lead to civil action. On the other hand, if a person made a false statement by way of statutory declaration, apart from being a misrepresentation, it would be tantamount to a criminal offence under the Penal Code and such person could be prosecuted.

A sample scenario would be if a managing director of a housing developer swore a statutory declaration that his company would abide by the bumiputera quota imposed by the State Authority's policies and not deviate from the process, but somehow, at a later stage, the company oversold the bumiputera quota to non-bumis, he would have committed a wrongdoing.

Punishable by jail and fine

The law that governs statutory declarations in Malaysia is the Statutory Declaration Act 1960 (SD Act). The SD Act requires the documents requiring statutory declarations to be sworn or declared its accuracy and truth with no elements of misrepresentation.

In Malaysia, the Notary Public or Commissioner for Oaths may take and receive any declaration voluntarily made in Malay or English in an appropriate form, as pursuant to Section 2 of the SD Act. A person making a declaration by this SD Act shall pay a fee to the officer or Commissioner taking the declaration.

The SD Act further provides penalties against people who make false declarations pursuant to

Section 3 of the SD Act. These punishable sections are laid down under Section 199 and Section 200 of the Penal Code.

Section 199

Whoever, in any declaration made or subscribed by him, which declaration any Court, or any public servant or other person, is bound or authorised by law to receive as evidence of any fact, makes any statement which is false, and which he either knows or believes to be false or does not believe to be true, touching any point material to the object for which the declaration is made or used, shall be punished in the same manner as if he gave false evidence.

Section 200

Whoever corruptly uses or attempts to use as true any such declaration knowing the same to be false in any material point, shall be punished in the same manner as if he gave false evidence.

In essence, the SD Act states that people who make a false statutory declaration will be charged and shall be punished with imprisonment for a term which may extend to seven years and shall also be liable to a fine.

How to word a statutory declaration

All statutory declarations must contain the following wordings.

Statutory Declaration

I (name), (identity card no) of (address) do solemnly and sincerely declare that ...

.....

And I make this solemn declaration conscientiously believing the declaration to be true and by virtue of the Statutory Declaration Act, 1960.

Affirmed by (name)

At: (place)

On (date and time)

*Before me,
Commissioner for Oaths*

Continues **NEXT PAGE** →



“Statutory declarations are commonly used for procedural matters. For example, a first-time house buyer would be required to submit a statutory declaration to state he does not own a house to be entitled to the benefit of a unit in a low, medium or affordable housing category.”

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Prudence dictates that a declaration must be made in compliance with the said SD Act. A declaration is not a declaration within the meaning of Section 199 of the Penal Code if there is an omission.

In the case of *Yeoh Oon Theam v Pendakwa Raya* [2016] MLJU 406, the Court of Appeal held that the statutory declaration is not within the meaning of the SD Act. The panel of judges, comprising the Honorary Justice Tengku Maimun binti Tuan Mat, The Honorary Justice Vernon Ong Lam Kiat and The Honorary Justice Abdul Karim bin Abdul Jaliwas, was unanimous in their learned decision, verbatim:

Section 2 of the SD Act prescribes that a statutory declaration shall be in the form in the Schedule. We have scrutinised the statutory declaration and agree with the learned counsel for the appellant that the statutory declaration is incomplete. The statutory declaration does not contain the vital words "... and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declaration Act, 1960".

Is something truer just because it is sworn in a statutory declaration?

The answer is no. It makes no difference whether one signs a statutory declaration or not. The veracity of the contents in a statutory declaration is not guaranteed by its signing.

A maker can still make a declaration without believing the truth of its content. However, according to the SD Act, if one has made a false declaration or has made conflicting declarations, one is answerable to criminal sanctions such as a fine or jail term imposed by the state.

It is a trite law that the prosecution has the duty to prove all the ingredients of a charge before it can be said that a prima facie case has been made out. Pursuant to Section 199 of the Penal Code, the prosecution must prove the following ingredients, namely:-

1. The accused has made a declaration;
2. The declaration that the accused has made is receivable as evidence;
3. The declaration contains false statement, which, either the accused had known or believed to be false; or the accused had not believed to be true;
4. The false statement touches or connects with the object of the making of the declaration.

