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Episode 2

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Moderated by **Natalie Khoo**, EdgeProp Malaysia

Panellists:

- **Ishak Ismail**, President, Persatuan Perunding Hartanah Muslim Malaysia (PEHAM)
- **Jonathan Lee**, Chief Executive Officer, Reapfield Properties
- **Previndran Singhe**, Chief Executive Officer, ZerIn Properties

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NEW *but* UNINVITING

Inside!



COMMENTARY:
MM2H:
How serious
are we?
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Restrictive, ridiculous, unrealistic – these are some views by stakeholders on the new **Malaysia My Second Home (MM2H)** terms, having tried but failed to engage the government over the reviewed conditions.

Read their thoughts on **Pages 8 to 13** as aired during the **EdgeProp Malaysia's FB LIVE Webinar Series Episode 1.**

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FEATURE

Alongside our B40s:
A small gesture that brings big smiles
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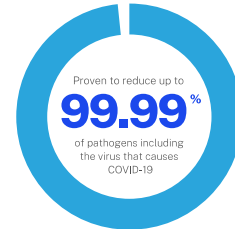
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As the number of individuals being vaccinated increase, and as we continue implementing movement protocols to lessen the viral spread of the COVID-19 virus, there are still lingering concerns about the virus, especially as states lessen restrictions and businesses open back up for in-person schedules.

Employees especially believe businesses have a responsibility to ensure the health and safety of their office spaces. According to facility executives, 46 percent of office

tenants say they would seek a new office building with new infrastructure and technology to help protect the health and safety of their staff.

This not only affects employers but also office building managers and property management companies. To avoid losing tenants and customers, property management companies must prioritize air quality and other means to ensure individuals in those occupied spaces are protected.



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Kemensah Heights landslide: Slope stabilisation, Sg Kemensah upgrading works to cost about RM10m



The Department of Irrigation and Drainage (DID) will finalise plans for slope stabilisation and upgrading works at Sungai Kemensah, which is estimated to cost RM10 million, said Environment and Water Minister Datuk Seri Tuan Ibrahim Tuan Man.

He said the project would be implemented to restore the river's water flow which was obstructed following the landslide at Jalan Kemensah Heights on Friday (Sept 17).

According to him, inspections by an agency under his ministry found that the subsidence from the landslide had caused problems in the river.

"This project will be implemented after getting input from various agencies such as the Ampang

Jaya Municipal Council, the Department of Minerals and Geoscience Malaysia, and the Public Works Department," he said when met after visiting the scene on Sept 19.

Meanwhile, residents who were affected by the landslide along Jalan Kemensah Heights (pictured) here on Friday hoped that the slope stabilisation works and upgrading of Sungai Kemensah could be implemented immediately to prevent similar incidents from recurring.

A resident, Razni Samsuddin, 64, said the relevant authorities should do a technical study of the area and implement slope stabilisation work quickly so that the affected residents could return to their homes.

Vizione bags RM500m GDV affordable apartments project in Putrajaya

Vizione Holdings Bhd has entered into a development agreement to develop 2,500 affordable apartment units "Residensi Prihatin" with related infrastructure in Putrajaya.

Agreement for the RM500 million gross development value (GDV) project was inked between Vizione's wholly-owned unit Vizione Builder Sdn Bhd with Pan Sejati Development (M) Sdn Bhd (PSD).

The project will be on a 17.97-acre site in Putrajaya under Perbadanan Putrajaya (PPJ), which had appointed PSD to design, develop and construct the project.

This is the fifth project bagged by Vizione this year. In August, the developer landed a contract to build a four-star 14-storey hotel building in Langkawi for RM116.05 million.

TAFI signs JV agreements for five property projects worth RM621.5m in Pahang

TAFI Industries Bhd, the furniture maker which has diversified into property development, has entered into five joint-venture (JV) agreements to develop mixed

housing projects in Pahang with an estimated total gross development value (GDV) of RM621.5 million.

For all five JV projects, TAFI's wholly-owned subsidiary Gerak Mahir Sdn Bhd (GMSB) will be bearing the cost of the development, while the JV partners will be providing the project land, the group said in a statement to Bursa Malaysia on Sept 22.

Of the JV developments, the venture with Jaringan Fajar Sdn Bhd (JFSB) has the highest estimated GDV of RM177.8 million. It involves jointly developing semi-detached houses on a land measuring 61.76 acres (about 25ha) in Bukit Pelindung, Kuantan.

LFE to diversify into property development through JV project in Kedah

LFE Corporation Bhd (LFE) has proposed to diversify into property development by entering into a joint venture (JV) with Aziho Trading Sdn Bhd to develop a housing project in Kuala Muda, Kedah.

The electrical and mechanical engineering service provider said its 60%-owned subsidiary, LFE Development Sdn Bhd, has signed an unincorporated JV development agreement with Aziho Trading, the landowner, to develop

Taman Residensi Mesra Phase 2 on 8.17ha with a gross development value of RM111.03 million.

The project, comprising 422 single-storey and 142 double-storey terraced houses, would have a gross development cost of RM86.15 million, LFE said in a filing with Bursa Malaysia on Sept 22.

LFE said the proposed venture into property development would mitigate the group's reliance on a single business segment and create an additional source of income stream moving forward.

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Health DG: Follow ventilation system guides to curb Covid-19

Health director-general Tan Sri Dr Noor Hisham Abdullah advised all parties to refer to and adopt the ventilation system guides suggested by the Health Ministry (MOH), Human Resource Ministry (MHR) and the World Health Organization (WHO), affirming that ventilation systems and good indoor air quality are among the important strategies in containing the spread of Covid-19.

He said generally there are three types of ventilation systems, namely natural ventilation, air cooling systems without mechanical ventilations and air cooling systems with mechanical ventilation (MVAC).

For natural ventilation, the



CLICK ON Read
EdgeProp Malaysia's
Guidance Note for the
improvement of indoor air quality
and ventilation in buildings amid
SARS-CoV-2 (Covid-19) pandemic
and beyond.

risk of Covid-19 and other air borne diseases spreading is low but there are methods to improve ventilation and movement of air by opening windows and using fans to improve ceiling ventilation.

"For air cooling systems without mechanical ventilation, apart from opening windows and using fans, we recommend installing exhaust fans as well as ensuring small window openings to keep the temperature between 23°C to 26°C," he said in a statement on Sept 22.



Pan Pacific Hotels sets to launch 13 new properties by 2024

The Pan Pacific Hotels Group will launch 13 new properties across 10 key gateway cities by 2024, Business Times reported on Sept 22.

As such, this adds more than 3,300 rooms to the group's inventory, and brings its total portfolio to 48 hotels, resorts and serviced suites across 29 cities, the report said.

In Malaysia, the group's pipeline

includes Parkroyal Collection Kuala Lumpur, Parkroyal Langkawi Resort and Parkroyal A'Famosa Melaka Resort, which are all lined up to open in 2022.

This move also allows the company, a subsidiary of the UOL Group, to establish its presence in cities including London, Kuala Lumpur, Jakarta, Dalian, Hanoi, Phnom Penh, and Siem Reap, the report highlighted.

IOI Properties' subsidiary sole bidder for Singapore's Marina View tract

IOI Properties Group Bhd's wholly-owned subsidiary Boulevard View Pte Ltd submitted a S\$1.508 billion (approximately RM4.68 billion) bid to buy an estimated 0.78ha (7,817.6 sq m) leasehold land known as the white site at Singapore's Marina View enclave under the country's Urban Redevelopment Authority's (URA) invitation to tender, which saw Boulevard View becoming the sole bidder.

According to IOI Properties' Bursa Malaysia filing and the URA's statement, IOI Properties had on Sept 21 submitted the bid to the URA, which is acting as agent on behalf of the Government of Singapore.



In the Bursa filing, IOI Properties said, "The company will make the relevant announcements once the decision on the tender has been obtained from the URA."

Meanwhile, the URA said in its statement that it had on Sept 21 closed the tender for the white site at Marina View.

The site at Marina View was launched for public tender on June 28, 2021, according to the URA.

Covid-19: On track to achieve herd immunity



As at Sept 22, a total of 41.25 million Covid-19 vaccine doses were administered in the nation, which covered 68.4% of the population that had received at least one dose, including 58.1% who were fully inoculated.

The government also affirmed that Malaysia is on track to fully vaccinate 100% of its adult population by the end of October.

In view of this, Prime Minister Datuk Seri Ismail Sabri Yaakob also agreed to allow the opening of tourism centres, islands and areas as well as cross-state travel when the country's adult population vaccination rate reaches 90%.

Furthermore, travellers who are fully inoculated now have the option to quarantine at home when they arrive in Malaysia from Sept 28 onward.

Meanwhile, Health Minister Khairy Jamaluddin is expected to administer the booster dose to groups who are vulnerable to Covid-19 infection starting in October, or after the nationwide vaccination rate has exceeded 80%.

On the other hand, over 400,000 adolescents received their vaccination as of Sept 23. There are some 3.2 million teenagers between 12 and 17 years old who are qualified for the vaccination.



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MM2H *is back but will it stay?*

Text Rachel Chew

Pleasant weather, harmonious communities, multi-cultural and multi-lingual, affordable cost of living, earthquake- and hurricane-free and the list goes on – these are some of the unique selling points that best explain why Malaysia always makes it to the list of the world's top retirement destinations.

"Malaysia was a hidden gem. Previously, not many people knew about [the country] and the MM2H (Malaysia My Second Home) programme. It has become a hot topic in recent years and more people are interested in applying for a MM2H visa. I think the government should not lose the edge by introducing new terms and conditions for MM2H applications," chairman of "Hongkongers in Malaysia" Facebook group Gary Crestejo expressed during **EdgeProp Malaysia's** FB LIVE Webinar Series Episode 1 entitled "Too Little, too Late?" held on Sept 21, 2021.

The weekly webinar series, which is held every Tuesday night at 8.30pm from Sept 21 till Oct 12, is part of EdgeProp Malaysia Virtual Property Expo 2021's (VPEX 2021) programme.

More than just showcasing properties for sale, VPEX 2021 is also a platform to discuss real estate matters and issues that could provide more market-related information to help buyers make the right decisions. Kick-started from Sept 17, VPEX 2021 will be on till Oct 15, 2021. (Click here to VPEX 2021) In 2002, Malaysia rolled out the MM2H programme

which offered each qualified applicant a 10-year renewable multiple-entry social visa. Under the social visit visa, successful applicants were given the flexibility to come in and out of Malaysia as many times as they liked without any restrictions.

The significant difference between a MM2H visa and a permanent resident visa is that the former does not enjoy the benefits of free education and medical treatment, nor the right to vote. (Read: **MM2H: How serious are we?** on Pg 9)

The MM2H programme had been well received and attracted applicants from mainly the Asian countries and cities such as Mainland China, Hong Kong, Japan, Indonesia and South Korea.

According to a statement by Tourism, Arts and Culture Minister Datuk Seri Nancy Shukri last year, Malaysia recorded over RM2.7 billion revenue through the programme in 2018 and RM2.5 billion in 2019. The highest number of participants came from China, followed by Japan, Bangladesh and Korea.

However, as MM2H was garnering more attention, the government decided to suspend the programme abruptly in Aug 2020, citing reasons to review the policies which had not been touched since 2002.

Continues PAGE 10 →

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The "Too Little, too Late?" webinar is the first episode of EdgeProp Malaysia's FB LIVE Webinar Series in conjunction with EdgeProp Malaysia Virtual Property Expo 2021.





Au Foong Yee
EdgeProp Malaysia Editor-in-Chief and managing director

“As the clock ticks closer to Oct 1, industry stakeholders are still scrambling to get the Government to hear them out in what they stress is in the best interest of not just the MM2H programme but that of the confidence in Malaysia on the international stage.”
– Au

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MM2H: How serious are we?

The furore over new and stiffer conditions attached to the Malaysia My Second Home (MM2H) programme is unfortunate, if not unnecessary.

After more than a year of suspension of the programme, the Government finally announced last month its resumption come Oct 1, much to the delight of industry stakeholders and potential MM2H participants.

