

## THE NEW OLD CHINATOWN

**KL's Chinatown** is seeing a shift in crowd, thanks to the many restoration works that have injected new zest to the **150-year-old landmark**. Brewing more excitement here is the anticipated opening of the first phase of Merdeka 118 next year.

So, how is the heritage site remaking itself to complement the tower of ultra modernity? Find out on **Pages 7 to 14**.



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## Malaysia-Singapore vaccinated travel lane to be launched on Nov 29

Malaysia and Singapore will launch a vaccinated travel lane (VTL) between the Kuala Lumpur International Airport (KLIA) and Changi Airport on Nov 29, according to a joint press statement by the leaders of the two countries.

"Under the VTL, fully vaccinated travellers will be able to travel between Singapore and Malaysia, and be subjected to Covid-19 tests in lieu of serving quarantine or the stay-home notice," said Prime Minister Datuk Seri Ismail Sabri Yaakob and Singaporean Prime Minister Lee Hsien Loong in the statement on Monday (Nov 8).

The two prime ministers also look forward to

restoring travel across the land links between the two countries in the near future.

Meanwhile, Minister in the Prime Minister's Department (Economy) Datuk Seri Mustapa Mohamed said Malaysia's economy is expected to recover when cross-border activities are fully allowed.

He said the reopening of borders would help revive the tourism and investment sectors after they were dealt a severe blow by Covid-19.

So far, the resort island of Langkawi has been reopened to fully-vaccinated international tourists under a pilot travel bubble project.

## KLCCP Stapled posts lower net profit in 3Q

KLCCP Stapled Group's net profit for the third quarter ended Sept 30, 2021 declined by 13.58% to RM135.39 million from RM156.66 million a year earlier amid prolonged restrictions and imposition of the movement control order due to the exponential increase in Covid-19 cases.

The group, which comprises KLCC Property Holdings Bhd (KLCCP) and KLCC Real Estate Investment Trust (KLCC REIT), also saw its quarterly revenue fall 16.72% to RM260.34 million versus RM312.6 million, its filing with Bursa Malaysia showed.

Despite the unfavourable performance, the group declared a dividend of seven sen per stapled security, bringing total dividends to 21 sen for the cumulative nine months ended Sept 30, 2021, compared with 23.3 sen a year ago.

It noted that revenue for the office segment slipped 3.19% to RM144.94 million from RM149.72 million due to non-cash accounting adjustments following the extension of the triple net lease agreement for Menara 3 and Petronas Twin Towers in November 2020.

## 1,474 slopes identified as risky in five states

There are 1,474 slopes with moderate

to very high hazard identified in five states, which may be affected in the north-east monsoon season.

Senior Works Minister Datuk Seri Fadillah Yusof said slopes with such risks are located on several critical federal roads in Kelantan, Terengganu, Pahang, Johor and Negeri Sembilan, such as Federal Roads FT1, FT3, FT4, FT5, FT8, FT86 and FT185.

"They were identified through the slope risk and hazard maps of the Ministry of Works for slopes along federal roads in Malaysia in 2020," he said during Minister's Question Time in the Dewan Rakyat on Nov 9.

Fadillah said his ministry was also monitoring slopes along highways, especially the Kuala Lumpur-Karak Expressway, East Coast Expressway Phases 1 and 2, and measures were taken as preparations to ensure slopes along the highways were safe.

## Ministry of Works submits three proposals to MoF to assist contractors

The Ministry of Works has sent three proposals to the Ministry of Finance (MoF) to ease problems facing contractors who are implementing government projects following the increase of building materials prices.

Deputy Works Minister Datuk Arthur Joseph Kurup said the proposals include adding building materials to the list of variation of

price (VOP) from six to 23 building materials.

"Another proposal is to expand the application of the VOP for design work and building contracts for projects on Sept 1 and extend the VOP until the end of next year if it is approved," he said during the question-and-answer session in the Dewan Rakyat on Nov 10.

He said the proposals submitted by the ministry could be used to help reduce the burden of the contractors concerned and for the projects to be completed for the convenience of the people.

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## Elmina Green Five and Trilia fully snapped up within five minutes via online booking

Sime Darby Property Bhd's Elmina Green Five in the City of Elmina and Trilia landed homes in Bukit Jelutong, Selangor have achieved a 100% take-up rate in under five minutes.

According to a media statement by the developer on Nov 8, all 136 units of Elmina Green Five and 46 units of Trilia homes were snapped up during their respective early bird previews in late October. Both projects have a combined gross development value (GDV) of RM239 million.

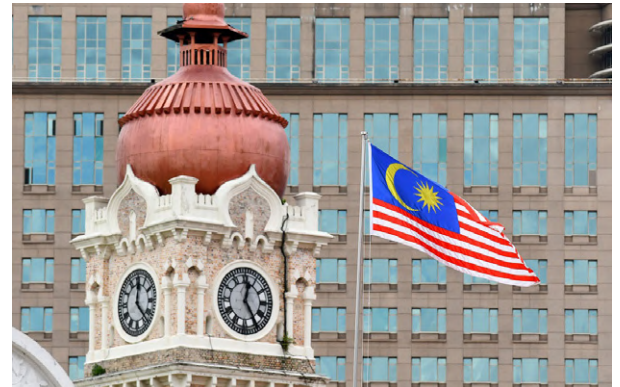
The quick take-up was attributed to Sime Darby

Property's in-house developed Online Booking System (OBS) that allows homebuyers to reserve units at their own convenience without having to step into a sales gallery.

Priced from RM911,888, the double-storey Elmina Green Five homes with land area measuring 22ft by 75ft have built-ups ranging from 2,478 to 2,841 sq ft.

Meanwhile, Trilia comes in lot sizes measuring 40ft by 80ft and 40ft by 85ft with prices starting from RM2.67 million and RM2.79 million respectively.

## Malaysia 10th most-vaccinated nation against Covid-19



Malaysia has the 10th highest rate of complete Covid-19 vaccination globally, with some 77% of its total population fully inoculated.

Citing a New York Times (NYT) tracker on Monday (Nov 8), CodeBlue, which reports issues and policies related to healthcare in Malaysia and around the world, it said about 80% of Malaysia's total population had been vaccinated with at least one dose.

The other nine countries with the highest percentage

of full Covid-19 vaccination were UAE (89%), Portugal (87%), Malta (85%), Singapore (82%), Chile (81%), Cambodia (80%), Spain (79%), Qatar (78%), and Iceland (77%).

The NYT's Covid-19 vaccination tracker also noted that about 1.5% of Malaysia's population had received an additional coronavirus vaccine dose. A total of 492,054 additional doses had been administered nationwide to date.



## IMBRT now known as Iskandar Rapid Transit

Iskandar Malaysia Bus Rapid Transit (IMBRT) is now officially known as Iskandar Rapid Transit, said Iskandar Regional Development Authority (IRDA) in a media statement on Nov 9.

Johor Menteri Besar Datuk Ir Hasni Mohammad said Johoreans were excited and looking forward to welcoming the new integrated public transport service in Iskandar Malaysia and the first comprehensive Bus Rapid Transit system in Malaysia.

"With our vision for Iskandar Malaysia to be a strong and sustainable metropolis of

international standing by 2025, we believe Iskandar Rapid Transit will increase the mobility of the people in the state and become the backbone of the public infrastructure connecting to the main transportation hubs in Iskandar Malaysia, Senai Airport, Rapid Transit System, Larkin Sentral and Puteri Harbour," he added.

The Iskandar Rapid Transit, when fully implemented, would be able to connect 55 feeder routes and 44 direct routes with the main route covering 28 stations.



## Genting Skyworlds theme park expects to open by next month

Genting Malaysia Bhd (GENM)'s outdoor theme park Genting Skyworlds is one step closer to opening its doors to the public as it starts conducting technical rehearsals.

"We are conducting technical rehearsals for employees and selected guests," a GENM spokesperson noted on Nov 8 in response to The Edge's email query on the matter.

When asked when the theme park will be opened to the public and how much the tickets will be, the spokesperson said the information will be announced in due time.

Gaming analysts expect the park to be opened to the public by next month "if all goes well" and the tickets could range between RM150 and RM300.



# A Way of Life

*Una Forma de Vivir*

## CASA RICA

The success story of Setia Greens continues with its final chapter – Casa Rica, a Spanish-inspired residential enclave located at Sungai Ara, Penang. This low-density freehold development includes 2 & 3 storey semi-detached homes built for multigenerational families.

OPEN FOR PRIORITY SELECTION



### Verde | Type 1

3 Storey Semi Detached Homes  
3,512 sq.ft | 27.5 ft x 47.5 ft  
5 + 1 Bedrooms with Private Lift

Land Area:  
(min) 3,627 sq.ft. (43 ft x 90.4 ft)  
(max) 4,068 sq.ft. (41.4 ft x 101.2 ft)



### Estrella | Type 4A

2 Storey Semi Detached Homes  
3,046 sq.ft | 25.7 ft x 58.8 ft  
4 + 1 Bedrooms

Land Area:  
(min) 3,638 sq.ft. (37 ft x 98.5 ft)  
(max) 10,742 sq.ft. (36.8 ft x 181.2 ft)





The 88-unit DEFINE offers exclusive and luxury living in the heart of Thu Duc City in Ho Chi Minh City.

## CapitaLand Development to launch two luxury residences in Vietnam

●Text The Edge Singapore

CapitaLand Development (CLD), the development arm of CapitaLand Group, has unveiled the designs of two upcoming luxury residential developments in Vietnam.

The developments – Heritage West Lake in Hanoi and DEFINE in Ho Chi Minh City – are expected to be launched for sale in 1Q2022.

The 173-unit Heritage West Lake is CLD's first luxury residential development in Hanoi. It also is the first residential development in the city to feature a private lift lobby for all units as well as a rooftop heated swimming pool.

In addition, it is Hanoi's first residential development to receive Singapore's Building Authority & Construction (BCA)'s Green Mark Award.

The 88-unit DEFINE is located in Thu Duc City in Ho Chi Minh City. Notable features include the first automated smart car parking system in Vietnam. It is also a green-certified development, receiving the Green Mark Gold accolade by BCA.


Speaking at the groundbreaking ceremony for DEFINE, Ronald Tay, CEO of CLD (Vietnam), says that the company, which entered Vietnam over 25 years ago, continues to see strong demand for live-work-play spaces driven by rapid urbanisation.

"With Heritage West Lake and DEFINE, we are setting new benchmarks in creating not just luxurious, but also sustainable developments to

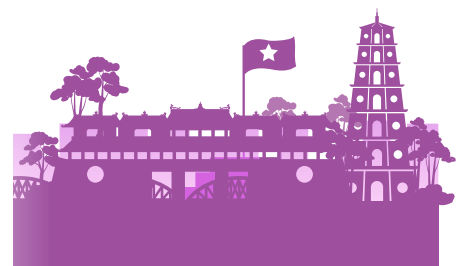


enrich the lives of our residents," he remarks.

Tay also notes that Vietnam remains one of the core markets for CLD. "CLD remains bullish on long-term prospects for Vietnam, and we are looking to expand our presence across the country, including new economy assets such as logistics facilities, data centres or business parks. We are also working with local partners and government authorities to explore master planning and urban development opportunities to deepen our multi-sector real estate presence in Vietnam," he explains.

With the addition of Heritage West Lake and DEFINE, CLD's residential portfolio in Vietnam will expand to over 7,300 units across 14 developments. 