Perjury

Perjury is an offence of wilfully telling an untruth or making a misrepresentation under oath. It is a criminal offence to make a false statement while giving testimony during a legal proceeding.

Section 193

Whoever intentionally gives false evidence in any stage of a judicial proceeding, or fabricate false evidence for the purpose of being used in any

stage of a judicial proceeding, shall be punished with imprisonment for a term which may extend to seven years, and shall also be liable to a fine; and whoever intentionally gives or fabricates false evidence in any other case, shall be punished with imprisonment for a term which may extend to three years, and shall also be liable to a fine.

Every competent witness giving evidence in court is bound to take an oath as provided under Section 6 of the Oath and Affirmation Act, 1949. By taking an oath, a witness is required to tell the truth and nothing but the truth.

If a witness is found to have given false testimony after taking an oath, he may be charged under Section 193 of the Penal Code for perjury. On a plain reading of Section 193 of the Penal Code, it is clear that this section applies to a witness who gives false evidence regardless of whether the evidence is given through written statement or orally.

In the well-known murder case of the Deputy Public Prosecutor Dato Anthony Kevin Morais, a lady who appeared as a prosecution witness in the trial of the murder case was found guilty under Section 193 of the Penal Code and has been sentenced to four years' jail for perjury over her false testimony in Court. She gave evidence knowing the same were untrue. The alleged statement was said to be in contradiction to a statement she had given to the police.

The guilty must be punished

The existence of these penal sanctions allows the prosecutors (federal and state) to take action to prosecute the wrongdoers for making false statements in their declarations or telling the untruth and lies in the courts of law.

Those who are found guilty under Section 199 and Section 200 of the Penal Code must be punished to send shivers down their spines and to prevent further deliberate offences being committed.

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. 📌



This article is jointly written by
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Tel: +6012 334 5676



“According to the SD Act, if one has made a false declaration or has made conflicting declarations, one is answerable to criminal sanctions such as a fine or jail term imposed by the state.”





From left: Sofwan, Faridah, Zulkifli, Johary and Koe signing on the wall plaque marking the last day of operations at the PPV.

S P Setia appreciates PPV frontliners and volunteers with snack packs

●Text Chin Wai Lun

In conjunction with the Merdeka month, S P Setia Foundation handed out Malaysian-themed snack packs as a token of appreciation and gratitude to frontliners and volunteers at the S P Setia Covid-19 vaccination centres (PPVs) in Selangor.

The “Setia PPV Heroes” initiative saw more than 2,300 servings of local snacks and desserts distributed to about 1,060 frontliners and volunteers of the Setia PPVs in the central region.

This included Setia EcoHill Club 360 in Semenyih on Aug 17, followed by Setia Eco Templer Clubhouse in Rawang and Setia City Convention Centre in Setia Alam on Aug 22.

“To help Malaysia reach herd immunity and recover the economy at a faster rate, we are proud to be part of the national immunisation programme by contributing our resources which are our six PPV venues across the nation, of which four of them are mega PPVs.

“We are truly thankful and proud of the frontliners and volunteers who have shown the true Malaysian spirit by sacrificing their time to serve the community,” said S P Setia Bhd senior executive vice-president Datuk Seri Koe Peng Kang in a media statement on Aug 23.

Notably, the food was purchased from vendors from the B40 community. One of them is Preeya from Taman Tasik Biru in Kundang, Selangor.

“As a B40 family affected by the Covid-19 pandemic and the resulting prolonged lockdown, this initiative by S P Setia Foundation has helped my family in reducing our burden during this period,” said Preeya.

The Setia PPV Heroes initiative was carried out as part of S P Setia’s #Setia4Malaysia month-long campaign in conjunction with Merdeka and Malaysia Day to nurture positivity and hope amid the uncertainties brought on by the pandemic.



A wall of ‘thank you’ notes for the frontliners and staff of the PPV.



One of the last batches of vaccine receivers on the last of day of operations at PPV Setia City Convention Centre

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Setia team providing snack boxes with food purchased from B40 traders to the volunteers of the PPV.



Setia team preparing the snack boxes for the volunteers in the PPVs.



