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A **RM300,000** home in
KL's famed **Desa ParkCity**?
The address, attention to detail, aesthetics
and sustainability concept bear
no hint of the affordable price tag.
Read about it on **pages 7 to 11**.

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FEATURE
**Costly interior design
mistakes you must avoid!**
→ Pg 13



Inside!

FEATURE
**Back lane gems
in Kuala Lumpur**
→ Pg 22



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Malaysia's August wholesale, retail trade down 10.2% — DOSM

Malaysia's wholesale and retail trade recorded a double-digit decline in sales value for the third consecutive month in August 2021 with a contraction of 10.2% year-on-year (y-o-y) to RM100 million, said the Department of Statistics Malaysia (DOSM).

Chief statistician Datuk Seri Dr Mohd Uzir Mahidin said the motor vehicles sub-sector was impacted the most, with sales plunging 57.6% (RM7.9 billion) to RM5.8 billion, while retail trade fell 7.5% (RM3.4 billion) to RM42.3 billion.

"This was followed by wholesale trade, which edged down 0.1% to RM51.9 billion," said Mohd Uzir in a report on the wholesale and retail trade sector's performance released on Oct 12.

On a month-on-month basis, Mohd Uzir said the sector's sales value grew 7.9% in August 2021, driven by the resumption of 11 economic and distribution operations in states under Phase 1 and Phase 2 of the National Recovery Plan.

He also noted that the index of retail sales over the Internet recorded a 13.8% growth y-o-y, compared with a 9.4% growth in July 2021.



Club Med Cherating is up for sale with leaseback agreement

The famous Club Med Cherating is up for sale, according to a report by the New Straits Times (NST) on Oct 13.

The report stated that "people with knowledge on the matter" told NST that "the resort operator is rumoured to be looking for a strategic partner to take over the property".

Club Med senior vice-president of commercial Southeast Asia (SEA) and Marketing Asia Pacific (APAC), Vincent Ong, "confirmed" with the daily that the French resort operator is selling, but "it was in no rush to dispose of the property".

Ong clarified that Club Med does not want to "cash out of Malaysia by selling the property" but "to enter into a sale-and-lease-back agreement with the new owner so that it may continue to manage it".

Phase 1 of Pan Borneo Highway project in Sarawak 71% complete

Ten work packages under Phase 1

of the Pan Borneo Highway (LPB) project from Sematan to Miri had reached 71% completion as of September, said Deputy Works Minister Datuk Arthur Joseph Kurup.

He said the Telok Melano to Sematan work package under the same phase of the project was completed in January 2019.

"Just like other government projects, the Covid-19 pandemic has also impacted the construction work progress of the LPB project in Sarawak, which is expected to be completed by September 2022.

"As such, various mitigation plans, including the realignment of the construction schedule and an extension of time, have been implemented to ensure that construction goes on smoothly," he said during the question and answer session in the Dewan Negara on Oct 13.

Taiwan real estate company plans to invest over RM1b in Mengalum Island

The Sabah state government welcomes the plan by Taiwan's largest real estate company, the Sinyi Realty group, to build an ultra-luxury five-star ecotourism resort in Mengalum Island, estimated to cost over RM1 billion in total development.

Chief Minister Datuk Seri Hajiji Noor said he was happy that the real estate company had chosen

to invest in Sabah as tourism is very important for the state, with the sector identified as one of the three main thrusts in the Sabah Maju Jaya (SMJ) development plan.

"Sabah is one of the most beautiful states in Malaysia and we have so much to offer in terms of investments in the tourism sector," he said in a statement in conjunction with a meeting with Sinyi Realty at Menara Kinabalu on Oct 13.

He said in line with the SMJ, he assured Sinyi Realty that the state government would provide the necessary assistance to facilitate the company's investments.

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LBS unveils Prestige Residence in Seri Kembangan

Property Developer LBS Bina Group Bhd has unveiled Prestige Residence with a gross development value of RM301 million in Seri Kembangan, Selangor.

Sited on eight acres, the serviced apartment comprising 1,450 units will have built-ups ranging from 600 sq ft to 850 sq ft. Equipped with 40 facilities and a two-storey clubhouse, the unit selling price starts at RM270,000.

In a media statement on

Oct 11, LBS executive chairman Tan Sri Lim Hock San said the project location is ideal with access to major highways and key public amenities, such as commercial hubs, financial institutions, international airports and healthcare providers, among others.

He added that all LBS homes are built with connectivity in mind as it guarantees employment and education opportunities to its residents.



IGB ventures into senior living, care services business

Tan & Tan Developments Bhd signed an agreement with Meaningfull Life Sdn Bhd on Oct 14 to jointly venture into the operations of convalescent/post-hospitalisation and senior living facilities.

Tan & Tan Developments is a wholly owned subsidiary of IGB Bhd - a property conglomerate with key developments in retail, commercial buildings, residential project, construction, hospitality,

education and hospital.

Meanwhile, Meaningfull Life is an award-winning elder care company. The company was one of the recent grant recipients of the Khazanah Impact Innovation Challenge.

Under the joint venture, Tan & Tan Development and Meaningfull Life will jointly set up ReU Living Sdn Bhd that focuses on post-hospitalisation facilities and senior living facilities business.

Langkawi travel bubble said to have generated RM24.9 million as of Oct 6

The travel bubble in Langkawi has brought a ray of hope to the island's tourism industry after the pilot project generated an income of RM24.9 million as of Oct 6.

Kedah Menteri Besar Muhammad Sanusi Md Nor said a total of 60,504 tourists visited Langkawi as of Oct 6, with an average of 16 flights a day to the island and two ferry trips daily from Kuala Kedah and Kuala Perlis, as well as two RORO (roll-on, roll-off) ferry services from Kuala Perlis.

"Looking further ahead, Langkawi is scheduled to open up to international tourists around November or December 2021 depending on



the government's decision. I was made to understand (by Malaysia Airlines Bhd) that there is a high demand from the international tourism community for entry to Langkawi via Malaysia Airlines," he said.

He said this when opening the Langkawi Great Sales 2021 programme in Langkawi during a virtual broadcast on Oct 10. Also present was the Tourism, Arts and Culture Minister Datuk Seri Nancy Shukri.

Covid-19: Interstate travel allowed as vaccinated rate hits 90%



Interstate travel is now allowed for individuals who completed two doses of Covid-19 vaccine jabs after the nation's inoculation rate exceeded 90% of the country's adult population, prime minister Datuk Seri Ismail Sabri Yaakob announced on Oct 10.

However, the Sabah government will only allow cross-state travel for social visits and tourism starting from Nov 1.

To revive the tourism sector, the Tourism, Arts and Culture Ministry announced on Oct 11 that children under the age of 18 can travel interstate with their parents or guardians who have been fully vaccinated, even though

they are not vaccinated yet.

As more than 90% of the adult population had been vaccinated, the Ministry of Health (MoH) activated the booster dose plan, starting with senior citizens aged 60 years and above, as well as frontliners who received a complete dose at least six months ago. The eligible individuals will be notified via the MySejahtera application.

MoH also assured that the country has sufficient vaccine supply for the booster dose plan as the government had ordered a total of 87.9 million doses as at Sept 13, at an estimated cost of RM4.64 billion covering vaccine costs and logistics.

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Raising the yardstick on affordable housing



PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

Standing tall at 51-storey, Sofiya Residensi offers 752 homes atop a four-acre freehold tract in the multiple award-winning Desa ParkCity township in Kuala Lumpur.

●Text **Natalie Khoo**

From the outside, the newly-completed Sofiya Residensi in the popular Desa ParkCity township in Kuala Lumpur gives no hint of what this project stands for.

The entrance statement is non-fussy, yet classy. Beyond the guardhouse, the facade of the single block of 752 homes rising to 51 storeys is a statement of sheer practical simplicity.

Far from being a plain monotony though, the building is enhanced by a subtle play on alternating colours.

Separating the lobby and the guardhouse sits a playground with aesthetically-pleasing but easy-to-maintain features.

Welcome to a new and inspiring generation of affordable homes. Costing just RM300,000, Sofiya Residensi boasts elegantly-designed units of 862 sq ft comprising three bedrooms and two bathrooms, and bearing an exclusive address on freehold land.

The registration for Sofiya Residensi took place in Oct 2017 while the balloting event for the units took place in February 2018. At that time, the project received an overwhelming response from more than 5,000 interested purchasers.

“Homeowners (of Sofiya Residensi) work

hard to earn their money so that they can buy a property here. RM300,000 is a lot of money (especially for them).

“For us (ParkCity Group), we want them to come home and feel proud that this is their home! We believe it is all about building it right and thinking about the practicality and sustainability in the long run for the homebuyers.

“Whether it is a RM300,000 home or a high-end home, all homeowners here belong to the Desa ParkCity family. This is a community which they belong to,” stresses ParkCity Group chief executive officer Datuk Joseph Lau.

For those not familiar with the draw of Desa ParkCity, it is a multiple-award winning township sprawling 473 acres by Perdana ParkCity, a subsidiary of the Samling Group in Sarawak.

Unveiled in 2002, what used to be an active quarry mine left barren is now KL’s first-ever new and highly sought-after urbanist township.

Exclusive community

A profile of the homes and residents in Desa ParkCity speaks volumes about its exclusivity.

“There is nowhere else in the Klang Valley where buyers [would be willing to] pay close to RM2 million for a 2-storey terraced house. These kinds of transactions are only seen in Desa Park-

Continues **NEXT PAGE** →



PHOTOGRAPH BY PERDANA PARKCITY

“Whether it is a RM300,000 home or a high-end home, all homeowners here belong to the Desa ParkCity family. This is a community which they belong to,”
– Lau



Separating the lobby and the guardhouse sits a playground with aesthetically pleasing but easy-to-maintain features.



In 2019, ParkCity was named “Malaysia’s Responsible Developer: Building Sustainable Development” by EdgeProp Malaysia. With the win, ParkCity was inducted into the Malaysia Developers’ Hall of Fame where membership is exclusively accorded to winners of EdgeProp Malaysia’s Responsible Developer award introduced in 2018. This was in recognition of the developer’s vision, commitment and efforts made towards the building of sustainable developments in Malaysia.