Relief, however, quickly turned to dismay when the new MM2H conditions were unveiled.

As the clock ticks closer to Oct 1, industry stakeholders are still scrambling to get the Government to hear them out in what they stress is in the best interest of not just the MM2H programme but that of the confidence in Malaysia on the international stage.

Citing attempts to attract only “high-quality participants”, the new conditions require applicants to reside in Malaysia for a cumulative 90 days in a year at least, where there was no such imposition at all in the past; an offshore monthly income of minimum RM40,000 compared to RM10,000 previously; a fixed savings account of RM1 million compared to at least RM150,000 (above 50 years old) and RM300,000 (50 years old and below) previously; as well as liquid assets of at least RM1.5 million compared to at least RM350,000 previously.

Additionally, the visa is now shortened to five years, renewable for another five years as long as participants comply with the conditions, compared to 10 years in the original programme.

MM2H started two decades ago, replacing the Silver Hair Programme introduced in 1996.

Over the years, the Government-endorsed MM2H, parked first under the Tourism, Arts and Culture Ministry (MOTAC) before its recent move to the Home Ministry, has garnered international interest and this has not gone unnoticed by other competing countries that see economic potential in the programme.

The MOTAC’s marketing pitch had been: “If, after a short and memorable holiday in Malaysia, you have been smitten by the people, the culture, the cities, the lifestyle, the modern conveniences and the exotic charm, then there is the Malaysia My Second Home programme to beckon you to Malaysia again and again”.

To up our game, additional improvements were made to the programme in 2009 to attract more participation. A one-stop centre was also set up to facilitate the application process.

Laudable but perplexing

Fast forward to the present, it is noteworthy that Malaysia says we now target “high-quality” MM2H participants. This is highly laudable but the question that begs to be answered is the definition of “quality”. Are we seeking foreigners with good conduct, or those with big bank accounts and incomes offshore, or both?

Will the new rules apply to existing MM2H participants, or will this group of self-sustained and invaluable ambassadors of Malaysia be exempted from the new rules?

There’s an urgent need for clarity.

More than that, there’s a need to go back to

basics and establish our primary objectives for MM2H. Let’s be very honest with ourselves – do we or do we not welcome MM2H participants? What’s in MM2H for us? Do the pros outweigh the cons?

First, let us look at the significant jump in the liquid asset and offshore income required under the new rules. Should security be the consideration, are we then contending that richer folks are more law-abiding? As interestingly pointed out by irate stakeholders during a MM2H webinar hosted by EdgeProp Malaysia on Sept 21, what then about the millions of foreign workers on our soil?

All necessary safeguards, there is no doubt, can be put in place to ensure all MM2H participants stay law abiding. A MM2H social visit pass does not equate to nor is it en route to the issuance of a permanent residency visa.

As a proud Malaysian, I can relate to why Malaysia aspires to attract higher net worth foreigners to live in our community. On the flipside, the cold reality is the keen competition beyond our shores to draw this target group.

How about proposing a tiered system for MM2H participants, with conditions and incentives tied to their immediate and direct contributions to the Malaysian economy?

There is nothing ignoble about cutting our coat according to our cloth, especially these days when we are struggling to revive our economy. But, of course, there must be no compromise whatsoever when it comes to security issues.

Who benefits from MM2H?

Certain quarters have highlighted that the MM2H numbers have hardly been impressive so far, insinuating perhaps Malaysia should not even be bothered. Again, it is back to re-examining our objectives for MM2H.

Varying numbers, up to billions of ringgit, have been bandied about on the economic contribution of MM2H so far. But beyond fulfilment of the liquidity requirement of a participant, there are the unlimited living and lifestyle expenses, besides investments in our medical and educational sectors.

Then there are those who point to developers as primary beneficiaries of MM2H, that developers look to MM2H participants as a means to clear their unsold stock.

However, not all MM2H participants choose to buy their own homes in Malaysia. This aside, let us not forget that the building and construction industry in Malaysia helps feed those in 150 or so related upstream and downstream industries. Developers, too, by the way, pay taxes.

There are rules governing foreigners’ purchase of Malaysian properties. The rules vary from state to state as land is a state matter in Malaysia. So, the fear of MM2H participants rushing to grab our real estate remains just that – an ungrounded anxiety.

In conclusion, the big question that begs to be answered is, do we or do we not want MM2H?

Let us be honest and realistic. If the answer is a “yes”, the government must welcome engagement with stakeholders to work on a win-win proposition. There is no time to lose.

Continues **NEXT PAGE** →

← From PAGE 8



“Malaysia was a hidden gem. Previously, not many people knew about [the country] and the MM2H (Malaysia My Second Home) programme. It has become a hot topic in recent years and more people are interested in applying for a MM2H visa,”
– Crestejo

The freeze was finally over after a year. In mid-Aug 2021, the government announced the reopening of MM2H from Oct 1, 2021 onwards, but with much stricter terms and conditions to attract only “high quality participants”.

The new conditions include the requirement for applicants to reside in Malaysia for a minimum cumulative 90

days in a year, an offshore income of at least RM40,000 a month compared to RM10,000 previously, fixed savings account of RM1 million compared to at least RM150,000 (above 50 years old) and RM300,000 (50 years old and below) previously as well as liquid assets of at least RM1.5 million compared to at least RM350,000 previously. (See Table on pg 13.)

Besides that, compared to 10 years previously, the duration of the programme has also now been set to five years and can be extended for another five years and so on as long as participants comply with the conditions.

The new set of MM2H terms have been the talk of the town, drawing mostly negative comments. Some MM2H stakeholders have also issued statements to share their views and suggestions on the new terms. For example, the Malaysia-China Chamber of Commerce expressed reservation on the new terms and opined the new terms should be for new applicants but not existing participants.

Real Estate and Housing Developers’ Association Malaysia (REHDA) also foresaw the new conditions would dampen foreigners’ interest in coming to Malaysia, while the Association of Valuers, Property Managers, Estate Agents & Property Consultants in the Private Sector Malaysia (PEPS) warned that Malaysia might lose RM3.7 billion from such strict MM2H policies.

The International Real Estate Federation (FIABCI) Malaysian Chapter urged the government to review the terms. It has been trying to set up a dialogue with the authorities to discuss the mat-

ter but the attempt at engagement has been unsuccessful, according to the president Datuk Seri Koe Peng Kang, who was one of the panellists of the webinar.

“We do not understand why the government doesn’t want to talk to us. The new terms were announced briefly with very little details, which has already created a crisis of confidence,” said Koe in the webinar. Koe is also the senior executive vice-president of the S P Setia Group. Effective Oct 1, he will be the group deputy president and chief operating officer.

Despite the effective date of the new scheme approaching, no further details have been announced so far, leaving the stakeholders, existing MM2H holders, applicants and potential applicants at the crossroads.

Undoubtedly, the comeback of MM2H is good news but can the programme be sustained with the stiffer rules? This was the crux of the webinar.

Besides Crestejo and Koe, another panellist was the president of MM2H Consultant Association (MM2HCA) Anthony Liew. The session was moderated by EdgeProp Malaysia editor-in-chief and managing director Au Foong Yee.

‘Ridiculous’ terms

Commenting on the MM2H new terms, Liew regarded them as “ridiculous”.

“When the ridiculous new rules were introduced, my member agents expressed that they had no confidence at all to promote the programme anymore as it was very strict. It is a set of wrong terms that target the wrong group of applicants. I foresee that if the new terms were to be implemented, we would have very few applicants,” Liew said in the webinar.

Adding to Liew’s comments, Koe said that the programme would become a “Waterloo” if the new terms were to be implemented.

“Before the programme was frozen last year, we had about 10,000 applications. Some of them are [still] in the process, money has also been spent in buying properties and they were getting ready to move to Malaysia. With the new terms now, some of them will be disqualified. Malaysia will not get an ambassador (through MM2H participants) for the country with the sudden change in terms and conditions. The programme will be a Waterloo,” Koe shared.

Continues NEXT PAGE →

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Episode 1:

Too little, too late?
How the reviewed MM2H policies will affect Malaysia?

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As part of the stakeholders, FIABCI and MM2H-CA were trying to set up a dialogue with the government on the matter over the past one month, but with no luck so far, they claimed.

“The government needs to have a dialogue with us (stakeholders) and tell us what their fears are so that we can solve the problem and move forward together. Ever since the new terms were announced, our reputation and the confidence of both the existing holders and potential applicants have been affected. We need to calm them down,” Koe urged.

“The government stressed that they want to attract high quality applicants. But how do you define high quality? Does rich equal high quality, hence the raise of all financial-related terms and conditions?”

“I agree that the government should raise the bar for security concerns, but there are more ways to do it than raising the financial bar. If foreigners of MM2H posted a security concern to Malaysia, what about the few millions of foreign workers in the country? That should be the bigger concern,” Koe opined.

MM2HCA’s Liew also affirmed his stand that a rich applicant does not equal to “high quality”.

“If the applicant does not earn RM40,000 a month, does it mean he is not a capable and a low-quality applicant? The wealth position of an applicant is not an indication of a good candidate. Rich people could have criminal backgrounds too.

“Yes, I agree that we should not compromise the security concerns. We can conduct a more intensive background [search] of the applicant and the adult dependents by requesting relevant documents from the home country. I believe this is not an issue to the existing MM2H visa holders and new applicants,” Liew said, adding that only the main applicants are required to submit the police certificates now.

Focus on the right group

Koe pointed out that the RM40,000-monthly-income requirement is not realistic as MM2H is a programme that targets the middle-class and retiree.

“We need to realise that Malaysia is a developing country. Our advantage is the really nice weather and low living cost. We need to use our advantages to attract the right group of people to come here. The programme’s target is good citizens, the middle-class and the retiree, not high-net-worth individuals who are looking for a dynamic business environment. We have to set our programme according to our level,” he noted.

He also suggested that the government should know our position and be focused. For instance, London is focusing on businessmen while Australia is concentrating on foreign students.

“Malaysia provides a laid-back and chill lifestyle, where my Japanese friend, who is holding a MM2H visa, enjoys golfing three times per week. It is not a place for the high-net-worth to build their businesses because this visa does not provide the attractions, such as tax incentives, etc. If the government would like to attract that group of migrants, they should start a new programme for that,” he shared.

Nonetheless, Koe highlighted that it did not mean the MM2H had little contribution to the country’s economy. According to the internal



“Before the programme was frozen last year, we had about 10,000 applications. Some of them are [still] in the process, money has also been spent in buying properties and they were getting ready to move to Malaysia.”
– Koe

data of MM2HCA, MM2H has generated revenue of RM58 billion from 2002 to 2019.

“According to our very conservative calculations, MM2H has generated RM58 billion of income to Malaysia, and that is excluding the additional property purchases by the visa holders,” Liew stated.

Responding to a contention that developers are pushing for MM2H for their own interest, Koe has this to say: “Developers should not feel sheepish about targeting foreigners and building for them.

“Most of the buyers for properties priced at RM4 million to RM5 million were foreigners from Indonesia, China, Hong Kong and even the US. While Malaysia does have some high-end overhang and unsold properties, MM2H did help to clear the inventory to an extent. If they want to buy, why not? Malaysia should be proud if an international buyer chooses to buy in Malaysia,” Koe said.

The main objective of the MM2H programme is to contribute to the country’s economy, and the programme has been playing the role well the past 20 years. Besides purchase of properties in Malaysia, the MM2H visa holders did make a meaningful revenue contribution to other industries such as hospitality, education, medical and local tourism.

As one of the many existing MM2H visa holders, Crestejo said that the holders are spending quite a lot of money in Malaysia.

“Take Hong Kong holders for example, we are quite used to the high-daily expenses life back in Hong Kong. We easily spend a few hundreds for a meal and that is very normal, it is our daily life. When we come to Malaysia, the spending habit does not change overnight. We are quite generous in daily spending here. Part of the reason is also because of the much lower living cost here compared to Hong Kong,” he explained.

Moreover, as most of the applicants are either retirees or near to retirement age, the medical care needs are high and the majority of them will opt for private hospitals.

