

Inside!



FEATURE

From idle land to thriving community garden

→ Pg 11



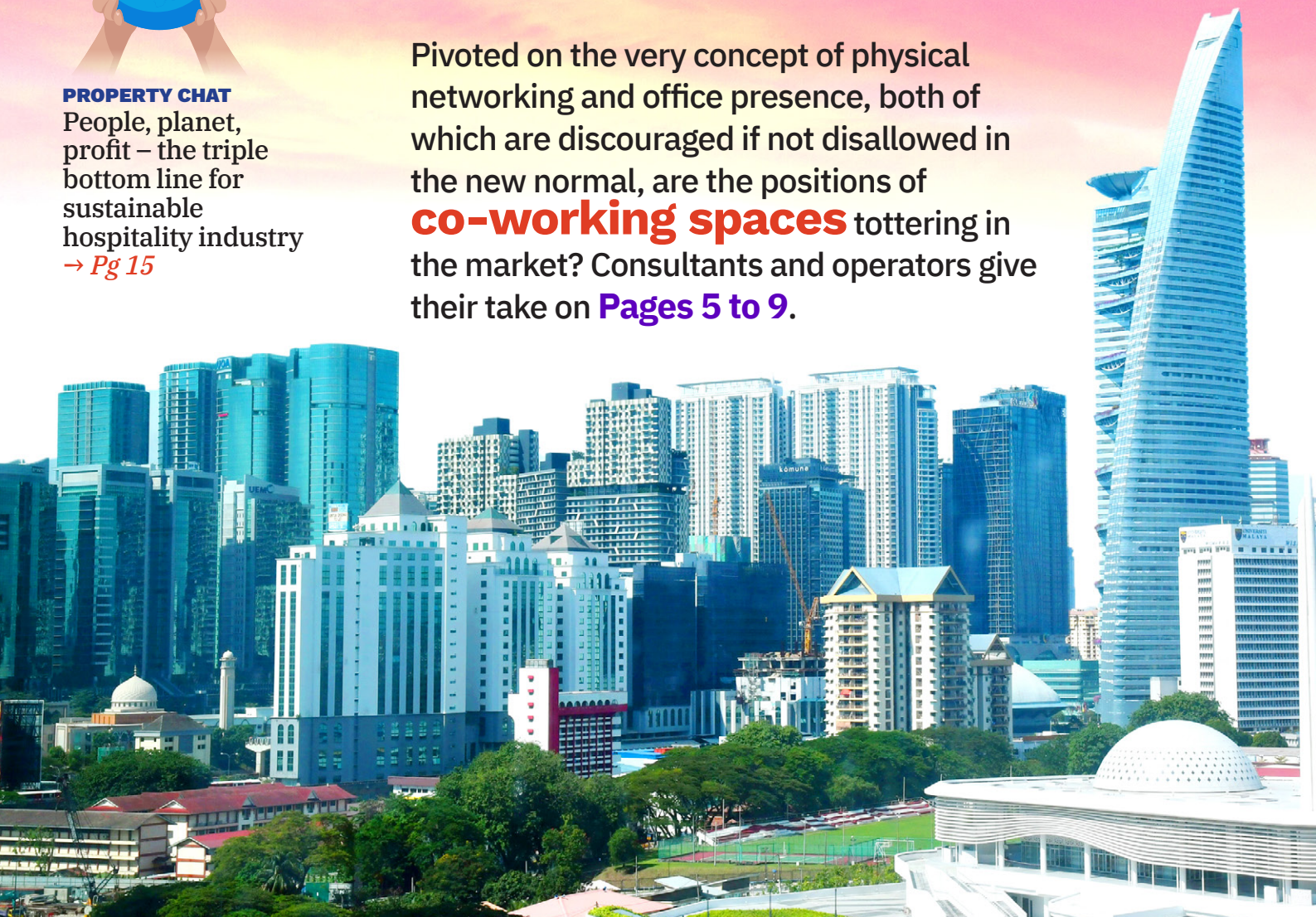
PROPERTY CHAT

People, planet, profit – the triple bottom line for sustainable hospitality industry

→ Pg 15

BOON TURNED BANE?

Pivoted on the very concept of physical networking and office presence, both of which are discouraged if not disallowed in the new normal, are the positions of **co-working spaces** tottering in the market? Consultants and operators give their take on **Pages 5 to 9**.



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Home Ministry to review MM2H participants

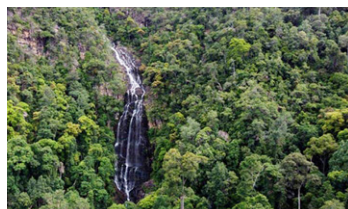
The Home Ministry will review foreigners participating in the Malaysia My Second Home (MM2H) programme, so that those who wish to reside in the country are of quality and can contribute to the economy, said Home Minister Datuk Seri Hamzah Zainudin on Sept 1.

"Let's not just look at it from one angle, but also in terms of the future of the country. For example, since 2002, we have not changed anything in terms of the criteria, and [hence] we have announced better criteria for a common future," he said.

He noted that the Home Ministry would consider the applications of MM2H registered participants who are already in the country.

According to him, currently there are 57,478 foreigners who are registered under the MM2H programme (28,249 people are principals and 28,229 dependents). Of that figure, around 8,000 people have never resided in Malaysia, and he stressed that they would be reviewed.

Among the 28,249 people who registered as principals, only about 10,000 have purchased assets in Malaysia.



Selangor degazettes 536.7ha in Kuala Langat North Forest Reserve for development

Some 536.7 hectares of the Kuala Langat North Forest Reserve (KLNFR) will be developed after the Selangor government approved to degazette the land, said Selangor State Tourism, Environment, Green Technology and Orang Asli Affairs Committee chairman Hee Loy Sian on Aug 30.

He noted that the decision for the degazettement was made under Section 12 of the National Forestry Act 1984, in a state executive council meeting on May 5 and validated in another meeting on May 19.

According to him, the land will be given to a private company, Gabungan Indah Sdn Bhd, for a mixed-commercial development.

Meanwhile, in a separate statement on Sept 1, the Selangor State Forestry Department (JPNS) stressed that due diligence was done before the decision of degazetting the land was made.

JPNS said the decision was in line with the state's development goals towards socio economic stability and sustainability.

Global Oriental, SSI to jointly develop RM170m GDV project in Ipoh

Property developer Global Oriental Bhd has teamed up with Perak State Secretary Inc (SSI) to jointly develop a 15.28-acre parcel in Ipoh, Perak into a residential development with an estimated gross development value (GDV) of RM170 million.

In a bourse filing on Aug 30, Global Oriental said its wholly-owned subsidiary Macorp Holdings Sdn Bhd has entered into a joint venture agreement with the land owner SSI to develop the land.

Under the JV, SSI will be entitled to a fixed sum of RM43 million, while Global Oriental's entitlement is the GDV arising from the proposed project less RM43 million.

Vizione unit bags RM116m hotel construction job in Langkawi

Vizione Holdings Bhd's wholly-owned unit Vizione Builder Sdn Bhd (VBSB) has bagged a RM116.05 million contract from Inspirasi Langkawi Sdn Bhd (ILSB) for the main building works of a four-star hotel in Langkawi.

Vizione said VBSB accepted a letter of award from ILSB on Aug 30 to undertake the proposed construction of the 14-level hotel building, comprising 238 units of hotel rooms, six serviced apartments, five office units and three shop units.

The completion period shall be 24 months, inclusive of all necessary testing and commissioning of mechanical and engineering services," the integrated construction engineering group said in a filing with Bursa Malaysia on Aug 30.

According to Vizione, the contract would further enlarge the group's order book and is expected to provide a steady stream of revenue for the group over the next three financial years.

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Reezal Merican starts work as Housing and Local Government Minister

Newly-minted Housing and Local Government Minister Datuk Seri Reezal Merican Naina Merican (pictured) reported for his first day of work at the Housing and Local Government Ministry (KPKT) on Sept 1.