DEFINE offers over 50 luxurious facilities and features for its residents.





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# Makeover working its *charm*

● **Text Natalie Khoo and Chelsea J. Lim**

One of the lovely things about taking a stroll in Chinatown, Kuala Lumpur is the nostalgia it draws from you as you relive the past through the still-standing structures, fixtures and fittings of yore. Walking along the five-foot way or fondly known as *kaki lima* in the national language, the shophouses here ooze with characters that have stood the test of time.

Dating from the 1870s, some of the buildings certainly look time-worn, but many have undergone restoration works, and it is comforting to see that their original identifying features have been conserved, thanks to the National Heritage Buildings Act 2005.

Chinatown, also known as Petaling Street or fondly called *Qi Chong Gai* in Cantonese, was once a bustling street-shopping destination both for locals and tourists in the pre-megamall days. Over time though, its identity was somewhat diminished by the burgeoning of foreigner-manned stalls selling counterfeit goods, and it didn't help that they were tagged at prices blatantly beckoning bargaining battles.

However, like the cleansing of the Augean stables, the Covid-19 pandemic has in a way curtailed this activity, making way for the good old days to return. At the same time, as the economy reopens, the crowds are gradually coming back too, seeking what Chinatown has been popular for – a myriad of delectable street food, local delicacies, quirky eateries, souvenirs, and yes, a haggling exercise over shoes, T-shirts, bags, accessories, watches and the likes. (Read “Popular landmark and heritage site” on page 10.)

If you have not visited Chinatown for a while, be prepared to be pleasantly surprised by the makeover.

## Becoming young and trendy

Trendy and Instagrammable cafes, bars and restaurants are mushrooming in the area. These are driven by the young and new generation of entrepreneurs out to attract the foodies and the adventurous, who are always on the look-out for new lifestyle experiences.

Notably, considerable funds have been invested to restore, refresh and preserve Chinatown.

A private initiative led by local architects to repurpose the vacant old Rex Cinema to RexKL was completed in 2019. The result: a unique space to host events, theatres, exhibitions, retail and F&B.

Then there is *Kwai Chai Hong*, which translates to Little Demon Lane. It is popular for its happening cafes and interactive murals depicting glimpses of KL in the 1960s. It received a RM94,255 grant for its restoration from urban regeneration organisation ThinkCity. Opened in April 2019, the entire project cost RM1.5 million and was undertaken by Bai Chuan Management Sdn Bhd, which funded the remaining cost on their own accord.

Before its transformation, this laneway hidden between Lorong Panggung and Jalan Petaling often went unnoticed, but the restoration works of 10 units of Category 3 heritage buildings here, bedecked by engaging 3D wall art by local artists, is

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Walking along the five-foot way or fondly known as *kaki lima* in the national language, the shophouses here ooze with characters that have stood the test of time.



Back in 2003, the government pumped in RM11 million to transform Petaling Street, the main thoroughfare in Chinatown, into a pedestrian shopping arcade.



PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my



A private initiative led by local architects to repurpose the vacant old Rex Cinema to RexKL was completed in 2019.



“There has been an increasing younger crowd patronising downtown KL. These people are in their mid-20s, and then of course you probably see the older crowd like their parents as well. I think the missing gap of people here are those in their 30s and 40s like me,”  
— Chang

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now one of the most happening places in downtown KL.

For those who recall, back in 2003, the government pumped in RM11 million to transform Petaling Street, the main thoroughfare in Chinatown, into a pedestrian shopping arcade. This was done with the installation of Chinese-style arches at the two ends of the street and a green translucent roof to shield visitors from the sun and rain.

While Petaling Street is synonymous to Chinatown, the Chinatown area actually includes other streets such as Jalan Tun Perak, Lorong Panggung, Jalan Tun HS Lee, Jalan Sultan, Jalan Hang Jebat, Jalan Balai Polis and Jalan Tun Tan Cheng Lock.

The nearby Jalan Tun HS Lee is equally intriguing. Here, you can find the famed Lee Wah Florist that has operated for more than three decades and dried seafood operator Chai Huat Hin that has been

established from 1972.

Those familiar with this area would also know of a pottery shop which went by the name of Kwong Yik Seng, a family-run business for 81 years. It used to be the go-to shop for plates, bowls and vases.

However, don't go looking for this shop any more. Where it used to be is now Warong Old China, a riveting restaurant that certainly pleases more than just the palate.

Opened only recently in October 2021, Warong Old China is the creation of the owners of the popular Old China Café at Jalan Balai Polis and Precious Old China at Central Market, another tourist spot in the capital city. (Read “Paying tribute to heritage through food, art and culture” on page 11.)

Warong Old China business partner Johnni Wong tells EdgeProp.my: “It is no longer just the older crowds or tourists coming in. On weekends and even weekdays, you see the younger crowds coming to Chinatown to hang out or chill with their friends at the cafes and restaurants here. It has somewhat become a hang-out spot for them, and you can see them just taking their time to take photos or enjoy a meal here. With the completion of the phase 1 of Merdeka 118 next year, we expect even more traffic

coming into Chinatown”.

Meanwhile, co-founder of RexKL Shin Chang shares with EdgeProp.my that he prefers to call the place downtown KL instead of Chinatown because he believes that the area belongs to all Malaysians and hence, why he and six partners have revamped the old REX Cinema into what it is today.

“I grew up in the Jalan Raja Laut area, watching my father run a *kopitiam*. Of course, over time, we saw more shop owners or landlords moving out to other parts of the city like Petaling Jaya, because the development [in KL City] had grown old. This is a natural process. I realised that a place always needs a fresh perspective or offering. Be it a restaurant or event space, you need to have new offerings so that the place remains relevant. Otherwise, people get bored and the place gets forgotten.

“There has been an increasing younger crowd patronising downtown KL. These people are in their mid-20s, and then of course you probably see the older crowd like their parents as well. I think the missing gap of people here are those in their 30s and 40s like me, who probably have families and like to stay with the familiar instead of exploring new places, unlike me who is always out and about,” says Chang with a laugh. Chang is also one of the co-founders of Chocha Foodstore located along Jalan Petaling.

He is currently working on a pilot alley activation project along the RexKL building, because he has realised that alleys are often underutilised.

“Because of the pandemic, a lot of businesses could not sustain. So, we are trying to talk to some businesses to relocate to the alley with proper infrastructure, lighting and maybe some art installation. Eventually, we hope to replicate this in the whole downtown. We are currently applying and waiting for a grant from ThinkCity,” Chang says, adding that an urban park at RexKL is in the works as well.

BookXcess’ newest flagship store will see a soft opening this month at RexKL, occupying some 6,000 sq ft of space on the second floor.

The potential of Chinatown has been picked up by Singapore-listed property group GSH Corp, when in 2018, it announced that it was taking a 50% stake in a special purpose vehicle that owned a prime land parcel of 1.4ha at Jalan Petaling. The acquisition process has since been completed.

Plans are now underway to build a 69-storey skyscraper with a total of 1,889 apartment units in Chinatown. This is the group’s second project in KL, and the third in Malaysia.

“Chinatown is a place with so much heritage and yet it has such hip appeal to a younger crowd in their 20s and 30s, thanks to its growing crop of stylish cafes and unique lifestyle concepts. We believe that Chinatown has a lot of potential to grow and this is only the beginning. When our project is completed, we believe that it will further rejuvenate Chinatown’s attraction as a lifestyle hub,” GSH Group Corp director of sales and marketing Dennis Tan tells EdgeProp.my. (Read “Market potential of Chinatown” on page 14.)

## No more foreign workers

The pandemic may have also been a blessing in disguise for Petaling Street as it actually experienced an identity crisis a few years ago when it was filled with tourists and foreign labour.

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The RM5 billion Merdeka 118, whose Phase 1 is expected to open next year, will be a catalyst for the business activities and property value in Chinatown, for its proximity to the new development.

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“There was a time when locals didn’t like to visit Chinatown as they felt the place was over-commercialised with tourism-oriented activities. We realised the problem and actions have been taken to revitalise Chinatown,” says Datuk Ang Say Tee, chairman of KL Hawkers and Petty Traders Association.

To achieve the target of zero foreign traders and workers, the local traders are requested to sign a letter of undertaking which stipulates that they are barred from hiring foreign workers if they want to restart their businesses.

Last August, when Petaling Street came back to operation after the Movement Control Order was lifted, there was an increasing number of young local traders, selling F&B that are preferred by younger crowds such as Taiwanese mee sua (vermicelli), Thai street food and bubble milk tea.

Additionally, the association is also helping entrepreneurs interested in setting up small businesses in the area by connecting them with shop owners or helping them to apply for business licences.

“The century-and-a-half-old street is evolving again and we hope it could be ‘young’ again with new offerings brought in by the young traders and F&B business owners in other parts of Petaling Street, such as *Kwai Chai Hong* and *Jalan Sultan*,” Ang notes.

In fact, the transformation was already in the works before the pandemic. The changes to the area were also brought about by the improved accessibility via rail connectivity and the restoration projects such as *Kwai Chai Hong* and *RexKL*.

Knight Frank Malaysia executive director of research and consultancy Judy Ong notes that the rejuvenation projects in Chinatown area seem to be working its charm as many youths and domestic tourists have been attracted to Petaling Street and its vicinity for the creative and contemporary spaces, such as *RexKL*.

“This is on top of the new Instagram-worthy cafes and trendy bars, as well as various murals and wall art that have popped up in recent years, such as at *Kwai Chai Hong*, celebrating the history and heritage of the area,” she adds.

## Merdeka 118 catalyst

Looking at the transformation of KL Chinatown or Petaling Street, JLL Property Services (Malaysia) managing director YY Lau says the change is timely with the upcoming 118-storey Merdeka 118 development, the soon-to-be second tallest building in the world.



“The century-and-a-half-old street is evolving again”  
— Ang

The RM5 billion skyscraper, whose Phase 1 is expected to open next year, will be a catalyst for the business activities and property value in Chinatown, for its proximity to the new development.

“Merdeka 118 has the capacity to bring in an influx of more than 10,000 office workers, which will no doubt increase and rejuvenate the vibrancy of the surrounding areas. When fully completed and tenanted, the place will attract a locational branding with investors likely to be attracted to rejuvenate the surrounding vicinity of Merdeka 118, which will further enhance the value of the older part of the central business district,” says Lau.

Knight Frank’s Ong notes that Permodalan Nasional Bhd (PNB), the largest fund management company in Malaysia, and its subsidiaries will reportedly take up 42 floors of Merdeka 118 and the upper 17 floors of the tower will house the five-star Park Hyatt Hotel KL, operated by Hyatt Hotels Corp.

“The locality of Petaling Street is expected to benefit from the spill-over effects of the Merdeka 118 development,” she adds.

PNB Merdeka Ventures Sdn Bhd, a wholly-owned subsidiary of PNB, has also recently announced its partnership with Oakwood Premier KL to introduce an Oakwood Premier-branded residential tower to the iconic Merdeka 118 precinct in 2024.

Other components of the development include the highest observation deck in Southeast Asia, about one million sq ft of retail space dubbed 118 Mall, Merdeka Boulevard at 118 – a four-acre linear park with open public spaces, Look at 118 – a cafe with picture-worthy views, Textile Gallery – a showcase of Malay-world textile, three premium residential towers that will be launched in 2022 called Merdeka Residences with 800 apartment units, including serviced residences, a childcare centre built for children below seven years old and Masjid Merdeka for a capacity of up to 3,000 people.