Meanwhile, the pet-friendly and popular Central Park in Desa ParkCity won Gold in the 10-years-and-above specialised category while Plaza Arkadia, also in Desa ParkCity, took home Gold in the below-10-years mixed development (entire) category at EdgeProp Malaysia’s Best Managed & Sustainable Property Awards 2020.

This year, The International School @ ParkCity also bagged Silver in the below 10-years specialised category while Westside III won Gold in the below-10-years multiple-owned strata residential category at the EdgeProp Malaysia’s Best Managed & Sustainable Property Awards 2021.



← From PREVIOUS PAGE

City,” Reapfield Properties HQ real estate negotiator Andrew Tan tells EdgeProp.my. Tan has also been a resident of Desa ParkCity for more than 10 years.

For instance, in the first half of 2021, a 2-storey Adora Courtyard terraced home with a built-up of 2,000 sq ft was sold for RM1.88 million while a Southlake 2-storey linked home with built-up of 2,000 sq ft was sold for RM1.85 million. These purchases were secondary market deals.

Meanwhile, the gated-and-guarded enclave dubbed Casaman, which comprises 2- and 3-storey park homes, was completed in June 2013. A 3-storey intermediate unit with a built-up of 4,400 sq ft was transacted for RM4.2 million while a 3-storey corner unit with a built-up of 5,500 sq ft was transacted for RM4.9 million this year, Tan reveals.

The latest launch of high-rise homes called ParkPlace was another sell-out.

It saw an overwhelming take-up rate of more than 86% over its weekend priority launch on Sept 26 and 27 last year despite the pandemic-ridden market uncertainties. All the five penthouses, priced from RM2.9 million, were sold on the first day of the priority sales event.

What is more amazing is that the smallest units at 1,109 sq ft were going at the million ringgit price point, along with the biggest unit at 4,047 sq ft. In fact, the take-up rate was based on actual numbers, which means these purchasers had already signed the sale and purchase agreements (SPA).

In 2017, another project by the name of South Brooks was launched with a total of 920 units in two towers with built-up areas ranging from 876 sq ft to 1,537 sq ft. The launching price started from RM535,000 or an average of RM700 psf.

“The project has recently been completed and owners are asking about RM800-

RM850 psf while the higher units can go up to RM900 psf,” says Tan.

Initial protests

Were the existing Desa ParkCity homeowners thrilled about an affordable home project in their midst?

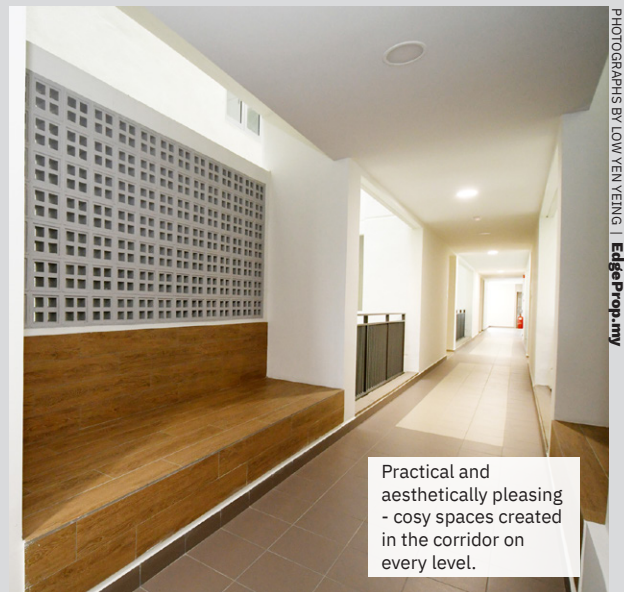
Laughing heartily, Lau admits there were protests and letters written to him by the residents voicing their concerns and uncertainties about the Sofiya Residensi but he assured them that the project would not in any way bring down the value of Desa ParkCity.

“We understand their concerns, and we assured the residents that the project would be built and planned [properly] right from day one. We too, want to preserve the value of the township and at the same time, ensure that the residents of Sofiya Residensi receive a home that is well-built with quality,” Lau tells EdgeProp.my.

As it has panned out, there is no hint of the affordable pricing of Sofiya Residensi.

It is noteworthy that this project has scored a commendable score of 82% in the Quality Assessment System for Building

Continues **NEXT PAGE** →



Practical and aesthetically pleasing - cosy spaces created in the corridor on every level.



Windows designed to usher in more natural lighting as well as giving a sense of spaciousness.



The Sofiya Residensi main lobby boasts a high ceiling that exudes a sense of grandeur while facilitating better natural ventilation and more natural lighting. The developer says further upgrading is underway where a glass door with touch card access would be installed for security.

← From **PREVIOUS PAGE**

Construction Works (QLASSIC). QLASSIC is a system or method to measure and evaluate the workmanship quality of a building based on Construction Industry Standard (CIS 7:2006), in which it is objectively compared through a scoring system.

PPAM project by a responsible developer

Lest anyone is thinking of rushing over to ParkCity's office to ask about its affordable homes, Sofiya Residensi is a project under Malaysia Civil Servants Housing Programme (PPAM).

This affordable housing scheme was launched by the government in 2013 to enable civil servants, particularly those in the low- and middle-income group, to buy houses, especially in major cities.

Buyers are required to just put down a 10% down payment (RM30,000) and the rest is to be paid upon completion of the project.

To ensure liveability and quality of the PPAM homes and stay true to its purpose, the government issued a list of requirements. As such, it is limited to one government housing /PPAM home per successful household and a 10-year sale moratorium applies on the homes. The purchased unit cannot be transferred or sold to a new owner without the government's permission, except to spouse or children only. However, rentals are allowed.

ParkCity's Lau tells EdgeProp.my they are happy to go beyond the minimum standards required of the PPAM homes. Attention to detail and learnings from past projects are evident in Sofiya Residensi.

On the external, the retaining wall is clad with rubble wall that further lifts the ambience to what one buyer described as "a resort feel" as opposed to a retaining wall with bare finishes.

Each unit comes with a balcony and is fitted with an air-conditioner in the living room. Its condenser is tucked away neatly at a corner of the balcony and is shielded by an air-cond screen.

In the master bedroom, wiring is ready for the installation of an optional second air-conditioner.

Tiles in the kitchen and both bathrooms go all the way to the ceiling.

For Lau, his philosophy is simple. As a responsible developer, Perdana ParkCity wants to build homes and communities that residents can be proud of.

"We always put ourselves in the shoes of the homebuyers. Is this what they would like? Is this practical and sustainable? I always tell my staff, let us get this right.

"For instance, we have this bench area along the

corridor of the units. This is where the home-owners can come out and take a breather. If the children need to run outside for a bit, there is a space for them here. It really helps to get out of the house even if it is just for a short while to feel re-charged again," Lau says, adding that it is about adding value for purchasers.

Keeping it simple and sustainable

There are no bells and whistles in Sofiya Residensi to ensure the sustainability of its upkeep.

Common facilities are kept to a minimum. For instance, no swimming pool is provided. However, purchasers enjoy a one-year free access to The ParkCity Club facilities (from the date of SPA) located in Desa ParkCity.

Residents also get to enjoy the convenience of a gym, games room and a playground within the project.

On level 46 is a multipurpose hall which houses a badminton court. This, explains Perdana ParkCity chief operating officer Tai Choon Seng, allows residents to appreciate the view of the neighbourhood.

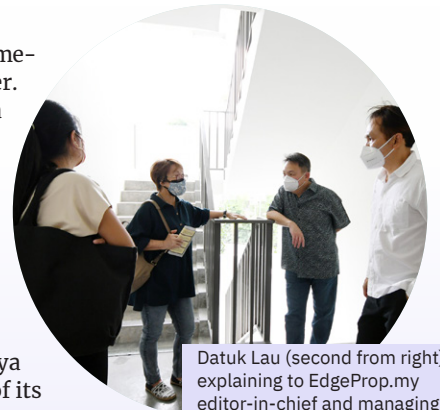
"We also wanted to make sure that the space would be put to good use. Instead of just building a multipurpose room, we thought we could bring it up one notch and turn it into a badminton court, since playing badminton is the past time of many Malaysians," says Tai. The maintenance charge for Sofiya Residensi is 24 cents to 28 cents psf (RM2.42 per share unit).

Each unit typically gets one car park but Tai says approval has been received and work is ongoing to build more car parks on an adjacent, vacant plot owned by Tenaga Nasional Bhd.

On top of that, there is no compromise on safety and security, points out the developer. Intercom convenience is installed in every unit, complete with access card.

In short, Sofiya Residensi has changed the perception of what affordable homes can be. The ParkCity group is indeed blazing a trail, setting a new benchmark on the affordable housing segment – one that promises liveability in the new norm.

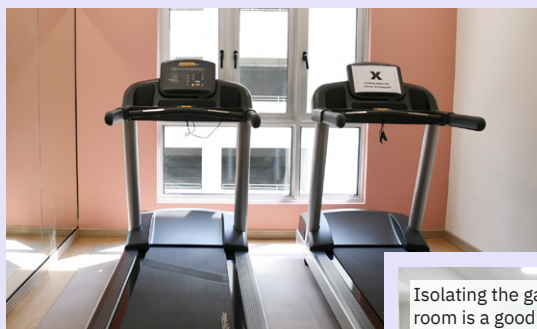
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Datuk Lau (second from right) explaining to EdgeProp.my editor-in-chief and managing director Au Foong Yee (second from left) the features of Sofiya Residensi.



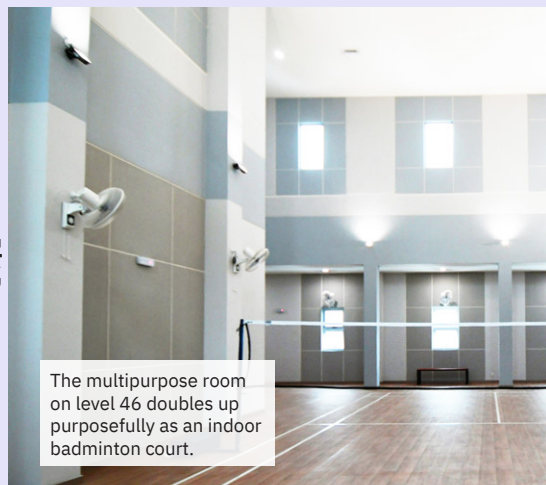
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– Tai



Gym room - keeping it simple and sustainable.