“Not only that, MM2H visa holders with children are also making contributions in the education industry. If you have one kid studying in an international school here, the annual fee is about RM60,000. To complete a five-year high school programme, it costs about RM300,000 just for one kid,” Crestejo pointed out.

He also highlighted that a MM2H visa holder is an ambassador of Malaysia, who helps to promote local tourism destinations and be the reason more foreign friends and families come to Malaysia.

“The government should see the bigger picture of how MM2H contributes to the ecosystem and review the terms to ensure the programme continues to attract applicants,” Crestejo noted.

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“According to our very conservative calculations, MM2H has generated RM58 billion of income to Malaysia, and that is excluding the additional property purchases by the visa holders,”
– Liew



Is it too late to interest MM2H participants?

He has been in Malaysia for the past seven years, but the chairman of “Hong-kongers in Malaysia” Facebook group Gary Crestejo only applied for the Malaysia My Second Home (MM2H) visa two years ago.

“I came here to start a business. Two years ago, my family decided to move here to join me, so I applied for the MM2H visa,” said Crestejo, who is the founder and managing director of Malaysia’s Mak’s Chee Restaurant Group serving the famed wanton noodles originating from Hong Kong.

“I was quite calm when I first heard the news about the stricter MM2H terms and conditions. However, for Hong Kong people who are thinking of applying, their reactions have been negative and upset as most of them are looking for stability and peace of mind when considering moving to Malaysia.

“With the drastic change of terms and conditions, it has already created a negative image to the country.” Crestejo shared in EdgeProp Malaysia’s FB LIVE Webinar Series Episode 1 entitled “Too Little, too Late?” held on Sept 21, 2021.

He pointed out the options for a second or retirement home destination were plenty if the applicant were earning RM40,000 per month.

“To be honest, if I were earning RM40,000 per month, I would not choose Malaysia. It is not looking down on Malaysia, but there are a lot more options. Malaysia should know who they are targeting when setting the terms and

conditions,” he opined.

While it is still unknown if the new terms are applicable on existing MM2H holders like Crestejo, he said he had a plan B.

“I do have Canadian and Hong Kong passports. I have places to go but I still prefer Malaysia. It is a very nice place to retire and grow a family. Malaysia was a hidden gem last time as not many people were paying attention to the country, but it has garnered more attention in recent years. Malaysia should not lose the edge now,” he commented.

He urged the government to dive deep into the objective of the new terms and be focused on that.

“With the new rules, it seems that the government wants high-income people to come here and spend money. But instead of setting rules like starting a business or making investments here, the government only wants the applicant to put RM1 million into the local bank, and the bank has to pay them a 3% saving interest. They have money in the bank doesn’t mean they will spend it. The government should set some rules to make them spend the money if that is the purpose in reviewing the terms,” Crestejo highlighted.

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“To be honest, if I were earning RM40,000 per month, I would not choose Malaysia. It is not looking down on Malaysia, but there are a lot more options. Malaysia should know who they are targeting when setting the terms and conditions,”
– Crestejo

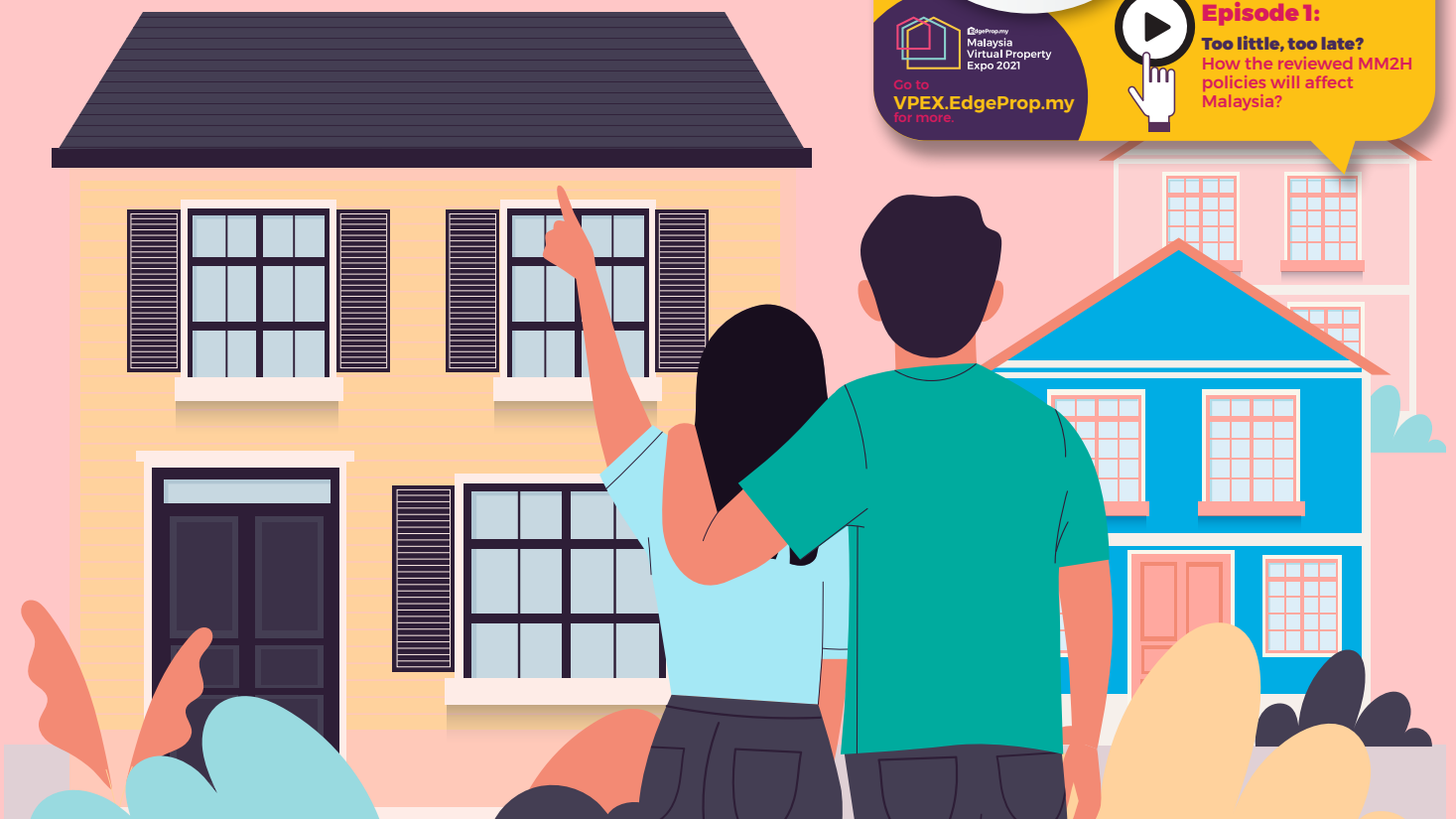
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Time is running out

“

I hope the government will consider fairness to the existing visa holders, who have been loyal and good ambassadors for the programme and the country.”

— Koe

Citing an internal survey, Malaysia My Second Home (MM2H) Consultant Association president Anthony Liew said 90% of the existing MM2H visa holders would not renew their visas if the new terms were applied to them.

“I agree that we need a review on the terms and a move-up of some bars such as fixed deposits and incomes as the terms haven’t been reviewed since 2002, but the changes have to be reasonable, for example, the 90-day stay in Malaysia in a year.

“MM2H is not a PR (permanent resident) visa. The initial objective was to provide flexibility and multiple-entry. It is okay to set the minimum days to stay but 90 days seem to be for another visa requirement,” Liew shared.

He also thought the RM1.5 million-liquid-asset was a tough requirement as many applicants would have to sell all their tangible investments to gather the RM1.5 million cash to fulfill the requirement.


Taking Hong Kong applicants as an example, the chairman of “Hongkongers in Malaysia” Facebook group Gary Crestejo said if the applicant had a 500 sq ft apartment in Hong Kong, he would fulfil the requirement immediately once the property was sold. However, selling a property is a long process. “Even if they were able to fulfill the requirement, they might not do so as they had lost confidence and it would be too much to sacrifice.”

International Real Estate Federation (FIABCI) Malaysia president Datuk Seri Koe Peng Kang urged the government to quickly settle the issue to avoid greater damage to the country’s economy and image.

“The government should have talked to the stakeholders, and have all the details and guidelines ready before making the announcement. If there is no detail, better not make any announcement yet to create a crisis of confidence like now.

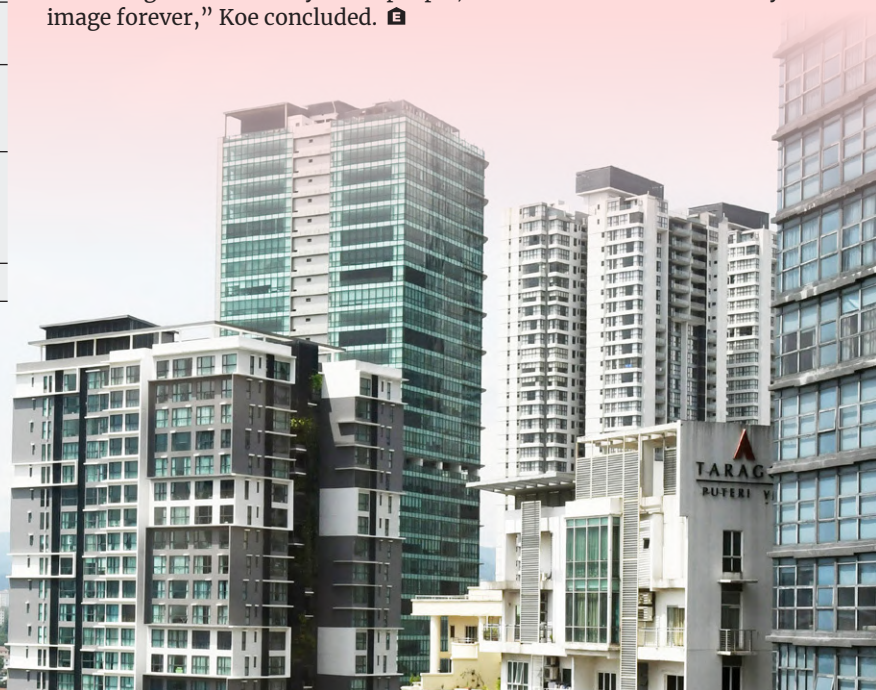
“We should quickly settle the internal issues and move the programme before the potential applicants turn to other countries. Thailand would be the biggest beneficiary if we were to implement the new terms next year,” Koe said.

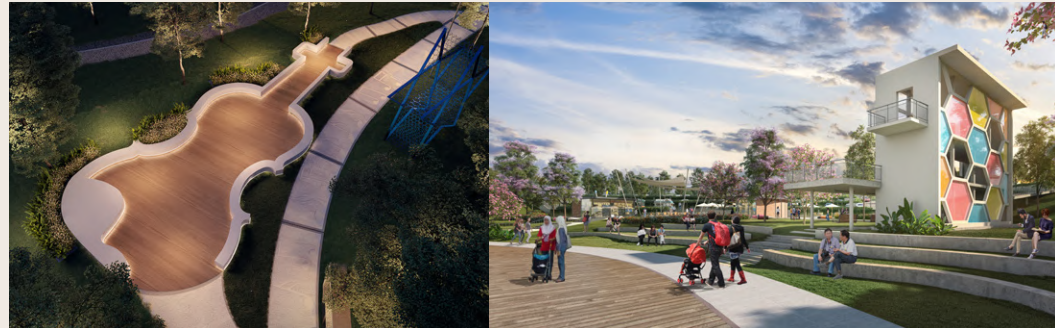
He also hoped the government would be fair to the existing MM2H visa holders.

“I hope the government will consider fairness to the existing visa holders, who have been loyal and good ambassadors for the programme and the country. If the much stricter new rules applied to them, you would be turning them into very bitter people, which would hurt the country’s image forever,” Koe concluded. 

