

# THE CUTI-CUTI MALAYSIA REMEDY

Like rain after a drought, the lifting of the inter-state travel ban has brought back some life to many popular tourism destinations. How impactful has the much-awaited relief been on the long-battered hotel industry? What are their concerns and hopes moving forward? Read more on **Pages 9 to 12.**

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## Housing Ministry sets up committee to monitor affordable housing implementation

The Ministry of Housing and Local Government (KPKT) has established a committee to coordinate the implementation of 500,000 units of affordable housing for the duration of the 12th Malaysia Plan (12MP).

Its Minister Datuk Seri Reezal Merican Naina Merican said the committee would monitor the implementation and provision of housing supply by 15 housing provision agencies, in addition to the Ministry, State governments and the private sector.

"From the targetted 500,000 affordable housing units under the 12MP, the Ministry plans to contribute 20%, which is around 100,000 units," he said during the winding up of the Supply Bill 2022 at



the policy level at the Dewan Rakyat on Nov 17.

He said besides the committee, the National Affordable Housing Council (NAHC) is also a platform to monitor the construction of affordable housing in the country.

On the People's Housing Projects (PPR) in Sabah, he said 33 projects have been completed in the State, for a total of 23,009 units, while five more projects, totalling 3,090 units, are still under construction so far.

Overall, the number of completed PPR projects in Sabah represents 21.4% of the total PPR units built in the country with 3,897 units unfilled, he added.



## Phase 1 Erica @ Meridin East fully taken up during weekend launch

The 155 units of the phase 1 development of Erica @ Meridin East in Pasir Gudang, Johor, were fully booked during the official launch last weekend (Nov 13 and 14).

In a media statement by Mah Sing Group Bhd on Nov 17, the developer said following the good response, the company decided to open phase 2 which will offer another 210 units of two-storey link houses.

Erica @ Meridin East double-storey link homes have a land size measuring 18ft by 70ft, with a built-up of 1,601 sq ft. The four-bedroom and three-bath-room units are priced from RM417,000.

Mah Sing attributes the successful take-up to the unique value proposition to the township, which features affordably-priced homes with spacious layouts, various facilities and 24-hour security in a lush, green living environment.

## Gagasan Nadi Cergas bags RM34m contract to develop Merdeka 118 mosque

Gagasan Nadi Cergas Bhd (GNCB) has secured a RM33.88 million contract to build a mosque at the Merdeka 118 project in Kuala Lumpur.

GNCB said its wholly-owned Nadi Cergas Sdn Bhd (NCSB) had accepted the letter of award (LoA) for the project from project owner PNB Merdeka Ventures Sdn Bhd, following a tender bid submitted by NCSB.

The contract is for 18 months from Dec 1, 2021 until May 31, 2023, the company said in a bourse filing on Nov 17. "The LoA is subject to a formal contract to be entered into between NCSB and PNB Merdeka Ventures in due course," it added.

This is the fourth contract secured by GNCB this year.

## LBS unveils KITA Mesra landed houses development in KITA @ Cybersouth

LBS Bina Group Bhd launched a KITA Mesra affordable landed home development in its KITA @ Cybersouth township in Dengkil, Selangor which carries a gross development value (GDV) of RM309 million.

In a statement on Nov 16,

LBS announced the new phase launches, offering 646 units of landed homes with three property types – townhouses, and double-storey and single-storey terraced houses. The single-storey terraced houses which have a GDV of RM309 million will be introduced to the market first, followed by the other property types.

Dubbed KITA Mesra, the Malay Reserved development is a gated-and-guarded development equipped with CCTV, access card via guardhouse and perimeter patrol.

"KITA Mesra is built with first-time homebuyers, particularly growing families, in mind, positioned near Putrajaya and Cyberjaya while providing easy access to major highways as well as amenities, all of which are pivotal features of a self-sustaining residence," says LBS executive chairman Tan Sri Lim Hock San.

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## SP Setia's Bywater homes fully taken up

Property developer SP Setia Bhd has successfully sold out all units of its Garciae double-storey cluster homes and Validum double-storey terraces via online bookings, within one day.

The homes are part of its Bywater homes series in Setia Alam, Selangor.

In a media statement on Nov 16, Bandar Setia Alam divisional general manager Tan Siow Chung said that while movement restrictions have been eased, the developer has decided to continue leveraging the convenience of technology and hosted online unit selections for both Garciae and Validum.

The Garciae double-storey cluster homes are priced from

RM11 million with built-ups measuring 2,514 sq ft and lot sizes measuring 32ft by 75ft. The homes come with an open-plan living room and dining area.

Meanwhile, the Validum homes come in lot sizes measuring 22ft by 70ft with built-ups from 2,104 sq ft, priced from RM790,000. The units here have glass sliding doors and large windows to offer optimal ventilation and draw in natural light.

Meanwhile, the developer is set to launch Musika, a 22ft by 75ft double-storey terrace project located next to Setia Alam Central Park and another new project, Setia Alaman, which is located next to Setia Alam.



## Dayana Phase 2 and Serenia Aiora Phase 1 fully taken up

Sime Darby Property Bhd achieved 100% take-up rates for its recently launched homes, Dayana Phase 2 in Nilai Impian, Negeri Sembilan and Serenia Aiora Phase 1 in Serenia City, Selangor, during their respective sales previews earlier this month.

According to a statement on Nov 14, Dayana Phase 2 comprises 63 units and Serenia Aiora Phase 1 consists of 144 units, with a total gross development value of RM132.4 million. The 100% take-up rates for both developments mark Sime

Darby's third and fourth consecutive booked-out new launches, including Elmina Green Five in City of Elmina and Trilia in Bukit Jelutong, both in Selangor.

The Dayana Phase 2 homes feature modern vernacular two-storey linked homes fully equipped with multi-generational living elements.

With prices starting from RM509,888, the 20ft by 60ft homes come with four bedrooms and three bathrooms. The built-ups start from 1,734 sq ft.

## 28 stations proposed for Ipoh LRT system

A total of 28 stations will be built for the proposed Light Rail Transit (LRT) system in Ipoh City, which will cover a distance of 58km.

According to the Draft Ipoh City Local Plan 2035 (Replacement) issued by the Ipoh City Council (MBI) on its website on Nov 16, the proposed LRT system comprises two routes of 16 stations each, with four common stations or interchanges.