Isolating the games room is a good idea to keep down the noise level.



The multipurpose room on level 46 doubles up purposefully as an indoor badminton court.

Affordable homes that defy convention

Reapfield Properties HQ real estate negotiator Andrew Tan, who is also a resident of Desa ParkCity for over a decade admits that when the residents first heard about Sofiya Residensi, objections were filed to the developer, on the basis that the project would mar the whole exclusivity of Desa ParkCity. However, now that the project is completed, he is genuinely amazed at how stunning the project looks.

“I haven’t been into the unit itself, but from the outside, it looks beautiful. We have seen some poorly designed affordable housing projects and Sofiya Residensi is definitely not one of them. The developer has done a good job and I honestly feel that the homeowners here have somewhat struck a lottery. The residents in Desa ParkCity have also been quite accepting of the project and I really commend the efforts done by the developer while adhering to its responsibility to build social housing,” Tan tells EdgeProp.my.

He reckons a unit in Sofiya could fetch rentals of RM1,800 to RM2,000 and may go up to a ceiling of RM2,500.

“In Desa ParkCity, there are no properties for rental that is below RM3,000, so this would fill the gap for that range of rental pricing,” Tan says, adding that it would mostly attract locals who want to live in the Desa ParkCity address with an affordable rental.

Meanwhile, Yit Seng Realty team leader and senior real estate negotiator Wong Ai Ling says it is rare to see a developer going above and beyond the conventional specifications of a Malaysia Civil Servants Housing Programme (PPAM) project, so Sofiya Residensi is indeed an exception.

“Having a unit at RM300,000 within this ‘Golden Land’, as it is fondly known as, is already worth more than its pricing. For tenants who have a budget, most of them are really excited to know that the project has been completed and this is their chance to stay in this township.



Less is definitely more..master bedroom in the mock-up unit.

“The developer, Perdana ParkCity, is a reputable developer, so its workmanship is definitely above average although this is a PPAM project. I went into a unit to see its tiling, walls, bathroom fittings and the common areas – the workmanship quality is tip top.

“Not only that, they even provide a free air-cond in the living room too!” she notes, adding that the developer has also taken the initiative to upgrade its facilities such as the gym, games room and badminton court.

Wong adds that she has also written in to the Ministry of Housing and Local Government and has received a confirmation letter that PPAM projects outside the Putrajaya District can be rented out.

“Based on the surrounding transactions nearby as a reference, a rough estimation for a basic-furnished unit here would be around RM1,500, partially-furnished around RM1,800 and fully-furnished in the RM2,000 range. Having said this, we still need to see how the tenant market responds later as it still comes back to demand and supply,” she notes.

However, she is anxious about parking issues outside the project as most of the units come with one car park.

To help resolve this, she suggests the developer allocate some extra car parks for rent to Sofiya Residensi residents.

Continues **NEXT PAGE** →



“The developer, Perdana ParkCity, is a reputable developer, so its workmanship is definitely above average although this is a PPAM project. I went into a unit to see its tiling, walls, bathroom fittings and the common areas – the workmanship quality is tip top.”
– Wong



“The developer has done a good job and I honestly feel that the homeowners here have somewhat struck a lottery,”
– Tan



A practical and functional kitchen.



A mock-up unit fitted by Aino Living, a subsidiary of ParkCity Group to offer homeowners interior designing ideas.

PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

‘Above our expectations!’

– Sofiya Residensi’s proud homeowners

EdgeProp.my caught up with some proud owners of Sofiya Residensi. This is what they say:



Chai Boey Kiat, retired headmistress

I remember back in 2017 when the developer came to our school at SJK(C) Kepong 3 to introduce to us this project. Some of the teachers did not know about Sofiya Residensi and that government servants could actually purchase them, so we were so glad that the developer shared the news with us. We really feel so happy with the finished product!

Shahmeer Izzat Saa'bun, 29, teacher

It's a dream come true to be part of the Desa ParkCity family!

I hail from Terengganu and have been posted to the SJK(C) Kepong 3 (near Desa ParkCity).

I always take strolls in the township and thought to myself, can I live here one day? I stay at Plaza Medan Putra, which is just opposite the Desa ParkCity township and I have been tracking the construction of the project from day one.

So, when I heard about this project, I knew that this was my chance to stay here. Now that I see the finished product, it is much better than what I anticipated.

Compared to other affordable housing projects, the developer has been very thoughtful to incorporate elements such as a balcony in the unit and also I realise that the air-conditioner condenser is hidden quite well for aesthetic reasons, so it is not a sore eye when you look at the facade of the building.

When I showed my parents pictures of the unit and development, they asked me if this was a resort! They are also one of the reasons I bought into this development. I want them to stay in a safe place.

Who is eligible to apply for PPAM?

A Malaysian citizen

A civil employee who works in the federal government, state government, state authorities, local authorities, federal statutory bodies or state statutory bodies

Monthly income below RM10,000

Pensioned and contracted civil servants

Retirees can co-own with their children

Each household may apply for more than one project at a time, but will only be awarded one project (if successful)



**Tuan Sabihah Sulasmi
Tuan Muda, officer from
Malaysian Anti-Corruption
Commission**

My husband and I really love the project because it exudes such a modern feel and the finishes are so “cantik”. I work at Jalan Duta in Kuala Lumpur and it is really going to be so convenient for me. I am really grateful to be able to own a unit in Sofiya Residensi!

Uthayalaxmi Silvarajah, 41, doctor

I live around the area, and I often patronise the eateries at Plaza Arkadia and have morning jogs at the Central Park in Desa ParkCity during the weekends. Previously, I was saving up to buy one of the condos here because I really like the township.

Then I heard about this project and it is actually half the price of the other condo developments here and I still get to stay in the Desa ParkCity township. I didn't believe it at first, and I only got the unit after the second round of balloting took place.

I am so happy because we are getting so much more than what we were promised, like the gym. Honestly, if this project wasn't developed by the developer of Desa ParkCity, I would think twice. 📍

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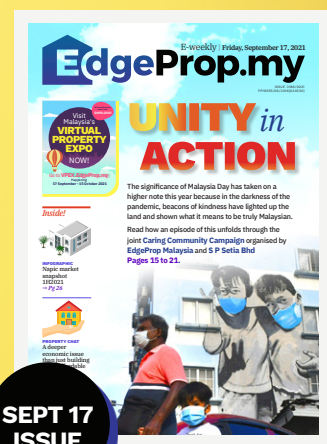
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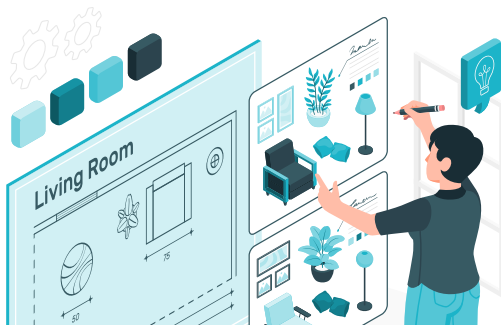


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Costly interior design mistakes you must avoid!

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

You saved up, got a mortgage, signed on the dotted line, and finally bought your dream house! Now comes the hard part – making it your own.

Yes, renovating a house can be daunting, especially for first-time homebuyers. What colours to use? The materials? Layout? There are just so many aspects to consider.

In general, homes in Malaysia require some form of renovation for them to be habitable. But be careful, without proper planning, renovations can gradually take a life of their own and that will lead to a hole in your pocket.

“The homes that we buy generally come with only basic finishes and utilities. For example, the kitchen might only come with just a sink and tap.

“Therefore, they are not ready for occupation. Hence, I think from the outset, most homeowners buying into a new property will have to do some degree of renovation,” managing director of Architect Centre and accredited building inspector and trainer Anthony Lee Tee shared during the fourth and final episode of EdgeProp Malaysia’s FB Live Webinar Series entitled “Costly interior design mistakes you must avoid”.

Agreeing with Lee, Design Tone Interior Practice managing director Joe Chan Wan Hoe said many things need to be added to make a property liveable. “That is why these days it is very common for people to renovate their houses immediately after getting the keys.

“Some people are influenced by friends who have renovated their houses as well. Then, you see them showing off their homes on social media. It is a common trend here in Malaysia,” noted Chan.

“From my experience handling mainly landed property sub-sales in Desa ParkCity (Kuala Lumpur), typically the houses that are about five to 15 years would require some renovation works. Less than 20% of the houses that I transacted are untouched (without renovation).

“And they tend to spend quite a bit on renovation such as a brand-new kitchen, solid wood or marble floors, drape, lighting and more,” said Reapfield Properties HQ real estate negotiator Andrew Tan. *(Read “Q&A with panellists” on pg 15.)*

Be disciplined

As mentioned earlier, once the renovation starts, it can take a life of its own. Hence, to avoid breaking the bank, budget management is crucial.

Based on his experience dealing with clients in Desa ParkCity, Tan cited an example of a client who spent over RM1 million on renovations on a sub-RM3 million property, but somewhat regretted it half a year later – he could have spent it on purchasing a larger home instead in the township.

“There are dangers in spending too much. Usually, they can afford it, but a small percentage can get carried away to a point where they over-capitalise the property, where it would be hard for me to help them sell [the property] later on due to the added costs incurred by the homeowners.

“My perspective is, I would prefer a gradual upgrade over the years [instead of spending a lump sum],” said Tan.

He advised homeowners to conduct proper research. “Ask the agents to take a look at the houses [before renovating]. Learn what not to do. Speak to designers and get their opinions. For rental units, go neutral to be safe. All these can avert unnecessary expenses. Keep it simple, essentially.”