Comparison of old and new terms of MM2H programme

	Old MM2H	New MM2H (effective Oct 1)
Offshore monthly income	RM10,000	RM40,000
Fixed deposit in Malaysia’s bank	RM150,000 (above 50 years old) / RM300,000 (50 years old and below)	RM1 million
Liquid assets	RM350,000 (above 50 years old) / RM500,000 (50 years old and below)	RM1.5 million
Minimum stay	No requirements	90-day cumulative within a year
Visa duration	10 years, renewable	Five years, renewable for another five years
Processing fee	None	RM5,000 for principal and RM2,500 for each dependent
Renewal fee	RM90 per year	RM500 per year





"Arts-inspired Living" concept in Setia AlamImpian.



Setia AlamImpian transforms to meet current needs

Setia AlamImpian is one of the major townships in the south-west corridor of Greater Kuala Lumpur. The township was launched in 2007, by I&P Group Sdn Bhd.

Formerly known as AlamImpian, the township is built on a 1,235-acre freehold land in Seksyen 35 of Shah Alam, Selangor and has an overall gross development value (GDV) of RM9 billion. To date, this township has 3,003 houses and is home to some 12,000 city dwellers.

The township was renamed Setia AlamImpian following the acquisition by S P Setia Bhd in 2017. A major rebranding was initiated for this major township subsequently as it continues to thrive and grow under the Setia brand.

S P Setia executive vice-president Datuk Zaini Yusoff says Setia AlamImpian's master plan has been reviewed from time to time to suit current and future market needs.

The earlier developments' emphasis was on higher-end residential products, such as super-link terraced houses, semi-detached houses and bungalows. Pivoting on the evolved needs of property purchasers, investors and current residents of the development, we have expanded the mix portfolio by looking at a wider variety of residential offerings and commercial components.

"However, property buyers are looking at more than just the unit itself when making a purchase decision. They are looking at the whole package – the community and neighbourhood. The development of Setia AlamImpian needs to be adjusted to cater to the current and future market needs," Zaini shares.

Under the new master plan, the remaining 665 acres of development land in Setia AlamImpian would have an estimated GDV of RM8.37 billion, which will be fully developed into a self-sustaining township in the next 15 years. Upon completion, the township is expected to house an 80,000 population.

The focus of the development plan will be on extending its product range to attract buyers from different income groups, as well as upgrading the infrastructure and amenities.

"Moving forward, we will be launching more differentiated products both in residential and commercial, such as the upcoming cluster home Casablanca, as well as terraced houses, serviced apartments, condominiums and affordable homes under the Rumah Selangorku housing scheme," Zaini shares.

The strategy started with the launch of the first commercial component of the township, Impian Prisma, two years ago.

Impian Prisma comprises 48 double-storey shoplots that are slated for completion by the end of this year. The project is 90%

sold. It is expected to provide convenience to the residents while the main commercial and community hub of the township – Setia AlamImpian Welcome Centre, will be fully completed in the second half of 2022.

Meanwhile, the township will also see the opening of Eaton International School, F&B outlets, grocers, a hospital and even warehouses/small factories in the near future, making it a totally self-sustaining and inclusive township in Shah Alam.

"We want Setia AlamImpian to be the highly sought-after township in Shah Alam. We want more than just our residents to stay in Setia AlamImpian, but also attract people from the vicinity to spend time in Setia AlamImpian, enjoy our 31-acre lake park, landscape, F&B choices and seven art-themed precincts," Zaini enthuses.

The seven newly defined precincts in the township are Fine Arts (residential); Performing Arts (residential) – both completed; Musical Arts (ongoing residential); Digital Arts (a 140-acre commercial and business district); Cinematic Arts (a new residential and apartment series); Industrial Arts (Residential and Commercial); and Minimalism Arts (for Rumah Selangorku units).

The group also recently introduced the new tagline of "Arts-inspired Living" along with a new township logo as part of Setia AlamImpian's rebranding exercise.

Upon completion, the township is expected to house an 80,000 population.



The 1,235-acre township has been re-planned to suit current needs.

Lakefront community hub

The next development in Setia AlamImpian will be the soon-to-be completed lakefront welcome centre.

According to Zaini, the Setia AlamImpian Welcome Centre is part of the LakePoint complex development. The other components are LakePoint Central retail centre and LakePoint Club, which boasts various recreational facilities to members.

"The welcome centre will be the hub of the township. Comprising the club house and retail stores, it will provide activities and daily conveniences to the residents.

"Unlike Impian Prisma, we will keep hold of and rent out the spaces to manage the tenant mix and ensure all residents' needs are well taken care of. We will be very selective because we only have 12 retail units and 19 kiosks for rent. We are looking at a balanced tenant mix that could serve the community's daily needs. However, the Lakepoint Centre will definitely have a grocery store, coffee place, F&B outlets, as well as the pre-school campus of Eaton International School," Zaini shares.

Meanwhile, the LakePoint Club will offer a swimming pool, futsal, badminton court and gym and a convention hall with a 1,000-pax capacity, besides the sales gallery.

"We have invested about RM60 million into this project. However, I expect the total investment would be between RM60 million and RM65 million in the end because we may add in more features over time, such as the additional open space for community activities like a concert or carnival, as well as the sitting area and landscape, etc."

"The investment could be substantial to us, especially during this trying time. However, it is all worth it because we do that to help create a community in Setia AlamImpian. We wanted to create a desirable living environment that everyone calls it a home," Zaini says.

First cluster home

Moving forward, S P Setia foresees the property market will be dominated by the affordable range of products, hence the masterplan review.



"The focal point of the development plan will be on extending its product range to attract buyers from different income groups, as well as upgrading the infrastructure and amenities." – Zaini

"Prior to 2017, before we had our new master plan approved, the high-end product was more popular. However, based on the current trend, due to the [Covid-19] pandemic, spending behaviour has certainly changed.

"We redefined the residential concept. Under the new master plan, we have managed to increase about 35 acres of residential development land by adjusting the product mix and unit built-up, which has enabled us to have additional 1,446 residential units for sale," Zaini reveals.

The upcoming cluster home – Casablanca – is one of the new products under the new master plan. It is also the first cluster home in Setia AlamImpian.

Located in the Cinematic Arts precinct in Setia AlamImpian, Casablanca is named after a 1942 US movie starring Humphrey Bogart, Ingrid Bergman and Paul Henreid. The background of the film is set in Casablanca—a Moroccan city (then a French protectorate) during World War II.

The surrounding of Casablanca at Setia AlamImpian, such as the comprehensive landscape, has been inspired from the film's background with Moroccan-themed pocket parks and a grand main entrance to welcome its residents to their lovely homes.

Casablanca comprises 64 two-storey cluster homes with a built-up of 2,253 sq ft and measuring 35ft by 70ft. The selling price starts from RM1.3 million.

"Casablanca is somewhere between a terraced house and a bungalow. It offers more spaces that many people need nowadays when working or studying from home, yet it is not as pricey as semi-dees or bungalows.

"With the price point hovering slightly above RM1 million and the government's HOC campaign applicable for this product, we are confident that Casablanca will be well-received upon its official launch sometime in September," Zaini conclude.

Casablanca
— CLUSTER HOMES —

Spacious and luxurious, yet budget-friendly

Like the iconic and enduring 1942 Oscar-winning film it is named after, Casablanca cluster homes are designed to exude luxury and withstand the test of time. Built by leading developer S P Setia Bhd, these homes are nestled amidst the lush greenery of Setia AlamImpian township in Selangor.

The first-of-its kind in the art-themed township, Casablanca is also the first project in the aptly named Cinematic Arts precinct with its thematic landscape features. It is a well-crafted hybrid product that crosses between terraced houses and semi-dee houses, coupled with a modern design.

Casablanca comprises 64 units of double-storey cluster homes priced from RM1,335,333 – before the HOC 2020/21 discount. It is currently open for registration and is expected to be launched in September 2021.

An ideal home for the upgraders

The low-density Casablanca cluster homes have a larger land size measuring 35ft by 70ft, bigger than normal terraced houses. With spacious land area, they also offer a semi-dee ambience to the future owners.

“In view of the Covid-19 pandemic, space has become the main concern for homebuyers. Casablanca will meet their needs for larger space, and yet priced within their budget,” S P Setia executive vice-president Datuk Zaini Yusoff tells EdgeProp.my.

Casablanca homes consist of two types – Type A (built-up of 2,253 sq ft) and Type B (built-up of 2,254 sq ft), both with a 35ft x 70ft land size.

“The [market] price for a double-storey terraced home is about RM800,000 while a semidee can go up to RM2 million,” notes Zaini, reiterating that Casablanca will be an ideal product for homeowners seeking to upgrade with prices still within their reach.

“Thus, Casablanca bridges the gap and would be the perfect fit while offering residents a luxurious ambience,” says Zaini.

He adds that due to the present Covid-19 pandemic, cluster homes are suitable to cater to the increased time spent indoors.

“A home has evolved into an office, school and even a gym. This is the reason [cluster] homes are in demand since they provide ample spaces to cater to their personal comfort and needs,” says Zaini.

To further enhance the exclusivity for residents, the Cinematic

Arts precinct which comes with various facilities is only dedicated for the residents within this luxury home enclave.

Besides the movie, let’s not forget that the real Casablanca is also a well-known travel destination and the largest city in the North African nation of Morocco. The city is famous for its rich culture and unique architecture blending European and Moorish style art deco with a contemporary twist.

In line with that, the residents here will also enjoy a comprehensive landscape with Moroccan-themed pocket parks and a grand main entrance to welcome them to their lovely abodes.

The pocket parks will be equipped with facilities such as a 2-km looped walkway cum jogging track, multipurpose court, children playground, tai chi plaza and more.

Other amenities include a 31-acre central park, neighbourhood shops, upcoming retail outlets and educational institutions such as the Eaton International School (opening in 2022) and Maahad Integrasi Tahfiz Sains & Teknologi.

Embracing the tenets of sustainability and eco-friendliness, the 2km walkway or “Walk of Fame” utilises solar-based lighting in addition to other green features such as rainwater harvesting and selective planting of bird-inviting trees.

Meanwhile, the Casablanca homes themselves come with large windows and sliding doors to allow for more natural light and ventilation. The units will also have a North-South orientation to reduce glare and excessive heat.

Being strategically located in the township of Setia AlamImpian, Casablanca is only 7km to Shah Alam city centre and is linked to major highways such as LKSA (Kemuning-Shah Alam Highway) and KESAS (Shah Alam Expressway).

As a testament to its popularity, Casablanca has received more than 800 registrations as of mid-August.



Artist's impression of Casablanca cluster homes.



Casablanca cluster homes are designed to exude luxury and withstand the test of time.



LakePoint Central is one of the three parts of LakePoint complex.

LakePoint
CENTRAL

Shopping by the lake, right outside your doorstep

Situated in the heart of the 1,235-acre Setia AlamImpian township in Selangor, LakePoint Central is poised to be a retail centre that serves the needs of the residents in the township and its neighbouring areas.

Developed by S P Setia Bhd, the township is conceptualised based on the leading developer’s four pillars – live, learn, work and play. As part of the central town park named LakePoint Park, the retail segment of LakePoint Central offers not just a place for residents to shop for their daily needs, but to do it amidst refreshing lake-side air, where they can also take time to work out or rejuvenate.

Zaini says, as the population in the township grows, there must be a place for residents to get their everyday essentials without the hassle of traveling too far, especially during pandemic times.

“LakePoint Central is designed to blend in with the environment surrounding the whole complex as it faces a beautiful lake. We set up an al-fresco and outdoor terrace as an additional outdoor seating space where the residents can enjoy the lake view,” he adds.

Slated to be completed by December this year and aiming for a soft opening in January 2022, Zaini envisions LakePoint Central to bring a vibrant and livelier atmosphere for the community in Setia AlamImpian.

“When the 31-acre LakePoint Park completes in 2022, there will be a lot of activities to complement the retail centre. Apart from that, the open space area can be utilised for outdoor events,” he notes.