Reezal Merican, along with 29 Cabinet ministers and 37 deputy ministers were sworn in

before Yang di-Pertuan Agong Al-Sultan Abdullah Ri'ayatuddin Al-Mustafa Billah Shah at Istana Negara on Monday.

After scanning in, Reezal Merican, who was previously the Youth and Sports Minister, attended the first Cabinet meeting which was virtually chaired by Prime Minister Datuk Seri Ismail Sabri Yaakob.



Paramount buys Cyberjaya land for RM102.7m

Paramount Corp Bhd (Paramount) is acquiring 32.7 acres of freehold land with a lake view in Cyberjaya, which is close to its Sejati Residences and Sejati Lakeside development, for a cash consideration of RM102.7 million.

In a media statement on Sept 1, Paramount said its wholly-owned subsidiary Utropolis Sdn Bhd has entered into a sale and purchase agreement with Makmur Asiamaju Sdn Bhd to acquire

a piece of freehold residential land.

"Paramount has a solid reputation in Cyberjaya. We hope to replicate the success of these two developments and the timing couldn't be better," said Paramount deputy group chief executive officer Benjamin Teo (pictured).

He added that the development of the new piece of land is expected to generate a gross development value of RM319.8 million over six years.

Solarvest bags RM175m contract to build largest solar farm in Perlis

Clean energy specialist Solarvest Holdings Bhd unit Atlantic Blue Sdn Bhd has secured a RM175 million contract to build a solar photovoltaic (PV) energy-generating facility in Chuping, Perlis.

In a bourse filing on Sept 1, Solarvest said its unit had been appointed the engineering, procurement, construction and commissioning contractor for the development of the 50MW

solar PV facility and received the project from Classic Solar Farm Sdn Bhd.

In a separate statement, Solarvest group chief executive officer Davis Chong Chun Shiong said that the project is expected to be the largest solar power plant in Perlis with its clean energy generation slated to offset approximately 78,450 tonnes of CO2 annually upon commencement.

Covid-19: Accelerating the vaccination programme in other states



As the number of daily new cases in the Klang Valley declined, the newly-minted Health Minister Khairy Jamaluddin said the government will accelerate the vaccination programme and medical operations in Sabah, Johor, Penang, Kedah and Kelantan which are currently experiencing a spike of Covid-19 cases.

He added that the sense of urgency seen under the accelerated Covid-19 vaccination roll-out under Operation Surge Capacity in Selangor and Kuala Lumpur, would need to be replicated in these five states as soon as possible to curb the spread of infections there. Additionally, there are no deaths linked to vaccination so far in

Malaysia, he said.

Meanwhile, Johor administered the highest number of Covid-19 vaccine doses on Sept 1 followed by Sabah and Perak.

The southern state inoculated 60,915 individuals, which were 15.3% of the total doses administered across the country. A total of 42,383 and 40,875 shots were given in Sabah and Perak, representing 10.65% and 10.27% of the total doses administered respectively on Sept 1.

In a statement on Sept 1, Khairy also stated that Malaysia needs to learn to live with the coronavirus, as the country's daily Covid-19 cases remain high — although it declined to 18,762 on that day, down from 20,897 on Aug 31.

Co-working in socially-distanced world

● **Text** Natalie Khoo

Enjoy the exchange of ideas and form new connections with people with different backgrounds and talents to propel your business propositions, innovations and inventions. Cut down sizeable chunks on your upfront capital costs. Shore up your financial resources without having to pay steep rentals, but still boost your business with a prime office address.

These were among the main tenets of co-working spaces – the draw for many companies with different milestones, be they start-ups or multinationals.

However, just as the concept was about to take off in Malaysia, the Covid-19 pandemic put a screeching halt to it, when social distancing and working from home (WFH) became the default. Together with other variables in the equation such as the unclear timeline on when or whether work culture would return to as it was before and the greater empowerment of technology for networking, what will happen now?

Will co-working spaces remain relevant? Will the WFH norm drive co-working spaces to obsolescence?

JLL Property Services country head YY Lau's simple answer: "Different companies look for different attributes that make up their 'perfect working environment' and

co-working spaces may well be the perfect environment for some of the companies.

"The office, whether it is in a co-working space or a traditional office building, remains the centre of the work ecosystem to reinforce culture, drive collaboration, innovation and growth and bring the best brand experience to clients and employees. Co-working spaces and traditional offices can offer this," Lau tells EdgeProp.my.

JLL believes that many companies will consider adopting a hybrid working model in the future, allowing employees some form of flexibility while maintaining an office. Co-working spaces, whether operated by landlord or specialist operators, will be integral to this, Lau points out.

Co-working players can also take comfort in a recent development, where in Hong Kong, developer and landlord Hysan Development Company Ltd and International Workplace Group (IWG) plc announced the formation of a joint venture (JV) with the exclusive right to operate all IWG brands in Hong Kong and the Greater Bay Area last month. The JV will acquire and operate IWG's 32 existing locations across Greater Bay Area, and will continue to expand the business presence of IWG's brands in the vast and growing workspace market in the region.

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“Many companies will consider adopting a hybrid working model in the future, allowing employees some form of flexibility while maintaining an office. Co-working spaces, whether operated by landlord or specialist operators, will be integral to this,”
— Lau



PHOTOGRAPH BY COLONY COWORKING SPACE



The industry experts observe operators being more creative in structuring deals with attractive solutions and rents, including flexibility in terms of handover dates, taking into account the movement restrictions.



“No doubt one of co-working space’s selling points is the ability to network among members of the centre, facilitated by the community space and ready collaboration, either naturally or intentionally.”
– Teh



← From PREVIOUS PAGE Success factors

According to JLL, to date, there are 17 active co-working operators occupying some 1.3 million sq ft of space in Malaysia.

“Like all businesses, some locations will thrive and others will have challenges – co-working is no different. Within the last two years, we have seen occupancy rise in many locations, but equally, we have seen occupancy decline in other locations.

“Being in the right location, with the right brand and product, in the right building is critical to the success of any co-working operation,” Lau says.

Nonetheless, she notes that the last 12-18 months have been an uncertain period for business and the wider economy – and this has led to reduced demand from occupiers and pressure on rental.

“Rental is a product of supply and demand and an office is a derived demand – your office requirement is typically based on the performance of your business. If your business performance is good, then you may need more office space, equally the converse is true. For buildings in strong locations, with good occupancy rates, we see rental and interest from occupiers remaining stable,” she adds.

Lau also observes that a number of sectors, such as e-commerce, cloud computing, logistics and pharmaceutical, has remained active in the last 12-18 months and these players have been actively acquiring new office spaces either in traditional offices or within co-working spaces.

Evolving dynamics

Knight Frank Malaysia executive director for corporate services Teh Young Khean says no doubt one of co-working space’s selling points is the ability to network among members of the centre, facilitated by the community space

and ready collaboration, either naturally or intentionally.

However, this has been hindered by the current physical-distancing measures.

“Nonetheless, we observe some operators have actually come up with in-house apps that allow their users virtual business networking opportunities. Occupiers are able to share their respective business profiles and seek professional help from other occupiers as well via the app.

“Operators have also started organising programmes such as webinars and virtual workout sessions in order to keep the connection among the members and allow interaction even during Covid-19. The community teams within the co-working centres play vital roles in connecting the members to each other in order to build the business network and opportunities,” Teh highlights.

Based on Knight Frank’s engagement with co-working operators, it observes that the biggest challenge faced by operators is the restrictions from Movement Control Orders (MCO) where potential tenants can’t come out for viewing.

“Virtual viewings are done in place to mitigate this challenge. Furthermore, whilst the centres are generally still open for companies classified as essential services, the community managers themselves are unable to be on site to provide immediate assistance. This is mitigated by having hotlines in place or tenants can reach out to community managers via the in-house apps,” says Teh.