“The homes that we buy generally come with only basic finishes and utilities... Hence, I think from the outset, most homeowners buying into a new property will have to do some degree of renovation.”
– Lee

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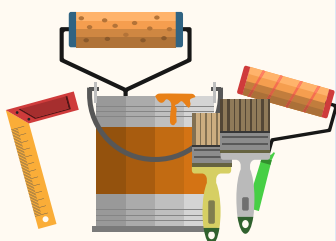
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“Don’t get too excited and start to buy furniture which may not fit into a space. Instead, invest in a good contractor and interior designer,”
— Chan



“Ask the agents to take a look at the houses [before renovating]. Learn what not to do. Speak to designers and get their opinions. For rental units, go neutral to be safe. All these can avert unnecessary expenses.”
— Tan



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Chan reminded new buyers, especially, to not get overly excited and maintain a level head when it comes to renovations. “Don’t get too excited and start to buy furniture which may not fit into a space. Instead, invest in a good contractor and interior designer,” he advised.

Customised designs for instance, could be priced from RM20,000 to about RM300,000 easily (for a typical 1,000 sq ft condominium unit) depending on the extent, Chan said. In this context, he shared, typically a RM80,000 minimum spending on renovations (for properties priced from RM600,000 to 800,000) is considered the norm these days.

It is also common for people to spend about 25%–30% (minimum) of the house value on renovations. And that is mostly on basic works alone, he added.

“Some people tend to spend a lot especially on carpentry, panelling, wallpapers and more. To them, the home is their haven. [But] it is not commensurate with the house’s value, in my opinion,” said Chan.

“We will come up with a budget for most projects, or work out a rough estimate. Any additional or new item that is not within the budget, we will keep the client posted so that they are aware,” added Chan.

Echoing similar sentiments, Lee advised homeowners to engage the right people – good architects and engineers.

“Conduct a background check on contractors as well. Do not overspend as you can improve [the home] as you go. Be disciplined and certain while working within your budget,” said Lee.

Safety should be priority

There should be no compromise on safety for the sake of aesthetics. “My concern is when some people make certain renovations, they may not understand that some of the building aspects like wiring, gas connection and certain structures such as beams and columns are there for safety purposes,” said Lee, lamenting that they sometimes tamper with these aspects.

“For example, wiring works on the interior are done shoddily – anyone with a test pen can claim to be an electrician... In offices or part of strata buildings where there are water sprinklers or smoke detectors, these safety devices are sometimes covered up – out of sight, out of mind. When pointed out, most of them will shrug it off. Beauty is more important than safety, it seems,” noted Lee.

As for Chan, he had received some unrealistic demands from property owners to remove or cover up some safety features of the house – to hide the “ugly” things. Hence, it is important to appoint a reliable contractor to prevent mishaps from unsafe modifications, said Chan.

Meanwhile, Reapfield’s Tan shared that his clients (in Desa ParkCity) are quite sophisticated, especially among expatriates that have higher standards.

“Therefore, we usually would hire a building inspector to survey the building, taking note of tell-tale signs such as seepage, structural and hairline cracks, and also the general condition of the house,” said Tan.

“When my clients do some renovations to their properties, I would advise them to get a certification from engineers and architects as it will assure them their safety and address any concerns from future discerning buyers or tenants. [However], most of them think this is not necessary.

“And unfortunately, for most of my clients, feng shui requirements seem to be top of the list,” shared Tan.

Out of sight should not be out of mind

As for unseen danger, Lee pointed out that some materials are potential health hazards and should be avoided.

“Plywood and fabric are often used in interior works. The former is mostly used for panelling and glued together. Yet, many are not aware that plywood contains formaldehyde to prevent growth

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of bacteria and mould. The adhesives themselves contain volatile organic compounds or VOC while fire-retardants in fabrics are also toxic. These will affect indoor air quality,” cautioned Lee.

He also highlighted nanocoating – ultra-thin layers of chemical which can be found on floor tiles, mainly to prevent stains.

“The liquid coating may absorb into your skin as you walk on it and it is still unknown what the long-term effects of nanocoating are,” noted Lee. (Read “Q&A with panellists” on pg 15.)

“Next, it is most important that the paint that you choose needs to be the one that has low or zero VOC, as most surfaces of the home are painted,” he added.

He further shared that many people would engage a contractor first before getting consultants such as architects and engineers.

“I was told, from statistics, in Subang Jaya (Selangor) alone, there are 30,000 illegal landed property renovations. The unseen danger here is the structure where many of them don’t even have a proper structural engineer to do the work or extensions. For example, a kitchen can even be built over the sewage line. It is a biohazard,” warned Lee.

Ultimately, it boils down to ethics, according to Chan. “For my own practice, we would engage professionals – engineers and architects to review [the structures] before conducting renovations. As for certain client demands, if they are not feasible, we will decline to perform them,” said Chan.

Nevertheless, Chan noted that the awareness on sustainability and indoor air quality has improved tremendously over the years.

“We have developers promoting green interior designs – no VOC. The public are getting more [informed and discerning]. For instance, I have clients asking on methods to flush out the pollutants [from their newly-renovated homes].

“The only setback is people still tend to think going green is a costly affair. I beg to differ. You have to start somewhere. Materials with low or zero VOC such as selected paint, adhesives and vinyl flooring are actually attainable – not expensive,” said Chan, adding that for the typical layperson, they are only focused on issues that are more visible such as moulds and water seepages.

On the other hand, Tan noted that people tend to focus more on looks and aesthetics.

Choosing the right design

It depends on whether it is for own-stay or for rental purposes. “We would always advise [our clients] to play it safe. Notable ‘safe’ style examples would be Muji-styled decor and wood colour palettes. You may not necessarily like it, but you won’t hate it.

“For people who are renovating for their own stay, following the trend would be the biggest mistake. Trends come and go. Follow your heart instead. A design should reflect your own personality. It is fine if your sofa does not match your table,” stressed Design Tone’s Chan.

The exception to this rule are retail and commercial sectors, where they tend to undergo refurbishments or are “refreshed” every few years, noted Chan.

Can’t decide on a colour? He suggested light

grey as it is the safest choice – the most neutral. “Light grey can match anything. For walls, opt for off-white, cream or lily colours. They are the most neutral tones,” added Chan.

As for Architect Centre’s Lee, he valued flexibility and practicality while recounting his own experience home-shopping, where he noted that most units had inflexible designs. “For instance, beds are mounted and stuck to the floor – showpieces that are not removable. You can’t move them unless you rip them out.

“There are many properties already equipped with good quality finishes. But I often see homeowners ripping them off or cover them up, which I find very puzzling. One other peculiar trend is making platforms when you already have nice flooring.

“Some units, it feels like you are in a show house. It does not feel like a place where I can move in readily,” Lee opined.

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Q&A with panellists

Renovation works can be a daunting journey, especially for first-time homebuyers, as the outcome may impact not only your finances but the value of your property. So what are the safer routes to take and the danger zones to steer clear from?

Here is an excerpt (edited for clarity) of the perspectives of Design Tone Interior Practice managing director **Joe Chan Wan Hoe**, managing director of Architect Centre and accredited building inspector and trainer **Anthony Lee Tee** and Reapfield Properties HQ real estate negotiator **Andrew Tan**, as shared in the fourth and final episode of the **EdgeProp Malaysia Virtual Property Expo 2021** webinar series.

EdgeProp: Malaysians tend to renovate their new homes. What is this fixation about?

Lee: The homes that we generally buy only have the basic finishes and utilities. For example, the kitchen might only come with a sink and a tap. Therefore, these homes are not ready for occupation. So, I think from the outset, most homeowners buying into new properties will have to do some level of renovations.

What we've seen as well is that they don't have enough space, so some of them even have to do extensions, not just interior work.

Chan: Like what Anthony (Lee) has mentioned, there are a lot of things that you need to put in to make the

property a liveable space. Some of the houses, when you take vacant possession, you only see piping for the air-conditioners (AC) but no AC units. It's not a liveable space yet. There are a lot of things you need to put in to make it a liveable space. That's why nowadays it's very common for people to renovate their houses straightaway after getting their keys. It's a common market trend in Malaysia.

Tan: In my experience handling mainly sub-sales in Desa ParkCity (Kuala Lumpur) and landed properties, typically the houses that are about five- to six-years-old all the way to 15-years-old would typically entail renovation works. Less than 20% of the houses that I transacted are untouched from renovation. Whether for own stay or renting, some level of renovation would typically be needed.

EdgeProp: Do you think people renovate with an objective in mind or are they just trying to keep up with the Joneses?

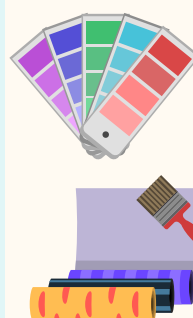
Chan: There are many reasons they want to renovate their homes. Of course, we have noticed from our clients that it has become a trend where they see their friends do renovations, and then the clients also want to jump on the bandwagon.

Previously, I think, in the olden days, they would just move in their furniture with no customisation. Now, everything has to be curated. Even so, ideas can be obtained easily through social media and the internet while showcasing your house has become a trendy thing as well.

Overspending on renovation works

Edgeprop: Are there cases where people overspend on renovations?

“A lot of times when buyers buy properties already equipped with fairly good quality finishes, they rip off these finishes and cover them up with other things, which I find very puzzling.”
— Lee



Chan: The cost of renovation, depending on how extensive the work is, can easily be between RM20,000 to RM300,000 just for a 1,000 sq ft condo unit. It's very common for people to spend a baseline of 25% to 30% of the property purchase price on renovations. Sometimes, you would be surprised, there are people who buy RM500,000 to RM600,000 properties and they willingly spend RM100,000 just for renovation works to create a heavenly home. In my opinion, it is not commensurate with the property that you buy.

Tan: Most of the properties in Desa ParkCity are strata developments, so the owners could only focus on interior works such as replacing floorings with solid wood and fitting out the kitchen.

In some cases, there are owners who have overdone the renovation works, which makes it hard for me to resell the property for them in three to five years down the line because of the high renovation cost. [For instance], I have a client who spent RM1 million on a solid marble floor for a RM3 million house. Six months later, they told me that the house was not right for them and they wanted to sell the house. However, the renovation cost was added to the property asking price, thus making it hard to sell. They are stuck because the property is two to three cycles ahead of its pricing. So, these are the kinds of risks you face when you spend too much on renovations.

Aesthetics over safety?

EdgeProp: What are the renovation or interior design practices that cause you concern?