Built on a 6.99-acre plot, the LakePoint Central is a two-storey building with a lettable space of 25,542 sq ft. There are 11 retail units and 19 kiosks on the first floor, with built-ups ranging between 1,024 sq ft and 2,771 sq ft. The rental rate for the retail units is about RM3.50 to RM4 psf while for the 43 sq ft kiosks, it costs about RM800 to RM1,500 per month.

In addition, LakePoint Central will be bringing in a grocer brand as the anchor tenant, to supply daily fresh produce and necessities. A total of 8,804 sq ft retail space on the first floor will be reserved for the grocer operator.

LakePoint Central is one of the three parts of the LakePoint com-



“

LakePoint Central offers not just a place for residents to shop for their daily needs, but to do it amidst refreshing lakeside air, where they can also take time to work out or rejuvenate.”

— Zaini

plex development. The other components are LakePoint Gallerie which serves as Setia AlamImpian’s welcome centre and LakePoint Club which offers recreational facilities to members. The entire LakePoint complex is expected to be completed by July 2022.

In terms of amenities within the township, Zaini notes that some established wellness centres have expressed their interests in setting up their presence in Setia AlamImpian, including Physio Mobile Outlet and Franciscuffia Wellness Centre.

While catering to the needs of the existing 12,000 residents in Setia AlamImpian, Zaini highlights that LakePoint Central also serves the needs of the local community in neighbouring areas.



With
Datuk Chang Kim Loong
and **YS Ng**

“

In their rush to renovate, some house purchasers do not wait for the Certificate of Fitness (CFO) or Certificate of Completion and Compliance (CCC) or Occupational Certificate (OC) to be issued, which would inadvertently cause delay across the board.



Renovation: Get it right from the start



Mass housing development is the mass production of a few standard home designs that often fail to satisfy any actual house buyer's need, thus inadvertently leading to the emergence of a spin-off industry known as “renovation”.

Renovation refers to varying the original design of a house by addition, deduction or a combination of both. Oftentimes, as soon as house buyers occupy their properties, they go about having them re-modelled to suit their individual needs and tastes.

Some of the most common changes are the widening of the kitchen area, the addition or merging of rooms, and horror of horrors, the paving of the “handkerchief-sized” grass frontage.

As common as this practice is though, excessive and indiscriminate renovations, approved or otherwise, make the whole neighbourhood appear disjointed, incongruous, uncoordinated, disharmonious and even at odds with the house next door, and as a result, the value of these properties suffer.

Typically, a terraced house owner has his house renovated based on some design he has found in his favourite architecture or design magazines. This is often done without taking into account the impact it would have on the aesthetics of his immediate neighbours, let alone the neighbourhood. The end result would be that either his house stands out from the others like a sore thumb or it is at odds with the immediate neighbours.

As such, the National House Buyers Association (HBA) would like to offer the following cautionary pointers for the benefit of wannabe renovators:

1 Ensure the house has been certified as ready for occupation

In their rush to renovate, some house purchasers do not wait for the Certificate of Fitness (CFO) or Certificate of Completion and Compliance (CCC) or Occupational Certificate (OC) to be issued, which would inadvertently cause delay across the board.

The fact is, no house owner is allowed to occupy his property before the issuance of any of these certificates. There have been cases where extensions to two or more linked units have caused an entire row of houses to sink and crack, especially where the housing estate is built on a landfill scheme or ex-sand mining land.

2 Be clear about what you need and what you want

Draw up your “wish list” and itemise them, then pare it down to suit your needs and budget. The downside of not estimating the renovation costs accurately or not at all (thinking it will be within your means) is that you may end up abandoning the works midway when funds are exhausted.

Seek the help of a quantity surveyor. He would know how to estimate the costs accurately unless the renovation work involved is so small that it makes engaging such a professional not worthwhile.

The next best alternative is for you to obtain a few quotations from a selection of builders or building contractors. Remember to ask for a breakdown, particularly of the more expensive or dispensable items, and most importantly, the time frame needed to complete these works. If the scale of the renovation is relatively complex and large, get a professional to help you out.

3 Get professionals: do not be penny wise and pound foolish

If the alteration works involve structural changes such as an extension with (i) removing column(s); and (ii) the addition of beam(s) to create room or space within your existing property, it pays to consult a qualified architect or a qualified engineer.

If you are not sure, then consult one on what needs to be done including whether their services are needed instead of engaging just a building

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contractor. Any added structure, without professional engineering input, may cause structural stress or even structural failure not only to the existing building but also to the neighbouring houses.

Their involvement may be a legal requirement. Otherwise, the Local Authority (LA) will not entertain applications, including the requisite Building Plan Approval, to carry out any of your planned works.

A building draughtsman may be engaged to facilitate your application to the LA for:-

- (i) renovation works of a one-storey building not involving reinforced concrete or steel structure provided that the total built-up area does not exceed 100 sq m/about 1,076 sq ft; or/and
- (ii) renovation works of a two-storey building not involving reinforced concrete or steel structure provided that the total built-up area does not exceed 300 sq m/about 3,230 sq ft.

For works exceeding the above, a qualified architect's service is required and where works involve structural alteration, your application to the LA would require the input and endorsement of a qualified engineer.

4 **Get a responsible builder or contractor**

It is important to engage a responsible builder or contractor for such works. The right contractor may ensure timely completion and deliver quality workmanship without exceeding the budget. In choosing the right contractor, you may wish to be guided by the following criteria:-

- (i) Shortlist the candidates on the basis of word-of-mouth recommendation, then interview them, with the assistance of a friend who is knowledgeable in this field before making a final decision.
- (ii) Try to satisfy yourself about their financial background and track record. They usually operate either as sole proprietorships or partnerships or, at best, a small scale company, and therefore, their capital and financial resources are minimal.
- (iii) Usually, building contractors do not have large permanent teams of competent or skilled workers; they are recruited ad hoc, and if he has such staff, it is usually a reliable indication of the health of his business.

(iv) At this time, construction workers comprise predominantly non-skilled and semi-skilled foreign workers. Therefore, before engaging the building contractor, enquire about the background of the workforce.

(v) Check out how many current projects he is undertaking. This indicates his available resources and concentration.

5 **Find out the dos and don'ts from the local authority**


You may require some professional help with this. This item comes after the wish-list and budget are done, but prior to your soliciting a quotation from selected contractors.

Most house owners may, at this stage, and prior to the engagement of any consultant, make enquiries with the local authority on the building requirements based on the nature of their intended renovation works.

For those who reside in Kuala Lumpur, the LA is Dewan Bandaraya Kuala Lumpur (DBKL), while for those who reside in Petaling Jaya, the likely LA is Majlis Bandaraya Petaling Jaya (MBPJ), and if the renovation is to be done in the Subang Jaya, Seri Kembangan or Puchong vicinity, it is Majlis Bandaraya Subang Jaya (MBSJ). One could check the assessment bills to verify the related LA.

You may check with the LA on the nature of the renovation; whether a professional is required to draw up plans and make submissions, or whether a standard form or pre-approved plans would suffice.

Simple jobs such as a kitchen extension may not require submissions for approval by an architect or draughtsman. Again, owners should seek written confirmation from the LA for recording purposes.

You may also enquire about the scope of works allowed, such as the requisite "setback" requirement, i.e. the minimum distance from the boundary for erecting your building or column and wall; and a check on the height restriction would also be helpful. 



“There have been cases where extensions to two or more linked units have caused an entire row of houses to sink and crack, especially where the housing estate is built on a landfill scheme or ex-sand mining land.”



*Datuk Chang Kim Loong is the Hon Secretary-general of the National House Buyers Association (HBA) and Ar YS Ng, HBA's technical advisor. HBA could be contacted at:
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Alongside our B40s:

A small gesture that brings big smiles



Mohammad Hafis Salim



Hasliza Che Man



Nur Ain Liyana

●Text **Chelsea J. Lim and Chin Wai Lun**

In conjunction with Malaysia Day this year, EdgeProp.my and S P Setia Bhd have joined hands to give an encouraging nudge to some humble food stalls operated by micro-traders through a Caring Community Campaign themed "Alongside our B40s".

Organised by EdgeProp.my and powered by S P Setia, the campaign aims to offer a helping hand to some B40 F&B small business owners in the Klang Valley and Penang who have been affected by the pandemic and are in dire needs for urgent assistance. *(Click to read Darkened nation brightened by kindness in action.)*

Each of the 25 selected microenterprises will receive a sponsorship of RM500 to upgrade their businesses, as well as RM300 a month worth of business for six months. *(Click here for the full list.)*

In this week's **EdgeProp.my** E-weekly, eight of the selected eatery operators open up their stories, give us a glimpse of the hardships they face, and inspire us with their unflinching tenacity as they keep moving forward.

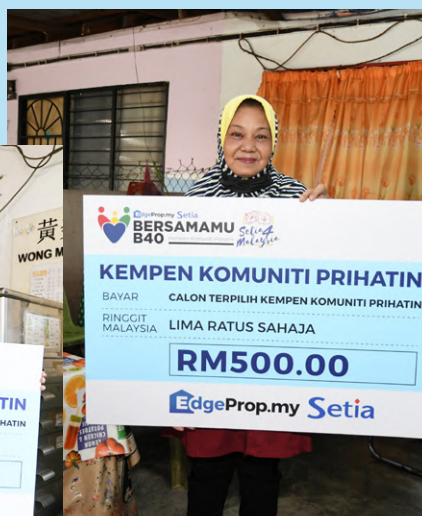
Continues **NEXT PAGE** →



Noredayu Abu Zarin



Wong Hoong Hon



Zaimori bt Hussin



Nor Diyana Isa



Sumathi Subramaniam and Nantak Kumar Annamalai

← From PREVIOUS PAGE

Struggling mother with six children

Name: Nur Ain Liyana
Business: Tauhu begedil
Location/way to contact: 018-218 3727 (Whatsapp message only)

Nur Ain Liyana started selling tauhu begedil or stuffed tofu in 2017.

“As I am doing a marketing job with income solely dependent on sales and commissions, I came up with this initiative for a more stable and consistent income,” Liyana, 32, shares with EdgeProp.my.

She has to take on the extra job as she has six children (aged one to 17) and her husband earns only a meagre salary as a factory worker. During the lockdown, she has conducted her tofu business online with cash-on-delivery around the Rawang area.

Unfortunately, in early August, her stall was impounded by the municipal council as she was operating without a licence.

“With the RM500 cash aid by S P Setia, I hope to purchase equipment that was confiscated [by the municipal council] and most importantly, apply for a licence. Then I can continue my business without worries,” says Liyana, adding that she is in the midst of searching for a new business spot around her residential area.



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 Alongside our B40s:
 You are not alone.

“

With the RM500 cash aid by S P Setia, I hope to purchase equipment that was confiscated [by the municipal council] and most importantly, apply for a licence.”

— Liyana

PHOTOGRAPHS BY LIM YEN YEING | EdgeProp.my

“

Everybody is suffering but do not give up and just live within your means.”

— Wong



44 years and still counting

Name: Wong Hoong Hon
Business: Wong Mee Coffee Stall
Location: Lorong Bandar 19, City Centre, 5000, Kuala Lumpur (Backlane of Public Bank)

While most of the city is still deep in slumber, Wong Hoong Hon has risen – every day without fail, at 4.30am – for the past 44 years of his life.

That was how he made sure his coffee stall was open by 6am for his customers to get their morning boosters – a cup of good old Hainan coffee, together with either their favourite pau or kaya toast.

“Before this business, I had worked at a factory in Petaling Jaya for three years after I had finished my SPM. I took over the business from my father after he had passed away,” Wong tells EdgeProp.my.

Wong was only 20 then. At 64 now, Wong could be proud of not just having kept his father’s legacy alive, but through the untiring labour, day in and day out, provided adequately for his three daughters, now aged 32, 27 and 25.

Frequented by old timers and the surrounding workers, only those familiar with the nooks and crooks of the Petaling Street area would know the existence of this hidden gem named Wong Mee Coffee Stall in the heart of the country’s capital city.