Covid-19 has also taught many organisations the importance of business continuity plans in their operations.

“One important learning experience through Covid-19 is the importance for organisations to have back-up plans in times of crisis and

Continues **NEXT PAGE** →

← From PREVIOUS PAGE

“Today, most of our clients still want co-working spaces because it’s flexible and they don’t have to sign long leases. Yes, given that they are working from home, they still have the flexibility to come in as and when they have meetings.”
– Tiah



← From PREVIOUS PAGE

the need to be equipped with good technology tools to accommodate remote working. [Hence,] a ready-to-move in office is also another feature that would make organisations consider co-working spaces as one of their options,” Teh says.

Increasing flexibility

Nevertheless, with the uncertainties compounded by lockdowns and movement restrictions, it can be hard for potential clients to commit to long-term plans. Rental contracts made in advance may see the space unutilised due to these unscheduled curbing measures.

In response, operators are increasing the flexibility in their packages.

Recently, global co-working space operator WeWork has announced an exclusive strategic partnership with Cushman & Wakefield in the US to create a differentiated workplace experience for tenants and employees in the new hybrid world of work where flexibility remains at the forefront.

WeWork CEO Sandeep Mathrani in a statement said that as Covid-19 has fundamentally changed the way people work, businesses and landlords have had to re-think their approach to workspace.

“Partnering with Cushman & Wakefield will combine WeWork’s industry-leading workplace experience management platform and hospitality-driven community teams with Cushman’s world-class global client and property portfolio to create a solution that helps both

landlords and businesses meet the demand for flexible workplaces to fit the changing needs of today’s workforce,” said Sandeep.

On the local front, JLL’s Lau says that demand for co-working spaces has largely followed demand across the wider Kuala Lumpur market. Centres in KL fringe and within Petaling Jaya, Selangor have been performing better compared with KL city centre. This is also true of the traditional office market where demand in KL fringe and the decentralised areas is greater than KL city centre.

“Operators and users are still adjusting to the new norm. Both operators and users are depending on each other. Operators will have to be more flexible in commercial terms and users have to manage their expectations towards operators. The new normal is not just applicable to co-working operators but with normal offices.

“There is a rising demand on co-working space, because of the flexibility in commercial terms and also the convenience of being able to check in across different locations. As we return to work, continued flexibility is important for employees. This can be referred to as a ‘hub and spoke’ model,” Lau shares.

She adds that operators are more creative in structuring deals with attractive solutions and rents, including flexibility in terms of handover dates, taking into account the movement restrictions.

Echoing Lau’s and Teh’s views, Colony co-working space executive director Timothy Tiah observes that co-working spaces overseas are betting on the trend of companies going for smaller headquarters and more spread-out presence in different regions of the world.

“Today, most of our clients still want co-working spaces because it’s flexible and they don’t have to sign long leases. Yes, given that they are working from home, they still have the flexibility to come in as and when they have meetings. However, we also observe that with the frequent MCOs, people are also reluctant to sign leases because things are so unpredictable about what is going to happen next week or the week after,” Tiah laments.

Hence, he says that moving forward, clients are going to look for pure flexibility in their contracts, which means termination within just a day’s notice.

“So, we came up with a new product called Jerry at Taman Tun Dr Ismail, and essentially what happens is that you can rent an office space for RM200 a month and you can easily terminate your contract within 24 hours,” says Tiah.

Jerry is the affordable, no-frills co-working space arm, unlike the Colony outlets which are luxury co-working spaces which come with concierge services, event spaces and meeting rooms.



Continues NEXT PAGE →

← From **PREVIOUS PAGE**

Higher expectations from users

At the same time, users are wiser in shopping for co-working spaces, taking advantage of the wide selections available in the market.

“They are also expecting better amenities, especially high-speed internet, which is crucial for firms to connect with clients, suppliers and staff. Comfortable office chairs and tables intended for sedentary work, a coffee machine, fridge and office essentials like a Xerox machine that will not fail you and a trained secretary would be part of the package,” Lau notes.

Knight Frank’s Teh concurs, emphasising that tenants will be looking at the ability to access any of the co-working centres as most of them are exploring the viability of hybrid working for their future working arrangements.

“Tenants need to have accessibility to multiple centres offered by their respective co-working operators. They will continue looking for better office locations with many facilities and amenities offered such as collaboration areas, nap pods, a games room, quiet corner, nursing room, etc. Greater consideration will be given to staff’s mental wellbeing at work in the post Covid-19 world, which such facilities will be able to provide for,” he opines.

Hybrid working model supporting demand

Meanwhile, Paramount Corp Bhd deputy chief executive officer Benjamin Teo says like many other businesses, the co-working business is not immune to the impacts of the Covid-19 pandemic.

Paramount Corp’s co-working division, Co-labs Coworking, currently operates in five locations in the Klang Valley.

Many companies, big and small, are forced to implement WFH resulting in slightly lower demand for workspaces, but he notes that Co-labs has continued to receive enquiries and bookings for temporary remote offices, workspaces for a hybrid work force, and flexible and affordable office passes.

“Business and individual needs have changed since the pandemic. Fortunately, as a business, we have been able to pivot quickly to address new market needs. For instance, Co-labs has introduced the 7-Day and 30-Day Flexi Passes in Dec 2020 to provide more options for the users,” Teo says.

Earlier this year, it launched the Co-labs Coworking Members Portal, where their members can book meeting rooms, register for events, and connect and network with other co-workers from different companies.

Teo adds that during MCO periods, members involved in businesses categorised under essential services (with Ministry of International Trade and Industry endorsement) were still operating at Co-labs spaces.

“Despite the pandemic and various MCOs, we continue to see healthy tenancy renewal rates in 2020 and 2021.

“Offices are meeting points for collaboration, decision-making, learning, business networking and socialising. As such, for us, it is the issue of how to keep such vital interactions going on

while some physical spaces are closed. We have continued, and in fact, intensified, our offerings of online events and engagement activities such as wellness and fitness classes, art and creative workshops for self enhancement, and mental health talk and services,” Teo adds.

Having said so, he notes that long-term office leasing may be uncertain at this point of time, but market interest will bounce back once the country regains normalcy.

The best examples are Apple and Google, which are urging their employees to return to office. Office and workspace are essential to companies, just like schools are to students. Perhaps, the fulfilment of some needs may be modified, but co-working as a business can adapt to meet the needs, he points out.

In conclusion, Knight Frank’s Teh says: “Coworking operators need to continue to re-strategise and revamp their product offerings with added focus on flexibility, which further enhances and supports the hybrid working model as more companies start exploring the viability of such working arrangements post-Covid-19”.

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PHOTOGRAPH BY COLONY COWORKING SPACE

Operators are placing more importance than ever on the safety aspects during times like these.



← From **PREVIOUS PAGE**

Enhancing safety in shared work spaces



Even when the pandemic subsides and the working population goes back to offices, there is a heightened awareness about the possibility of another viral outbreak if people let their guards down.

Knight Frank Malaysia executive director for corporate services Teh Young Khean notes that although vaccination programmes are now being rolled-out around the world, it is likely that workplace safety will be a long-term consideration and obligation for business leaders, building

owners as well as co-working operators.

Health, safety and wellbeing will remain top priority for occupiers. In responding to this demand, co-working operators have continued to upgrade the security, hygiene and cleanliness of their centres.

Other than the usual scanning system, temperature checks and social distancing measures, some have adopted additional health initiatives such as upgrading the HVAC (heating, ventilation, and air conditioning) system for better indoor air quality.

More sanitisation corners are created with multipurpose wipes and other cleaning tools easily available at every corner especially at high-touch surfaces such as phone booths and photocopy areas. Face masks are also provided by operators for their members.

Paramount Corp Bhd deputy chief executive officer Benjamin Teo says to ensure safety at its

Co-labs Coworking centres, disinfection is conducted three times a week using medically-approved solutions. High touch points are also sanitised regularly, and social distancing measures are put in place in meeting rooms, lounge areas and flexi desks.