Lee: A lot of times when buyers buy properties already equipped with fairly good quality finishes, they rip off these

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finishes and cover them up with other things, which I find very puzzling.

Another thing I am concerned about is when they make certain renovations, they may not understand that some of the building services like wiring, gas connections and certain building structures are there to protect them. Yet, they hack down these things. And when they do the wiring on the interior work, the wiring is done by substandard wiring people because the carpenter may come in to do his work and he will also be doing the wiring, just because anyone is an electrician when he or she has a test pen. So, I think that we have a lot of safety issues here.

Your home is where you sleep and do your daily activities. So, it is extremely important that you engage and consult the right professionals or engineers and architects. Don't just listen to everything your contractor tells you to do. Do background checks on your contractors as well.

Chan: We have also seen some ridiculous trends where they (property owners) would take out the necessary fixtures and fittings and hide them because they deem them "ugly". So, it comes down to whether you have appointed a reliable contractor because it is very important.

EdgeProp: How important is this safety issue with your client, Andrew (Tan)? Do they ask questions pertaining to safety issues?

Tan: Generally, the buyers are quite sophisticated especially among expats where their standards are a bit higher.

Therefore, we usually would hire a building inspector to survey things that are latent like seepage, structural and hairline cracks, and also the general condition of the house. And when my clients do some renovations to their properties, I would advise them to get a certification from engineers and architects that indicate how the renovation has been done because having the certification will assure them their safety and also answer questions from future buyers or tenants.

Unfortunately, for most of my local clients, feng shui requirements seem to be more important than the actual house.

EdgeProp: There are a lot of renovation and interior materials that are hazardous. Your comments?

Lee: Materials that are often used in interior works are plywood. This plywood is mostly used as panels and they are glued together using solvent glue. Yet, many are not aware that plywood contains a lot of formaldehyde as it is to prevent growth of bacteria, fungus and mould. Therefore, plywood itself is a huge problem because it affects indoor air quality. The glue itself has a lot of volatile organic compounds (VOC). A lot of fabric is used in renovation too, and we have found that fabric which is fire-retardant is also toxic.

Another unseen danger is in liquid nanocoating, which can be found on floor tiles to prevent stains. From our inspection, this liquid nanocoating can absorb into your skin as you walk on it and it is unknown what the long-term effects of nanocoating are.

With most of the interior work taking place on the walls, ceilings and floors, when getting paint, it is most important that the paint you choose needs to be one that has low or zero VOC. These are some areas that we should take care of.

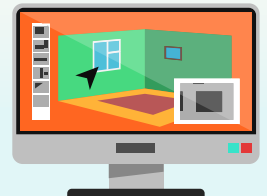
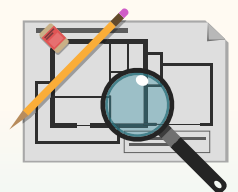
EdgeProp: Besides VOC, what are other hidden dangers that one doesn't always see when walking into a place that has been done up?

Lee: For a large segment of the market in the landed properties, which are able to renovate the back of the house, you will find many of these owners will get contractors first before getting consultants such as architects or engineers.

From statistics that I have seen, in Subang Jaya alone, there are 30,000 illegal renovations in landed properties that have been renovated with no plans. The unseen danger here is the structure where many of them don't even have a proper structure engineer to do the extension.

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“
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— Tan



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Trend and taste

EdgeProp: With taste being individualistic, how do you advise your client on the design of his or her property?

Chan: If you are renting it out, we would always advise clients to be on the safe side, in a sense that you don't follow the trend, as long as it is pleasing to the general public. Muji-style and wood colour palette would be the safest style. You may not necessarily like it but you don't hate it.

If you don't know what colour to choose, choose the safest choice which is light grey as it matches with anything. While for walls, choose something off white, cream or lily – neutral colours.

For own-stay, following the trend would be the biggest mistake as the trend comes and goes. Rather, do what you like. I had a client who renovated his property with Scandinavian style because it was the trend. In the end, he didn't like the light wood and spent more money to repaint the furniture to dark wood. My advice for own-stay – don't follow the trend, follow your heart.

I think it should reflect your own personality. It doesn't have to complement everything in the house. It's ok if your sofa doesn't match your table. It's more important that the design is a reflection of your personality. That's why it's a home, not a house.

Tan: Ask the agents to take a look at the houses. Learn what not to do. Speak to designers and get their opinions. For rental units, go neutral to be safe. All these can avert unnecessary expenses. Keep it simple, essentially.

EdgeProp: What is the latest trend now?

Chan: Firstly, retail and residentials in my opinion are adopting a homogeneous, seamless or rather a bit of a minimalist approach. For instance, where the floors blend to the walls and then the ceilings.

Secondly, I would say there is also some sort of sustainability influence in terms of raw materials incorporated into the design of houses.

So yes, there are two extremes -- the homogenous and the tropical or sustainability influenced approach.

But as I said, don't follow the trend. Follow your liking. An example was a project I did as requested by a client when concrete flooring was trendy back then. In the end, he hated it so much as it reminded him of his 'kampung' days -- it felt cheap.

Meanwhile, for retail, this rule is an exception. It's best to follow trends as the sector usually undergoes a 'refreshment' every two to three years.

EdgeProp: Based on your experience, how costly can fickle-mindedness be?

Chan: Normally, fickle-minded clients cost us a lot of time as we have to keep producing design proposals according to their fancies. So, from our side, it's mostly time-consuming. But on the contractor's side, it would cost them financially

because if the materials have been put there and then removed, there would be extra costs.

Tan: I have a pay-it-forward programme where I would usually ask permission from one of my top clients who have renovated their homes beautifully if we could visit and get some ideas on what my current clients could do to their homes, just to get a feel of the place. With that, I think it helps them to visualise the space as well. So, mistakes won't happen that often because my clients already know what they want before the renovation starts.

Keeping track of budget

EdgeProp: Once the renovation starts, one thing might lead to another. How do you manage the budget without letting clients go overboard with the renovation?

Chan: For new buyers, invest in a good contractor, a good interior designer and don't get too excited.

We will come up with a budget for most projects or we work out roughly the expenses needed to do the project. Whatever additional or new item that is not within the budget, we will continue to update the client so that they are aware. We have come across a situation before where we get the blame from the client for not highlighting it to them.

Lee: Don't overspend on renovating your property. You can always do it again and improve as you go. Be very disciplined and be certain of the budget. 📁

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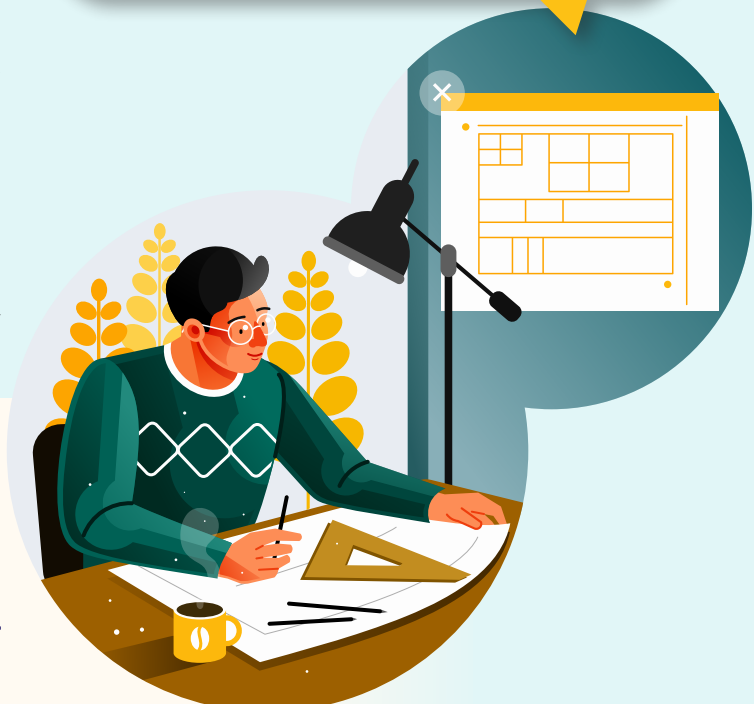
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— Chan

CBRE | WTW: Good potential in worker accommodation segment

Text Rachel Chew

While the industrial and logistics segment is expected to remain the bright spot in the property industry, CBRE|WTW managing director Foo Gee Jen said there will be great potential in worker accommodation.

He pointed out that a proper plan-and-build worker accommodation is very much in need now to lower the risk of Covid-19 cluster outbreaks in construction sites.

"A properly-built accommodation is a requirement now as many worker accommodations have become construction site cluster outbreaks. Therefore, it is a new opportunity that developers could explore," Foo said during his presentation session titled "Industrial/Logistics/Worker Accommodation" in the 14th Malaysian Property Summit 2021 (14MPS) which was held on Oct 13, 2021.

The 14MPS titled "Eye on 2022" is organised by the Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector of Malaysia (PEPS), with EdgeProp Malaysia as the media partner.

Foo also added that worker accommodation could be the new driver of the real estate market as it does not only involve new development, but the upgrade of current facilities and relocation or facility-centralisation in one location.

Meanwhile, citing on CBRE | WTW's recent survey, Foo said most of the industrial players and investor respondents are optimistic on the property segment, which is firmly supported by the rapidly growing e-commerce sector as well as changing shopping behaviour.

"While 93% of manufacturers believe industrial output will enjoy a pent-up demand in the next three years, there are concerns on the escalating transportation, property and labour cost.

"Therefore, choosing the right location (of facility) is very crucial. The modern built facility in mature locations is expected to continue to be high in demand," he opined.

Foo added that the industrial property segment has been very active in the past two years. Some of the significant deals were the AME Elite Consortium Bhd's RM434 million land acquisition deal in Iskandar Puteri to build an industrial park. YTL Power International Bhd also acquired land in Johor for RM429 million for an industrial development and Tiong Nam Logistics Holdings Bhd paid RM136 million for two plots in Johor to build warehouses.

Commenting on the logistics sector, although Malaysia recorded a drop in the Logistics Performance Index in 2018, Foo believed the sector has

a good prospect as Malaysia is very well located in Southeast Asia and has sufficient facilities to support the sector's development.