As a testament to the strong relationship with his regular custom-



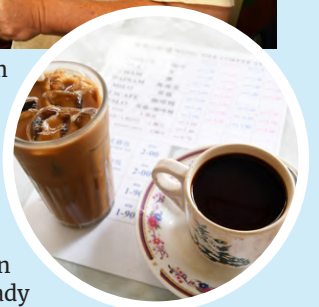
ers, EdgeProp.my even spotted one of them making his own cup of coffee at the stall.

While there was no lack of patrons during the pre-pandemic days, the subsequent lockdowns in curbing the spread of the Covid-19 has hit the business badly, and doubly so because this humble coffee stop’s location at the back lane of Jalan Tun H S Lee has made it hard for the already dwindled crowd to discover it.

With the movement control orders (MCO) keeping everyone at home, there was hardly any turnover for Wong, so for the first time in his life, he had to close the business for four long months, not to mention the almost one month earlier due to having come in close contact with a Covid-19 positive.

Having reopened on Sept 3, Wong reveals he has a six-month backlog of rent to be paid. So he says the RM500 he has received from the Community Caring Campaign is a relief, where the fund will be used to settle his rent debts first as he evaluates other aspects of his business.

A man of few words, Wong ends with an encouraging message to other small traders like him: “Everybody is suffering but do not give up and just live within your means”.



Continues **NEXT PAGE** →



When Nantak's taekwondo centre is not allowed to open, he and his wife, Sumathi, have leveraged on their culinary skills to find alternative income.

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From taekwondo to mee goreng

Name: Sumathi Subramaniam and Nantak Kumar Annamalai
Business: Home-cooked food

Location/contact info: PPR Pekan Batu, Jalan Ipoh, 51200, Kampung Batu, Kuala Lumpur

Before these parents of four young children started their own food business in their home kitchen selling mee goreng and roti canai, Sumathi Subramaniam, 42, was a housewife while Nantak Kumar Annamalai, 42, was working as a taekwondo instructor.

"I had my own taekwondo centre and was also giving coaching classes in several schools before the pandemic. [Now] my centre has closed down and I am not counting on the schools to allow coaching sessions yet," says Nantak, who had built his taekwondo career for 21 years.

As the sole breadwinner, Nantak had to find an alternative income to support not only his wife and children but also his parents.

"We had to find another way," they say.

So four months ago, they decided to try their hand at the food

business, as Sumathi had realised that her husband possesses valuable cooking skills, coupled with some experience gleaned from his childhood days, when he was helping his father at his mamak restaurant.

So far, their business has been sustained by orders from mainly their relatives and friends, as well as customers within 5km vicinity of their home in Jalan Ipoh, Kuala Lumpur.

"We did receive an order from as far as Cyberjaya too. We don't really know who the person is and we are also not sure how they got to know about us," Sumathi recalls of a promising encounter during the course of their venture.

As they have been getting a lot more orders compared to when they first started, the couple hopes that the RM500 from the Caring Community Campaign could help them expand their menu beyond mee goreng and roti canai.

"Although taekwondo has nothing related to food, we have managed to create a path in this," Sumathi says, hoping to give an encouraging word to other struggling startups.



Nor Diyana started her beverage business to help to ease the family's financial burden.



Contributing to family income

Name: Nor Diyana Isa
Business: Cafe stall

Location/contact info: Jalan Setia Perdana AZ U13/ AZ, Setia Taipan, 40170, Shah Alam, Selangor

She had wished to be a full-time mother to her young child, but Nor Diyana Isa, 29, soon realised an additional income would help ease her husband's burden in bearing the family's expenses.

"Before this I was working at a Panasonic factory but I decided to quit as I wanted to take care of and spend more time with my six-year-old son. So, when I quit, my husband (a factory worker) became the sole breadwinner for the family.

"After a while, I felt that I also needed to contribute to my family and help out my husband. That's how I decided to start this business," Diyana tells EdgeProp.my.

Following that, while most businesses were struggling to keep afloat during the pandemic times, she ventured into a new business from scratch four months ago, striking up a partnership with a small beverage brand – Brewfeed.

With the stall located in Setia Taipan, Selangor, Diyana shares that most of her customers are mainly the workers and residents around the area. She adds that business is much livelier in the evenings as workers end their workdays.

When EdgeProp.my visited her stall in the afternoon, the atmosphere of the area was a vibrant one with many other stalls set up at a stretch of road. Diyana's business seemed to be doing well too as her two nieces were helping her serve a number of customers.

Selling mainly handcrafted and bottled drinks with a side of cream foam made daily to maintain it at its freshest, she wishes to get a new cream-making appliance with the RM500 from the Caring Community Campaign to increase her stock as it has been sold out daily, Diyana explains.

Continues NEXT PAGE →

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Finding the will to persevere

Name: Hasliza Che Man
Business: *Kuih-muih* and nasi lemak
Location/contact info: PPR Pekan Batu, Jalan Ipoh, 51200, Kampung Batu, Kuala Lumpur

Before the pandemic, Hasliza Che Man, 45, and her husband, 54, used to enjoy a roaring business selling her own handmade kuih-muih on the campus ground of Kolej Poly-Tech Mara Bangi, Selangor.

However, the returns took a dive when the college, along with all education institutions, became off-limits to outsiders during the Covid-19 pandemic.

With that door closed to them, they turned to another option. Just last year, they managed to secure a stall to continue their trade below the flat where they reside in Jalan Ipoh together with their four children aged 25, 22, 19 and 16.

As the stall was not in good condition, they decided to do some renovation, but another hurdle threatened to knock them down again when the renovation works were halted due to the re-imposed lockdown.

"With the lockdown, I totally gave up. It took a toll on me and I even lost weight because I had simply given up. However, my husband kept encouraging me and telling me to just pick up any skills to try to motivate me," Hasliza tells EdgeProp.my.

To make ends meet, her husband became a Grab driver while Hasliza, after profuse persuasion from her husband, started to make her traditional cakes again, and additionally, nasi lemak too, and have been selling them straight from her abode.

"Now, I am hoping for good news as there's been a lot of news on schools reopening. I have also been contacting one of the admins in the college, waiting for them to tell me when I can resume my business there," she shares.

As the recipient of the Caring Community Campaign, Hasliza grins and says that she wants to get a bigger rice cooker to increase the promotion on her nasi lemak menu.



PHOTOGRAPHS BY LOW YEN YING | EdgeProp.my



“
 Now, I am
 hoping for good
 news as there's
 been a lot of
 news on schools
 reopening.”
 — Hasliza

“
 With the RM500
 cash aid, the
 first thing to do
 would be to at
 least settle the
 outstanding
 electricity bills
 for now...”
 — Zaimori



In time to settle outstanding bills

Name: Zaimori Hussin
Business: Home food stall
Location: 5, Jalan Kasawari 1, Taman Kasawari, 45700 Bukit Rotan, Selangor

It was close to dinner time. Zaimori Hussin makes splendid fried rice or nasi goreng kampung, with day-old rice and just the right amount of seasoning and spices.

Other than that, she sells your typical hawker fare from her home in Bukit Rotan, Kuala Selangor, ranging from fried noodles to her specialty – chicken chop.

"I have been doing this for about 18 years now, and since I cannot take on a proper corporate job due to my medical conditions (diabetes and hypertension), this is the only way I can make ends meet," the 57-year-old proprietor shares.

Her husband, Rusnan Rhohmat, 64, who helps her man the stall, could not take on a proper job as well because he has been suffering from a damaged kidney due to a fall from a roof many years ago while doing renovation works, Zaimori adds.

"I used to sell nasi lemak as well and there were more tables set up before the lockdown. But once the first MCO began, all was lost. I stopped selling nasi lemak and the crowd dwindled significantly after that. Plus, I had to take my chicken chop off the menu as I could not afford to store the ingredients for too long.

"My business has been severely affected, even to this day. I have not been paying for electricity and the rental of my home for many months now," she laments.

"With the RM500 cash aid, the first thing to do would be to at least settle the outstanding electricity bills for now..." says Zaimori.

Continues **NEXT PAGE** →





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No break for this sushi maker

Name: Mohammad Hafis Salim

Business: Sushi

Location: Along Jalan PJS 6/5E (Block 1), Desa Mentari, 46000 Petaling Jaya, Selangor

Mohammad Hafis Salim, 36, began making sushi just over two decades ago at Carrefour Subang Jaya (now known as Aeon BiG Subang Jaya), Selangor.

"I spent four years learning the ropes there," Hafis tells EdgeProp.my. After leaving the job, he has been in and out of several jobs and most recently, as a dispatch rider.

"However, times are tough and I have been laid off [as a dispatch rider] during the Full (FMCO)," laments Hafis.

That setback spurred him into setting up his very own sushi stall three months ago along Jalan PJS 6/5E at Desa Mentari, Petaling Jaya, where he is staying. Hafis operates the stall with his wife from 11.30am to 6pm (or until sold out) from Mondays to Saturdays.

Though those bite-sized delights look fuss-free, running a sushi business is no simple feat. The ingredients such as salmon, tuna and ebiko (shrimp roe) can cost up to RM70 per kg.

"Plus, any sushi prepared must be sold within two hours for freshness' sake or else they have to be discarded," Hafis reveals.

Despite having just recovered from Covid-19 around late August, Hafis took no break and quickly resumed operations to make sure the needs of his family of five are met.

"Of course, business was poor during the lockdown as people hardly came out but with the gradual reopening of the economy, I have been seeing an increase in sales," Hafis shares.

Thus, he is very grateful for the RM500 cash aid by S P Setia. "I will utilise it for capital for my sushi business, to buy ingredients," he adds.

Despite having just recovered from Covid-19 around late August, Hafis took no break and quickly resumed operations of his sushi business.



Utilising the assistance fund to explore new menu

Name: Noredayu Abu Zarin

Business: Burger

Location: Flat Desa Mentari, Jalan PJS 2B/4, Desa Mentari, 46150 Petaling Jaya, Selangor (Facing KKC Auto & Tyre Services)

Noredayu Abu Zarin, 38, has been flipping burgers for over 10 years now at Desa Mentari Apartment off Jalan Klang Lama in Selangor.

"I used to have a day job at a car workshop and would be home by 5pm to prepare to start selling burgers by 7pm. Unfortunately, the workshop closed down during the first MCO last year and I have had to resort to selling burgers full-time ever since," says Noredayu, who took over the business from her father seven years ago.

She admits business has been slow throughout the lockdown. "Especially when [the F&B sector] was only allowed to operate until 8pm, I had to sell burgers from my home. And during that time, only those who are familiar would drop by to patronise," Noredayu tells EdgeProp.my.

With the RM500 cash aid, she hopes to introduce new additions to her menu such as crispy burgers and "burger oblong" – which have higher costs, so the fund would provide a great foundation to start securing the ingredients needed.

Her message for those in the same boat is: "Don't give up. This applies to the newcomers too. I see some stalls around here closing down barely a month after setting up. We have to be dedicated and be in it for the long term. Keep holding on, the [pandemic] will not last long. There will be clear skies after the rain".

“

With the RM500 cash aid, I'm looking at introducing new additions to the menu such as crispy burgers and "burger oblong".

— Noredayu



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Roads in KL

that bear generations of narratives



PHOTOGRAPHS BY LOW YEN YEN | EdgeProp.my



In this Selangor side of Ampang, Ampang Point on the right side is a landmark among Ampangites.

Jalan Ampang also constituted parts of the old Kuala Lumpur area that leads to Chinatown.

●Text **Chelsea J. Lim**

Looking at Kuala Lumpur today, it's hard to imagine the pulsating city was once just a tin mining settlement. However, like the Yellow Meranti dipterocarp tree, which, from a small seed can grow to an amazing height of 100.8m with a 40m-diameter canopy, the humble commune named as a “muddy confluence” has grown exponentially to a world-class metropolitan today.

Along with the progress, a wide network of infrastructure and roads has been built, some dating more than a century old. If they had voices, these thoroughfares would probably have a thousand tales to tell on the history and changing face of the country's capital city.