## Improved connectivity and accessibility

PNB reported in *The Edge Malaysia* earlier this year that it is constructing the Belfield Tunnel, which gives visitors direct access to Merdeka 118 from Jalan Syed Putra off the Federal Highway. It also added that further road improvements have also been added to ease access towards Jalan Stadium and Jalan Hang Jebat.

In the feature published in February this year, PNB president and group chief executive Ahmad Zulqarnain said that Merdeka 118 is also well supported by two LRT stations (Hang Tuah and Plaza Rakyat), the MRT with the already-operational Merdeka Station and by monorail with the Maharajalela station.

“Other infrastructure boosts include a direct connection leading from Jalan Istana to the basement of the development, pedestrian access linked to the Bukit Bintang City Centre development, and an 800m new flyover. In all, PNB has invested almost RM500 million on infrastructure upgrades to ease accessibility,” he highlighted in the report.

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“The rejuvenation projects in Chinatown area seem to be working its charm as many youths and domestic tourists have been attracted,”  
— Ong



“Merdeka 118 has the capacity to bring in an influx of more than 10,000 office workers, which will no doubt increase and rejuvenate the vibrancy of the surrounding areas.”  
— Lau



## Popular landmark and heritage site

Jalan Petaling, famously recognised as the heart of Kuala Lumpur's Chinatown, stretches almost 1km from Bulatan Merdeka all the way to Jalan Yap Ah Loy. Located in downtown KL, locals fondly call it Petaling Street, or dubbed *Qi Chong Gai* among the Chinese-speaking. Meanwhile, foreigners know it as KL Chinatown, a popular landmark as well as a heritage site.

It was once home to Chinese settlers (mostly of Hakka and Cantonese descent) who worked in Malaysia's flourishing tin-mining industry in the early 19th century.

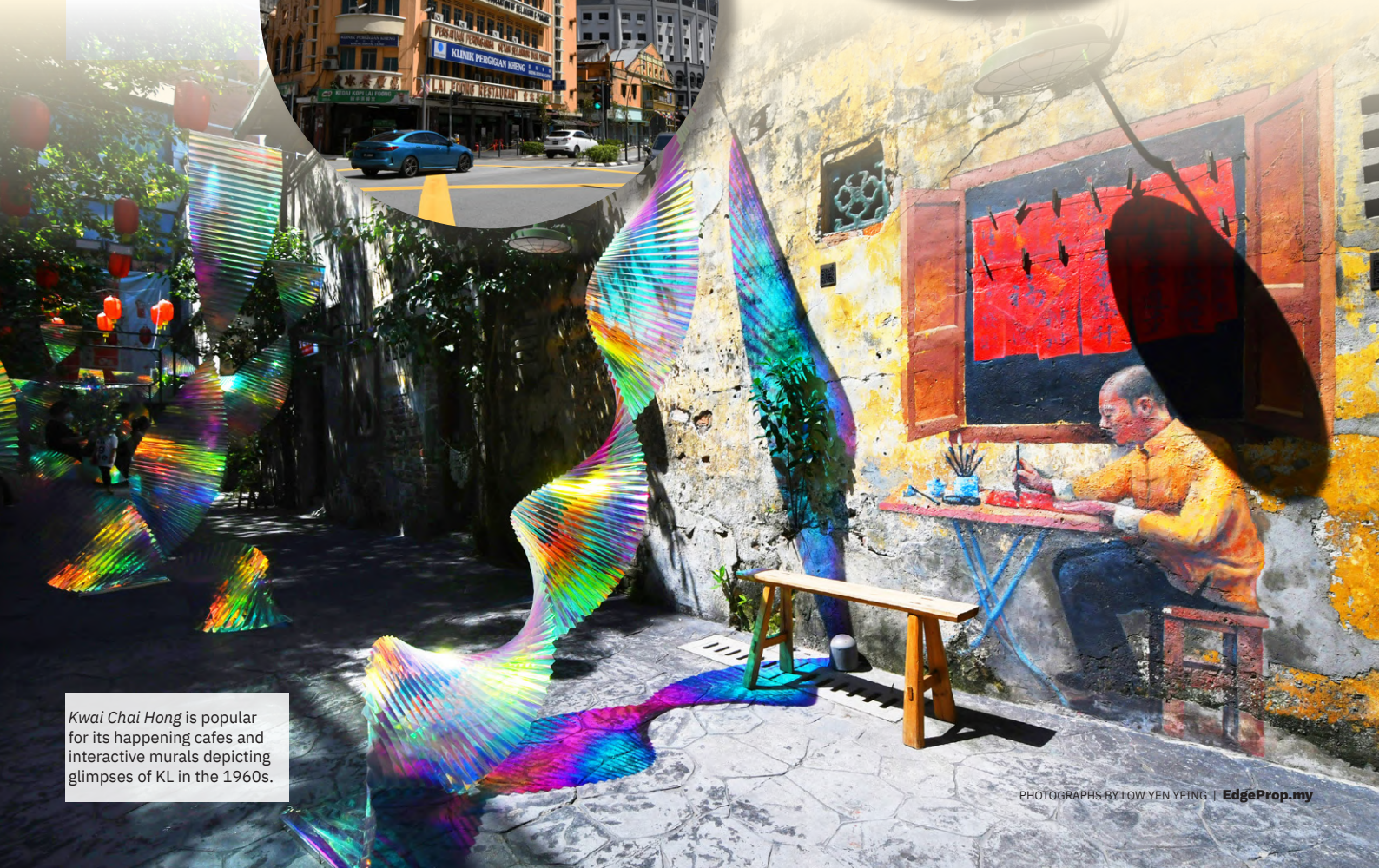
The locals would say "You have never been to Malaysia if you have never visited Petaling Street" to emphasise its must-visit value. It is a place filled with the sentimental vibes of the old KL while also integrated seamlessly with a modernised culture.

Within this bustling stretch, one could find all sorts of consumer goods – from apparels and souvenirs to wedding accessories and some knock-off products; not to forget, the best local food like *yong tow foo*, charcoal-fried Hokkien noodles, wanton noodles and *muah chee* (glutinous rice snacks).

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The locals would say "You have never been to Malaysia if you have never visited Petaling Street".



Kwai Chai Hong is popular for its happening cafes and interactive murals depicting glimpses of KL in the 1960s.



Warong Old China was officially opened on Oct 13 this year.



## Paying tribute to heritage through food, art and culture

Nostalgia sells. Savvy entrepreneurs are zooming into reliving heritage values in a reset of Kuala Lumpur's Chinatown.

Fresh ambience, fun and flavours are injected into this more-than-century-old destination, creating a burst of colour and vibrancy.

Instagrammable spots have sprouted, some with alluring stories that capture the imagination.

One of these is Warong Old China. Located at Jalan Tun HS Lee, it is a restaurant with a difference.

### Why Chinatown?

Stepping into Warong Old China, you can't help but feel like you have stepped into a Peranakan home. The Peranakan are descendants of the earliest Chinese settlers in the Malay Archipelago, where their inter-marriages with the local Malays and transculturation have resulted in a unique hybrid identity.

"Once you walk in, you won't fail to see a grand and ornate hall partition that has been resurrected here complete with all the auspicious carvings and plaques. There is also a pair of blackwood armchairs with mother-of-pearl inlay flanking a matching half-moon table. Now you don't need to travel to Penang or Melaka, where the Peranakans now mostly reside, to take your relatives or elderly folks to view such antiquities which include a Malaccan wedding bed and 14-seater colonial dining table," one of Warong Old China's business partners, Johnni Wong, tells EdgeProp.my.

The shop, which is 20ft wide and 100ft in length, has a built-up space of 4,000 sq ft, renovated to the hilt. It officially opened on Oct 13, deemed by the owners as the most auspicious day on the lunar calendar to "open" with a simple ceremony.

Wong is also one of the business partners of Old China Café at Jalan Balai Polis down the street, and Precious Old China at Central Market, another tourist spot in the vicinity.

"Why we decided to embark on Old Warong China was also due to the continuous rental increase of existing properties in the Chinatown neighbourhood. We



An antique Malaccan wedding bed is displayed inside Warong Old China.

started out at RM4,000 per month over 20 years ago and the current rental rate is over three-fold. With this new project of ours, rental is capped at a reasonable rate for many years. In time to come, probably only international fast-food chain restaurants would be able to afford the rental rates. So, we are looking at surviving way into the future.

"Furthermore, each of our Old China restaurant designs is different, though with the same retro-chic ambience created from what we have collected and sourced over the decades. Each idea has been in gestation for years and years. And we have plenty more ideas, but age is catching up," quips Wong.

Wong shares that the asking price of Chinatown shophouses range from about RM4 million to about RM7 million, depending on various factors such as built-up space and location.

"Already, a foreign-owned company from a neighbouring country has been buying up such properties before the Covid-19 pandemic hit. And after renovations, the shophouses rent for RM20,000-RM30,000

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A yesteryear cashier booth on the ground floor of the restaurant.



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per month. Basically, the tenants are paying for the mortgages of the landlords,” says Wong.

Wong also observes a new generation of youngish entrepreneurs who have embarked on F&B ventures in Chinatown in the past couple of years, and he believes this trend will continue to grow.

“Property prices in this part of KL are expected to rise in view of the completion of the nearby Merdeka 118 skyscraper. Property prices in the vicinities of such super-tall skyscraper projects have reportedly risen exponentially whether in Asia, the Middle East or the West. So, far-sighted investors are optimistic,” he notes.

### **Paying homage to those who paved the path**

For Wong, the idea of Warong Old China is more than just the food or the place. It is about paying tribute to the food entrepreneurs who have paved the path to success in all Chinatowns throughout Southeast Asia.

“The menu offers many popular delicacies enjoyed by the various ethnic communities in the region such as Thai basil minced chicken rice, pineapple fried rice, Vietnamese spring roll, pomelo salad and mango salad. Of course, there are also Chinese food including Hakka salted chicken, Teochew prawn roll, ginseng soup, ABC Soup, *wan ton mee*, Ipoh *hor fun* plus ‘*tong sui*’ like red bean soup and even durian mousse. And not forgetting the food legacy of the colonial era like chicken chop, lamb chop, steak, fish & chips and burgers; even spaghetti for the little ones who can’t eat our spicy curry laksa or *nasi lemak*. But all such food come with our own little twists,” says Wong.

The name Warong was picked up to relate to the casual, Southeast Asian ambience of the venue while “Old China” is Wong and his business partners’ long-established brand since the early 1990s when they had their first restaurant with the same name at Jalan Hang Lekir in the heart of the old quarters of Melaka.

“With Warong Old China, we also pay homage

to the Chinese shophouse tradition in terms of interior design, but again, with ‘Old China’ elements. The pair of intricately-carved front doors come from a Penang shophouse. The doors are flanked by antique stain-glass panes from the era of colonial India and topped with a glass panel in the shape of a European crown.

For him, the decor isn’t just about creating nostalgia for others but rather, it reflects the partners’ passion for antiques, and having collected them over several decades, they want to put them in a place where anyone with a similar interest can enjoy viewing over a cup of Lavazza coffee or Chai Masala.

### **Trying times but soldering on**

Before Warong Old China occupied the shoplot, the property had belonged to Kwong Yik Seng Crockery Sdn Bhd, where the owner-occupiers had been importing and selling crockery from China for over 80 years.