"However, what hinders the growth are too many red tapes in the industry, as well as poor administration support and protection of local policy," he said.

Moving forward, he deemed that industrial and logistics will continue to thrive on the back of good support from the rapid development of automation, e-commerce and data centres.

"According to data, Malaysia's e-commerce revenue is expected to increase to US\$10.95 billion (RM46 billion) in 2025 from US\$6.29 billion currently. To cater to the growth, it is estimated that 4.66 million sq ft of additional space is required in the next four years," Foo shared.

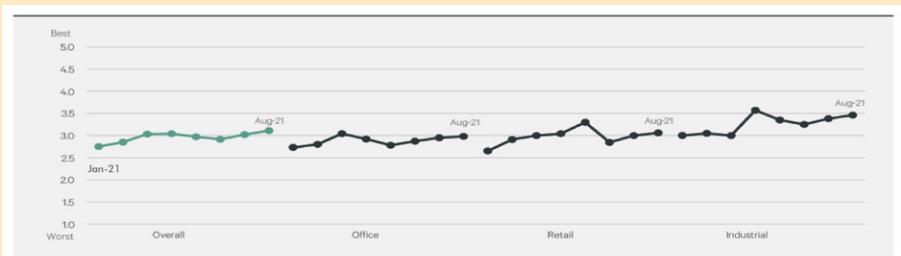


“

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— Foo

ASIA PACIFIC LEASING SENTIMENT - BY SECTOR

Leasing sentiment among Asia Pacific industrial occupiers was the most optimistic



Source: CBRE ASIA PACIFIC LEASING MARKET SENTIMENT SURVEY, SEPTEMBER 2021

Worker accommodation could be the new driver of the real estate market.



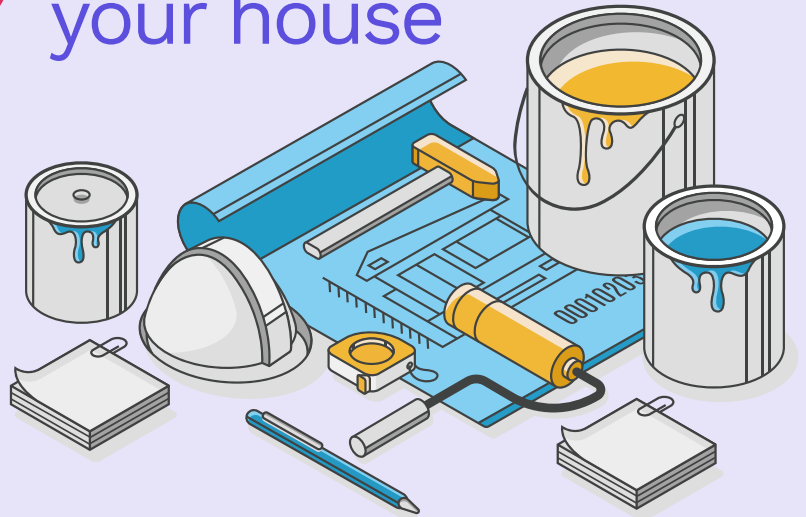


With
Datuk Chang Kim Loong
and **YS Ng**

“Through the Deed of Mutual Covenants, the MC is vested with the right to comment and approve on issues ranging from aesthetic, style of design, extent of works, colour scheme, height and how the surrounding environment would look like.”



6 things to note before you renovate your house



In our earlier article “Renovation: Get it right from the start”, we have discussed the emergence of the renovation industry due to the mass housing developments which fail to meet individual buyers’ needs. ([Read “Renovation: Get it right from the start”](#))

The gist of renovation refers to varying the original design of the existing habitat or housing unit either by addition, omission, or a combination of both. Some common examples are kitchen extension, adding a bedroom upstairs, a study downstairs, widening the living area, etc.

For the benefit of owners considering renovation, the National House Buyers Association (HBA) offers the following cautionary pointers:



1. Consent from MC

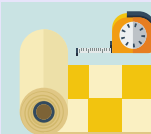
In many gated-and-guarded stratified community schemes, the Management Corporation (MC) is vested the right to vet through the proposed renovation by a house owner in an attempt to preserve the neighbourhood from becoming “disjointed” and “incohesive”.

Through the signing of the Deed of Mutual Covenants when the property is purchased from the developer, the MC is vested with the right to comment and approve on issues ranging from aesthetic, style of design, extent of works, colour scheme, height and how the surrounding environment would look like.

Nevertheless, HBA opines that despite the good intention of the MC to preserve the integrity of the neighbourhood, the Local Authority (LA) or “Majlis Tempatan” remains the only body to approve and comment on these issues. The MC in-house policies and procedures are subservient to

the Local Authority laws like: Town and Country Planning Act, 1976, Uniform Building By-Laws, 1984 and a host of others.

Anyhow, house owners are advised to seek consultation with the MC in order to ease your paths to carry out these works through amicable arrangements.



2. Prerequisites

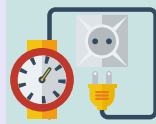
For houses (including those single-detached and individually built) completed with or having obtained Certificate of Fitness for Occupation (CFO), Certificate of Completion and Compliance (CCC) or Occupational Certificate (OC), they may commence their renovations subject to an approval from the LA for amendment(s) to the previously approved building plans.

As for the landed houses, such as terraced, semi-detached, superlinks, zero lot bungalows and even individually-built houses from the developer; ideally you may commence your renovation works after the attainment of CFO/CCC/OC.

However, clause 14 of the sale and purchase agreement (SPA), schedule G of the Housing Development (Control and Licensing) Regulations 1989 allows “renovation” to be carried out concurrently with the construction of the main body of the house based on your preferred specifications.

Should you choose to exercise this option of the SPA, it is paramount that you work out the detailed works and specifications to be incorporated into your housing unit while the main body of the house is in progress. Remember, the key issue is for the house owner to coordinate closely with the housing developer on these works.

Continues **NEXT PAGE** →

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3. Time and manner

For those who reside in gated-and-guarded stratified communities, it is important to check on the terms and conditions stated in the Deed of Mutual Covenant signed between the developer and purchasers/owners.

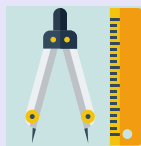
Essentially, for most gated-and-guarded communities, the MC would impose a deposit placement to enable it to utilise this fund to rectify non-compliances left behind by the building contractor engaged by the house owner such as building debris and waste materials, or damage of common properties such as roads and drains, etc, to preserve the integrity of the neighbourhood.

By understanding these conditions, the owner can impose the same on the building contractor at the engagement stage where a sum owing to the contractor is set aside to cater for the same.

For those who do not stay at gated-and-guarded communities, these non-compliances will expose the house owners to the fines and sanctions imposed by the LA. By the same token, a sum owing to the contractor is to be set aside to cater for the same, otherwise the authorities' fines and sanctions will be borne solely by the owners for breaching the laws not caused by them but by their contractors.

Time for carrying out such renovations is stipulated by the MC as part of the approved conditions. This restriction is to ensure the construction works are limited to the day, where typical working hours would be 8.00am to 6.00pm from Monday to Friday and 8.00am to 1pm on Saturday, and no work is allowed to be carried on Sunday, a rest day for most of the residents.

Actually, similar time restrictions would also be imposed by the LA regardless of whether the property is within gated-and-guarded communities. This is to ensure the neighbourhood is not overtly burdened by construction activities that they become a nuisance to the neighbourhood especially during the evenings and weekends.



4. Aesthetics

This is meant for owners of terraced, semi-detached, superlinks and zero lot bungalows where indiscriminate renovations would render the neighbourhood

“incohesive”, leading to the property being devalued.

Try to pay attention and be sensitive to the existing architectural aesthetics. Consult your designer/architect before venturing on renovations affecting the overall aesthetic/ outlook of the building.



5. Compliance with approved plans

Failure to follow the approved building plans strictly has accounted for many cases where the house owners fail to obtain CFO/CCC/OC for their renovation works.

In some cases, the owners have deviated from the approved drawings with/without consulting their architects and not following the requisite procedures for obtaining approvals on such amendments.


The end result is that they suffer setbacks and delays as they are imposed with hefty fines or penalties by the LA and slapped with “stop-work orders” on site until the proper procedures have been complied with.

HBA is a staunch believer of carrying out works in compliance with the requisite LA requirements to cut the unnecessary hassles from the authorities and delays, not to mention the hefty fines and penalties.



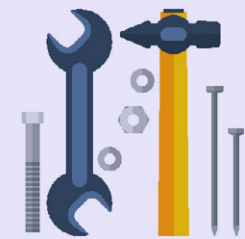
6. Financial outlay

Having the financial resources and capital outlay is crucial to the successful completion of the dream renovation works.

If at any instance, there is an interruption in the steady stream of money, the progress of the renovation would surely be affected. You should ensure that you do not bite off more than you can chew. 



Datuk Chang Kim Loong is the Honorary 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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Tel: +6012 334 5676



“If at any instance, there is an interruption in the steady stream of money, the progress of the renovation would surely be affected. You should ensure that you do not bite off more than you can chew.”



Back lane gems in Kuala Lumpur

●Text Chelsea J. Lim

Anyone who has been walking around the city would notice that murals and wall arts have been popping up around the streetscapes of Kuala Lumpur over the years. Among the most-Instagrammed must be the street art in Kwai Chai Hong in Petaling Street.

However, if you are looking for a break from sameness, here are a few gems we have dug up which would set a buzz to your social media circle.

The works by local artists have brushed up our city back lanes, turning them from uninviting-spots-to-be-avoided to inspiring backdrops to capture our memories with friends and families.