JLL Property Services country head YY Lau highlights that social distancing may be a challenge if a co-working set-up is small. Hot-desking with strangers can be a concern, especially if people you are sitting with changes frequently.

Addressing this, Colony co-working space executive director Timothy Tiah, says, in Jerry, “We don’t have an open desk area. Every workstation, even a one-person workstation, is built into a private office.”

Like Air Asia, Jerry is the more affordable version of Colony. It is also built to be more “new normal-friendly” than the traditional versions, where space is smaller so the population of each centre is much smaller.

Jerry is also fully automated. You can book and go into your office without having to talk or come into close contact with anyone. All it takes to access the spaces is a simple pin code to your dedicated office and all the other details such as Wi-Fi and guides will be sent via email when a room is booked.

JLL’s Lau stresses co-working operators need to show tip-top hygiene and be on the vigil for any potential issues that could arise from infectious diseases.

“Everyone using the office or co-working space needs to comply with the standard operating procedures for hygiene and social distancing. Operators have to be vigilant to ensure these rules are followed with no exceptions given to anyone.”

“

High touch points are also sanitised regularly, and social distancing measures are put in place in meeting rooms, lounge areas and flexi desks.”

— Teo



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Yoong (left) and Leong are amongst the main drivers of Kebun Komuniti Hartamas.



A frog figurine at Kebun Komuniti Hartamas.

Scan your MySejahtera before heading into the garden.



From idle land *to thriving community garden*

●Text **Natalie Khoo**

Located in the tranquil neighbourhood of Desa Sri Hartamas is a 1.5-acre green lung dubbed Kebun Komuniti Hartamas. An apt name indeed, for a project which has been conceived from the passion and hard work of a community of residents for the residents.

When EdgeProp.my first got in touch with the head of the project, Phillipa Yoong, her passion for the farm was apparent even before the physical meet-up.

Yoong brought up the idea in 2018 at a residents' annual general meeting, when she noticed the unutilised parcel of Tenaga Nasional Bhd (TNB) transmission reserved land which was initially left idle because of its electric pylons and high voltage wiring that run above the site.

Subsequently, a separate association called the Persatuan Kebun Komuniti Hartamas Kuala Lumpur was formed in Oct 2019 to specifically run this project located at Jalan Sri Hartamas 3, and TNB gave a conditional offer to the association to use the land. The land which they are permitted to use is approximately 1.5 acres and so far, they have utilised about half an acre of it.

"They have visited us a few times to see what we have worked on and we are currently in the midst of getting a Temporary Occupation Licence from the Land Registry Office. What has really been encouraging is that people just come on board and everything you see here is sponsored or donated by someone.

"We try to have a fundraising every few weeks or so because at the end of the day, we want to be self-sustaining as well," Yoong tells EdgeProp.my.

"Initially before all this started, some people said they could help kick off the project, but after a while it all died down. Finally in 2019, we got in contact with Ground Control, a private company specialising in gardening and composting, and we asked them to help us kick start this project. They helped us set up a few beds here in March last year with the help of landscape architect Ng Sek San who is actively involved with Kebun-kebun Bangsar," Yoong recounts.

Meanwhile, Kebun Komuniti Hartamas advisor Tania Leong, who was also the pioneer head gardener, says that after the Movement Control Order restrictions were lifted, people have become more confident in participating in the project, with social distancing and hygiene protocols in place.

"So, from then on, we have managed to organise a gotong-royong almost every Saturday, and that was also when the momentum started," says Leong.

Continues **NEXT PAGE** →

PHOTOGRAPHS BY LOW YEN YENG | EdgeProp.my



One can find different species of vegetables at Kebun Komuniti Hartamas.

← From **PREVIOUS PAGE**

Educating the next generation

For Leong, her main motivation for getting into the venture was the desire to teach the next generation, because she realised that a lot of people didn't understand how important nature and plants were.

"You know, [now] the children are always laughing, running around and catching frogs. They love getting involved and they're actually watching how these fruit and vegetables grow, rather than only see them all packaged in a supermarket. Now they're amazed to see things like cucumbers actually growing.

"This has turned out to be such a good timing because it brings people out. Vitamin D from the sun is much needed for clinical depression. The mobility and the actual act of bending down and getting up is gentle exercise, so it helps the senior citizens. And then the kids get to run around as well rather than just constantly being glued to their gadgets," Leong enthuses.

Residents with different skill sets come together voluntarily to contribute their knowledge or manpower in whatever way they can.

"There are some who are good with plants, some good at paperwork, and there is even one neighbour of ours who lets us take water directly from his house a few times a week. We have volunteers coming from Gombak, Bangsar and everywhere in the vicinity," says Leong.

During the interview, both Yoong and Leong's eyes sparkle with enthusiasm as they explain the activities around the garden, a clear sign of the sense of fulfilment they feel with their hard work.

"We have actually made labels for the different plants and fruit as well because we realised that some kebuns only put the names of the species but they do not explain what the plants can be used for," she says.

For instance, the label for the Roselle plant also has the plant's family name and its main usage written down. On

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Yoong harvesting some okras.



Segambut MP Hannah Yeoh has also paid a visit to the garden.



Residents with different skill sets come together voluntarily to contribute their knowledge or manpower in whatever way they can.

The unutilised parcel of Tenaga Nasional Bhd (TNB) transmission reserved land which was initially left idle because of its electric pylons and high voltage wiring that run above the site.

“

We encourage anyone who brings his or her food waste here to have them cut into smaller pieces first. That will aid the speed of the composting process. It must also be uncooked food waste so that it doesn't produce smell during the composting,”

— Leong



PHOTOGRAPHS BY LOW YEN YENG | EdgeProp.my

The garden is in need of a proper storage area for the tools used to keep them out of animals such as snakes and to protect them from the heat.

← From **PREVIOUS PAGE**

top of that, the labels also explain why certain plants are put together. For example, the flowers in the kebun are planted not merely to add colour and beauty to the place, but also to attract the bees and butterflies to pollinate the okras, eggplants and others, explains Leong.

Both Yoong, Leong and the other volunteers also visit other kebuns to learn from them and also to keep up with the ever-changing technology when it comes to growing and sustaining a garden.

“As gardeners, we need to be aware of the climate change. Plants that could thrive eight years ago may not be able to thrive as well today and how we plant and grow them has also changed. In the old days, plants were growing across the ground but now we are trying to grow them upwards for ventilation and to keep the plants off the mud. It also helps to reduce pest infestation, because even when it is growing on the vines, there are already problems with pests. Imagine if these plants are on the ground,” Leong observes.

Turning food waste to compost

Kebun Komuniti Hartamas also accepts food waste every Saturday as it has composting done on site.

“We encourage anyone who brings his or her food waste here to have them cut into smaller pieces first. That will aid the speed of the composting process. It must also be uncooked food waste so that it doesn't produce smell during the composting,” says Leong.

Some upcoming short-term plans for the committee include working on paving a walkway of dug-out trenches with gravel or mulch to enable wheelchair access if possible, and to set up a sustainable watering system via a second water meter or collection points.

“We are also looking to have a proper storage area for our tools to keep them out of animals such as snakes and to protect them from the heat,” says Yoong.

For Leong, she says that this pandemic has really opened the public's eye on the need to grow more crops.

“It is not impossible that another pandemic could happen 20 years from now and people need to know how to grow crops. When you see the visitors coming here, enjoying themselves and leaving with smiles on their faces, that makes it all worth it,” Leong points out. 📍

“

You know, [now] the children are always laughing, running around and catching frogs. They love getting involved and they're actually watching how these fruit and vegetables grow,”

— Yoong



The garden accepts donations in kind or cash.

Some upcoming short-term plans for the committee include working on paving a walkway of dug-out trenches with gravel or mulch.