Wong says that in fact, the bank manager in charge of the loan application has known the owners for years.

“So, the bank needed little convincing on approving the loan on the property as the asking price was reasonable. But the margin was only 80%. Eventually, with another bank willing to give a higher loan margin, the original bank with the astute manager finally got the loan approved at the required margin. The property transaction took place in 2019 and by the end of the year, the deal went through,” Wong recounts, though he declines to reveal the transaction price.

However, Wong observed that the market was slowing down in early 2020 and he foresaw that the situation wasn’t looking up. True enough, by March 18, the first Movement Control Order (MCO) was imposed.

“Although we were faced with the pandemic, there was no turning back as the architect as well as soil and structural engineers had been engaged

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“

**Although we were faced with the pandemic, there was no turning back as the architect as well as soil and structural engineers had been engaged and they had commenced work.”**

**– Wong**



← From **PREVIOUS PAGE**

and they had commenced work. What could be changed was the scale of the renovation. It was a wait-and-see game to see what new standard operating procedures (SOP) were imposed in terms of what type of work could or couldn't be carried out. The architect was a stickler for rules and regulations and whatever the City Hall and the Fire Department wanted, it was complied with. Of course, work was delayed and renovation took a year to be completed," Wong shares.

When work was completed by May 2021, MCO 3 was subsequently imposed in June before it was finally lifted towards the end of September. And by MCO 3, the banks also relented in extending pre-existing loan moratoriums.

Thankfully for Wong, "certain kind suppliers continued to supply their goods and food stuff despite not receiving any payment during the few MCO months", though of course, there were others who stopped supplying or would only do so if paid in cash.

Having said that, Wong reveals that whatever possessions they could sell, including their cars and artworks, were sold to reduce piling debts. All their savings and Employees Provident Fund (EPF) money were emptied to barely keep afloat their existing outlets.

"And who would lend us money during a pandemic? Even if the business can't operate, there are still bills to pay. And how much profit can you make after deducting the 30% food delivery [service] cost?"

"Fortunately, our landlords at Central Market (Precious Old China) and at Jalan Balai Polis (Old China Café) were quite accommodating. Otherwise, we would have closed shop. It is now a balancing act till the loan moratorium ends," he adds.

## Event space on top floor

Unlike the ground floor, which is quite ornate with antique stain-glass panels, a yesteryear cashier booth and long bar counter, marble-topped dining tables and display cabinets filled with bric-a-brac, the upstairs-level is very bright. This is due to the tall, unadorned casement windows, sky-lights and glass-enclosed courtyard garden.

"This is a multi-functional art space that doubles up as a lounge, private dining hall and even a mini-theatre for performances and product launches. The space has already been booked for two album launches, business meetings with catered food and private functions. All events strictly adhere to the SOP," says Wong.

## Putting MCO time to good use

For many, the MCO was a time when work slowed down, but for Wong, he took the opportunity to up all his food recipes ahead of the restaurant's opening. He is one who gets his hands dirty to know the ins and outs of the ingredients and preparation methods of the dishes while overseeing the entire operation.

"I do have a long-standing interest in cooking but it was during MCO 1 that I resumed watching hours and hours of YouTube cooking shows to understand the secrets of Southeast Asian cuisine. For instance, there are many versions of Thailand's *pad kra pao gai* or minced chicken stir-fried with Thai basil. The secret is not to over-cook the delicate

basil leaves and to have the fried egg crispy at the edges and the yolk still runny. And to have the minced meat well marinated with the right combination of fish sauce, soya sauce, dark soya sauce, oyster sauce and a pinch of sugar. Finally, depending on how spicy you like it, the right number of fresh chillies and garlic is crucial.

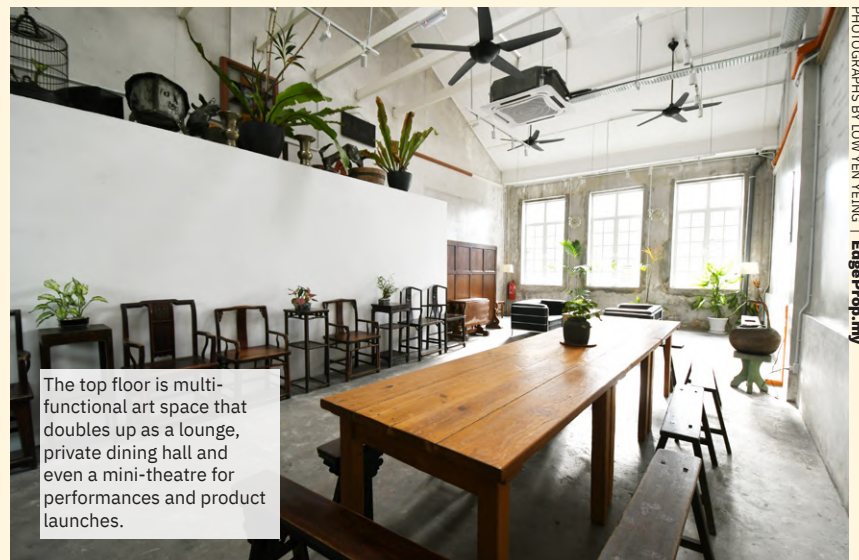
"Even frying a plain omelette with fish sauce requires skill. And the nyonya dish of *telur Belanda* may seem simple but getting the taste of tamarind with just the right level of sourness balanced with the sweet taste of the right type of sugar requires research. I don't really have the patience to peel garlic pips or tiny shallots on a daily basis but I can show the cooks how I want the food to look and taste like. So far, so good," says Wong proudly.

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The top floor is multi-functional art space that doubles up as a lounge, private dining hall and even a mini-theatre for performances and product launches.



Mouth-watering dishes await you at Warong Old China.



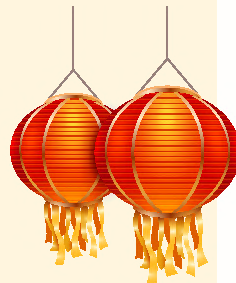
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Chinatown has a lot of potential to grow and this is only the beginning.



**“When our project is completed, we believe that it will further rejuvenate Chinatown’s attraction as a lifestyle hub.”**  
— Tan



## Market potential of Chinatown

In 2018, Singapore-listed property group GSH Corp announced it was taking a 50% stake in a special purpose vehicle that owned a prime land parcel of 1.4ha in Kuala Lumpur’s Chinatown precinct of Jalan Petaling, whereby the acquisition process has since been completed.

Plans are in place to build a 69-storey modern skyscraper with a total of 1,889 apartment units.

Unit sizes will range from 624 sq ft to 4,390 sq ft (one-bedroom units to six-bedroom penthouse units) with over 70 facilities. Located 300m away from Merdeka 118, it is set to be the only residential property and the tallest building in Petaling Street.

This is the group’s second project in KL. The site on work is slated to commence soon once the relevant authority approvals are in place, GSH Corp group director of sales and marketing Dennis Tan tells EdgeProp.my.

“Chinatown is a place with so much heritage and yet it has such hip appeal to a younger crowd in their 20s and 30s, thanks to its growing crop of stylish cafes and unique lifestyle concepts. We believe that Chinatown has a lot of potential to grow and this is only the beginning. When our project is completed, we believe that it will further rejuvenate Chinatown’s attraction as a lifestyle hub.

Coupled with its strategic location, being right smack in downtown Kuala Lumpur, our project [name] also has great connectivity options for its residents. We have units with prices that will be a great investment opportunity for both our locals and foreign investors,” Tan shares, adding that they are looking to officially launch the project sometime next year. 



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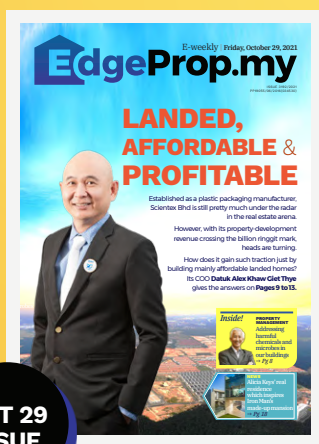
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# Chin Hin Group: On expansion mode

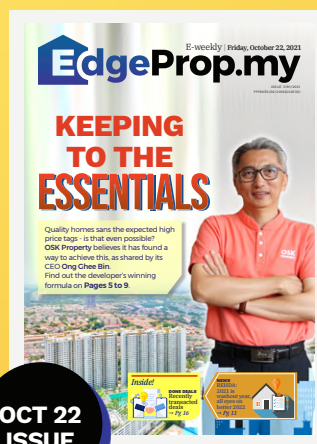


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With  
**Datuk Chang Kim Loong**



# If I were the Housing Minister ...



## 3. Critical situation justifies drastic measures

On the same note, I would see to it that the path that leads to such a pathetic situation is completely blocked. I would promptly execute measures, including drastic ones (*see point no. 5*), to relieve the sufferings of innocent house buyers who deserve the government's protection. I would cast out the safety nets and adopt pre-emptive measures to ensure that such atrocities would not happen under my watch.



## 4. Implement BTS 10:90

I would ensure the property industry adopts the build-then-sell (BTS) 10:90 concept - an intermediate variant between the sell-then-build (STB) system and BTS.

The laws have already been amended to include the new Schedule I and J to provide for the BTS 10:90, but it is currently on an optional basis, the option being given solely to the developers. Hence, I would see to it that, on a progressive basis, the sale and purchase system adopts the BTS 10:90 model, with the ultimate objective being the complete exclusion of the present day STB (progressive payment) system.

I would draw a road map to attain this objective. Many countries in the region have adopted the BTS concept, so there is no reason why local developers cannot do likewise.

Under the BTS 10:90 concept, developers may sell their products before they commence construction when all the necessary approvals (layout plans, building plans, accessory plans, etc.) have been obtained. Buyers sign the sale and purchase agreement and pay a deposit of 10% of the selling price and make no more payments until the houses are completed with certificate of completion and compliance (CCC), water and electricity available for tapping and running as well as vacant possession with keys.

The risk of abandoned projects is thus totally removed. If construction of the houses were disrupted or abandoned, developers would be the ones to bear the brunt. Quality of houses will also improve with the BTS 10:90 concept because developers will have to execute greater care to ensure they are con-

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The National House Buyers Association (HBA) is appreciative of the housing industry's significant contributions to our country's economic development and likewise mindful that house buyers play an important role as the industry's customers.

For the industry to be sustainable, HBA strongly feels that the interests of both the developers and house buyers need to be taken into account, especially those of the latter, whose cries of distress in the "wilderness" are often unheard.

Hence, HBA would like to welcome the newly appointed Minister of Housing and Local Government, YB Datuk Seri Reezal Merican Naina Merican, and with a new Minister, we hang our new hopes for the long-standing problems in the industry to be resolved under his watch.

Here is a list of 13 issues which I would address if I were the housing minister, and we hope the Minister in office will tick for himself whichever is applicable.



## 1. Not a tool for industry players

I would not be a publicity tool for housing developers to exploit during the launching of their products and would only support developers which have proven their sense of responsibility with impeccable track records. Because when the Minister "cuts the ribbon" to launch a new housing project, it implies that he gives his blessings to a project that would not fail.



## 2. Address plight of victims of abandoned projects

I would seriously look into the plight and alleviate the nightmares faced by thousands of innocent and unwary house buyers who are shackled with problems created by errant and unscrupulous developers, and ensure their legitimate rights are not short-changed.