Jalan Ampang

Jalan Ampang has come a long way from a simple laterite road to a grand stretch that hosts KL's most deluxe properties. Spanning 10km, the prime avenue crosses from Selangor's part of Ampang all the way to the old KL area as it follows the trail of Sungai Gombak to function as one of the major arteries in the heart of the country's city centre.

With much attention centred on its more affluent section, you may not have noticed that you can actually get a live view of the story of KL's development if you drove from the old KL segment all the way to the Selangor part of Jalan Ampang. What you would see is a transition from old heritage buildings to rows of imposing embassies to the epicentre of KL that exhibits the prominent skyscrapers of Petronas Twin Towers and KL Tower. Then, entering the state of Selangor, the Jalan Ampang view changes again to a more suburban view with its communities of present day dwellers.

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The epicentre of Kuala Lumpur boast magnificent skyscrapers.

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Jalan Ipoh

If you are wondering why a road in KL is named after a town in the state of Perak, well, there is no spectacular story behind it. It was so named simply because it was the only road that led to Ipoh town from KL. While maintaining its straightforward name to this day, part of the stretches from the Jalan Segambut junction to the Jalan Pahang junction has been renamed Jalan Sultan Azlan Shah.

Jalan Ipoh is today an interesting sight as the KL city centre skyscrapers loom behind against the construction of the developing MRT (Mass Rapid Transit) line in the area. Along with the upcoming modern transportation system, a changing tide is sweeping through the blend of old shophouses and new edifices that mark Jalan Ipoh.

Once called Jalan Semarak after the 1988 Semarak campaign, it is now known as Jalan Sultan Yahya Petra.



Jalan Ipoh circa 2019 the facade of Jalan Ipoh looks almost unrecognisable with the ongoing MRT construction.



Jalan Sultan Yahya Petra

A recent visit by EdgeProp.my shows Jalan Sultan Yahya Petra to be much quieter than the other parts of KL city. The few landmarks that can be found here are the Universiti Teknologi Malaysia and the Police Training Centre (PULAPOL), which has stood at the same site since its relocation in the 1940s from Bukit Aman.

Jalan Sultan Yahya Petra earned its name after two renaming exercises over the past decades. It was formerly named after Sir Henry Gurney, who was the high commissioner in the Federation of Malaya before he was assassinated during the Malayan Emergency. However, traces of its original name still remain, such as Lorong Gurney, which leads to the Alliance Francaise School.

In 1988, Jalan Henry Gurney was renamed Jalan Semarak, inspired from former prime minister Tun Mahathir Mohamad's 1988 Semarak campaign that had taken place in that venue.

From 2014, it has donned its current name, which is in honour of the sixth Yang di-Pertuan Agong of Malaysia, whose tenure was from 1975 to 1979.

Continues **NEXT PAGE** →



Bits and pieces of its former name can still be found on the Jalan Sultan Yahya Petra.

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Lebuhraya Sultan Iskandar

This highway also went through a renaming exercise in 2014 when DBKL changed its name from Lebuhraya Mahameru to its current name of Lebuhraya Sultan Iskandar, after the country's eighth King.

Before Lebuhraya Mahameru got its name, it was formerly known as Swettenham Driveway, after Sir Frank Athelstane Swettenham, who was the first resident general of the Federated Malay States.

The major highway leads up from KL Middle Ring Road 1, which connects to Jalan Tun Razak, Jalan Duta and Jalan Damansara. It is reported that the MRR1 has existed since the British administration rule.

In its present times, this stretch of highway passes by the exclusive neighbourhood of Bukit Tunku and Taman Duta, with Taman Tugu and the Perdana Botanical Gardens on the opposite side of the road. The Parliament House is also within the vicinity as well. 📍



Lebuhraya Sultan Iskandar is part of the MRR1 that encircles Kuala Lumpur.

PHOTOGRAPHS BY LOW YEN YENG | EdgeProp.my



The Malaysian House of Parliament building.



The Jalan Tuanku Abdul Halim connects to Lebuhraya Sultan Iskandar to form parts of the MRR1.





RM596,000

Twinz Residences, Puchong, Selangor

Type: Condominium Tenure: Freehold

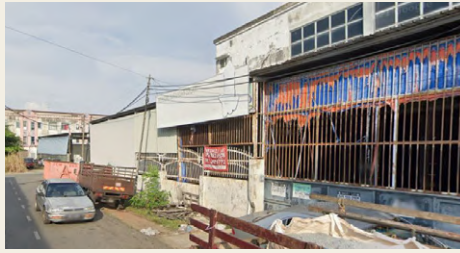
Built-up: 1,027 sq ft

Bedroom: 3 Bathroom: 2

Jay Jamali PRO (REN 37489)

NAS REALTY (E (3) 1954)

+6017 226 5737



RM850,000

Malim Jaya, Taman Malim Jaya, Melaka

Type: Factory Tenure: Leasehold

Land size: 6,704 sq ft

SP Lee PRO (REN 40386)

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

+6018 382 9338



RM1,900,000

Puncak Perdana, Shah Alam, Selangor

Type: Bungalow Tenure: Leasehold

Built-up: 5,000 sq ft Land size: 8,300 sq ft

Bedroom: 7 Bathroom: 7

Salim Mustam PRO (REN 10674)

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

+6017 280 0026

Done Deal

Sold for

RM4.1 million (RM683 psf based on land size)

Double-storey bungalow house at Athinahapan, TTDI, Kuala Lumpur



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

IQI Realty (+6013 228 8881)

When: July 2021



RM1,800,117

M City, Ampang, Kuala Lumpur

Type: Condominium Tenure: Freehold

Built-up: 1,653 sq ft

Bedroom: 3 Bathroom: 3

Jenny Koo PRO (REN 18760)

KKLAND PROPERTIES (E (3) 1749)

+6012 211 9619

Noteworthy

- Freehold
- Land area: 5,997 sq ft
- Built-up: 5,000 sq ft
- Six bedrooms, five bathrooms
- Semi-furnished and renovated
- Amenities: Shopping malls, schools, banks, F&B outlets, offices and commercial hub



Athinahapan is one of the neighbourhoods in the township of Taman Tun Dr Ismail (TTDI), Kuala Lumpur which comprises bungalow homes.

According to Swiss Tan of IQI Realty, Athinahapan is one of the better neighbourhoods in TTDI as it is in a guarded zone.

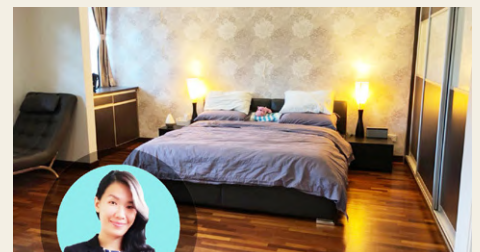
"The price is a steal for a renovated double-storey bungalow in a guarded zone of Athinahapan," said Tan, adding that the owner was selling the house to move into another bungalow.

Meanwhile, the buyer was looking for a bigger house for his growing family. He liked Athinahapan for it being a guarded community, as well as the serene and peaceful ambience of the community, which he deemed a great place for a family to live in.

According to **EdgeProp Research**, only one bungalow unit exchanged hands last year at an average price of RM751 psf, translating to RM4.5 million.

As at Aug 2021, there were 13 rental listings of bungalows at TTDI at **EdgeProp.my**, with an average asking monthly rent of RM8,754 or RM1.07 psf.

Meanwhile, there were 95 sale listings with an average asking price of RM675 psf or RM5.7 million.



RM1,500,000

Laman Putra, Section 7, Putra Heights, Selangor

Type: Terraced house Tenure: Freehold

Built-up: 2,470 sq ft Land size: 3,565 sq ft

Bedroom: 4 Bathroom: 4

May Leong PRO (E 2769)

JUBILEE REALTY (E (3) 1853)

+6012 779 0798



RM700,000

Ara Damansara, Selangor

Type: Condominium Tenure: N.A

Built-up: 1,173 sq ft

Bedroom: 3 Bathroom: 2

Sheryl Yoong PRO (REN 18757)

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

+6012 270 5057



RM1,250,000

Bandar Kinrara Puchong, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 2,200 sq ft **Land size:** 2,486 sq ft
Bedroom: 4 **Bathroom:** 4

Mastura See **PRO** (REN 21925)
CID REALTORS SDN BHD (E (1) 1855)
+6010 816 0886



RM1,100,000

Bangsar Hill Park, Bangsar, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 1,478 sq ft
Bedroom: 3 **Bathroom:** 4

Ashlynn Wong **PRO** (REN 20555)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6014 678 8966



RM650,000

Lanai Kiara, Mont'Kiara, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 1,420 sq ft
Bedroom: 3 **Bathroom:** 2

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

Done Deal

Sold for

RM880,000 (RM571 psf based on land area)

Double-storey terraced house at Bandar Puteri Puchong, Selangor



Concluded by: Susan Woo **PRO** (REN 16613)
Oneworld Real Estate (+6016 206 6060)
When: April 2021

Noteworthy

- Freehold
- Semi-furnished
- Built-up: 1,800 sq ft
- Land size: 1,540 sq ft
- Four bedrooms, three bathrooms
- Amenities:
Within 2km to such as banks, food outlets, medical facilities, shopping malls and schools



Fronting the busy Damansara-Puchong Highway (LDP) and readily accessible via Shah Alam Expressway (KESAS) and Bukit Jalil Highway, Bandar Puteri Puchong is a freehold township developed by IOI Properties Group. It is a self-sustainable development with four light rail transit (LRT) stations in the vicinity, namely Bandar Puteri, Taman Perindustrian Puchong, Pusat Bandar Puchong and IOI Puchong Jaya.

The owner got a good offer for his terraced house unit located in Jalan Puteri 12, which is the peak of Bandar Puteri Puchong township, according to Susan Woo of Oneworld Real Estate who concluded the deal.

She added that the owner was looking to downsize his home to a condominium instead.

"Meanwhile, the buyer's sibling was the owner of the unit next to hers. She was delighted to be able to live next to her brother and her parents who were also staying nearby. Also, it was an excellent location with many amenities nearby," shared Woo.

According to **EdgeProp Research**, there were 14 transactions for terraced houses in Bandar Puteri Puchong in 2020. The average transacted price was RM733,000 or RM456 psf based on land area.

In 2019, there were 59 terraced houses sold at an average price of RM898,881 or RM512.29 psf based on land area.

As of Aug 2021, there were 142 terraced houses listed for sale in Bandar Puteri Puchong on **EdgeProp.my** with an average price of RM617,544 or RM596 psf based on land area, while 13 units were looking for tenants at an average monthly asking rental of RM2,200 or RM1 psf.