← From **PREVIOUS PAGE**

Last day of operations at Setia City Convention Centre PPV

Meanwhile, another milestone had been achieved as the mega PPV in Setia City Convention Centre drew its curtain on the vaccination exercise on Aug 22.

The PPV, which started operating from June 7, was provided by its developer, S P Setia and managed by the Covid-19 Immunisation Task Force and the Covid-19 Vaccine Supply Access Guarantee Special Committee. Additionally, they were supported by the combined efforts of public servants, medical personnel and Team Setia volunteers as part of the National Covid-19 Immunisation Programme.

Over 500,000 doses of Covid-19 vaccines were administered here throughout its operation.

Speaking at the closing ceremony on Aug 22, Koe thanked the staff and volunteers of the PPV for being willing to take risks and contribute to the nation.

"You are the legacy and a shining example of what Malaysia can achieve together," Koe said in his speech.

Also present at the ceremony were Petaling District officer Datuk Johary Anuar, PPV Setia City Convention Centre manager Dr Sofwan Albar, Petaling health district public health physician Dr Faridah Amin and Brig. Gen. Datuk (Dr) Zulkifli Zainal Abidin.

Johary presented certificates of appreciation to the representatives of the volunteers and agencies involved. 📸



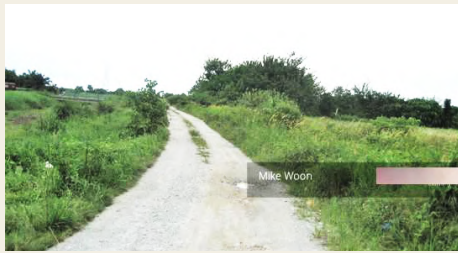
RM6,500,000

Kundang, Rawang, Selangor

Type: Detached factory **Tenure:** Freehold
Built-up: 25,000 sq ft **Land size:** 30,000 sq ft

John Leong **PRO** (PEA 1132)

KNIGHT FRANK MALAYSIA SDN BHD (VE (1) 0141)
+6016 599 2699



Call for price

Johan Setia, Klang, Selangor

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

Mike Woon **PRO** (REN 00557)

ECOLAND REALTY (E (2) 1679/1)
+6012 271 6838



RM550,000

Bandar Mahkota Cheras, Cheras, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 1,400 sq ft **Land size:** 1,300 sq ft
Bedroom: 4 **Bathroom:** 3

Jay Jamali **PRO** (REN 37489)

NAS REALTY (E (3) 1954)
+6017 226 5737

Done Deal

Sold for

RM8.3 million (RM360 psf against land size)

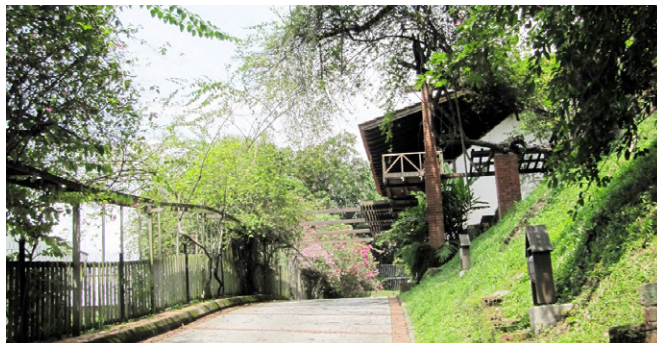
Double-storey bungalow at Taman Duta, Kuala Lumpur



Concluded by: Shawn Fernandez **PRO** (REA 2445)

Aegis Property (+6012 288 1251)

When: May 2021



Noteworthy

- Freehold
- Semi-furnished
- Built-up: 6,000 sq ft; Land size: 23,000 sq ft
- Five bedrooms, five bathrooms

Located within Kuala Lumpur's exclusive enclave of Bukit Tunku, the upscale residential neighbourhood of Taman Duta consists of high-end landed properties and condominiums that offer a reclusive and private environment to its residents.

Concluded by Shawn Fernandez from Aegis Property, this spacious two-storey bungalow atop a hill offers the serenity that marks Taman Duta, which became the main attraction to the buyers.