The Meru Raya-Ipoh-Batu Gajah route covers 30 km while the Bandar Sunway-Ipoh-Simpang Pulai sector stretches for 28km, with a service frequency of six minutes.

The stations for the first route are at Meru Raya, Jelapang, Manjoi,



Silibin, Medan Kidd, main station, UTC Ipoh, Pasir Puteh, Pasir Pinji, Falim, Menglembu, Pengkalan, Station 18, Lahat, Batu Gajah Perdana and Batu Gajah.

The stations for the second route are at Bandar Sunway, Tambun, Ipoh Garden, Stadium, Hospital, Medan Raya, main station, Maju Rapat, Medan Gopeng, Gunung Rapat, Taman Chempaka, Ampang and Simpang Pulai.

## 5,000 international tourists to arrive under Langkawi Travel Bubble



Langkawi Development Authority (LADA) is targeting the arrival of 5,000 international tourists this year which is expected to help generate RM24.4 million in revenue, said LADA chief executive officer Nasaruddin Abdul Muttalib.

The tourists will be arriving under the pilot international travel bubble which starts from Nov 15.

Nasaruddin said preparations for the opening of Langkawi to international tourists are carried

out by Kedah Health Office and LADA, adding that international tourists arriving on the island will have to undergo the Reverse Transcription-Polymerase Chain Reaction (RT-PCR) screening.

"Monitoring of preparations at Langkawi International Airport has also been done and Langkawi Malaysia Airport Bhd has prepared special procedures to ensure everything runs smoothly," he said in a statement on Nov 15.





## A SECOND LINE OF DEFENCE FOR EMPLOYEES AND CUSTOMERS

**A**s we get back to our lives in the epidemic era with economic activities gradually opening up, safety remains the key concern for everyone.

In the property field, developers are welcoming customers back to their sales galleries with strict adherence to standard operating procedures to ensure their employees' and customers' safety.

With growing awareness on the importance of indoor air quality (IAQ), some developers even go beyond the standard by investing in IAQ enhancements to minimise the spread of airborne Covid-19 particles.

Among them is Platinum Victory, which has opened its doors to interested buyers by appointment basis. Taking safety up a notch, the developer has installed the Panasonic nanoe™ X Generator system across its 17 operational offices and sale galleries as a second line of defence against the easily-transmissible coronavirus.

"With Panasonic's proprietary nanoe™ X technology, the air purifiers will produce OH radical ions encapsulated in water to cleanse indoor air by inhibiting viruses and bacteria in the air and on surfaces," says Ichiro Suganuma, managing director QAFL business promotion office, Panasonic Corporation.

"The nano-sized particles of nanoe™ X allow for deep penetrations into hard surfaces and soft furnishings with fabric materials, as well as carpets," he furthers.

The nanoe™ X technology is the result of Panasonic's relentless pursuit of new technology in improving IAQ. By applying high voltage into the moisture in the atmosphere, it then creates nano-sized (5-20nm) electrostatic atomised water particles containing hydroxyl radicals which act as air-cleaning agents. Other than this, the hydroxyl radicals contained in water are able to live 10 times longer and disperse across a wider area compared to natural hydroxyl radicals.

Incorporated into Panasonic's nanoe™ X Generator, the system can generate 4.8 trillion hydroxyl radicals per second to effectively combat organic pollutants within indoor settings, adds Suganuma.

Notably, a report by Texcell, which is a global research organisation in France, has certified that the nanoe™ X

technology has the capabilities of inhibiting over 99.99% of the SARS- Cov-2 in a 45L chamber test space within two hours. This means that a room equipped with Panasonic's nanoe™ X technology is able to minimise the infection risk of the highly contagious Covid-19.

Recognising its attributes, Platinum Victory has installed Panasonic Air-e air purifiers in its J.Satine sales gallery @ the Ark that featured their developments including J.Satine Residency and Platinum Casa Danau Residences.

The J.Satine which is a mixed-development comprises three components - residential, retail and SOHO.

Jointly developing with textile manufacturer Jakel Group, J.Satine introduces a balanced lifestyle of social and living, with an abundance of amenities just underneath the residence while at the same time are also strategically located in the thriving neighbourhood of Setapak.

Meanwhile, Platinum Casa Danau Residences which is also another featured project in the same sale gallery is a low density development with only 200 units that comes with a spacious 1,184 sq ft of built-up and equipped with recreational facilities such as swimming pool, roof recreational area, gym and multi-purpose hall.

Hence, for the guests who visited Platinum Victory's sale galleries will not need to worry the indoor safety as they can be assured of breathing in fresh and sanitised air whenever they are in the sales galleries.

Platinum Victory assistant general manager of branding and marketing Vincent Seow says IAQ always in the company's mind even before the Covid-19 outbreak, Platinum Victory has been exploring ways to improve IAQ within their working environment and projects.

With Panasonic Air-e air purifiers, it could serve as a second line of defense for employees and customers and Platinum Victory is mulling at sweeten the deal with customers by giving them Panasonic's products when they purchase Platinum Victory's property.

"For Platinum Casa Danau Residences, we are considering to offer the nanoe™ X model air-conditioning system as our effort in promoting IAQ. This will be our maiden project that offer such air-conditioned unit to the buyers," he says.



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**nanoe™ X**

Test results: novel coronavirus activity inhibited

Test of a generator of nanoe™ X

#### Overview

The objective of this test was to determine if nanoe™ X inhibit the activity of the SARS-CoV-2 virus. Gauze saturated with SARS-CoV-2 virus solution was exposed to a generator of nanoe™ X from a distance of 15cm in a 45L box for 2 hours. Over 99.99% of the activity of the SARS-CoV-2 virus was inhibited.

#### Details

(1) Testing organisation: TEXCELL (France). (2) Test subject: novel coronavirus (SARS-CoV-2). (3) Test volume: 45L enclosed box (400 mm x 350 mm x 350 mm). (4) Exposure time: 2 hours. (5) Exposure distance: 15cm.



Notes: (1) The virus infectious titer was measured and used to calculate the inhibition rate. (2) This verification was designed to generate basic research data on the effects of nanoe™ X on the novel coronavirus in laboratory conditions. It was not designed to evaluate product performance.

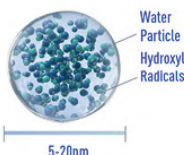
Notes: Photograph is for illustrative purposes.