RM560,000

Taman Cheras Prima, Kajang, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 1,689 sq ft **Land size:** 1,500 sq ft
Bedroom: 4 **Bathroom:** 3

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



RM1,880,000

Legenda 1, Bukit Jelutong, Selangor

Type: Link bungalow **Tenure:** Freehold
Built-up: 3,500 sq ft **Land size:** 3,600 sq ft
Bedroom: 5 **Bathroom:** 6

Azmi Lazim **PRO** (REN 28053)
NILAI HARTA CONSULTANT SDN BHD (VE (1) 0134/7)
+6012 613 2413

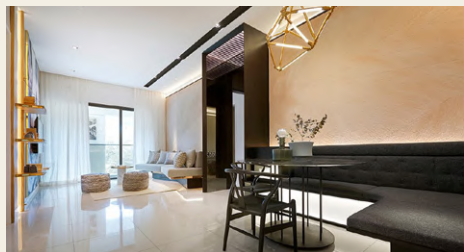


RM600,000

Cameron Towers, Petaling Jaya, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 1,507 sq ft
Bedroom: 3 **Bathroom:** 2

Siew Lee Tan **PRO** (REN 01666)
TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)
+6012 458 3016



RM579,000

The Valley Residence, Taman Setiawangsa, Kuala Lumpur

Type: Condominium **Tenure:** Leasehold

Built-up: 1,018 sq ft

Bedroom: 3 **Bathroom:** 2

Sue Ahmad **PRO** (REN 42239)

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

+6011 632 82769



RM8,200,000

Damansara Heights, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold

Built-up: 6,500 sq ft **Land size:** 10,000 sq ft

Bedroom: 7 **Bathroom:** 8

Siew Kim **PRO** (REN 04485)

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

+6012 210 2858



RM2,300,000

Dale Lake Fields, Sungai Besi, Kuala Lumpur

Type: Terraced house **Tenure:** Leasehold

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

Bedroom: 5 **Bathroom:** 6

Jesnin Kee **PRO** (REN 01550)

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

+6019 387 7298



RM2,488,000

Setia Alam, Selangor

Type: Bungalow **Tenure:** Freehold

Built-up: 3,720 sq ft **Land size:** 7,846 sq ft

Bedroom: 7 **Bathroom:** 7

James Yim **PRO** (REN 24129)

PROPERTY EXPRESS (E (3) 1205)

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RM6,000,000

The Mansion, Desa Parkcity, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold

Built-up: 6,084 sq ft **Land size:** 2,788 sq ft

Bedroom: 6 **Bathroom:** 6

Cassandra Thong **PRO** (REN 31208)

CORNERSTONE XSTATE SDN BHD (E (1) 1851)

+6012 779 8238



RM2,880,000

Taming Mutiara, Sungai Long, Selangor

Type: Bungalow **Tenure:** Freehold

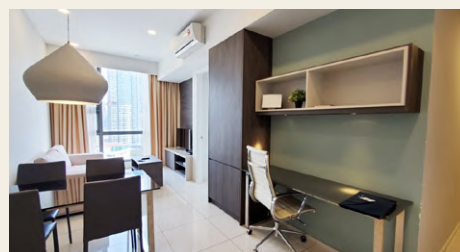
Built-up: 6,943 sq ft **Land size:** 7,714 sq ft

Bedroom: 7 **Bathroom:** 7

Jamie Chen **PRO** (REN 22471)

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

+6012 337 7292



RM1,800/mth

The Robertson, Pudu, Kuala Lumpur

Type: Condominium **Tenure:** Freehold

Built-up: 538 sq ft

Bedroom: 1 **Bathroom:** 1

Ivy Sim **PRO** (REN 27962)

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

+6012 576 7868



RM520,000

Taman Nusa Indah, Nusajaya, Johor

Type: Terraced house **Tenure:** Freehold

Land size: 1,400 sq ft

Bedroom: 4 **Bathroom:** 3

Ivy Chow **PRO** (REN 44899)

BPG REALTY SDN BHD (E (1) 1978)

+6016 517 5810



RM6,300,000

Lakeview Saujana Bungalow, Shah Alam, Selangor

Type: Bungalow **Tenure:** Freehold

Built-up: 9,500 sq ft **Land size:** 10,000 sq ft

Bedroom: 8 **Bathroom:** 7

Christina Lesslar **PRO** (REN 00284)

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

+6016 906 6898



RM1,750,000

Puncak Ukay, Ukay Heights, Ampang, Selangor

Type: Condominium **Tenure:** Freehold

Built-up: 2,868 sq ft

Bedroom: 4 **Bathroom:** 3

Jimmy Ng **PRO** (REN 02015)

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

+6016 257 0886



RM483,000

Idaman Puteri, Setapak, Kuala Lumpur

Type: Condominium **Tenure:** Freehold

Built-up: 1,432 sq ft

Bedroom: 3 **Bathroom:** 3

Tony Yap **PRO** (REN 23582)

AMBER REALTY (E (3) 1482)

+60115 646 8129



RM530,000

Laman Semangi, Semenyih, Selangor

Type: Terraced house **Tenure:** Leasehold

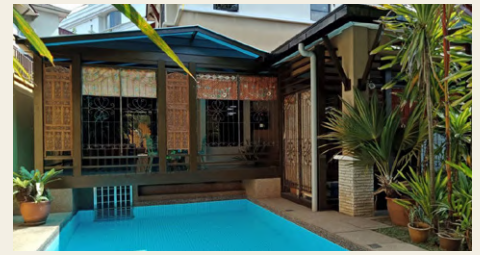
Built-up: 2,264 sq ft **Land size:** 1,680 sq ft

Bedroom: 4 **Bathroom:** 4

Siti Hawa **PRO** (REN 33683)

RESCOM REALTY (VE (3) 0244)

+6012 290 6169



RM2,800,000

Taman Yarl, Old Klang Road, Kuala Lumpur

Type: Link bungalow **Tenure:** Freehold

Built-up: 4,351 sq ft **Land size:** 4,750 sq ft

Bedroom: 3 **Bathroom:** 4

Lucy Tan **PRO** (REN 20379)

ASIAN LAND REALTY SDN BHD (E (1) 1431)

+6016 315 3498



RM340,000

Tamai Teratai Sri Pulai, Skudai, Johor

Type: Terraced house **Tenure:** Freehold

Land size: 1,100 sq ft

Bedroom: 3 **Bathroom:** 2

Mazurul **PRO** (REN 46061)

MN ASSOCIATES (JOHOR) SDN BHD (VE (1) 0143/1)

+60118 777 0715



RM850,000

Arte Mont'Kiara, Mont'Kiara, Kuala Lumpur

Type: Condominium **Tenure:** Freehold

Built-up: 866 sq ft

Bedroom: 2 **Bathroom:** 1

Francis Ngooi **PRO** (REN 45037)

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

+6011 6518 5155



RM520,000

Jalan Kampar, Kampar, Perak

Type: Shoplot **Tenure:** Freehold

Built-up: 2,521 sq ft

Jason Wong **PRO** (REN 47283)

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

+6012 387 5642



RM1,400,000

Kayangan, Seksyen 13, Shah Alam, Selangor

Type: Semidetached house **Tenure:** Leasehold

Built-up: 4,500 sq ft **Land size:** 3,200 sq ft

Bedroom: 5 **Bathroom:** 5

Azman Zakaria **PRO** (REN 16771)

TRANASIA PROPERTY CONSULTANCY SDN BHD

(VE (1) 0187) +6013 397 6197



RM330,000

Villa Mewah, Salak Selatan, Kuala Lumpur

Type: Condominium **Tenure:** Leasehold

Built-up: 800 sq ft

Bedroom: 3 **Bathroom:** 2

Michelle Yeow **PRO** (REN 43852)

PROPNEX REALTY SDN BHD (E (1) 1800)

+6016 239 2819



RM25,000/mth

SS15, Subang Jaya, Selangor

Type: Shoplot **Tenure:** N.A

Built-up: 7,500 sq ft **Land size:** 4,200 sq ft

Michelle Chuah **PRO** (REN 19675)

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

+6012 218 7714



RM650,000

SS2, Petaling Jaya, Selangor

Type: Terraced house **Tenure:** Freehold

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

Bedroom: 3 **Bathroom:** 2

Yew Long **PRO** (PEA2276)

RIDGEWELL PROPERTIES (E (3) 1809)

+6019 352 5930



RM4,100,000

Shah Alam, Selangor

Type: Bungalow **Tenure:** Freehold

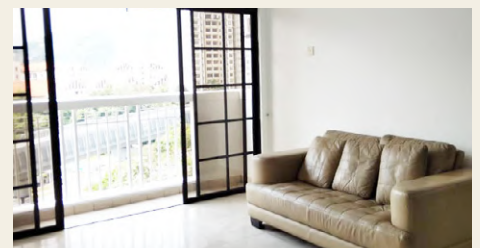
Built-up: 5,382 sq ft **Land size:** 5,705 sq ft

Bedroom: 6 **Bathroom:** 6

Ong CY **PRO** (REN 22613)

POLYGON PROPERTIES SDN BHD (E (1) 1714)

+6012 210 8687



RM420,000

Pelangi Astana, Bandar Utama, Selangor

Type: Condominium **Tenure:** Leasehold

Built-up: 1,071 sq ft

Bedroom: 3 **Bathroom:** 2

Phyllis Lim **PRO** (E 1670)

JOYLAND PROPERTIES (E (3) 0743)

+60113 337 8623



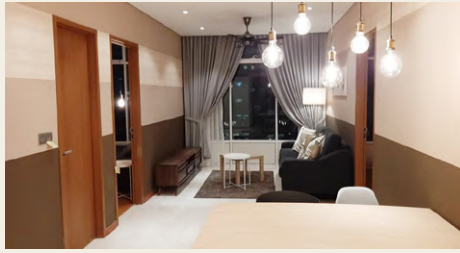
RM6,490,000

KL Sentral, Kuala Lumpur

Type: Office **Tenure:** Freehold
Built-up: 4,187 sq ft

Felicia Lee **PRO** (PEA 2899)

IQI REALTY SDN BHD (E (1) 1584)
+6019 381 2638



RM900,000

Sky Suites, Jalan P. Ramlee, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 649 sq ft
Bedroom: 2 **Bathroom:** 2

Lang Ship **PRO** (REN 11093)

CBD PROPERTIES (PUCHONG) SDN BHD (E (1) 1197/4)
+6016 323 0700



RM742,000

Jalan Ipoh, Sentul, Kuala Lumpur

Type: Shop office **Tenure:** Freehold
Built-up: 1,620 sq ft

William Tan **PRO** (PEA 1315)

IQI REALTY SDN BHD (E (1) 1584)
+6014 313 1931



RM2,900,000

Taman Kanagapuram, Old Klang Road, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold
Built-up: 5,900 sq ft **Land size:** 9,332 sq ft
Bedroom: 6 **Bathroom:** 6

Susan Gwee **PRO** (REN 01156)

REAPFIELD PROPERTIES (SJ) SDN BHD (E(1) 0452/2)
+6012 289 1337



RM29,800,000

Damansara Heights, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold
Built-up: 22,500 sq ft **Land size:** 12,500 sq ft
Bedroom: 6 **Bathroom:** 7

Elaine Chong **PRO** (REN 09348)

POLYGON PROPERTIES SDN BHD (E (1) 1714)
+6019 441 4013



RM1,100,000

The Mews, Jalan Yap Kwan Seng, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 925 sq ft
Bedroom: 1 **Bathroom:** 1

Calvin Kwok **PRO** (REN 40208)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 605 8308



RM3,000,000

Bangsar, Kuala Lumpur

Type: Terrace House **Tenure:** Freehold
Built-up: 2,800 sq ft **Land size:** 4,901 sq ft
Bedroom: 4 **Bathroom:** 3

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

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 202 3711



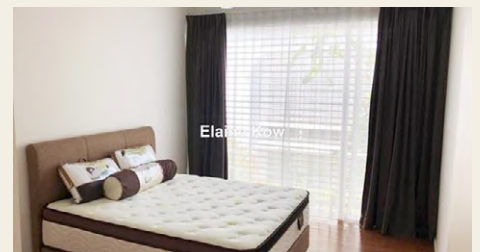
RM2,050,000

Jelutong Heights, Bukit Jelutong, Selangor

Type: Link Bungalow **Tenure:** Freehold
Built-up: 4,500 sq ft **Land size:** 4,575 sq ft
Bedroom: 6 **Bathroom:** 6

Aizat Ghazali **PRO** (REN 41528)

HUNT PROPERTIES (BANGI) Sdn BHD (E (1) 1498/3)
+6013 298 8738



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 (E (1) 0452/8) +6012 627 2019



RM286,411,530

Port Dickson, Negeri Sembilan

Type: Residential Land **Tenure:** Freehold
Land size: 919 acre

Vinnie Yiw **PRO** (REN 40295)

JLL PROPERTY SERVICES (MALAYSIA) SDN BHD (E (1) 1511) +6016 220 6570



RM1,600,000

Tamarind Square, Cyberjaya, Selangor

Type: Office **Tenure:** Freehold
Built-up: 2,003 sq ft
Bathroom: 2

Sandy Lim **PRO** (REN 05454)

CID REALTORS SDN BHD (E (1) 1855/2)
+6016 301 2015



RM1,780,000

Seksyen 3, Petaling Jaya, Selangor

Type: Link Bungalow **Tenure:** Leasehold
Built-up: 3,500 sq ft **Land size:** 4,500 sq ft
Bedroom: 5 **Bathroom:** 4

Hisyam Noordin **PRO** (REN 18672)

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