I would seek immediate solutions to resolve such an unsatisfactory state of affairs by exercising and invoking the relevant sections of the legislation to protect the unwitting victims and not shirk my duty.

“They must build the right product at the right place with the right pricing and the right numbers.”





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structured in accordance with specifications and proper workmanship so that the finished products are sellable.

The risk faced by developers that the buyer may refuse to complete the sale when the property's price has dropped at the time of handover will be negated by forfeiting the initial 10% deposit plus other possible specific performance liabilities.



### 5. Forfeiture of land in abandoned projects

I would lobby for the state authorities to take drastic measures, including forfeiture of land on which abandoned projects are sited so that the projects can be revived and the completed homes delivered to their rightful purchasers or owners. I would instruct my Ministry to fast-track all revival applications to alleviate the predicaments of affected buyers.



### 6. Close working relationship with states and local governments

I would see to it that my Ministry works closely with the states and local authorities so that problems related to housing can be jointly and speedily resolved.

The compliance costs for developments like land premiums for land conversions; development charges; submission fees and upfront deposits to local authorities (planning department, building department, engineering department, landscape department, etc.), cost incurred for SiFus (Certificate of Share Unit Formula) would be reduced so that house prices can correspondingly be reduced. After all, the developers will factor in all compliance costs onto their sale prices, leading to the ever-escalating house prices.



### 7. Enforcement of all housing legislations

I would embark on a campaign of vigorous enforcement to ensure offenders will not get away scot-free. I would demonstrate to industry players that the letter of the law will be enforced without fear or favour and that my Ministry means serious business. Errant and unscrupulous developers who create havoc to the development of the housing industry and tarnish the good names of the responsible ones would be penalised and made examples of to deter would-be offenders.

I would not propose new laws to be passed by Parliament as if it's a tradition to do so whenever there is a change of minister.



### 8. Enforcement of tribunal awards

I would see to it that all awards meted out by the Tribunal for Homebuyers are promptly complied with by the defaulting developers and that recalcitrant developers will face criminal charges under Section 16AD of the Housing Development (Control and Licensing) Act 1966 and similarly under the Strata Management Act. Penalties include fines of RM10,000 to RM50,000 or a maximum two years' imprisonment. This should ensure developers respect and promptly comply with the rulings of the Tribunal which has been established to facilitate speedier legal redress for aggrieved house buyers.

I would not spare the individual directors and/or those "persons having control" of the development companies who should be serving jail sentences (for failure to abide by the Tribunal awards) instead of

their wage earners or employees.

Similarly, the awards of the Strata Management Tribunal must be equally obeyed.

### NGOs 9. Better support for NGOs



I would work closely with and provide the relevant non-governmental organisations (NGOs) greater moral and financial support, if required, as they can become his Ministry's source of feedback and inputs for the *rakyat's* benefit.



### 10. Sufficient affordable housing for the people

My long-term aspiration would be the total absence of squatters in the country, which can only be achieved by concerted efforts of both the federal and state governments. I would exert my influence to lobby for such an eventuality.



### 11. Establishment of an ombudsman

I would lobby for the establishment of an ombudsman within the governmental system so that any grievances against any government departments can be speedily and effectively attended to.



### 12. National housing policy

I would get my Ministry to urgently draw up a comprehensive national housing policy to provide a firm direction for matters on housing in Malaysia. Factors such as environmental destruction and damage to resources would be controlled.

Laws would be strictly enforced to ensure the well-being of the people and future generations. It is vital that infrastructural, industrial, economic and commercial developments are not at the cost of our health.



### 13. Single umbrella to coordinate distribution and availability

It seems that the local councils and land offices have their own respective directives from their state governments to impose a mandatory "low-costs housing" category. Have they been overzealous in carrying out the directives? Has anyone made a last count of low-cost units that are available in the market? Is there an overhang of such properties?

Why isn't there a single umbrella (federal) or data bank where information can be collected to coordinate the total numbers of such units built, under construction and those under planning, and their locations and pricings? They must build the right product at the right place with the right pricing and the right numbers.

But, alas, I am not the Minister of Housing.



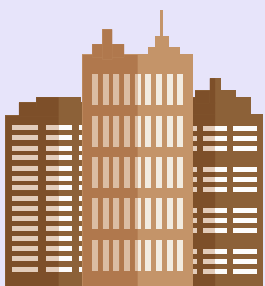
Datuk Chang Kim Loong is the Honourary Secretary-General of the National House Buyers Association (HBA). HBA could be contacted at:

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“Errant and unscrupulous developers who create havoc to the development of the housing industry and tarnish the good names of the responsible ones would be penalised and made examples of to deter would-be offenders.”







# Repainting: It's more than a new coat of colour

A well-managed property which ensures the repainting is done correctly inadvertently enjoys an increase in value.

## Text Natalie Khoo

Repainting a building is perhaps one of the biggest projects most building managements undertake. This exercise is usually carried out anytime between the building's fifth and tenth year marks when the original paint may have faded and signs of wear and tear such as mould, mildew and cracks become visible.

How hard can repainting a building be though? Shouldn't it be a straightforward process of finding a contractor, buying cartons of paint and let them recolour the building? Yes, that may be the most convenient route to take, but to avoid costly mistakes accompanied by painful rectification works, most would think it worthwhile to put in more thought to it.

In fact, do you know that the paint application part is only a fraction of what the entire process entails? If the initial preparation before the actual repainting is not done properly, regardless how expensive or wonderful your paint is, it is as good as throwing it down the drain.

On the other hand, a well-managed property which ensures the repainting is done correctly inadvertently enjoys an increase in value.

Reapfield Properties senior real estate negotiator Chris Ng shares a real example whereby a decade ago, four condominiums in Mont' Kiara, Kuala Lumpur, which were located in close proximity with each other, namely Vista Kiara, Mont Kiara Palma, Mont' Kiara Pelangi and Mont Kiara Pines, all commanded similar unit market values of around RM450,000 to RM500,000.

"I own a unit at Vista Kiara and at that time, the management was considering whether they should do a repainting exercise. There was a lot of deliberation here and there, but the other three condos went ahead with their repainting works.

"Within two years or so, the units in those three other repainted condos were fetching prices of RM600,000 to RM700,000 while Vista Kiara still remained the same in value," he shares. ([Read "Good upkeep equals good value" on page 24.](#))

### Surface preparation a must

So, what should be the first things first in a repainting exercise?

Architect Centre's accredited building inspector Anthony Lee Tee says that repainting the external walls of stratified high-rise buildings (i.e. the common areas) is not just about "repainting" over the existing layer. The repainting part is minor compared to all the work to be done before the actual coat of colour is applied.

"It is never about just the repainting works. The multi-layer fresh coats of paint are only as good as the condition of the surface that precedes repainting. Therefore, before repainting, it is imperative to assess the condition of the existing wall surfaces to identify visual "clues" commonly found like cracks, hollowness, efflorescence, algae, discolouration, streaks and sometimes water stains, rusts and de-bonding," Lee tells EdgeProp.my.

He says that once these are identified, they must be repaired before repainting can be carried out, failing which, the repainted surfaces will have shorter lifespans. A shorter lifespan will be costly as the walls must be repainted sooner than planned.

Therefore, the process of repainting entails "surface preparation" that may include repairs and other such remedies to ensure a good and proper adhesion of fresh paint, which, if applied properly (without cutting corners), can outlast the warranty period.

"People often think that the warranty pe-

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**"It is never about just the repainting works. The multi-layer fresh coats of paint are only as good as the condition of the surface that precedes repainting."**  
— Lee





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If the surface preparation is done properly and the warranty period is five years, the paint should last more than five years.

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riod is equivalent to when the paint fails, but no, the warranty period is not the service life of the paint. By right if you do it properly, the paint condition will exceed the warranty period.

"If the surface preparation is done properly and the warranty period is five years, the paint should last more than five years. It can go up to ten years or more. The specifications of repainting must take into consideration conditions such as crack treatments, bridging undercoats, etc. The appointed repainting contractor must be able to undertake these works as well," Lee highlights.

Common faults and defects to the existing external masonry wall include lateral or falling dampness; leaks from wet areas; mildew, algae and fungi growth; peeling; cracks; and hollowness to wall plastering, just to name a few, Lee shares.

"If there are lateral or falling dampness, leaks, moisture leading to stain and hollowness due to factors such as incomplete or damaged waterproofing, the appropriate surface preparation act would be to wash the surface with high-pressure water jet to remove the existing paint coatings, peeling paint and loose plaster, and subsequently, soak the surface with low-toxicity bacteria, algae and fungi pre-treatment mixture, and rinse thoroughly with clean water before repairing of the waterproofing is done to mitigate migration of all types of water and dampness from the source," Lee elaborates.

Joint Management Body chairman of Arata Bukit Tunku Condo in KL, Victor Goon, concurs, saying that with the repainting process comes the housekeeping of the development as well.

"What happens is that before the painting is done, the contractor or the company that does the painting needs to make sure aspects such as cracks and growth of mildew and small plants on the wall have to be addressed. The surface needs to be cleaned properly and cracks need to be sealed. If you don't prepare the surface properly, it is just a matter of time before the surface shows signs of wear and tear. The re-

painting result will not last long and additional costs will be needed to repair these mistakes. So these are things to take into consideration when you pick a paint manufacturer to do it, because all these need to be done first," says Goon. (*Read "Case study 1 – Working directly with paint manufacturer" on page 24.*)

### Age and condition matters

Meanwhile, Don Cheong Architect technical advisor Lawrence Loh highlights that you cannot always get a competent person who is willing to assist until such time when he or she is officially engaged for the project, unless the person is willing to do it on a goodwill basis based on pre-agreed arrangements. It is always a chicken and egg issue.

"Once the person is pre-engaged, he or she will be able to carry out a preliminary visual inspection and at the same time, address related issues in consultation with the property managers. The age and condition of the building is an important factor in determining the next course of action. Whether the building is old or has not been repainted before or repainted many times; or there are substantial non-superficial defects which will affect the quality of the painting works substantially – all these must be addressed," Loh stresses.

Loh is also the Kiara Park Management Corporation secretary and has been a resident there since 2008. Kiara Park Condominium won Gold in the Multiple-owned Strata Residential – 10 Years and Above category at EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021 which recognises real estate that is managed with excellence. The objective of the Awards is to raise the bar on Malaysian property management practices, benchmarking it against the best in class globally.

Loh points out in older buildings or those which have been repainted many times, both the base coat and primer coat would have deteriorated over the years. Under such conditions,

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“

The surface needs to be cleaned properly and cracks need to be sealed. If you don't prepare the surface properly, it is just a matter of time before the surface shows signs of wear and tear. The repainting result will not last long and additional costs will be needed to repair these mistakes.”

— Goon



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repainting alone won't solve the situation and it will be a matter of time before the paint peels off. (Read "Case study 2 – Keeping its old charm with fresh colours" on page 25.)

"The earlier evaluation should be able to determine whether the old paint should be totally removed by high pressure water jet, scraping or other means of removal. The process and method statement shall clearly be stipulated as part of the contract under such conditions. The new works shall include a new primer coat and undercoat, and the finishing coat depends on manufacturer's recommendations as this will affect the warranties," Loh explains, adding that by the time the tenders are called, all the necessary repair works that would affect the repainting works should have been completed or in progress.