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With
Roja Rani Applanaidu

People, planet, profit – the triple bottom line for sustainable hospitality industry

In an era of “voting with one’s wallet”, consumers are seeking brands whose values are aligned with their own, making commitment to environmental, social and governance (ESG) practices more important than ever before.

Apart from investing in the expanding market for ethical consumerism and “off-the-beaten-track” travel options, ESG is crucially protecting the exposed sector from sustainability-related crises.

Results of ESG management have been far-reaching, rippling throughout not only the hospitality industry but in day-to-day practices and programmes that affect entire communities.

On Malaysia’s current trajectory, lack of ESG compliance has threatened global tourism accolades. Just a spotlight on Langkawi, Kedah reveals Kilim Karst mangroves being destabilised by unwarranted speedboat tours as well as native Brahminy Kite populations suffering from unsafe diets from tour guides.

In order to bolster ESG growth, the government has since enacted several financial incentives including the Green Investment Tax allowance, Green Income Tax Exemption as well as the MyHIJAU Mark programme under the Malaysian Green Technology and Climate Change Centre (MGTC).

Although ESG components are usually associated with high cost premiums, future risk-mitigation is calculated to yield higher returns through green finance mechanisms like ESG-linked loans, green bonds or REIT (real estate investment trust) bonuses.

Sustainable hotels are also at least 20% more resource-efficient, reducing utility costs by up to RM3.7 billion as seen in the NABER (National Australian Built Environment Rating System) initiative.

“

Sustainable hotels are also at least 20% more resource-efficient, reducing utility costs by up to RM3.7 billion as seen in the NABER initiative.

Urgent need to reduce carbon emissions

Complying with ESG warrants a holistic approach to each component throughout a hotel’s life cycle. At the forefront of the initiative, environmental sustainability is imperative, with research finding that the hospitality industry needs to reduce carbon emissions by 66% per room before 2030 or risk flailing growth.

Ernst & Young’s (EY) “Climate Change and Sustainability Service” survey also found that global warming affects investment decisions, as 73% of investors indicate they evaluate the physical risk implications of climate change when making asset decisions.

In response, major hotel brands including Hilton, Accor and IHG have pledged to halve their carbon footprint over the next decade. With sufficient capital, these large-scale hotels have been able to incorporate photovoltaic (PV) energy sources, energy-saving lighting and automated HVAC (heating, ventilation, and air conditioning) technology.

To lower grey-water sewage, water recycling in buildings through low fixtures, conservative laundry programmes or irrigation softwares have also been stressed upon. These policies are developed atop existing plastic minimisation and mandatory recycling efforts.

Social diversity, equity and inclusion in hiring

As more resorts cater towards highly localised experiences, social sustainability through education on cultural values is key to ensure that the local society is not disrupted.

Social management thus encompasses human rights issues, fair labour practices, community

Continues **NEXT PAGE** →



“The hospitality industry is no longer limited to a narrow purpose of profit-maximising, but rather plays an active role in addressing larger, global issues. In a field that is continuously evolving to meet the circumstances of time, we must also consider, what is the cost of not implementing ESG?”

← From **PREVIOUS PAGE**

engagement, philanthropy and volunteerism towards staff, guests as well as locals.

On an administrative level, hotels should not only incorporate diversity, equity and inclusion in their training, but in their hiring process as well. By hiring more locals, companies support the wellbeing of the community by creating a larger multiplier whilst involving them in the overall guest experience.

Sustainable governance earning greater rankings

Undoubtedly, local stakeholders should also be given a voice in hotel operations, upcoming constructions and project decisions. Only then can ventures find balance between adhering to company vision and promoting local attractions.

Maintaining sustainable governance is just as critical, from overseeing director policymaking to distributing responsibilities amongst all participants of the corporation. At its core, it assesses the company's structure, values, transparency and reporting.

These governance factors have played a pivotal role for investors as 91% agree that non-financial considerations steer their investment decisions, according to the same survey by EY.

Hotel chains which have thus adhered to sound governance practices have earned greater rankings amongst competitors which are susceptible to mismanagement. As such, corporate governance also fosters long-term relationships with investors and customers.

Success story

Whilst the uncharted waters of ESG in Malaysia have resulted in cases of greenwashing, many small to medium scale hospitality businesses have adopted ESG successfully.

An honourable mention would be the Sukau Rainforest Lodges which have helped reinstate Borneo's dwindling sanctuary status.

The Travelife-accredited lodges have incorporated cost-saving green facets to their operations – rainwater harvesting, recycled cooking oil lamps, solar water heating and self-refill water dispensers amongst others.

As an important piece of the ESG puzzle, social awareness has also been embraced through in-house naturalists for guest education and interpretation

when volunteering at local education centres.

Moreover, 80% of employees are from local indigenous groups, who would have otherwise been employed in unsustainable agriculture corporations. Public annual sustainability reports mandated by National Geographic also maintain a level of accountability for the board of directors in keeping their ecolodge ethos.

Embracing ESG post-pandemic

On the horizon, the rebuilding of Malaysia's hospitality sector extends much further than post-pandemic recovery. It is naive to assume that the commercial world would set foot into full sustainability without considerable financial motives.

In this context, governments have a role in enforcing green planning, training, objectives and subsidies from which hotels can build their ESG profile upon.

For smooth governance, legislators should commission hotels to publicly certify their level of sustainability against a standardised metric, bringing clarity towards consumer choice and pushing companies to improve their code of conduct.

Endorsement of these certifications on key intermediaries such as online booking agencies would also improve accessibility of information for guests seeking to make greener considerations in their travelling.

Ultimately, more than any policies and legislations, consumer voices and decisions will have the greatest influence over companies' ESG choices. With 8 in ten consumers globally valuing sustainability today, the industry must continue moving towards the direction of sustainability in order to remain relevant.

The hospitality industry is no longer limited to a narrow purpose of profit-maximising, but rather plays an active role in addressing larger, global issues. In a field that is continuously evolving to meet the circumstances of time, we must also consider, what is the cost of not implementing ESG?

Unlike pursuing short-term personal gains, ESG is a multi-step, multiplayer challenge towards a long-term collective goal. Whilst failure isn't fatal for the industry, failure to change might be. 📌

Roja Rani Applanaidu is the head of research and consultancy of Zerin Properties Corporate Valuers.



Outlook for luxury home market in Thailand remains promising



PHOTOGRAPH BY PIXABAY

In the first five months of this year, there were 578 land allocation permits granted for houses with a price tag of 10 million baht or more.

●Text **Natalie Khoo**

While most global markets are battered by the Covid-19 pandemic, in Bangkok, homes priced 10 million baht (RM1.29 million) and above still look promising in the second half of 2021 (2H2021), according to Knight Frank's "Bangkok Luxury House Market Overview 1H 2021" report.

The report said this is due to the fact that the core group of homebuyers for Bangkok's luxury property segment has not been affected by the economic contractions caused by the Covid-19 epidemic, and they have also remained immune to the tightening of bank credit terms.

Overall, Knight Frank said these buyers are financially secure and can normally afford to buy homes. In fact, most of them can purchase with cash rather than relying on loans, despite the lower interest rates.

During the 2H2021, large scale developers are expected to be more cautious in launching new projects.

"They also tend to expand their developments of low-rise projects in suburban areas such as the northern and western zones of Bangkok, which still have spaces to develop at land prices that are not very high compared to the city," said the report, adding that such suburban areas tend to grow steadily given the development of new train routes, large mixed-use projects, shopping centres, office buildings, etc.

As a result, buyers have more choices in residential locations that can cater to their needs.

It is noteworthy to highlight that those projects have been able to close sales within a short period of time, which has encouraged developers to keep investing in single, detached house and townhouse projects. The new supply, however, exceeds demand and may cause the market to slow, given that the luxury home market remains a relatively small segment with limited demand, the report said.

1H2021 saw above-average sales

According to the report, there were a total of 1,610 new units sold during 1H2021, which represents a relatively high number of units sold compared to the previous years where the average number of new units sold was only about 2,500 units per year. In 2H2021, it is expected that the number of new units sold will increase to almost 3,000 units.