**nanoe™ X Inhibits Activity of Adhered Novel Coronavirus (SARS-CoV-2) Over 99.99% in 2 hours.**

\*1 Testing Organisation : Texcell (France)

- Test subject : Adhered novel coronavirus (SARS-CoV-2)
- Test volume : 45L enclosed box
- Test result : Virus activity inhibited over 99.99% in 2 hours

#### nanoe™ X Structure



#### Huge Quantity



#### Longer Life Span



#### Inhibit Adhered SARS-CoV-2





# Are solar PV systems becoming more cost-attainable for home users?



PHOTOGRAPH BY PLUS XNERGY

●Text Tan Ai Leng

**E**scalating household electricity bills following increasing consumption, especially during the lockdown periods when most are forced to stay home, have led many to mull the option of solar photovoltaic (PV) systems to save more on bills, while saving the environment.

While this is a positive development for local solar system providers in the market, industry players reckon that the high upfront cost is still the main factor that deters people from taking the decisive step.

According to adjunct professor of Sultan Idris Education University (UPSI), Datuk Dr Muhammad Guntor Mansor Tobeng, the installation cost of a solar PV system at a landed house will cost about RM19,000 for a terraced house (four kilowatt single-phase wiring) to RM40,000 (10 kilowatt three-phase wiring, normally for semide and bungalow).

“Undeniably, looking merely at the upfront cost itself, it has scared off many interested consumers. However, surging electricity bills also make people start to rethink ways to save on the bills,” he says.

Guntor is also the vice-president of Malaysia Photovoltaic Industry Association and the founder and managing director of renewable energy services company Gading Kencana Sdn Bhd.

Currently, Tenaga Nasional Bhd is the only electric supplier in Peninsula Malaysia, serving approximately 10.1 million customers (as at March 2021). The electric utility company will review its electricity tariff rate every three years, and the next review will be on Jan 1, 2022.

“Many [consumers] may not realise that residential properties are actually paying a higher tariff rate as compared to industrial or commercial properties,” says Guntor, adding that on average, the tariff rate for residential is about 57 to 67 sen per kilowatt hour (kWh) while factories are paying 36 sen per kWh, while commercial properties are paying around 33 sen per kWh.

For some, surging electricity bills incurred during the stay-home periods during the lockdowns have led them to take the plunge into installing solar PV systems for their homes.

Solar PV system provider Plus Xnergy Holdings Sdn Bhd founder and chief executive officer Ko Chuan Zhen estimates that solar PV systems

at home could help to save around 20% to 50% of the electricity bills.

“It all depends on the size of the solar PV panels. The users may not see significant cost savings in the first few years due to the higher upfront cost, but the effects on savings will kick in after five years, especially when electricity tariff rates continue to rise,” he explains.

“The savings part depends on building roof size, which can go from 20% to 90% savings. For instance, a single-storey house with a large roof area with two residents can result in up to 90% savings,” estimates Ko.

## Instalment schemes

While upfront cost remains the main concern, Guntor observes that some of the industry players are introducing instalment payment schemes, which could offer more affordable solutions for interested users and also help generate recurring income for the service providers.

Plus Xnergy is one of them. Ko explains the instalment model works like the water filter or air purifier leasing plans, where the service providers will install the equipment and offer routine maintenance services to the users.

“Many might have the misconception that solar PV systems do not need further maintenance. Though the maintenance cost is low, routine maintenance is still required to ensure everything works well,” he says.

One of the important maintenance works is deep cleaning. Solar panels tend to accumulate dust and dirt, which could affect its performance. Hence a yearly thorough cleaning is required. At the same time, there will be some wear and tear parts, like switchboard and electric fuses – these require regular monitoring in case replacements are needed. All these works are covered under the instalment plan.

Guntor concurs with Ko that an instalment plan offers a hassle-free solution and lower upfront cost to interested users, but he also reminds consumers to carefully choose their service providers because a solar PV system is a long-term investment for property owners, spanning up to 25 years, and a reliable service provider is important to ensure the return on investment. **E**



“Undeniably, looking merely at the upfront cost itself, it has scared off many interested consumers. However, surging electricity bills also make people start to rethink ways to save on the bills,”

— Guntor



“The savings part depends on building roof size, which can go from 20% to 90% savings. For instance, a single-storey house with a large roof area with two residents can result in up to 90% savings,”

— Ko





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If you want the very best adhesion and endurance of your flooring in the years to come, then you must consider the use of a proper flooring system. Generally, a good flooring system consists of three layers of coating, namely primer coat, intermediate coat and finish coat.

Preparation of the floor using a floor primer is vital for not only saving your time and effort, but money as well. Primer is the first layer that is applied on the substrate or base material which enhances the bonding of the intermediate coat onto the substrate. Next, the intermediate layer acts to build up the thickness to the flooring. Lastly, the finish coat provides not only the aesthetic value but also the protection against external environments like abrasion, the Ultraviolet (UV) sunlight and moisture.

A durable flooring system is extremely important for industrial property to ensure the business owners' operation carried on smoothly every day. Without adequate attention given to achieving a quality-grade flooring system, many may end up having to spend more on maintenance.

Besides maintenance issues, looking into the safety aspect is also another reason why installing a quality-grade flooring system is essential as the working condition in an industrial setting poses various risks.

The investment in a high-quality flooring system is

actually essential in prolonging its shelf life, ensuring a safe working environment. Hence, saving you money and time in the long run without impacting the business operation where time is of the essence.

### Choose the right industrial flooring system for your facility

This is especially pertinent for industrial flooring, where a durable flooring system is literally the foundation for a safe, productive and efficient work environment, considering not only the foot traffic but also the pressure of heavy machinery on a daily basis.

Ideally, floor replacements should be avoided as it will lead to down time in production. Hence, industrial flooring should be expected to hold up at least a decade even under extreme usage.

Depending on what the industrial building is used for, there are different requirements in the flooring system for different sectors. For example, warehouses require strong and durable floor coatings to withstand the impacts from forklifts while food-safe floor coatings are needed in food processing plants.

As each industry has its own specifications, it may not be easy to get the right type of coating in the market to suit particular needs. Whereas Nippon Paint's industrial flooring solutions are equipped to cater the needs of various working environments such as manufacturing, automotive, aerospace, electronic, food & processing and pharmaceutical industries.

In addressing this gap in the market, Nippon Paint, The

Coatings Expert, has introduced the Nippon FloorShield series as part of the Nippon Paint Industrial Flooring Solutions. Some of the products in this series are Nippon FloorShield Aqua Epoxy, Nippon FloorShield Solvent Free Epoxy and Nippon FloorShield Self-Leveling Epoxy.