"However, there are circumstances whereby the areas are inaccessible and can only be implemented externally when scaffolding is available. Such works can be carried out in tandem with the painting works and require a bit of coordination and advanced planning with the contractors. Minor repairs or replacements such as gutters or fascia boards can be carried out in tandem by other parties if planned ahead," says Loh.

Once the work commences, ample notice is to be given to the residents on the sequence of works especially in areas where there might be intrusion into private balconies and terraces. Security and privacy have to be considered and residents must be pre-warned of such situations as their units will be easily accessible from outside.

With appointed supervisors or clerk-of-works on board, site preparation, repairs of superficial cracks or removal of old paints can be ascertained and properly executed by the contractor. Similarly, rusty surfaces or areas with moisture issues have to be treated prior to the actual works.

"The supervisor or clerk-of-work can at the same time verify decisions and act as a liaison between the management and the contractors. This is a pertinent practice, because once the scaffolding is dismantled, it will be expensive and inconvenient to access such locations.

When works are in progress, interim claims will also be submitted by the contractors, depending on the mode of payment the contract calls for, and this is where the claims are verified by the supervisory personnel, including recommendations for payment to be made in tandem with the contract sum. This will also include certification of works that are practically completed and ready for handing over," Loh elaborates.

### Complex building designs affect cost

Two buildings with fairly similar conditions and completed around the same time could receive markedly different quotes for their repainting works. Why? That's because aside from the paint quality, repair works and building condition, the aesthetics, detailing and components of the building are critical factors in ensuring easy upkeep with minimum maintenance.

"Different types and colours of paint, including building materials, unless UV-stabilised, are also vulnerable in our harsh sunny with torrential rain weather. Roofs or other forms of cantilevers, sun-shades, window openings and hoods, in-



**“Temporary supports and protection will have a substantial cost impact on repainting works if they are not taken into consideration when they are first conceptualised,”**  
– Loh



cluding other forms of fenestration, will promote staining, moisture retention and probable water seepage. Balconies and terraces are semi enclosed and they, depending on design, also form part of the external facade and colour schemes, and have to be clearly defined as to whether they should be included in the repainting exercise as they are sometimes inaccessible and have other cost implications," says Loh.

He adds that unlike non-residential buildings, many high-rises are not equipped with permanent or temporary gondola systems which can effortlessly move up and down, left and right on the facade of a building.

"These systems are normally installed on the parapet walls and flat roofs of the building. However, this is not the case when the building is capped over with roofing systems and deep overhangs. Unless they are designed with ledges specifically for maintenance purposes, repainting these areas will be a challenge.

"Temporary scaffolding will have to be erected, and if the facade has complicated and different planes, it will have to be implemented in more stages. There are situations where the ground floor areas are enclosed with sky-lighted atriums and court yards. This makes it virtually irrational to mount the scaffolding over the glazing. Temporary supports and protection will have a substantial cost impact on repainting works if they are not taken into consideration when they are first conceptualised," Loh adds.

### Money matters

Architect Centre's Lee says there needs to be a site supervisory staff along with an estimated cost for the duration of engagement before the work commences.

"For instance, a site supervisory staff estimated to cost RM38,400 (basic salary RM4,000 x 1.6 multiplying factors x six months) must be allocated," says Lee.

Meanwhile, Loh says that with a proper assessment of the building condition, especially when it is old or full of defects, the scope of works, specifications and the Bills of Quantity can then be clearly

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defined, not forgetting the terms and conditions like working conditions, payment schedules, defects, liability period, etc. This will help to reduce disputes and uncertainties when the works are in progress or deemed completed.

"In the case of high-rise developments, the deployment of scaffolding or temporary gondolas will have to be included in the tenders and they are erected or installed by a specialist requiring engineering input and safety certifications. The specification of the type of paints to be used for the various materials can be stipulated in the tender documents including their warranties. There are also high-performance paints suitable for heavy polluted environments such as proximity to highways and this can be considered if budget permits. They can be included in the tender as an alternative," Loh highlights.

**Final wrap-up**

Loh also points out that upon completion of the works, there are still procedures to follow through. If the works are carried out in phases, or block by block, or external and internal, inspection and handing over of completed areas can be scheduled differently.

"If works are carried out following proper procedures and interim inspections, there should be minimal non-compliance or outstanding works overlooked. In some contracts with different completion dates, the defects and liabilities may also be different for different blocks or phases, unless mutually agreed that it should be a single date.

"Completion not only invokes the commencement of defects liability, but also activates the warranty period offered by the paint companies. During this period, the final accounts should be finalised, taking into consideration any additional works that are not in the original contract. Do note there is a defects liability period which is undertaken by the applicator and a separate paint warranty issued in the form of a certificate by the paint manufacturer," Loh sums up.

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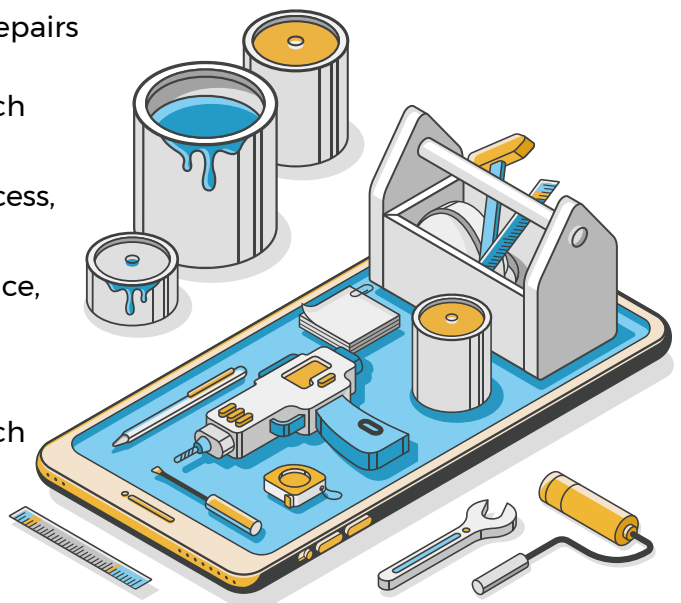
**The final accounts should be finalised, taking into consideration any additional works that are not in the original contract. Do note there is a defects liability period which is undertaken by the applicator and a separate paint warranty issued in the form of a certificate by the paint manufacturer, ”**

**— Loh**

## The repainting, repairing and housekeeping combo

- Cleaning, making repairs to all air-conditioning ledges, balconies (private and common) and air wells
- Window rehabilitation – replacement of sealants and gaskets, proper window cleaning (glass and frames), safety check of all hinges and window handles for proper tight fit
- Leak repairs (if any) from private residential units or vice versa
- Roof repairs

- Other types of repairs or improvements which have been held off
- Landscape rehabilitation (to get gondola access, some pruning may be required)
- Rain water downpipe and gutter maintenance, repairs, etc.
- Pruning of trees
- Other types of repairs or improvements which have been held off previously, e.g. light fittings, damaged doors, handrails, etc.







“

If you are driving around the area and looking for a home to rent or buy, of course a building which is pleasing to the eyes will catch your attention and you will shortlist the property to view later on.”

— Yeoh

“

Recently, there was also another listing at Kiara Ville with a built-up size of 3,000 over sq ft. It was also non-renovated and the owner decided not to do any touch-up, etc, and the listing was there for a few months going at RM1.9 million.”

— Ng



## Case study 1 – Working directly with paint manufacturer

The Arata Bukit Tunku condominium at Bukit Tunku, Kuala Lumpur has undergone a repainting exercise last year. The condominium, which was completed back in 2014, was six years of age in 2020. Although most condominiums undergo a major repainting when it reaches five to 10 years, its Joint Management Body (JMB) chairman Victor Goon shares that they didn't want to wait until ten years before the exercise was carried out.

“We decided to maintain the original building colour because there will be too many opinions and we cannot please everybody. Hence, the easiest was to maintain the original colour,” says Goon. Here is an account of how the repainting session went for them.

### Extended due to MCO

We awarded the contract to the paint manufacturer in March last year but the actual work only commenced in June due to the Movement Control Order (MCO). The entire process was completed at the end of January this year. What was supposed to be a five-month exercise stretched to 10 months. There was also a lot of rain during the repainting session, so they had to wait until everything was dry and then put another coat of paint on them. So, if a JMB or Management Corporation is looking to repaint its building, maybe the time would be when there is no lockdown going on, but then again, these things are very hard to predict.

### Selection process

We obtained three quotes from different paint manufacturers but we didn't go with the one who quoted us the lowest. Our main objective was to get the best possible warranties for the paint. So, what we did was basically call a few companies, and our preference was for a good paint manufacturer because we wanted the warranty to be tied to the paint. That means, if the paint peels off or chips, we can claim the warranty from the paint manufacturer directly. We also wanted to deal with only one party, to ensure an easier and smoother communication. If anything goes wrong, we just have to deal with the paint manufacturer instead of having to deal with both the contractor and paint manufacturer.

### Pre-painting works

With the repainting process came the house-keeping of the development as well. Before the painting was done, the contractor or the company that did the painting needed to also make sure aspects such as cracks, growth of mildew and small plants on the wall had to be addressed beforehand. So that was the other consideration when you pick the paint manufacturer to do it, because all these need to be done first. The surfaces need to be cleaned properly and cracks need to be sealed. If you don't prepare the surface properly, it is just a matter of time before the surface shows signs of wear and tear. The repainting results will not last long and additional costs will be needed to repair these mistakes.

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## Good upkeep equals good value

While a freshly coated building is not the only factor which brings up its value, Reapfield Properties senior real estate negotiator Suzane Yeoh says that it will draw eyes and create a good first impression.

“It serves as an opportunity for people to come and check up your place. If you are driving around the area and looking for a home to rent or buy, of course a building which is pleasing to the eyes will catch your attention and you will shortlist the property to view later on. Then, of course other factors such as location, price, the upkeep of the property, etc will play a role as well in the deciding factor,” says Yeoh.

Meanwhile, another Reapfield Properties senior real estate negotiator Chris Ng shares a real example whereby a decade ago, four condominiums in Mont'Kiara, Kuala Lumpur, which were located in close proximity with each other, namely Vista Kiara, Mont Kiara Palma, Mont'Kiara Pelangi and Mont Kiara Pines, all commanded similar unit market values of around RM450,000 to RM500,000.

“I own a unit at Vista Kiara and at that time, the management was considering whether they should do a repainting exercise. There was a lot of deliberation here and there, but the other three condos went ahead with their repainting works.

“Within two years or so, the units in those three other repainted condos were fetching prices of RM600,000 to RM700,000 while Vista Kiara still remained the same in value.

“Recently, there was also another listing at Kiara Ville with a built-up size of 3,000 over sq ft. It was also non-renovated and the owner decided not to do any touch-up, etc, and the listing was there for a few months going at RM1.9 million. Another owner with a similar layout and unit size decided to invest and repaint the entire unit and he managed to sell the unit for RM2.1 million within two months. For the repainting works the owner put in, I think it cost less than RM50,000, but his returns were much greater,” Ng shares.

Meanwhile, Yeoh also notes that more homebuyers are now factoring in how sustainable and responsible properties are managed before they sign on the dotted line as there is a growing awareness on how this impacts the property value.

“A lot of projects these days promise you a lot of things where you can have this and that fancy facilities, but homebuyers are now asking whether these facilities can be maintained in the long run,” adds Yeoh.