There are 224 projects offering a total of 20,018 luxury homes priced 10 million baht or more per unit in 1H2021. Of this amount, 13,276 units were sold, representing a sale rate of 66%. The sale rate has continuously increased every year since 2015, when it was 30%.

"The most demand was for homes with selling prices between 10 and 20 million baht, increasing to 7,218 units, followed by houses with sale prices between 21 and 30 million baht, and 31 and 40 million baht, with demand at 2,612 units and 1,871 units, respectively.

"Given their limited supply, homes priced above 100 million baht enjoyed the highest sale rate of 3%; this was followed by the sale rate of

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“

There are 224 projects offering a total of 20,018 luxury homes priced 10 million baht or more per unit in 1H2021. Of this amount, 13,276 units were sold, representing a sale rate of 66%.”



Singapore govt raises development charges for residential sites

Text Charlene Chin
EdgeProp Singapore


The Singapore government has raised the development charge (DC) rates for sites zoned for residential use, with charges for residential non-landed use rising by 10.9% on average, and residential landed use increasing by 6.3% on average.

For residential non-landed use, DC rate hikes are the highest (19%) in Sector 16 and 107, which covers the Chinatown, Duxton, Cantonment Road, Upper Thomson Road, Lentor Avenue and Ang Mo Kio Avenue 6 areas, among others.

Altogether, there are 118 geographical sectors in the city-state.

The charges are effective for the period Sept 1, 2021, to Feb 28, 2022, and are reviewed every six months by the Ministry of National Development, in consultation with the chief valuer at the Inland Revenue Authority of Singapore.

The development charge is a tax that is levied when planning permission is granted to carry out development projects that increase the value of the land, such as when the site is rezoned to a use of higher value, or the plot ratio is increased.

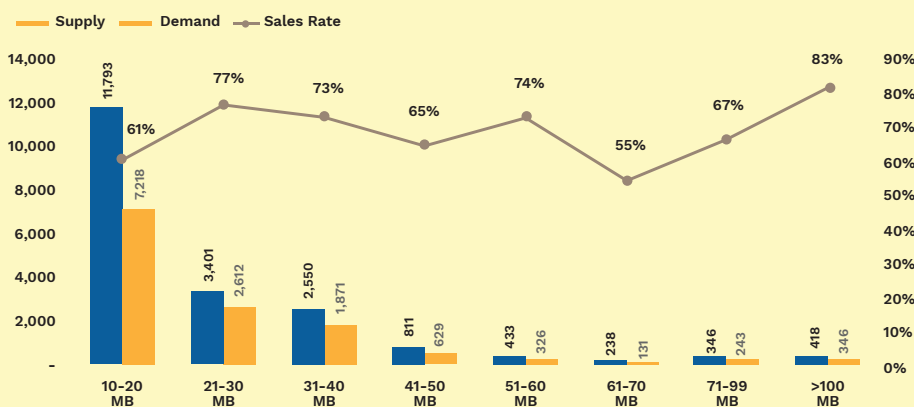
DC rates for commercial use fell by 0.7% on average, while DC rates for the use groups of hotel/hospital, industrial, place of worship/civic and community institution, open space, agriculture, and roads/railways remain the same. 



The charges effective from Sept 1, 2021, to Feb 28, 2022, and will be reviewed every six months.

Foreign Feature

SUPPLY, DEMAND AND SALES RATE OF HOUSES BY PRICES, FIRST HALF OF 2021



Source: Knight Frank Thailand Research

← From PREVIOUS PAGE

houses priced between 21 and 30 million baht, and 51 and 60 million baht, at 77% and 74%, respectively. Meanwhile, houses with prices between 61 and 70 million baht had the lowest demand and sale rate," the report pointed out.


As for the supply of land to build these houses, from 2017 to May 2021, the supply ranged from 1,489 units to 2,278 units per year. The number of permits was at its highest in 2018, at 2,669 units. In the first five months of this year, there were 578 land allocation permits granted for houses with a price tag of 10 million baht or more.

Developers need to level up their game

Aside from house style, location and quality, which play a role in homebuyers' decisions, developers must consider the on-site setting

and facilities as well as the environment in front of the project as this could enhance the unique selling point for the developers.

Generally, property developers are seeing the market demand, but there is an increasing number of them venturing into this segment, which might push up future supply, hence putting pressure on future price growth.

"This has intensified competition and widened the variety of buyer options. However, if developers are able to put out projects with outstanding features, including designs that meet the needs of residents, their project would be able to achieve success," the report concluded. 





RM800,000

Taman Angkasa Indah, Kajang, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 2,000 sq ft **Land size:** 3,430 sq ft
Bedroom: 5 **Bathroom:** 3

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



RM590,000

Sri Bayu, USJ 11, Subang Jaya, Selangor

Type: Townhouse **Tenure:** Freehold
Built-up: 1,389 sq ft
Bedroom: 3 **Bathroom:** 2

Susan Gwee PRO (REN 01156)
REAPFIELD PROPERTIES (SJ) SDN BHD (E(1) 0452/2)
+6012 289 1337



RM2,900,000

Taman Esplanad, Bukit Jalil, Kuala Lumpur

Type: Terraced house **Tenure:** Freehold
Built-up: 4,000 sq ft **Land size:** 4,708 sq ft
Bedroom: 5 **Bathroom:** 4

Agnes Aloysius PRO (REN 04450)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD
(E (1) 0452/8) +6012 326 3379

Done Deal

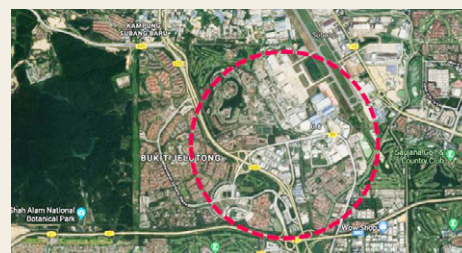
Sold for

RM730,000.00 (RM539.14 psf)

Condominium at Kiaramas Sutera Condominium, Kuala Lumpur



Concluded by: Michelle Tang Sze May PRO (REN 35926)
Kith and Kin Realty Sdn Bhd (+6012 603 0866)
When: April 2021



RM64,050/mth

Bukit Jelutong, Shah Alam, Selangor

Type: Warehouse **Tenure:** N.A
Built-up: 30,500 sq ft **Land size:** 1 acre

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

Noteworthy

- Freehold
- Semi-furnished
- Built-up: 1,354 sq ft
- Three bedrooms, two bathrooms
- Facilities: Swimming pool with children's pool, gym, tennis court, badminton court, barbecue area, 24-hour security, mini mart, squash court, playground, and two car parks for the unit
- Amenities: International schools, shopping malls, nearby shoplots



Kiaramas Sutera Condominium was developed by Asia Quest Holdings and completed in 2004. It is located in the exclusive enclave of Mont'Kiara, Kuala Lumpur.

According to Michelle Tang of Kith and Kin Realty Sdn Bhd, the buyer liked the unit because of its good condition and what she deemed as its good fengshui, which she felt could promote her and her family's wellbeing.

Tang added that the process leading to concluding the deal was made virtually as the buyer was stuck in Australia.

"We did a virtual showing where her aunt would video call her and give her a walkthrough of the unit."

Tang said the previous owner decided to move closer to his workplace in Shah Alam, Selangor, hence decided to let go of the unit instead of leaving it vacant.

According to **EdgeProp Research**, an average transacted price of RM933,125 or RM511 psf in 2019 was recorded for a total of eight units in Kiaramas Sutera Condominium, while an average transaction price of RM929,500 or RM532 psf for four unit was recorded in 2020.

As of early August 2021, a total of 11 units were listed for sale in **EdgeProp.my** with an average asking price of RM1,428,000 or RM587.77 psf, while four units were listed for rental with an average asking monthly rental of RM3,150 or RM2.22 psf.