To save industry users the hassle of hunting for a particular coating to meet their requirements, the key advantage of the Nippon FloorShield series covers a wide range from light foot traffic, medium duty to heavy duty flooring needs.

On top of that, the Nippon FloorShield series combines performance and colours to deliver excellent and durable protection of flooring to cater to various industrial environments.

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## Industrial floorings: Everyone loves a nice clean floor but wait ... lest you paint yourself into a corner!

The advent of industrialisation and mechanisation has led to demands for floorings which are expected to “perform”, durable and easy to maintain. On top of that, the selection of floor finishes and coatings in buildings varies considerably, depending on whether it is used for food manufacturing, distribution warehouses, shopping malls or basement car parks.

For instance, buildings involved with pharmaceutical or food products require floorings which can meet “clean” and food-safe certifications while heavy industries require robust hard-wearing and impact-resistant coverings.

Some productions require chemically-resistant coatings to protect against the caustic effects of oils, aromatics or solvents; and there are owners that are fastidious over cleanliness and hygiene.

Hence, industrial floor coatings are differentiated and selected based on location, severity, function and maintainability. Indeed, we have come a long way from rammed earth floorings!

### Q What are the main concerns I should address for my industrial flooring?

#### New versus existing buildings.

The selection and specification for new buildings may differ considerably for existing buildings due to the condition of the concrete flooring on which the finishes will be applied. New buildings purchased directly off the market may require surface preparations (for instance, the removal of topping screed) before floor coatings can be applied. The flooring condition of existing buildings may be dirty or damaged, which must be properly assessed from a visual and structural standpoint.

Concrete floors which are casted directly on the ground or in basements without adequate damp proof membranes (DPM) may have moisture “wicking” up through the slab which is difficult to detect visually. Specialist infrared thermography imaging and probes can be used to determine the “dryness” for slabs at locations where underground high-water table or hydrostatic pressure is present.

As with all surface applications, avoid throwing good money onto ill-prepared surfaces. A good coating is only as good as its base. The base must have good surface preparations before coating is applied.

We recommend expert inspections for cracks, moisture and surface conditions. This step is very important prior to the selection and application of floor finishes to avoid future issues of peeling, delamination and blistering.

### Q How should I choose the most suitable industrial floor coating?

Broadly, there are three categories for floor coatings, which mostly come in liquid forms derived from acrylic, polyurethane (PU) and epoxy base materials with proprietary additives and solvents.

- a. Clear penetrative liquid or densifiers
- b. Painted-on liquid
- c. Self-levelling liquid



**ANTHONY LEE TEE**

Architect, building inspector and trainer; Managing director of Architect Centre Sdn Bhd; one of the judges of EdgeProp Malaysia's Best Managed & Sustainable Property Awards

All of them are primarily meant for applications on well-constructed reinforced concrete floors with good surface preparation. They are graded for light or heavy usage. Pedestrian traffic and passenger cars can be classified as light utility. Floor coatings for shopping malls and car park areas with foot or light vehicular traffic can use clear penetrative densifiers, painted PU or acrylic.

Heavy industrial plants, distribution warehouses or delivery docks exposed to heavy loadings, forklifts, chemical spillage or solvents require special coatings made from PU or epoxy. Painted-on and self-levelling liquids may come in “ready mixed” or “2-parts” systems forming a “seamless” continuous protective coat when cured.

The surface textures for floor coatings can be specified from high shine (requirement for certain types of plants or factories) to textured anti-slip properties. Anti-skid coatings are often used for car-parking driveways and ramps. Colours or tints can be specified for floor markings and signage as frequently seen in basement car parks and petrol stations.

As with all building materials, the selection and specification of floor coatings must consider reasonable wear and tear, maintenance, repairs and eventually, lifecycle replacement. The lifespan of floor coatings can be considerably extended when applied by skilled applicators over dry and well-constructed concrete.

#### What to avoid?

Moisture on and within concrete slabs! Relying solely on floor coatings based on “claimed” performance to stop rising damp is foolish and should be avoided. Although there are products that offer moisture barriers against dampness on top of concrete floors, we have seen many failed attempts leading to delamination, peeling, blistering and disputes.

Establish the concrete condition before commissioning a new flooring or coating. Where dampness cannot be repaired permanently, do not risk it! 🚫

#### I am planning a new factory – what should I consider?

1. Establish your delivery, production and storage requirements.
2. Get a concrete slab designed with controlled crack-width, movement joints and constructed with damp-proof moisture barrier.
3. Determine the suitable grade of “concrete surface profile” (CSP) to match the selected coating system.
4. Construct a flat and level concrete floor with a concrete grade suitable for industrial floor coating complete with monolithic hardener. (Avoid laying a topping screed.)
5. Select products and applications from a reputable industrial floor coating manufacturer.



**Disclaimer:** The answers are only proposed solutions by the expert based on the limited information given in the questions.



# Recovering, albeit slowly



●Text Rachel Chew,  
Chelsea J. Lim & Tan Ai Leng

**S**elena Teoh and her husband just came back to Kuala Lumpur from a two day-one night short getaway in Melaka. Recalling the overall experience in Melaka, the 35-year old accountant felt it was pleasant, from hotel room check-in to the visit of their favourite coconut shake stall in Klebang and a dinner at Jonker Street.

Yes, the traffic back to KL did move slowly, but not really congested on the Sunday night of the long weekend during the Deepavali celebration, but that did not dampen their spirits as the couple had not gone travelling for close to two years since Malaysia implemented movement control orders (MCO) and inter-state travel wasn't allowed.

In fact, while her husband was driving, Teoh already started browsing for hotel rooms and planning for their next *cuti-cuti* Malaysia destination.

Their car was one of the 4.5 million vehicles which crossed states along major highways nationwide on Nov 7.

Like Teoh and her husband, many were looking forward to the lifting of the interstate travel ban as they had been "grounded" for too long due to the prolonged lockdowns which aimed to curb the spread of the contagious Covid-19 virus.

Prime Minister Datuk Seri Ismail Sabri Yaakob announced on Oct 10, 2021 the reopening of interstate borders, from Oct 11, for residents who were fully inoculated against the coronavirus after the country reached the vaccination target of 90% of the adult population.