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### Transparency with residents

I think what is important is really the transparency, in terms of telling homeowners exactly what we're going to do during the repainting process. Even after the repainting job was completed and before we paid the full amount for the work done, we actually sent out a memo to the residents to ask them to walk and look around to spot any defects. All the defects which were spotted, we asked the paint company to come and fix them.

### Small bites at one time

Every time the painting was finished in one area, we asked our building manager and in-house technician to sign off on the completion of the work. Every time the contractor finished one section of the work, it needed to be signed off before he could move on to the next part of the work so that there were some quality control measures there. We did it in different areas – one small bite at a time.

## Case study 2 – Keeping its old charm with fresh colours

**A**ged three decades, Kiara Park is the oldest condominium in Taman Tun Dr Ismail, Kuala Lumpur. The last round Kiara Park was repainted was way back in 2007 and to date, it still looks presentable after 14 years. Back then, there was no master plan for Kiara Park's future.

"The focus on Kiara Park was mainly on security, maintenance and collections. In 2011, the major focus was on the upgrading of the swimming pool equipment to a salt chlorinated system and modernisation of the lifts. 2012 was spent on re-designing and re-laying the new water reticulation pipe. By 2016, Kiara Park was already 23 years old and the long-serving council decided that there had to be a long-term plan to revitalise Kiara Park and bring it up to current trends without compromising its old charms," says Kiara Park Management Corporation secretary Lawrence Loh.

Here is an account of its repainting experience.

### Colour choice

One of the major projects in the master plan was repainting of the property, which was not an easy task as there were also other upgrading works in the pipeline. Previously, when Kiara Park was still in its infant years, to commission this exercise would have been straightforward. Several colour schemes were proposed by the council and tabled at the extraordinary general meeting (EGM) for selection by the parcel owners. Although there were many differences of opinion, especially those who wanted to maintain the original colour scheme, it was a simple majority that decided on the current scheme which we can still see to date. Funding of the repainting works came mainly from the increase in sinking fund in a resolution approved by the parcel owners at the EGM.

### Preparation before repainting

A combination of scaffolding and ladders for lower areas were utilised to complete the works, which took around three months. Works on the high and low rises were all carried out simultaneously and there were intensive scraping and washing with high pressure water jets. Scraping was a necessity, not just the old peeling paint but also all the climber plants that had crept up the walls over the years.

With all the ongoing projects in the master plan, repainting in Kiara Park then took a different turn. Many of these projects, mainly the facilities and the common areas, required some degree of re-modelling for maintenance and sustainability. As they progressed, we took the opportunity to include areas that required painting to match the adjoining areas.

### Sinkhole incident


The recent sinkhole incidents that happened twice outside our perimeter wall at two locations, one in May 2019 and the other at the end of last year, damaged our walls. Although the local authorities took some time, eventually, they repaired the walls, but with their own puzzling colour scheme. The council decided to call for quotations to change our wall colours to match our current scheme.

To get the best rates, the purchase of the paint was dealt directly with a few reputable paint manufacturers. Both the inside and outside surfaces of the wall were then repainted, inclusive of minor repairs and water-jetting prior to repainting.

This is the direction Kiara Park will be implementing in the interim until such time when the remaining areas can be repainted in a single exercise. When the time comes, the extent of works would have been reduced and it would be easier to manage rather than double handling.

### Managing costs

Funding of Kiara Park's projects are quite different nowadays compared to 10 years ago whereby each individual project was tabled separately at the annual general meeting for approval. Nowadays, as projected in our master schedule, budgets are tabled on an en-bloc basis covering several projects including associated works over a period of three years' collection. A few years back, the resolution to change the ratio between the maintenance and sinking fund was passed so that our sinking funds can be accelerated in order to maintain the timeline in our master plan.

At this moment, with the Covid-19 hovering over our heads, most of these refurbishment works are held in abeyance. Meanwhile our sinking fund collection has not stopped, and hopefully once all this blows over, we can resume and catch up with lost time. 





**RM4,277,500**

**Rawang, Selangor**

Type: Agricultural land Tenure: Leasehold  
Land size: 29.5 acre

SP Lee **PRO** (REN 40386)

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

+6018 382 9338



**RM20,000,000**

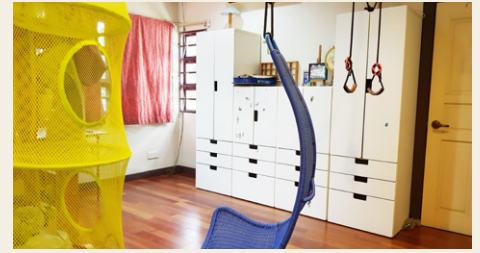
**Country Heights Damansara, Damansara, Kuala Lumpur**

Type: Bungalow Tenure: Freehold  
Built-up: 17,000 sq ft Land size: 28,668 sq ft  
Bedroom: 5 Bathroom: 5

Vince Lai **PRO** (PEA 3043)

THE MARQ INTERNATIONAL SDN BHD (E (1) 2003)

+6017 663 8393



**RM1,180,000**

**USJ 12, Subang Jaya, Selangor**

Type: Terraced house Tenure: Freehold  
Built-up: 2,243 sq ft Land size: 2,745 sq ft  
Bedroom: 4 Bathroom: 3

Low Siew Bee **PRO** (PEA1483)

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

+6012 618 1355

**Done Deal**

*Sold for*

**RM1.64 million** (RM929 psf based on land size)

**Double-storey terraced house at Athinahapan, TTDI, Kuala Lumpur**



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

IQI Realty (+6013 228 8881)

**When:** August 2021



**RM4,900,000**

**Changkat Kiara Bayu, Dutamas, Kuala Lumpur**

Type: Link bungalow Tenure: Freehold  
Built-up: 3,830 sq ft Land size: 8,342 sq ft  
Bedroom: 5 Bathroom: 5

Adelina Cheng Abdullah **PRO** (REN 14785)

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

+6010 469 2008

## Noteworthy

- Freehold
- Land size: 1,760 sq ft
- Built-up: 2,200 sq ft
- Four bedrooms, three bathrooms
- Semi-furnished
- End-lot



Located in the affluent TTDI, Athinahapan is one of the most sought-after areas in the vicinity as it is located in a quieter and guarded zone.

IQI Realty real estate agent Swiss Tan, who concluded the deal, said although the house had been tenanted through the years, it was well kept and was in fairly good condition.

"The house had been renovated and upgraded several times. It had a three-phase wiring electrical supply, so it was safer. Moreover, the land size of the house is 22ft by 80 ft, which is longer than the typical link house in the area," Tan shared.

She added that the house was an end-lot unit with extra roadside parking space. The Chengai beams in the main living area also made the house a special offer in the market.

Meanwhile, Tan said the owner decided to let go of the unit after the tenant shifted out as the owner did not want to maintain the property anymore.

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 Oct 2021, there were 81 sale listings with an average asking price of RM715 psf or RM6.4 million.

Meanwhile, there were 16 rental listings of bungalows at TTDI at **EdgeProp.my**, with an average asking monthly rent of RM8,254 or RM1.23 psf.



**RM825,000**

**Maisson Residence, Ara Damansara, Selangor**

Type: Condominium Tenure: Freehold  
Built-up: 1,385 sq ft  
Bedroom: 3 Bathroom: 2

Jason Hew **PRO** (REN 41343)

ORIENTAL REAL ESTATE SDN BHD (E (1) 1503/13)

+6017 500 8020



**RM570,000**

**Wangsa Link Office, Wangsa Maju, Kuala Lumpur**

Type: Office Tenure: Leasehold  
Built-up: 1,765 sq ft  
Bathroom: 2

Tony Yap **PRO** (REN 23582)

AMBER REALTY (E (3) 1482)

+60115 646 8129





**RM855,000**

**Residensi Aurora, Cyberjaya, Selangor**

**Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 2,227 sq ft **Land size:** 1,679 sq ft  
**Bedroom:** 5 **Bathroom:** 5

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



**RM718,000**

**Taman Cheras Vista, Cheras South, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,300 sq ft **Land size:** 1,400 sq ft  
**Bedroom:** 4 **Bathroom:** 3

KK Sah **PRO** (REN 23736)  
IPG REALTY SDN BHD (E (1) 2002)  
+6016 637 5097



**RM2,350,000**

**Jalan Terasek, Bangsar, Kuala Lumpur**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,300 sq ft **Land size:** 1,870 sq ft  
**Bedroom:** 4 **Bathroom:** 3

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

## Done Deal

*Sold for*

**RM4.05 million** (RM768 psf)

**Condominium at Sunway Palazzio, Kuala Lumpur**



**Concluded by: Evonne Lee** **PRO** (REN 00897)  
Jalin Realty Sdn Bhd (+6016 323 2939)  
**When:** May 2021



### Noteworthy

- Freehold
- Semi-furnished
- Built-up: 5,274 sq ft
- Five bedrooms; six bathrooms
- Facilities: 24-hr security, fitness centre, barbecue area, sauna, concierge service
- Amenities: Shopping centre, international schools, country clubs and a walking distance to Hartamas Park.
- Accessibility: Sprint Expressway, New Klang Valley Expressway (NKVE), Duta-Ulu Klang Expressway (DUKE), Jalan Duta and Federal Highway

Sunway Palazzio is located in the affluent residential township of Sri Hartamas, a township that attracts an affinity among the expatriates.

Residents of the condominium are surrounded by luxurious facilities and amenities to complete their daily needs. Developed by Sunway City Bhd, the entire development comprises 160 units across two blocks.

According to Jalin Realty Sdn Bhd's Evonne Lee, who concluded the deal, the buyer was an elderly expatriate couple who had participated in the Malaysia My Second Home (MM2H) programme and had adored the development ever since they visited a friend there years before.

Before they viewed this unit, the couple had seen some units in other developments but none of them met their requirements. Finally, they found this unit which ticked all the criteria in their list.

"The unit's size was perfect as it was spacious, had high ceiling, bright natural light and offered lots of privacy and security," she said, adding that the moving-in condition was hassle-free for them as it had been touched up prior to being listed.

According to **EdgeProp Research**, an average transacted price of RM2.64 million or RM810.25 psf in 2019 were recorded for a total of four units in Sunway Palazzio while an average transaction price of RM2.97 million or RM858.50 psf for two units were recorded in 2020.

As of mid-October 2021, a total of 14 units were listed for sale in **EdgeProp.my** with an average asking price of RM2.4 million or RM759 psf while 23 units were listed for rental with an average asking monthly rate of RM10,187 or RM3.11 psf.