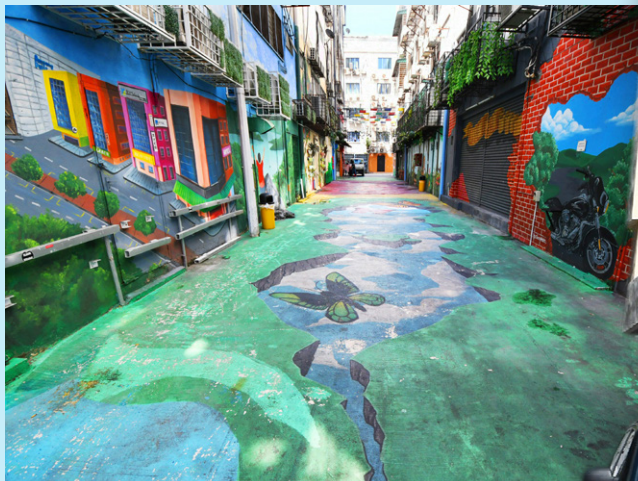
While the pandemic may have restricted us from holidaying overseas, an exploration of our backyards may prove just as fun and invigorating – with the new normal practices well exercised, of course.

Continues **NEXT PAGE** →

Located in Ampang Point - Once dingy, this block has been spruced up with initiatives from MPAJ in 2019.



PHOTOGRAPHS BY LOW YEN YENG | EdgeProp.my



In yellow shirt - Datuk Mokhtar Dahari.



← From **PREVIOUS PAGE**

Scenario Ampang, Ampang Point

Scenario Ampang, is one of the mural-filled lanes aimed at beautifying the back alley image of Ampang Point.

Within this alley, you can find painted illustrations of public figures like Malaysian football legend Datuk Mokhtar Dahari and recognisable spots among the locals like the Bukit Ampang Lookout Point, Zoo Negara and Bukit Tabur.



PHOTOGRAPHS BY LOW YEN YENG | EdgeProp.my

Lorong Ampang Mampan, Ampang Point

Around the same Ampang Point area in Lorong Ampang Mampan, you can find murals dedicated to the United Nations' aspiration of Sustainable Development Goals (SDG).

The building's façade here has also been used as a canvas to highlight the environmental importance of conserving the sea and forest. Visitors will also not miss the poignant reminder of the sacrifice of our frontliners in combating the pandemic, which our artists have brought forth through their masterful strokes here.

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Jalan Nagasari, TRX

Along Jalan Nagasari, you will find a lane with a blue-coated building, thanks to our street artist, Akid One. It has been conceptualised in the perspective of a child's imagination as this lane used to be a playground, based on the artist's research.

Interestingly, this lane strategically offers a vantage view of The Exchange 106 too. In fact, standing on the right spot, you could marvel at the brilliance of an artwork that has been integrated into the soon-to-be completed skyscraper.

The contrast – a quiet neighbourhood tucked within a bustling metropolis marked by imposing edifices, including the KL Tower – will certainly provide many an interesting angle to keen eyes behind the cameras. 📷

PHOTOGRAPHS BY LOW YEN YENG | EdgeProp.my



A mural that integrates with the soon-to-be-completed The Exchange 106.





RM44,400/mth

Taman Ehsan, Kepong, Kuala Lumpur

Type: Factory Tenure: Freehold

Built-up: 37,000 sq ft

SP Lee PRO (REN 40386)

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

+6018 382 9338



RM1,000,000

Greenhill Residence, Shah Alam, Selangor

Type: Semidee house Tenure: Leasehold

Built-up: 3,300 sq ft Land size: 3,705 sq ft

Bedroom: 6 Bathroom: 5

Michelle Yeap PRO (REN 15000)

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

+6012 288 8483



RM768,000

Bandar Kinrara, Puchong, Selangor

Type: Terraced house Tenure: Freehold

Built-up: 1,650 sq ft Land size: 1,800 sq ft

Bedroom: 4 Bathroom: 3

Michelle Lee PRO (REN 31630)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD (E (1) 0452/8)

+6016 367 4851

Done Deal

Sold for

RM31 million (RM227 psf)

Factory at Sungai Penaga Industrial Park, Subang, Selangor



Concluded by: **Danny Gan** PRO (REN 12196)

Propnex Realty Sdn Bhd (+6017 3561 886)

When: May 2021

Noteworthy

- Freehold
- Land size: 136,124 sq ft
- Large open yard
- Comes with a factory building with four offices and a guardhouse



Subang has always been a well-established and popular industrial property address as it is strategically located in the central region of Selangor and well-connected by major highways such as KESAS and LDP.

Propnex Realty Sdn Bhd property agent Danny Gan said factories and warehouses in the Sungai Penaga area are very popular. However, the supply has been limited.

"The Subang industrial estate is situated between KESAS and LDP, which is only 40km away from Port Klang. It is also surrounded by matured neighbourhoods," Gan shared, adding that these were the main reasons that attracted his client, who was a Japanese manufacturer searching for a good location to set up a manufacturing plant.

Gan concluded the deal worth RM31 million in early May this year. The Japanese buyer had viewed no fewer than 15 factories before settling on this one, which fulfilled the specific requirement of a rectangle-shaped land.

"The shape of land was important for the client's machinery-supply-chain planning. The client also liked that the asset had a large open yard," he said.

Meanwhile, the seller was an investor who cashed out for the capital gain.

As at early Oct 2021, 14 factories/warehouses were listed for sale in **EdgeProp.my**. The average selling price was RM19.6 million or RM539 psf.

Meanwhile, 13 factories/warehouses were listed for rent at an average monthly rental of RM59,846 or RM1.84 psf.



RM510,000

Taman Sri Andalas, Klang, Selangor

Type: Terraced house Tenure: Leasehold

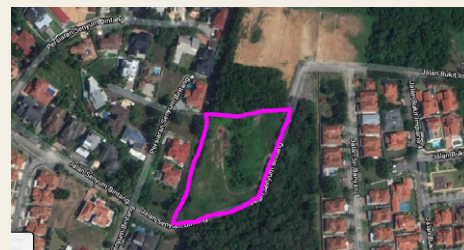
Built-up: 1,300 sq ft Land size: 1,400 sq ft

Bedroom: 4 Bathroom: 3

Mike Woon PRO (REN 00557)

ECOLAND REALTY (E (2) 1679/1)

+6012 271 6838



Call for price

Taman Bukit Impiana, Country Heights Kajang, Selangor

Type: Residential land Tenure: Freehold

Land size: 99,221 sq ft

Rueben Raj PRO (REN 40248)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD

(E (1) 0452/8) +6017 224 8885



RM2,500,000

St Mary Residence, Jalan Tengah, Kuala Lumpur

Type: Condominium Tenure: Freehold

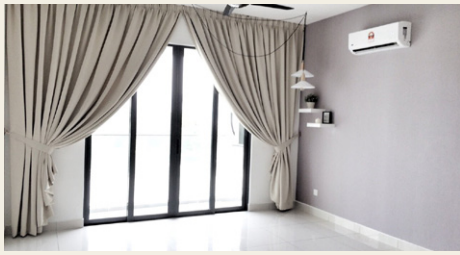
Built-up: 2,269 sq ft

Bedroom: 3 Bathroom: 4

Jenny Koo PRO (REN 18760)

KKLAND PROPERTIES (E (3) 1749)

+6012 211 9619



RM510,000

You Residence, Batu 9Th Cheras, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 1,200 sq ft
Bedroom: 3 **Bathroom:** 2

Chris Lim **PRO** (REN 20985)
GRIFFIN PROPERTIES (E (3) 1792)
+6016 995 5607



RM1,200,000

Bandar Rimbayu, Telok Panglima Garang, Selangor

Type: Bungalow **Tenure:** Leasehold
Built-up: 3,080 sq ft **Land size:** 2,938 sq ft
Bedroom: 4 **Bathroom:** 5

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



RM2,200,000

Cyprus, USJ Heights, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 5,220 sq ft **Land size:** 2,880 sq ft
Bedroom: 9 **Bathroom:** 8

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

Done Deal

Sold for

RM1.28 million (RM729 psf against land size)

Double-storey terraced house at Taman SEA, Petaling Jaya, Selangor



Concluded by: Swiss Tan **PRO** (PEA 2710)
IQI Realty Sdn Bhd (+6013 2288 881)
When: July 2021

Noteworthy

- Freehold
- Land size: 1,755 sq ft
- Built-up: 2,200 sq ft
- Four bedrooms; three bathrooms
- Facing the park



Taman SEA is one of the most established housing areas in Petaling Jaya, Selangor. It is a guarded community and within walking distance to Taman Megah commercial area. Other amenities nearby include schools, banks and shopping malls.

IQI Realty Sdn Bhd real estate agent Swiss Tan reckoned that Taman SEA is a convenient and peaceful neighbourhood to live in. Therefore, the property here is always under-supplied.

"Most of the residents here are long-time homeowners. [There is] hardly any unit for sale in the market. Therefore, when this park-facing unit was up for sale, the buyer quickly grabbed the opportunity. The unit was sold within a week after being listed," said Tan.

She explained that the owner was moving out from town, hence letting the unit go. Meanwhile, the buyer liked the unit for the strategic location and it being a guarded neighbourhood.

According to **EdgeProp Research**, four landed properties in Taman SEA were sold in 2020 at an average transacted price of RM1.06 million or RM664 psf.

As at early Oct 2021, there were 14 houses in Taman SEA listed for sale at an average asking price of RM1.08 million or RM644 psf. Meanwhile, six units were looking for tenants at an average asking monthly rental of RM2,166 or RM0.78 psf.