The announcement was no doubt like the longed-for rain in the drought, especially for the tourism and hospitality sectors that have been badly battered by the Covid-19 pandemic since 2020.

According to Malaysian Association of Hotels (MAH), the local hotel industry lost estimated revenue of RM5 billion in the first five months in 2021 due to the pandemic and travel restrictions.

Before that, the industry had already recorded a loss of over RM6.53 billion in 2020 and an estimated loss of RM300 million for every two weeks of MCO.

## Occupancy rate increases to 40%

MAH chief executive officer (CEO) Yap Lip Seng tells EdgeProp.my that the average occupancy for the past few weeks since the travel ban lift has been approximately 40%, compared to 20% to 25% averagely before the interstate travel was allowed.

"There had been obvious pent-up demand, and coupled with the recent public holidays and long weekends, popular domestic destinations enjoyed high hotel occupancy rates with many travelling out of the Klang Valley, typically choosing resorts for their long-awaited getaways," he enthuses.

Having said so, Lip Seng adds that the current high demand for hotel rooms is concentrated on popular tourist destinations like Langkawi, Penang, Port Dickson, parts of East Coast, Ipoh and Genting Highlands.

Continues **NEXT PAGE** →



“The average occupancy for the past few weeks since the travel ban lift has been approximately 40%, compared to 20% to 25% averagely before the interstate travel was allowed.”  
– Lip Seng

PHOTOGRAPH BY THE EDGE



Interstate travel ban was uplifted since Oct 11, 2021.



PHOTOGRAPH BY ICONIC HOTEL



Hotels have demonstrated a high level of compliance to SOPs to minimise risks to both employees and guests.

“Since the announcement of the lift of interstate travel ban, the demand for vacation homes is also on the uptrend, especially during weekends; and entering the year-end holiday season, the demand is expected to rise.”  
– Terence



“Safety remains the key concern to many and this is also a crucial factor that determines whether the growth momentum will continue.”  
– Tan

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Other than the hospitality industry, the Malaysian Association of Convention and Exhibition Organisers and Suppliers (MACEOS) also sees the meetings, incentives, conventions and exhibitions (MICE) market slowly gaining back its growth pace.

According to the association, MICE activities have been allowed beginning Oct 18, 2021 and industry players are now at the planning stage to roll out business events next year which are expected to create a great spillover effect to other industries, such as hospitality and retail. **(Read “Rebound of MICE industry” on pg 12.)**

Metro REC Sdn Bhd head of agency Terence Yap notes that the ease of travel restriction is also a timely measure to rescue the unoccupied houses which are specially designed for vacation-goers.

“Since the announcement of the lift of interstate travel ban, the demand for vacation homes is also on the uptrend, especially during weekends; and entering the year-end holiday season, the demand is expected to rise,” he says.

## Safety concerns

KGV International Property Consultants (Johor) Sdn Bhd executive director Samuel Tan concurs with Terence, adding that the struggling hospitality industry is beginning to see some relief as improved market sentiment on cuti-cuti Malaysia will bring up the demand for hotel rooms and other related services.

Popular tourist destinations in Malaysia have already reported better occupancy rates over the weekends and public holidays. Interstate travelling will translate into more business movements and this is good for the hospitality sector, he says.

“However, it is still a long, uneven journey ahead,” he laments, adding that safety remains the key concern to many and this is also a crucial factor that determines whether the growth momentum will continue.

Commenting on the safety concerns, MAH’s Lip Seng says hotels are well prepared and since day one has demonstrated a high level of compliance to standard operating procedures (SOP) to minimise risks to both employees and guests, and will continue to do so moving forward.

According to him, for MAH members to obtain the association’s “Clean and Safe Malaysia” hygiene and safety independent certification label, the hoteliers have to comply with all relevant SOP including on ventilation as well as contingency and isolation plans in the event of any detected cases. The certification programme was initiated by MAH, fully supported by the Ministry of Tourism, Arts and Culture Malaysia, and audited by Bureau Veritas Certification Malaysia.

Hotels have also introduced special cleaning protocols for guest rooms, specially on check-out, and some even with a “Sanitised” seal on the room door, adds Lip Seng.

## Key to recovery still the reopening of international borders

Despite the pent up demand, Lip Seng notes that the average occupancy for the past one month was only approximately 40%, and a high occupancy rate was only seen over long weekends at popular holiday and nature destinations while the occupancy rate in other places remained moderate.

“With only the domestic market to work on, business is still limited at lower spending power. And demand is still fluctuating between weekdays and weekends,” he points out.

On the pre-bookings for hotel rooms for year-end holidays such as Christmas and New Year, Lip Seng anticipates the situation will remain the same as last year, with an average occupancy rate of 43% for the last two weeks of 2020.

Continues **NEXT PAGE** →

PHOTOGRAPHS BY LOW YEN YENG | EdgeProp.my



Kwai Chai Hong near Petaling Street has attracted local tourists after the interstate travel ban uplifted.





“

Our inquiries for hotel deals have shot through the roof since the Singapore VTL was announced, so hopefully, we will see more transactions happening soon.”  
– Previndran

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“Based on our survey [with our members], 55% of our [pre-pandemic] revenue is from the domestic market and 45% from international arrivals, which technically means the current supply is too high for domestic tourism alone. Without international arrivals, the industry will not be expecting full recovery,” stresses Lip Seng.

## VTL giving hope

Nevertheless, the introduction of the Singapore-Malaysia vaccinated travel lane (VTL) for air travellers beginning on Nov 29 is expected to be the light at the end of the tunnel for local hoteliers.

“The industry has high hopes of restarting international tourism with selected markets and the announcement of VTL with Singapore is timely, and in fact the industry has been in close contact with its counterparts in Singapore to discuss safe travel products and services from both sides.

“But as mentioned, the domestic market will still be dominant for approximately another year, and hotels are expected to balance demands for both markets,” he says.

On the property market, Zerin Properties group founder and CEO Previndran Singhe reveals that since the announcement of VTL, market interest in hotel properties have returned.

“Our inquiries for hotel deals have shot through the roof since the Singapore VTL was announced, so hopefully, we will see more transactions happening soon. However, the recovery of the market still takes some time as the full picture will only emerge maybe in mid or end next year,” he enthuses.

For investors who are interested in building new hotels, Previndran advises them to carefully look at designs that suit future market demand before starting the construction works.