**RM650,000**

**The Sanderson, Seri Kembangan, Selangor**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,550 sq ft  
**Bedroom:** 3 **Bathroom:** 4

Kim Chia **PRO** (REN 12925)  
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6012 287 6393

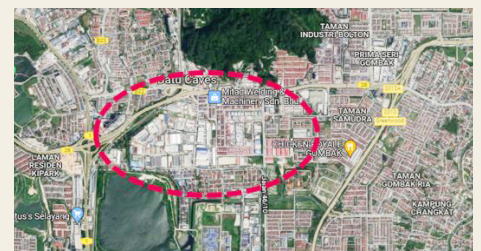


**RM260,000**

**Winner Heights, Desa Petaling, Kuala Lumpur**

**Type:** Factory **Tenure:** Leasehold  
**Built-up:** 800 sq ft  
**Bedroom:** 3 **Bathroom:** 2

Muadz Subki **PRO** (REN 31870)  
LEGACY REAL PROPERTY SDN BHD (E (1) 1925)  
+6013 211 6061



**RM18,500,000**

**Taman Sri Batu Caves, Batu Caves, Selangor**

**Type:** Factory **Tenure:** Freehold  
**Built-up:** 37,800 sq ft **Land size:** 40,000 sq ft

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





**RM1,200,000**

**Sungai Pelek, Hulu Langat, Selangor**

**Type:** Link bungalow **Tenure:** N.A  
**Built-up:** 5,500 sq ft **Land size:** 4,715 sq ft  
**Bedroom:** 4 **Bathroom:** 4

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



**RM1,680,000**

**BU6, Bandar Utama, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 3,200 sq ft **Land size:** 1,650 sq ft  
**Bedroom:** 5 **Bathroom:** 4

**Susan Chan** **PRO** (REN 04051)  
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6012 345 0021

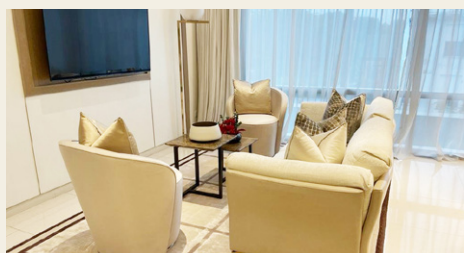


**RM580,000**

**Casa Mutiara, Bukit Bintang, Pudu, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 950 sq ft  
**Bedroom:** 2 **Bathroom:** 2

**Meifen Low** **PRO** (REN 06451)  
ONE WSM PROPERTY SDN BHD (E (1) 1823)  
+6012 653 0714



**RM1,350,000**

**Pavilion Damansara Heights, Damansara, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 826 sq ft  
**Bedroom:** 1 **Bathroom:** 2

**Jenny Koo** **PRO** (REN 18760)  
KKLAND PROPERTIES (E (3) 1749)  
+6012 211 9619

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**RM830,000**

**Damai Residence, Kemuning Utama, Shah Alam, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,168 sq ft **Land size:** 1,890 sq ft  
**Bedroom:** 4 **Bathroom:** 4

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



**RM2,400,000**

**Casa Sutra, Setia Alam, Selangor**

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 3,700 sq ft **Land size:** 4,800 sq ft  
**Bedroom:** 6 **Bathroom:** 6

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



**RM3,800,000**

**Villa Laman Cahaya, Taman Tun Dr Ismail, Kuala Lumpur**

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 4,250 sq ft **Land size:** 4,000 sq ft  
**Bedroom:** 7 **Bathroom:** 7

**Ferdous Johar** **PRO** (PEA1833)  
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)  
+6010 232 9378



**RM245,479**

**Johor Amber Heights, Masai, Johor**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 846 sq ft  
**Bedroom:** 3 **Bathroom:** 2

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



**RM4,200,000**

**Subang Avalon, USJ Heights, Selangor**

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

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



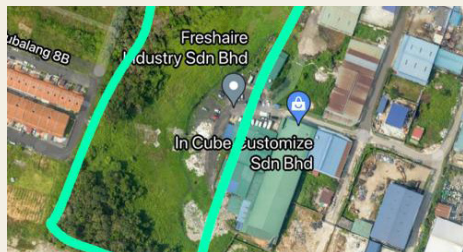
**RM2,710,000**

**Manor Born Tambun, Tambun, Perak**

**Type:** Bungalow **Tenure:** N.A  
**Built-up:** 7,631 sq ft **Land size:** 6,160 sq ft  
**Bedroom:** 8 **Bathroom:** 8

**Andrew Lye** **PRO** (REN 49979)  
D HENRY VALUERS REALTOR (VEPM (3) 0198)  
+6018 267 4981





**RM6,500,000**

**Klang, Selangor**

**Type:** Agricultural land **Tenure:** Freehold

**Land size:** 10 acre

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

IQI REALTY SDN BHD (E (1) 1584)

+6014 313 1931



**RM2,200/mth**

**Damansara Utama, Selangor**

**Type:** Shop office **Tenure:** Freehold

**Built-up:** 1,200 sq ft

**Siew Kim** **PRO** (REN 04485)

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

+6012 210 2858



**RM285,000**

**You Residence, Batu 9 Cheras, Selangor**

**Type:** Studio **Tenure:** Freehold

**Built-up:** 533 sq ft

**Chris Lim** **PRO** (REN 20985)

GRIFFIN PROPERTIES (E (3) 1792)

+6016 995 5607



**RM19,000,000**

**Pudu, Kuala Lumpur**

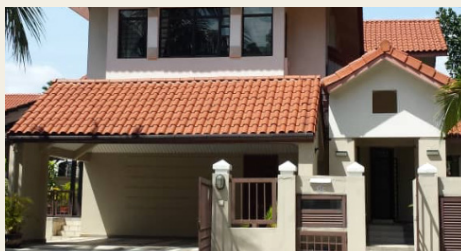
**Type:** Office **Tenure:** Freehold

**Built-up:** 40,000 sq ft **Land size:** 5,285 sq ft

**Elaine Chong** **PRO** (REN 09348)

POLYGON PROPERTIES SDN BHD (E (1) 1714)

+6019 441 0131



**RM13,000/mth**

**Mutiara Damansara, Damansara, Selangor**

**Type:** Bungalow **Tenure:** Freehold

**Built-up:** 6,000 sq ft **Land size:** 9,000 sq ft

**Bedroom:** 7 **Bathroom:** 6

**Jimmy Ng** **PRO** (REN 02015)

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

+6016 257 0886



**RM3,800,000**

**Kiara View, Mont'Kiara, Kuala Lumpur**

**Type:** Semidee house **Tenure:** Freehold

**Built-up:** 5,700 sq ft **Land size:** 5,360 sq ft

**Bedroom:** 7 **Bathroom:** 7

**Francis Ngooi** **PRO** (REN 45037)

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

+6011 6518 5155



**RM5,500,000**

**BayRocks Garden WaterFront Villas, Puchong, Selangor**

**Type:** Bungalow **Tenure:** Leasehold

**Built-up:** 7,000 sq ft **Land size:** 10,280 sq ft

**Bedroom:** 5 **Bathroom:** 6

**Christina Lesslar** **PRO** (REN 00284)

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

+6016 906 6898



**RM2,800,000**

**Sunway Mentari, Petaling Jaya, Selangor**

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

**Built-up:** 6,500 sq ft

**Leane Wong** **PRO** (REN 23378)

TECH REAL ESTATE SDN BHD (E (1) 1537)

+6017 280 9663



**RM450,000**

**Taman Bentara, Telok Panglima Garang, Selangor**

**Type:** Semidee house **Tenure:** N.A

**Land size:** 2,880 sq ft

**Bedroom:** 3 **Bathroom:** 2

**Reiyn Ali** **PRO** (REN 30122)

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

+6018 773 2921



**RM2,000,000**

**The Park, Seri Kembangan, Selangor**

**Type:** Link bungalow **Tenure:** Freehold

**Built-up:** 5,125 sq ft **Land size:** 4,959 sq ft

**Bedroom:** 6 **Bathroom:** 6

**Agnes Aloysius** **PRO** (REN 04450)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD

(E (1) 0452/8) +6012 326 3379



**RM3,700,000**

**Alam Sutera, Bukit Jalil, Kuala Lumpur**

**Type:** Bungalow **Tenure:** N.A

**Built-up:** 10,185 sq ft **Land size:** 8,746 sq ft

**Bedroom:** 7 **Bathroom:** 7

**Eva Soh** **PRO** (REN 04448)

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

+6012 298 8492



**RM395,000**

**Court 7, USJ, Selangor**

**Type:** Condominium **Tenure:** Freehold

**Built-up:** 862 sq ft

**Bedroom:** 3 **Bathroom:** 2

**Jason Wong** **PRO** (REN 47283)

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

+6012 387 5642





**RM3,400,000**

**Lakefields Grove, Sungai Besi, Kuala Lumpur**

**Type:** Semidee house **Tenure:** Leasehold  
**Built-up:** 6,000 sq ft **Land size:** 3,960 sq ft  
**Bedroom:** 5 **Bathroom:** 5

**SK Kee** **PRO** (REN 01764)

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

+6012 211 3763



**RM4,200,000**

**28 Residency, Sunway Damansara, Selangor**

**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 4,296 sq ft **Land size:** 7,600 acre  
**Bedroom:** 5 **Bathroom:** 5

**Amirul Feisal** **PRO** (PEA2292)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD

(E (1) 0452/8) +6019 393 6968



**RM630,000**

**Kelana Mahkota, Kelana Jaya, Selangor**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,352 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Wendy Loh** **PRO** (REN 04055)

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

+6012 387 1478



**RM780,000**

**Bandar Tasik Kesuma, Semenyih, Selangor**

**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 2,060 sq ft **Land size:** 3,950 sq ft  
**Bedroom:** 4 **Bathroom:** 5

**Zarifi Ederis** **PRO** (REN 47162)

PTP REALTY SDN BHD (E (1) 1904)

+6012 660 7668



**RM22,050,000**

**Shah Alam, Selangor**

**Type:** Industrial Land **Tenure:** N.A  
**Land size:** 98,000 sq ft

**SK Chee** **PRO** (E2430)

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

+6012 311 3747



**RM1,200,000**

**Eco Majestic 8 Merrydale, Semenyih, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,597 sq ft **Land size:** 2,917 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Siti Hawa** **PRO** (REN 33683)

RESCOM REALTY (VE (3) 0244) +6012 290 6169



**RM880,000**

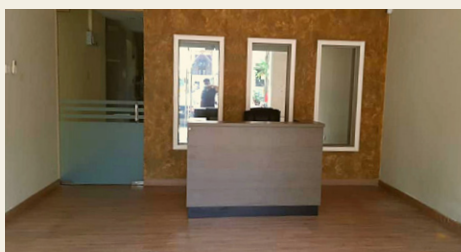
**USJ 2, Subang Jaya, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,530 sq ft **Land size:** 1,650 sq ft  
**Bedroom:** 5 **Bathroom:** 3

**Jane Wong** **PRO** (REN 01192)

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

+6019 221 1370



**RM3,000,000**

**NZX Business Centre, Ara Damansara, Selangor**

**Type:** Shop office **Tenure:** Freehold  
**Built-up:** 5,775 sq ft **Land size:** 1,650 sq ft  
**Bathroom:** 2

**Samuel Sing** **PRO** (PEA 2639)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD

(E (1) 0452/8) +6012 279 0150



**RM4,200,000**

**Seksyen 11, Shah Alam, Selangor**

**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 7,000 sq ft **Land size:** 23,725 sq ft  
**Bedroom:** 7 **Bathroom:** 7

**Salim Mustam** **PRO** (REN 10674)

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

+6017 280 0026



**RM2,450,000**

**Putra Heights, Subang Jaya, Selangor**

**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 6,026 sq ft **Land size:** 4,047 sq ft  
**Bedroom:** 5 **Bathroom:** 6

**Victor Lai** **PRO** (REN 38557)

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

+6012 277 5371



**RM590,000**

**Landmark Residence, Cheras South, Selangor**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,163 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Michelle Yeow** **PRO** (REN 43852)

PROPNEK REALTY SDN BHD (E (1) 1800)

+6016 239 2819



**RM980,000**

**KL Gateway Suites, Kerinchi, Kuala Lumpur**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,347 sq ft  
**Bedroom:** 3 **Bathroom:** 3

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

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

+6012 202 3711



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