"Besides its value for money, what really attracted the buyer was the privacy the compound offered. From the main gate, all you could see was a driveway snaking up. You could only spot the house once you have driven in," Fernandez said.

Adding to that, the buyer was living in Damansara Heights prior to purchasing the bungalow and wanted to look for a more spacious area for his growing family.

Meanwhile, Fernandez stated that the previous owners were letting go of the bungalow as they were rightsizing.

According to **EdgeProp Research**, there was only one bungalow transaction in Taman Duta in 2020 at the price of RM16 million or RM897 psf while there was no transaction recorded in 2019.

As of mid-August, a total of 21 units were listed for sale in EdgeProp.my with an average asking price of RM15.7 million or RM1,353 psf while two units were listed for rental with an average asking monthly rent of RM13,000 or RM1.78 psf.



PD Residences

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RM850,000

PD Residences, Kuching, Sarawak

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

Kenneth Wong **PRO** (E1810)

KEN & CO PROPERTY CONSULTANTS (VE (3) 0230)
+6019 886 7688



RM2,600,000

Sungai Buloh Country Resort, Sungai Buloh, Selangor

Type: Bungalow **Tenure:** Leasehold
Built-up: 6,000 sq ft **Land size:** 17,000 sq ft
Bedroom: 6 **Bathroom:** 5

James Yim **PRO** (REN 24129)

PROPERTY EXPRESS (E (3) 1205)
+6012 687 4892



RM41,500,000

Kampung Baru, Kuala Lumpur

Type: Commercial land **Tenure:** Freehold
Land size: 25,890 sq ft

Salim Mustam **PRO** (REN 10674)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6017 280 0026



RM630,000

Kelana Mahkota, Kelana Jaya, Selangor

Type: Condominium **Tenure:** Leasehold

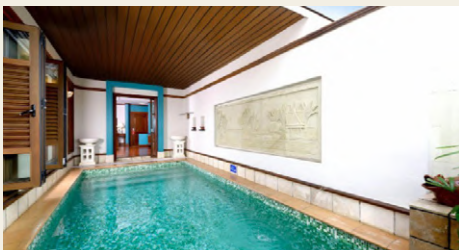
Built-up: 1,352 sq ft

Bedroom: 4 **Bathroom:** 2

Wendy Loh **PRO** (REN 04055)

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

+6012 387 1478



RM550,000

Grand Lexis Water Chalet, Port Dickson, Negeri Sembilan

Type: Condominium **Tenure:** Leasehold

Built-up: 1,040 sq ft

Bedroom: 1 **Bathroom:** 1

Michelle Yeap **PRO** (REN 15000)

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

+6012 288 8483



RM1,750,000

Bandar Utama, Selangor

Type: Terraced house **Tenure:** Freehold

Built-up: 3,200 sq ft **Land size:** 1,650 sq ft

Bedroom: 6 **Bathroom:** 4

Susan Chan **PRO** (REN 04051)

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

+6012 345 0021

Done Deal

Sold for

RM1.25 million (RM1,210 psf)

Condominium at The Sentral Residences, KL Sentral, Kuala Lumpur



Concluded by: Swiss Tan **PRO** (PEA 2710)

IQI Realty Sdn Bhd (+6013 228 8881)

When: May 2021



Located in KL Sentral, Kuala Lumpur, The Sentral Residences is a 55-storey twin-tower residential development that consists of 752 condominium units.

IQI Realty Sdn Bhd real estate agent Swiss Tan said a typical 1,033 sq ft unit in The Sentral Residences could be easily worth RM1.3 million and more. However, she managed to help a buyer conclude the deal at RM1.25 million.

"Most of the units in The Sentral Residences would have cost RM1.3 million to RM1.4 million when it was first launched. This deal was a steal because it was a higher floor unit, as well as renovated and fully furnished, and it was only selling at RM1.25 million," Tan noted.

The seller was letting go of the unit as he planned to move overseas, she said, adding that the buyer liked the unit for its tastefully done renovation and ready move-in condition.

According to **EdgeProp Research**, 27 units of The Sentral Residences exchanged hands in 2019 at an average transacted price of RM2.69 million or RM1,776 psf, while four transactions were recorded in 2020 at an average of RM1.44 million or RM1,169 psf.