RM1,800,000

Ficus Peak, Denai Alam, Selangor

Type: Semidee house **Tenure:** Freehold
Built-up: 5,186 sq ft **Land size:** 6,000 sq ft
Bedroom: 7 **Bathroom:** 7

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



RM9,500,000

KL City, Kuala Lumpur

Type: Office **Tenure:** Freehold
Built-up: 25,997 sq ft **Land size:** 4,000 sq ft

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



RM2,950,000

Taynton View, Cheras, Kuala Lumpur

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

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



RM370,000

Cyberia Crescent 1, Cyberjaya, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 1,890 sq ft
Bedroom: 4 **Bathroom:** 3

Syahrul Faez **PRO** (REN 40695)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6011 1019 9353



RM1,800/mth

The Robertson, Bukit Bintang, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Bedroom: 2 **Bathroom:** 1

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

Done Deal

Rented for

RM26,000/mth (RM5.77 psf)

Two adjoining ground floor shop units at Ampang Point Commercial Centre, Ampang, Kuala Lumpur



Concluded by: Michael Wong **PRO** (REN 09493)
Dynamic Realtors (+6012 5198 688)
When: March 2021



RM1,580,000

9 Bukit Utama, Bandar Utama, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 2,522 sq ft
Bedroom: 4 **Bathroom:** 4

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

Noteworthy

- Leasehold
- Built up: 4,500 sq ft
- Two adjoining ground floor shop units
- Ample parking lot with high visibility
- Surrounded by Ampang Point Shopping Centre, hospitals, schools and high-rise residential projects



Ampang Point Commercial Centre is a vibrant commercial centre located in Ampang, fronting the busy Jalan Ampang, Kuala Lumpur. It is right next to the Ampang Point Shopping Centre and KPJ Ampang Puteri Medical Centre, while nearby are many developments including M-City Residences, Arte Ampang and One Ampang avenue.

According to Michael Wong, a real estate agent from Dynamic Realtors, the two adjoining ground floor shop units he concluded earlier this year has very high visibility as it fronts the main road.

"The two units have a combined built-up area of 4,500 sq ft with ample parking lots right in front of the unit, which the tenant finds very suitable for his business operations," Wong told **EdgeProp.my**.

Meanwhile, the landlord is a property investor, who owns a few commercial units in the Klang Valley for rental income. The tenant has inked a three-year tenancy agreement, with a two-year contract renewal option.

As at mid-Aug 2021, five shop units in Ampang Point Commercial Centre were listed for sale on **EdgeProp.my**. The average asking price was RM6.36 million or RM545.80 psf. Meanwhile, eight units were looking for tenants at an average asking monthly rental of RM12,025 or RM3.25 psf.



RM1,009,210

PD Residences, Kuching, Sarawak

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

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



Call for price

The Strand, Petaling Jaya, Selangor

Type: Hotel **Tenure:** N.A

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



RM2,880,000

Bunga Anggerik 2, Shah Alam, Selangor

Type: Bungalow **Tenure:** Leasehold
Built-up: 5,600 sq ft **Land size:** 10,198 sq ft
Bedroom: 5 **Bathroom:** 5

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



RM749,000

7 Tree Seven Residence Penthouse, Kajang, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 1,449 sq ft
Bedroom: 3 **Bathroom:** 2

Mike Woon **PRO** (REN 00557)
ECOLAND REALTY (E (2) 1679/1)
+6012 271 6838



RM1,180,000

Megan Avenue 1, Jalan Mayang Sari, Kuala Lumpur

Type: Office **Tenure:** Freehold
Built-up: 2,228 sq ft

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



RM4,300,000

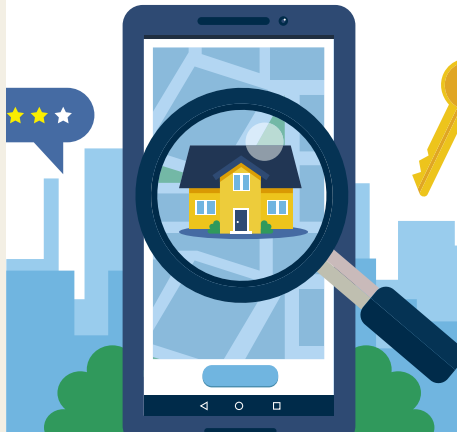
Jalan Tanjung Gemuk, Port Dickson, Negeri Sembilan

Type: Villa **Tenure:** Freehold
Built-up: 4,500 sq ft **Land size:** 10,453 sq ft
Bedroom: 4 **Bathroom:** 6

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

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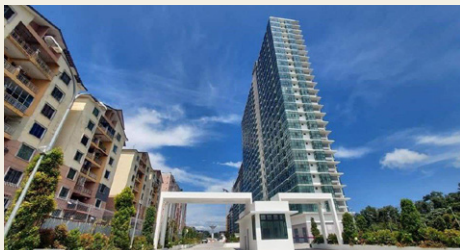


RM3,600,000

Levenue II, Desa Parkcity, Kuala Lumpur

Type: Link bungalow **Tenure:** Freehold
Built-up: 4,810 sq ft **Land size:** 3,400 sq ft
Bedroom: 5 **Bathroom:** 5

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



RM270,000

Larkin Indah PR1MA Residence, Johor Bahru, Johor

Type: Apartment **Tenure:** Leasehold
Bedroom: 3 **Bathroom:** 3

Mitchelle Yap **PRO** (REN 14455)
GATHER PROPERTIES SDN BHD (E (1) 1536/3)
+6013 740 3757

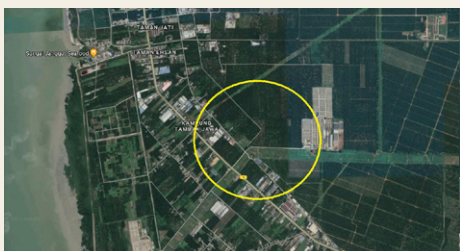


RM850,000

The Terrasse 2, Bandar Puteri Bangi, Bangi, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 2,406 sq ft **Land size:** 1,680 sq ft
Bedroom: 4 **Bathroom:** 4

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



RM18,000,000

Jalan Kapar, Klang, Selangor

Type: Industrial land **Tenure:** Freehold
Land size: 527,080 sq ft

Kheng Fatt **PRO** (REN 04422)
CHESTER PROPERTIES SDN BHD (E (1) 1321/15)
+6012 329 6931

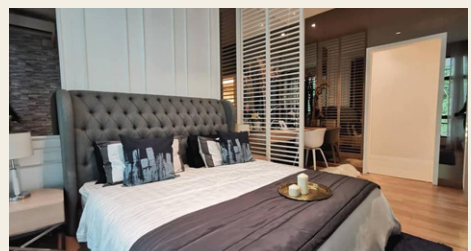


RM4,500/mth

Aria Luxury Residence, Jalan Tun Razak, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 753 sq ft
Bedroom: 2 **Bathroom:** 1

Calvin Kwok **PRO** (REN 40208)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 605 8308



RM815,000

Sri Meranti, Bandar Sri Damansara, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 1,291 sq ft
Bedroom: 3 **Bathroom:** 2

Sheryl Yoong **PRO** (REN 18757)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)
+6012 270 5057



RM380,000

Bayu Parkville, Balakong, Selangor

Type: Townhouse **Tenure:** Leasehold

Built-up: 1,052 sq ft

Bedroom: 3 **Bathroom:** 2

Asdi Yusof **PRO** (REN 22432)

REALTORS HAVEN PROPERTIES (VE (3) 0368)

+6017 209 3098



RM7,500,000

Taman Duta, Kuala Lumpur

Type: Bungalow **Tenure:** Leasehold

Built-up: 8,750 sq ft **Land size:** 18,687 sq ft

Bedroom: 7 **Bathroom:** 7

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

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

+6014 313 1931



RM3,000,000

Bandar Kinrara, Puchong, Selangor

Type: Semidee house **Tenure:** Freehold

Built-up: 4,899 sq ft **Land size:** 12,526 sq ft

Bedroom: 5 **Bathroom:** 5

SK Kee **PRO** (REN 01764)