Metro REC’s Terence believes following the opening of VTL, it will not take too long for the borders to reopen and welcome other international travellers back to Malaysia, hence the growth momentum for hotels and homestays will surely recover in the near future.

“All in all, we think the hospitality property segment has a better prospect in the next few months,” he says.

Nevertheless, Terence anticipates there will not be any significant hotel brands added into the market in the near future as there are still uncertainties ahead.

“However, I foresee there will be some business consolidations or acquisitions of existing hotels, as well as refurbishment activities moving ahead,” he notes. He also foresees more residential properties, especially the newer high-rise properties in tourist spots which can’t secure long leases, to be converted into Airbnb.

## Market outlook

Zerin Properties’ Previndran says with inter-state travelling allowed and the opening of international borders also in the government’s plan now, the market has a more positive sentiment now and it is expected that demand for hotel rooms will continue to increase.

KG International’s Tan notes that in adapting to the new norm, hoteliers will need to change their business models by emphasising the needs of local tourists rather than in-



The hospitality industry is looking forward for the reopening of international borders.



PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

ternational patronage.

“New standards to ensure compliance with SOP need to be formulated, without causing inconvenience to the customers. Reconfiguration of rooms and common areas are important as well as the ability to turn around the hotel usage. These are the keys to ensure business continuity,” he advises.

Lip Seng from MAH anticipates the domestic market will be dominant for the next one year, and with staggered re-opening of international borders soon, the industry could look at receiving international guests again in 2022, but a full recovery will take another one to two years after that.

While waiting for the return of international travellers which is deemed as the strong catalyst for the recovery of the industry, there is an urgent need to recruit experienced staff.

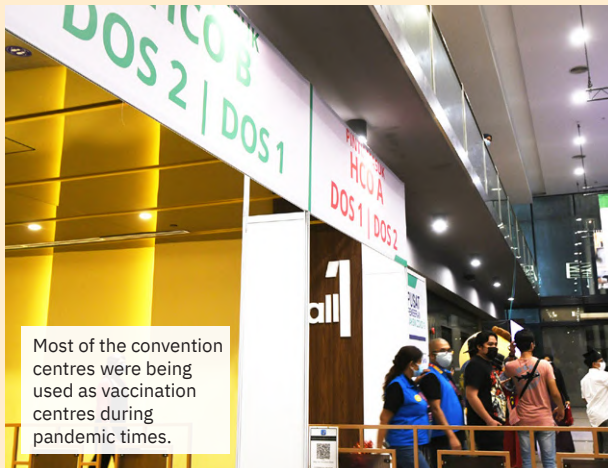
“The local hospitality industry was forced to let go of its people due to travel restrictions. Although most employers are now rehiring the staff following the reopening of the tourism industry, many former staff members have lost their interest in hotel jobs,” he says.

He also adds that to balance the manpower needs, many hotels have reduced room inventory based on available manpower or deploying office executives and managers to support the operations.

According to MAH, 55% of the revenue is from domestic market.

Continues NEXT PAGE →





**“There has been a surge of bookings for physical events next year... venue rates are competitive for the first half of the year, while most venues have been fully booked for the second half of the year.”**  
– Teo

## Rebound of MICE industry

As meetings, incentives, conventions and exhibitions (MICE) activities have been allowed to resume from Oct 18, 2021, Malaysian Association of Convention and Exhibition Organisers and Suppliers (MACEOS) is hopeful that the country's MICE business will gradually recover and grow at full speed after the international borders reopen.

In an email interview with EdgeProp.my, MACEOS president Francis Teo says since the announcement on allowing MICE activities, industry players have started planning and rolling out some smaller events.

“Until the end of the year, most of the activities are corporate events like product launches, recognition ceremonies and training events. As international borders are still closed, we expect trade exhibitions and conferences would only kick off by mid-2022, subject to the pandemic situation improving,” he adds.

With the market sentiment gradually returning, Teo notes that there has been a surge of bookings for physical events next year. In terms of venue rates, he says it is competitive for the first half of the year, while most venues have been fully booked for the second half of the year.

“The challenge for the venue [provider] is to fill the vacancy for the first half of the year,” he says.

### Extra precautions

Meanwhile, safety remains the public's main concern. Teo notes that MICE organisers are aware of this. Even though they are excited to restart the business and have already begun planning their events, they are taking extra precautions to ensure the safety of all the participating parties.

For instance, event attendees are strictly limited to below 500 pax at this moment due to the physical dis-

tancing requirements and for ease of management. There are entry restrictions for non-fully-vaccinated individuals and children too.

Besides a smaller number of participants to the MICE events, the cost of organising an event has definitely increased due to extra manpower, Covid-19 testing, personal protective equipment (PPE) cost, investments on contactless technologies as well as crowd control measures. However, all these efforts are needed to rebuild public confidence towards MICE events, stresses Teo.

According to him, MACEOS has worked together with Malaysian Association of Hotels (MAH), Malaysian Association of Tour and Travel Agents (MATTA) and Malaysia Aviation Group (MAG) to form Travel Safe Alliance Malaysia (TSAM) to ensure that the travel-related industry meets the safety requirements to reopen.

Under TSAM, proper health and safety measures and systems in accordance with globally-recognised best practices are mandated to provide a safe travel-and-business environment during and post-pandemic.

Meanwhile, MACEOS has also introduced the SafeBE Certification Programme under TSAM, which has also initiated MATTA's Travel Safe Certification Programme and MAH's Clean & Safe Malaysia Certification Programme.

“Currently, five of our member convention centres have been certified under MACEOS' SafeBE Programme, which is audited by a third party, Bureau Veritas,” he highlights.

With all these arrangements in place, Teo anticipates the MICE market to gradually recover by the middle of next year or after the general election.

“The recovery pace in the first half of next year will be government-led due to the impending general election, which is expected to happen in mid-2022. We expect a more favourable business condition after the general election,” Teo concludes. ■





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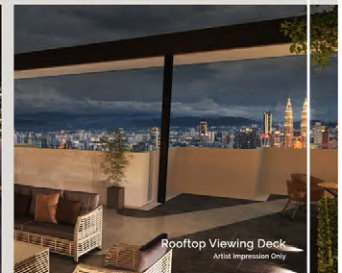
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# Freehold residential site at Hillview Terrace to be up for sale for RM376m

●Text Atiqah Mokhar  
EdgeProp Singapore

The owners of 11 freehold factory units at Hillview Terrace will jointly put their properties, comprising 31 to 35 and 50 to 64 Hillview Terrace in Singapore, up for sale at an indicative price of S\$122 million (RM376 million) on Nov 18.