As at mid-August 2021, 100 units of The Sentral Residences were listed for rent on **EdgeProp.my** with an average asking monthly rental of RM5,827 or RM3.85 psf. Meanwhile, 151 units were looking for buyers at an average asking price of RM1.87 million or RM1,167 psf.



RM3,500,000

Taman Mutiara Tayton Heights, Cheras, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold

Built-up: 6,800 sq ft **Land size:** 8,471 sq ft

Bedroom: 7 **Bathroom:** 7

Jesnin Kee **PRO** (REN 01550)

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

+6019 387 7298



RM1,200,000

Bandar Rimayu, Telok Panglima Garang, Selangor

Type: Semidee house **Tenure:** Leasehold

Built-up: 3,080 sq ft **Land size:** 2,938 sq ft

Bedroom: 4 **Bathroom:** 5

Susan Gwee **PRO** (REN 01156)

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

+6012 289 1377



RM1,200,000

Bandar Baru Sri Petaling, Sri Petaling, Kuala Lumpur

Type: Terraced house **Tenure:** Leasehold

Built-up: 2,600 sq ft **Land size:** 2,200 sq ft

Bedroom: 4 **Bathroom:** 3

Victor Lee **PRO** (REN 02906)

ZEON PROPERTIES (E (2) 1483/1)

+6014 362 8915

Noteworthy

- Freehold
- Built-up: 1,033 sq ft
- Two bedrooms, two bathrooms
- Fully furnished
- Facilities: Salt water pool, gymnasium, sauna, BBQ pits, sky lounge and direct covered walkway to the KL Sentral transportation hub
- Amenities: KL Sentral transit hub, NU Sentral Mall



RM2,300,000

Akira @ 16 Sierra, Puchong South, Selangor

Type: Semidee house Tenure: Leasehold
Built-up: 5,000 sq ft Land size: 3,825 sq ft
Bedroom: 6 Bathroom: 8

Chris Tang PRO (REN 32877)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6018 278 9330



RM10,500,000

Bukit Bintang, Kuala Lumpur

Type: Shoplot Tenure: N.A
Built-up: 6,595 sq ft Land size: 1,842 sq ft

Tang Xin You PRO (PV 1981)
KNIGHT FRANK MALAYSIA SDN BHD (VE (1) 0141)
+6012 907 2829



RM1,900/mth

Danau Kota, Setapak, Kuala Lumpur

Type: Condominium Tenure: N.A
Built-up: 829 sq ft
Bedroom: 3 Bathroom: 2

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



RM900,000

N'Dira @ 16 Sierra, Puchong South, Selangor

Type: Townhouse Tenure: Leasehold
Built-up: 2,540 sq ft
Bedroom: 3 Bathroom: 4

SK Kee PRO (REN 01764)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)
+6012 211 3763

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RM1,500/mth

Idaman Puteri, Setapak, Kuala Lumpur

Type: Condominium Tenure: Freehold
Built-up: 1,430 sq ft
Bedroom: 3 Bathroom: 3

Tony Yap PRO (REN 23582)
AMBER REALTY (E (3) 1482)
+6011 5646 8129



RM2,200,000

Bandar Baru Sri Petaling, Sri Petaling, Kuala Lumpur

Type: Shoplot Tenure: Leasehold
Built-up: 1,920 sq ft

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

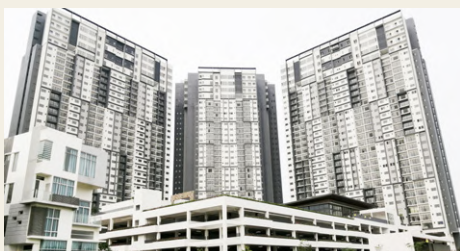


RM2,500,000

Adora, Desa Parkcity, Kuala Lumpur

Type: Terraced house Tenure: Freehold
Built-up: 2,509 sq ft Land size: 1,200 sq ft
Bedroom: 4 Bathroom: 3

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



RM1,200/mth

Residensi Lili, Nilai, Negeri Sembilan

Type: Apartment Tenure: Freehold
Built-up: 800 sq ft
Bedroom: 3 Bathroom: 2

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



RM3,800,000

USJ Tanamera, Subang Jaya, Selangor

Type: Bungalow Tenure: Freehold
Built-up: 5,000 sq ft Land size: 8,299 sq ft
Bedroom: 5 Bathroom: 6