RM913,000

Sri Meranti, Bandar Sri Damansara, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 1,571 sq ft
Bedroom: 3 **Bathroom:** 3

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



RM23,000,000

Section 15, Shah Alam, Selangor

Type: Factory **Tenure:** Leasehold
Built-up: 45,700 sq ft **Land size:** 87,120 sq ft

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



RM1,400,000

Gombak Setia, Gombak, Selangor

Type: Bungalow **Tenure:** Leasehold
Built-up: 3,528 sq ft **Land size:** 8,450 sq ft
Bedroom: 5 **Bathroom:** 5

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



RM860,000

PJS 7, Bandar Sunway, Selangor

Type: Terraced house Tenure: Leasehold

Land size: 1679 sq ft

Bedroom: 4 Bathroom: 3

Christopher Wong **PRO** (REN 03972)

REAPFIELD PROPERTIES (HQ) SDN BHD

(E (1) 0452) +6012 278 2207



RM2,730,000

Damansara Jaya, Petaling Jaya, Selangor

Type: Bungalow Tenure: N.A

Built-up: 4,000 sq ft Land size: 2,702 sq ft

Bedroom: 6 Bathroom: 6

Susan Chan **PRO** (REN 04051)

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

+6012 345 0021



RM638,000

Lestari Puchong, Puncak Jalil, Selangor

Type: Terraced house Tenure: Leasehold

Built-up: 1,800 sq ft Land size: 2,828 sq ft

Bedroom: 4 Bathroom: 3

Bird Lim **PRO** (REN 09250)

PROPNEK REALTY SDN BHD (E (1) 1800)

+6012 252 3173



RM3,150,000

Kinrara Niaga, Bandar Kinrara Puchong, Selangor

Type: Shop office Tenure: Freehold

Built-up: 6,100 sq ft Land size: 1,760 sq ft

Bathroom: 6

SK Kee **PRO** (REN 01764)

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

+6012 211 3763

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RM780,000

Casa Residency, Pudu, Kuala Lumpur

Type: Condominium Tenure: Freehold

Built-up: 1,060 sq ft

Bedroom: 3 Bathroom: 3

Meifen Low **PRO** (REN 06451)

ONE WSM PROPERTY SDN BHD (E (1) 1823)

+6012 653 0714



RM750,000

Bandar Bukit Puchong 1, Puchong, Selangor

Type: Terraced house Tenure: Freehold

Built-up: 2,000 sq ft Land size: 1,650 sq ft

Bedroom: 5 Bathroom: 3

Syed Shah **PRO** (REN 28611)

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

+6012 670 2924



RM3,200,000

Taman Universiti, Petaling Jaya, Selangor

Type: Bungalow Tenure: Freehold

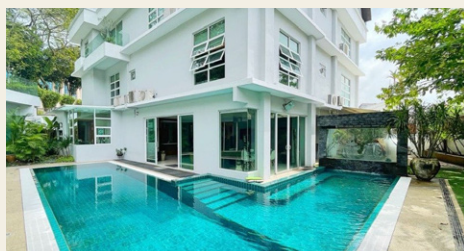
Built-up: 5,780 sq ft Land size: 5,700 sq ft

Bedroom: 6 Bathroom: 6

Steven Tiong **PRO** (PEA 2648)

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

+6019 862 8182



RM12,000,000

Damansara Heights, Kuala Lumpur

Type: Bungalow Tenure: Freehold

Built-up: 10,000 sq ft Land size: 11,000 sq ft

Bedroom: 6 Bathroom: 7

Francis Ngooi **PRO** (REN 45037)

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

+6011 6518 5155



RM395,000

The Wharf Residence, Puchong, Selangor

Type: Condominium Tenure: Leasehold

Built-up: 1,147 sq ft

Bedroom: 3 Bathroom: 2

Jason Wong **PRO** (REN 47283)

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

+6012 387 5642



RM4,200,000

Damansara Heights, Kuala Lumpur

Type: Bungalow Tenure: N.A

Built-up: 4,000 sq ft Land size: 6,100 sq ft

Bedroom: 5 Bathroom: 4

Siew Kim **PRO** (REN 04485)

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

+6012 210 2858



RM3,308,000

Broadleaf Residences, Kota Kemuning, Selangor

Type: Bungalow Tenure: Leasehold
Built-up: 4,942 sq ft Land size: 5,780 sq ft
Bedroom: 5 Bathroom: 7

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



RM1,150,000

Seksyen 3 Bangi Perdana, Bangi, Selangor

Type: Terraced house Tenure: Leasehold
Built-up: 3,239 sq ft Land size: 4,434 sq ft
Bedroom: 5 Bathroom: 5

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



RM8,790,000

Kunak, Sabah

Type: Agricultural land Tenure: N.A
Land size: 138 acre

William Tan Koon Leng PRO (PEA 1315)
IQI REALTY SDN BHD (E (1) 1598/1)
+6014 313 1931



RM850,000

Bungaraya Condo, Saujana Golf Club, Ara Damansara, Selangor

Type: Condominium Tenure: Freehold
Built-up: 1,668 sq ft
Bedroom: 4 Bathroom: 2

Jason Hew PRO (REN 41343)
ORIENTAL REAL ESTATE SDN BHD (E (1) 1503/13)
+6017 500 8020



RM10,800,000

Semenyih Lake Country Club, Semenyih, Selangor

Type: Commercial land Tenure: Leasehold
Built-up: 6,692 sq ft Land size: 8,095 sq ft

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



RM6,300,000

Tropicana Golf Club Resort, Tropicana, Selangor

Type: Bungalow Tenure: Leasehold
Built-up: 7,800 sq ft Land size: 8,801 sq ft
Bedroom: 6 Bathroom: 7

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



RM9,200/mth

Bandar Baru Sri Petaling, Kuala Lumpur

Type: Shoplot Tenure: Leasehold
Built-up: 2,160 sq ft Land size: 2,400 sq ft

Anderson Lim PRO (REN 10023)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD
(E (1) 0452/8) +6011 1133 2123



RM420,000

Desa Coalfields, Sungai Buloh, Selangor

Type: Terraced house Tenure: Freehold
Built-up: 1,500 sq ft Land size: 1,300 sq ft
Bedroom: 4 Bathroom: 3

Tarmizie Ramlee PRO (REN 14478)
REALTORS HAVEN PROPERTIES (VE (3) 0368)
+6019 202 0743



RM1,700,000

Jelutong Heights, Bukit Jelutong, Selangor

Type: Semide house Tenure: Freehold
Built-up: 4,200 sq ft Land size: 3,200 sq ft
Bedroom: 5 Bathroom: 6

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



RM490,000

Warisan Cityview, Cheras, Kuala Lumpur

Type: Condominium Tenure: Leasehold
Built-up: 957 sq ft
Bedroom: 3 Bathroom: 2

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



RM30,000,000

Temasya Glenmarie, Glenmarie, Selangor

Type: Commercial Complex Tenure: Freehold
Built-up: 50,000 sq ft Land size: 30,000 sq ft

Joyce Low PRO (PEA 2227)
ESPRIT ESTATE AGENT SDN BHD (E (1) 1448)
+6017 333 8007



RM284,888

Jalan Yahya Awal, Johor Bahru, Johor

Type: Condominium Tenure: Freehold
Built-up: 268 sq ft
Bedroom: 3 Bathroom: 2

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



RM43,000,000

Jalan Yap Kwan Seng, KL City Centre

Type: Commercial land **Tenure:** Freehold
Land size: 24,396 sq ft

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



RM13,000,000

Jalan Damansara, Damansara Heights, Kuala Lumpur

Type: Bungalow **Tenure:** Freehold
Built-up: 7,900 sq ft **Land size:** 14,500 acre
Bedroom: 7 **Bathroom:** 7

Angela Lee **PRO** (REN 04297)
PROPNEK REALTY SDN BHD (E (1) 1800/1)
+6012 678 3335



RM2,350,000

Tiana Elmina Garden, Shah Alam, Selangor

Type: Bungalow **Tenure:** Freehold
Built-up: 4,086 sq ft **Land size:** 4,950 sq ft
Bedroom: 6 **Bathroom:** 6

Surianti Ramli **PRO** (REN 36753)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)
+6014 567 1279



RM4,800,000

Seri Pilmoor, Ara Damansara, Selangor

Type: Bungalow **Tenure:** Freehold
Built-up: 6,600 sq ft **Land size:** 6,000 sq ft
Bedroom: 6 **Bathroom:** 7

Bryant Be **PRO** (REN 09246)
REAPFIELD PROPERTIES (HQ) SDN BHD
(E (1) 0452) +6016 208 1426



RM4,800,000

Seri Pilmoor, Ara Damansara, Selangor

Type: Bungalow **Tenure:** Freehold
Built-up: 6,600 sq ft **Land size:** 6,000 sq ft
Bedroom: 6 **Bathroom:** 7

Jackson Tan **PRO** (REN 48773)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 305 2847



RM688,000

SS12, Subang Jaya, Selangor

Type: Terraced house **Tenure:** Leasehold
Land size: 1,680 sq ft
Bedroom: 3 **Bathroom:** 2

Jane Wong **PRO** (REN 01192)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)
+6019 221 1370



RM13,000/mth

Mutiara Homes, Mutiara Damansara, Selangor

Type: Bungalow **Tenure:** Freehold
Built-up: 6,000 sq ft **Land size:** 9,000 sq ft
Bedroom: 7 **Bathroom:** 6

Ellie **PRO** (REN 25469)
GRIFFIN PROPERTIES (E (3) 1792)
+6019 280 8178



RM2,280,000

Bandar Puteri 8, Bandar Puteri Puchong, Selangor

Type: Semidee house **Tenure:** Freehold
Built-up: 4,000 sq ft **Land size:** 4,500 sq ft
Bedroom: 5 **Bathroom:** 5

Jennifer Ng **PRO** (REN 15938)
REAPFIELD PROPERTIES (SJ) SDN BHD (VE (1) 0202)
+6018 242 7880

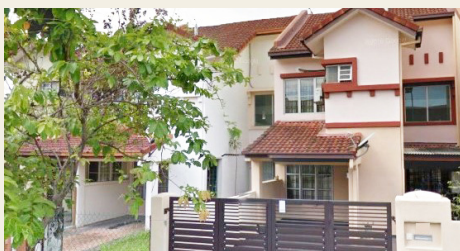


RM2,750,000

Tamarind Square, Cyberjaya, Selangor

Type: Shoplot **Tenure:** Freehold
Built-up: 3,826 sq ft
Bathroom: 2

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



RM655,000

Putra Bahagia, Putra Heights, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 1,300 sq ft **Land size:** 1,650 sq ft
Bedroom: 4 **Bathroom:** 3

Victor Lai **PRO** (REN 38557)
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)
+6012 277 5371



RM680,000

Taman Melewar, Gombak, Kuala Lumpur

Type: Terraced house **Tenure:** Leasehold
Land size: 1,650 sq ft
Bedroom: 4 **Bathroom:** 3

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



RM788,000

PJS 7, Bandar Sunway, Selangor

Type: Terraced house **Tenure:** Leasehold
Built-up: 1,800 sq ft **Land size:** 1,650 sq ft
Bedroom: 11 **Bathroom:** 8

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