OrangeTee Advisory and Colliers are the exclusive marketing agents for the deal.

The properties are situated on both sides of a cul-de-sac and have a combined site area of 62,213 sq ft. Eight terraced factories sit on one side of the street, with a pair of semi-detached factories and a detached factory on the other.

The access road of the cul-de-sac and an electrical substation serving the terraced factories, with a combined land area of 17,577 sq ft, may be alienated and amalgamated to form a larger site of 79,790 sq ft for a more comprehensive redevelopment.

Under the Master Plan 2019, the site is zoned for residential development with a gross plot ratio of 1.62, giving it a gross floor area (GFA) of approximately 129,253 sq ft. This could potential-

ly yield up to 141 new units, subject to approval.

The indicative price of S\$122 million translates into a land rate of S\$1,423 psf per plot ratio (ppr), including an estimated development charge of S\$49.4 million and an estimated alienation cost of about S\$12.6 million for the road and substation.

Factoring in an additional 7% of bonus GFA for private outdoor spaces, the land rate would be lower at S\$1,367 psf ppr.

Tay Liam Hiap, director of investment sales at OrangeTee Advisory, points out that the plot has already received full consent from all owners for the sale, meaning that developers have more certainty in executing their plans.

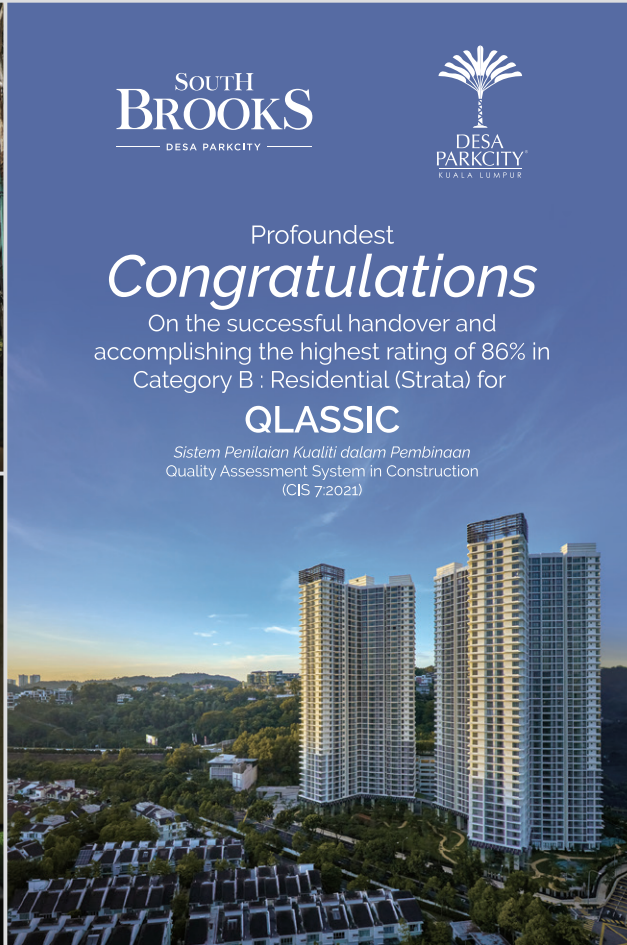
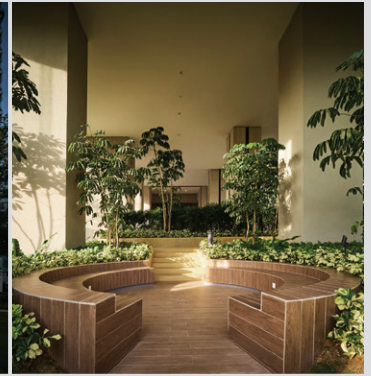
The site is easily accessible via major trunk roads and the Pan-Island Expressway (PIE), and is served by the nearby Hillview MRT Station, Bukit Batok MRT Station and Bukit Gombak MRT Station.

Pearl Lok, director of capital markets & investment services at Colliers, highlights that the site's location on one of the highest points of Hillview Terrace offers views of the Bukit Gombak Hill, Bukit Batok Town Park and Little Guilin.

The tender for the site will close at 3pm on Jan 20, 2022.







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With  
**Dr Foo Chee Hung and  
James Tan Kok Kiat**

“

As long as the rate of supply outpaces the rate of demand, there should be no shortage of affordable houses across the state.

Instead, what should be of more concern is the overbuilding of price-controlled social houses, with a high number of unsold units, low take-up rates and low marketability.”



## Do we lack affordable houses in Selangor?



**I**t is heartening to see that the government, through the 12th Malaysia Plan (12MP), has outlined a more holistic approach to affordable housing as an attempt to reform the housing market in the post-Covid-19 era.

Efforts are devoted not only to the demand side through the provision of financing facilities for first-time homebuyers and the rent-to-own (RTO) housing programme for poor and low-income households; but also to include ways to reduce cost of doing business on the supply side, such as standardising charges and fees imposed by local authorities and utility providers for the construction of affordable housing, reviewing the existing industrialised building system (IBS) incentives, capitalising on government-owned and waqf land for the development of affordable housing for selected target groups, etc.

On top of that, a data centre on housing – by integrating relevant data from the federal and state governments as well as private developers – will be established to strengthen the institutional capability in monitoring the supply of affordable housing. Also, public affordable housing programmes such as Perbadanan PR1MA Malaysia, Syarikat Perumahan Negara Bhd (SPNB), and Program Perumahan Penjawat Awam Malaysia (PPAM) will be centralised under the Ministry of Housing and Local Government (KPKT) for better governance and coordination.

Apparently, the national housing policies are directed towards the building of adequate, quality, and liveable affordable houses, with the aim to increase homeownership among low- and middle-income groups, which has likely been impaired by the pandemic-induced economic recession. This is evidenced through the renewed commitment to build a total of 500,000 affordable houses through initiatives such as Rumah Mesra Rakyat, Residensi Wilayah and Program Perumahan Rakyat under the 12MP.

This will definitely set the tune for the budget plannings of both the federal and state, in terms

of strategising ways to increase the supply of affordable houses, so as to contribute towards an improved national housing affordability level. A typical example of this is the latest announcement made by the Selangor government on the new affordable housing scheme – Rumah Idaman.