Roslan Shapri PRO (PEA2636)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD
(E (1) 0452/8) +6018 248 0992



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

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



RM750,000

Lavender Heights, Seremban, Negeri Sembilan

Type: Bungalow **Tenure:** Freehold
Built-up: 2,000 sq ft **Land size:** 6,201 sq ft
Bedroom: 4 **Bathroom:** 3

Asri Abdul Rahman **PRO** (REN 20463)
HUNT PROPERTIES (BANGI) SDN BHD (E (1) 1498/3)
☎ +6012 657 3718



RM700,000

Taman Bukit Emas, Kajang, Selangor

Type: Semidee house **Tenure:** Freehold
Built-up: 2,400 sq ft **Land size:** 2,625 sq ft
Bedroom: 4 **Bathroom:** 3

Syed Shah **PRO** (REN 28611)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)
☎ +6012 670 2924



RM4,200,000

Damansara Heights, Kuala Lumpur

Type: Bungalow **Tenure:** N.A
Built-up: 4,000 sq ft **Land size:** 6,100 sq ft
Bedroom: 5 **Bathroom:** 4

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



RM7,800,000

Q Sentral, KL Sentral, Kuala Lumpur

Type: Office **Tenure:** Freehold
Built-up: 5,090 sq ft

Felicia Lee **PRO** (PEA 2899)
IQI REALTY SDN BHD (E (1) 1584)
☎ +6019 381 2638



RM1,590,000

Puncak Saujana, Kajang, Selangor

Type: Semidee house **Tenure:** Freehold
Built-up: 4,350 sq ft **Land size:** 3,498 sq ft
Bedroom: 7 **Bathroom:** 6

Lily Lim **PRO** (REN 04341)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD
(E (1) 0452/8) ☎ +6012 329 3677



RM390,000

Taman Pulai Indah, Kangkar Pulai, Johor

Type: Terraced house **Tenure:** Freehold
Built-up: 1,200 sq ft **Land size:** 1,560 sq ft
Bedroom: 4 **Bathroom:** 3

Mazurul **PRO** (REN 46061)
MN ASSOCIATES (JOHOR) SDN BHD (VE (1) 0143/1)
☎ +6018 777 0715



RM920,000

Laman Ara Utama, Kayu Ara, Selangor

Type: Condominium **Tenure:** Leasehold
Built-up: 2,800 sq ft
Bedroom: 4 **Bathroom:** 3

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



RM848,000

Boulevard Subang Lakeview, Subang Jaya, Selangor

Type: Condominium **Tenure:** Leasehold
Built-up: 1,776 sq ft
Bedroom: 4 **Bathroom:** 3

George Tan **PRO** (REN 00327)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)
☎ +6012 283 0110



RM2,230,000

Jelutong Heights 8, Bukit Jelutong, Selangor

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

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



RM4,100,000

Ampang Point, Ampang, Selangor

Type: Shoplot **Tenure:** Leasehold
Built-up: 7,268 sq ft **Land size:** 1,650 sq ft
Bedroom: 5 **Bathroom:** 9

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



RM848,000

Bandar Kinrara, Puchong, Selangor

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

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

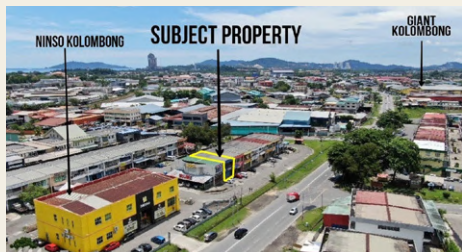


RM12,600,000

Star Central, Cyberjaya, Selangor

Type: Office **Tenure:** Freehold
Built-up: 18,000 sq ft

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



RM1,300,000

Sri Kolombong, Kota Kinabalu, Sabah

Type: Factory Tenure: N.A

Built-up: 2,775 sq ft Land size: 2,250 sq ft

Abby Tan **PRO** (REN 20757)