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

+6012 211 3763



RM590,000

USJ One Avenue, Subang Jaya, Selangor

Type: Condominium **Tenure:** Leasehold

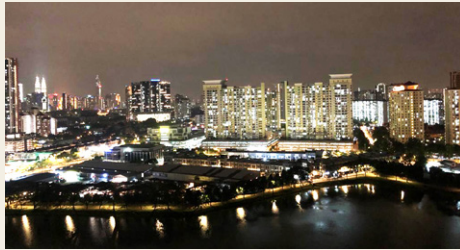
Built-up: 1,802 sq ft

Bedroom: 4 **Bathroom:** 3

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

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

+6012 335 0520



RM1,450/mth

The Loft @ Zetapark, Setapak, Kuala Lumpur

Type: Studio **Tenure:** Leasehold

Built-up: 677 sq ft

Bathroom: 1

Tony Yap **PRO** (REN 23582)

AMBER REALTY (E (3) 1482)

+60115 646 8129



RM1,100,000

Taman Putra Prima, Puchong, Selangor

Type: Terraced house **Tenure:** Freehold

Built-up: 2,700 sq ft **Land size:** 3,100 sq ft

Bedroom: 4 **Bathroom:** 4

Jennifer Ng **PRO** (REN 15938)

REAPFIELD PROPERTIES (SJ) SDN BHD (VE (1) 0202)

+6018 242 7880



RM300,000

I-Soho @ I-City, Shah Alam, Selangor

Type: Soho **Tenure:** Freehold

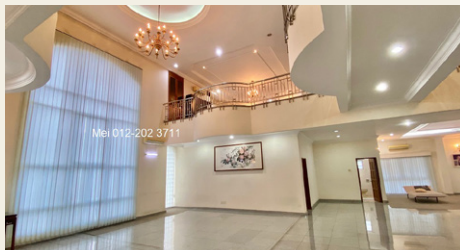
Built-up: 464 sq ft

Bathroom: 1

SC Sam **PRO** (E 1983)

ORIENTAL REAL ESTATE SDN BHD (E (1) 1503/3)

+6012 304 8288



RM10,000,000

Bukit Pantai, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold

Built-up: 11,754 sq ft **Land size:** 17,749 sq ft

Bedroom: 5 **Bathroom:** 6

Wong Mei Fong **PRO** (REN 32252)

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

+6012 202 3711



RM498,000

Taman Bukit Kempas, Johor Bahru, Johor

Type: Terraced house **Tenure:** Freehold

Land size: 1,302 sq ft

Bedroom: 5 **Bathroom:** 3

Ivy Chow **PRO** (REN 44899)

BPG REALTY SDN BHD (E (1) 1978)

+6016 517 5810



RM395,000

De Rozelle, Kota Damansara, Selangor

Type: Condominium **Tenure:** Leasehold

Built-up: 998 sq ft

Bedroom: 3 **Bathroom:** 2

Nurul **PRO** (REN 33235)

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

+6013 590 3395



RM430,000

Villa Putra, Jalan Tun Ismail, Kuala Lumpur

Type: Condominium **Tenure:** Freehold

Built-up: 1,066 sq ft

Bedroom: 3 **Bathroom:** 2

Syed Shah **PRO** (REN 28611)

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

+6012 670 2924



RM1,480,000

Le Putra Avenue, Puchong South, Selangor

Type: Bungalow **Tenure:** Leasehold

Built-up: 3,515 sq ft **Land size:** 4,072 sq ft

Bedroom: 7 **Bathroom:** 7

Asyraf Shabarshah **PRO** (REN 38710)

CHESTER PROPERTIES SDN BHD (E (1) 1321/4)

+6010 391 5531



RM980,000

USJ 5, Subang Jaya, Selangor

Type: Terraced house Tenure: Freehold

Built-up: 1,800 sq ft

Bedroom: 4 Bathroom: 3

Jane Wong PRO (REN 01192)

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

+6019 221 1370



RM168,000/mth

Bandar Sijangkang, Jenjarom, Selangor

Type: Warehouse Tenure: Freehold

Built-up: 100,000 sq ft Land size: 3 acre

Ronn Goh PRO (REN 38324)

CID REALTORS SDN BHD (E (1) 1855/7)

+6011 1011 3829



RM2,200/mth

Taman Bunga Raya, Setapak, Kuala Lumpur

Type: Office Tenure: N.A

Built-up: 1,600 sq ft

Bathroom: 2

Alps Tan Joon Kiat PRO (REN 18124)

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

+6010 215 3233



RM1,968,000

BRP 5, Bukit Rahman Putra, Selangor

Type: Semidee house Tenure: Freehold

Built-up: 6,000 sq ft Land size: 10,800 sq ft

Bedroom: 6 Bathroom: 5

Calvin Ching PRO (REN 09578)

JALIN REALTY (E (1) 1690)

+6016 626 2832



RM18,000,000

West Port Tech Zone, Klang, Selangor

Type: Factory Tenure: Leasehold

Built-up: 48,286 sq ft Land size: 72,309 sq ft

Eric Lim PRO (REN 03158)

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

+6012 366 5261



RM980,000

Jalan Impian Makmur, Kajang, Selangor

Type: Semidee house Tenure: Freehold

Built-up: 2,980 sq ft Land size: 3,214 sq ft

Bedroom: 4 Bathroom: 4

Zuraini Zallin PRO (PEA1699)

RESCOM REALTY (VE (3) 0244)

+6019 663 1526



RM3,550,000

Subang Perdana, Section 13, Shah Alam, Selangor

Type: Shop house Tenure: N.A

Built-up: 4,278 sq ft

Veronica Ong PRO (REN 32833)

HARTAMAS REAL ESTATE (MALAYSIA) SDN BHD

(E (1) 1439) +6012 273 2570



RM45,000,000

Jalan Bukit Bintang, Kuala Lumpur

Type: Hotel Tenure: Freehold

Built-up: 54,595 sq ft Land size: 5,121 sq ft

SP Lee PRO (REN 40386)

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

+6018 382 9338



RM1,659,000

Pavilion Hilltop, Mont'Kiara, Kuala Lumpur

Type: Condominium Tenure: Freehold

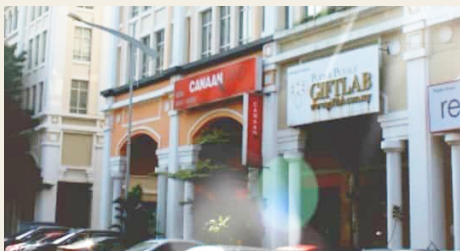
Built-up: 1,469 sq ft

Bedroom: 3 Bathroom: 4

Jelen Chong PRO (REN 22343)

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

+6012 246 9258



RM3,200,000

NZX Commercial Centre, Ara Damansara, Selangor

Type: Shoplot Tenure: Freehold

Christopher Wong PRO (REN 03972)

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

+6012 278 2207



RM2,800,000

Persiaran Ukay, Ampang, Selangor

Type: Semidee house Tenure: Leasehold

Built-up: 4,077 sq ft Land size: 3,200 sq ft

Bedroom: 6 Bathroom: 6

Azemi PRO (REN 15376)

JAZ INTERNATIONAL MALAYSIA SDN BHD (VEPM (1) 0120)

+6017 356 9452



RM2,531,000

Pavilion Embassy Mayfair Residences, Ampang, Kuala Lumpur

Type: Condominium Tenure: Freehold

Built-up: 1,899 sq ft

Bedroom: 4 Bathroom: 5

Harry Anwar PRO (REN 38290)

AZMI & CO ESTATE AGENCY SDN BHD (E 10553)

+6012 912 5034

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