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

+6017 261 6216



RM950,000

Subang Parkhomes, Subang Jaya, Selangor

Type: Condominium Tenure: Freehold

Built-up: 1,641 sq ft

Bedroom: 4 Bathroom: 3

Jane Wong **PRO** (REN 01192)

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

+6019 221 1370



RM1,000,000

Damansara Jaya, Selangor

Type: Terraced house Tenure: Freehold

Built-up: 2,300 sq ft Land size: 1,650 sq ft

Yew Long **PRO** (PEA2276)

RIDGEWELL PROPERTIES (E (3) 1809)

+6019 352 5930



RM288,000

Taman Bestari, Pasir Gudang, Johor

Type: Terraced house Tenure: Freehold

Land size: 1,400 sq ft

Bedroom: 3 Bathroom: 3

Saran **PRO** (REN 15402)

TRANSACT PROPERTIES (E (3) 0581)

+6010 883 6110



RM495,000

Taman Sri Rampai, Setapak, Kuala Lumpur

Type: Terraced house Tenure: Freehold

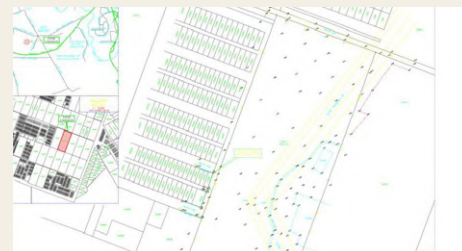
Built-up: 1,000 sq ft Land size: 880 sq ft

Bedroom: 3 Bathroom: 2

Cindy Lum **PRO** (REN 31034)

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

+6012 282 8547



RM6,500,000

Kampung Jawa, Klang, Selangor

Type: Agricultural land Tenure: Freehold

Land size: 10 acres

William Tan **PRO** (PEA 1315)

IQI REALTY SDN BHD (E (1) 1584)

+6014 313 1931



RM2,265,120

Pengerang, Johor

Type: Agricultural land Tenure: Freehold

Land size: 87,120 sq ft

Adeline Lee **PRO** (REN 02761)

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

+6016 715 2226



RM1,600,000

Lepironia Gardens, Setia Eco Glades, Cyberjaya, Selangor

Type: Semidee house Tenure: Freehold

Built-up: 3,257 sq ft Land size: 3,690 sq ft

Bedroom: 5 Bathroom: 5

Siti Sarah Ibrahim **PRO** (REN 41416)

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

+6016 232 1209



RM1,780,000

Menara Bangsar, Bangsar, Kuala Lumpur

Type: Condominium Tenure: Freehold

Built-up: 1,622 sq ft

Bedroom: 3 Bathroom: 3

Joanne Than **PRO** (REN 06279)

HARTAMAS REAL ESTATE (MALAYSIA) SDN BHD

(E (1) 1439) +6016 626 8226



RM3,267,000

Kampung Baru Subang, Shah Alam, Selangor

Type: Agricultural land Tenure: Leasehold

Land size: 43,560 sq ft

William Tan Koon Leng **PRO** (PEA 1315)

IQI REALTY SDN BHD (E (1) 1598/1)

+6014 313 1931



RM7,500,000

Bandar Baru Nilai, Nilai, Negeri Sembilan

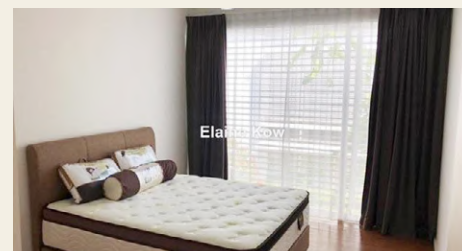
Type: Commercial Complex Tenure: N.A

Built-up: 33,000 sq ft Land size: 8,100 sq ft

Royston Lau **PRO** (PEA 1570)

MAXLAND REAL ESTATE AGENCY (E (3) 0769)

+6016 221 9389



RM4,500,000

Seri Pilmoor, Ara Damansara, Selangor

Type: Bungalow Tenure: Freehold

Built-up: 6,544 sq ft Land size: 5,995 sq ft

Bedroom: 7 Bathroom: 7

Danny Lee **PRO** (REN 43881)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD

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Michelle Yeow

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