Having said that, the initiative of “building 500,000 affordable houses” tends to give the impression of meeting the key performance indicators (KPI) or chasing the figures – a response to the social pressure in providing acceptable housing standards at an affordable price for low-income groups – rather than an appeal to the economic supply and demand principle.

Experiences from the existing price-controlled social housing schemes like PR1MA and Rumah Selangorku (RSKU) have shown that building more affordable houses is neither the answer to the problem of housing affordability nor overhang in the country.

Instead, it gives rise to the problem of cross-subsidisation and poses threats to the balance of the housing industry ecosystem, even with the tendency of exacerbating the problem of oversupply in the affordable housing market segment.

Most importantly, one must question if such initiatives are backed by any supply-demand analysis. This is because a disproportion in terms of housing production and absorption is likely to aggravate the supply-demand conundrum; causing market cannibalisation to happen in the same housing market segment, where new launches tend to “eat up” the demand for the existing products, and eventually affect both the sales volume and market share of the existing housing stock.

To add salt to the wound, the take-up rate of price-controlled social housing is often lower than expected, owing to the dwelling conditions that limit its value appreciation; not to mention during the market slowdown period, consumer sentiment is low and the household income is stagnant (B40 in particular).

Continues **NEXT PAGE** →



**Figure 1: Calculated MM and HCB house prices with the respective income ranges**

Income Group	Income Range (RM)	MM House Price (RM)	Housing Product Category	HCB House Price (RM)
B40	Up to 1,999	71,964	Affordable (Up to RM300k)	148,389
	2,000 – 2,999	72,000 – 107,964		148,463 – 222,621
	3,000 – 3,999	108,000 – 143,964		222,694 – 296,852
	4,000 – 4,999	144,000 – 179,964		296,927 – 371,084
	5,000 – 5,999	180,000 – 215,964		371,158 – 445,316
	6,000 – 6,999	216,000 – 251,964		445,390 – 519,548
M40	7,000 – 7,999	252,000 – 287,964	Intermediate affordable (RM300k–RM500k)	519,621 – 593,779
	8,000 – 8,999	288,000 – 323,964		593,853 – 668,011
	9,000 – 9,999	324,000 – 359,964		668,084 – 742,242
	10,000 – 10,999	360,000 – 395,964		742,317 – 816,474
	11,000 – 11,999	396,000 – 431,964		816,548 – 890,706
	12,000 – 12,999	432,000 – 467,964		890,780 – 964,938
	13,000 – 13,999	468,000 – 503,964		965,011 – 1,039,169
	14,000 – 14,999	504,000 – 539,964		1,039,243 – 1,113,401
T20	15,000 and above	540,000	High-end (RM500k and above)	1,113,474

SOURCE: DOSM

← From **PREVIOUS PAGE****No shortage of supply**

In fact, a study conducted by Real Estate & Housing Developers' Association Selangor shows that there is no shortage of affordable houses in Selangor – being the most highly urbanised state in Malaysia. This is evidenced by comparing the existing housing stocks (representing the supply side) with the total number of households (representing the demand side) in the state (Figure 3).

Based on the 2019 Household Income and Basic Amenities Survey Report, a B40 household in Selangor with a monthly income up to RM7,000 is financially eligible for houses priced up to RM252,000, calculated using the median multiple (MM) approach. An M40 household with a monthly income ranging between RM7,000 and RM15,000, on the other hand, is financially eligible for houses priced up to RM540,000.

To note, if the housing cost burden (HCB) approach is to be applied in this exercise – with the principle that monthly instalment should not exceed 30% of the total income, coupled with an indicative effective lending rate of 3.5% for a 90% mortgage loan over 30 years – the household affordability level is even higher.

A B40 household is deemed to be financially eligible for houses priced up to RM519,548, comprising both the “affordable” and “intermediate affordable” housing products; while an M40 household is to be served by those “high-end” products.

Clearly, we can safely assume that in Selangor, houses with capped selling price of RM300,000 are mainly catered for the B40 households with monthly incomes up to RM7,000. However, what we see is the current RSKU eligibility criteria has been extended to include those who earn up to RM10,000 for the sake of increasing the scheme's take-up rate.

Meanwhile, based on the 24,275 raw transaction data in Selangor for the year of 2019 and 17,178 for the year of 2020; and to further compare the distribution curve of the raw data against those reported by the National Property Information Centre (NAPIC) that detailed the median, 25th percentile and 75th percentile; the number of properties within each product category at every price range is determined.

For example, the existing stock of houses (including

serviced apartment) in Selangor amounts to 1,683,147 units as of 4Q2020, where 41% of them or 694,836 units are priced RM300k and below, which can be considered as “affordable houses” meeting the definition of Bank Negara Malaysia (BNM) (Figure 2).

These “affordable houses” basically come from a wide range of product categories, ranging from low-cost flat (26.4%), condo/apartment (25.2%), terraced houses (18.1%), flat (13.9%), low-cost house (9.8%), serviced apartment (2.9%), detached house (1.6%), etc.

**More houses than households**

If we were to compare the number of households below the monthly income of RM7,000 against the stock of houses below the price of RM300,000; it is found that the state has, in fact, sufficient affordable houses to cater for the targeted households: 694,546 houses vs. 655,876 households (Figure 3).

Supply of affordable houses in most districts are found to exceed the demand (number of households), especially for those located within the Klang Valley region, and there are still affordable houses under construction and in the planning stage.

As long as the rate of supply outpaces the rate of demand, there should be no shortage of affordable houses across the state. Instead, what should be of more concern is the overbuilding of price-controlled social houses, with a high number of unsold units, low take-up rates and low marketability.

Of course, some may argue that the exercise should cover those who earn monthly incomes up to RM10,000, which is in line with the state's price-controlled social housing scheme criteria. However, one should also realise that households with monthly income ranges of RM7,000–RM10,000 are financially eligible for houses with MM house prices of RM252,000–RM360,000, which have been covered by the current free-market housing products that fall under the category of “intermediate affordable houses”.

Notably, the demands of this category of households are different from the lower income group. They are likely looking for decent homes with value appreciation, more than just shelters that fulfil their basic needs. And obviously, from their perspective, buying a

Continues **NEXT PAGE** →



“

In reality, housing affordability does not necessarily mean the price of a house itself. Instead the crisis refers to the fact that “one is spending more than 30% of his/her post-tax income on housing”.



← From **PREVIOUS PAGE**

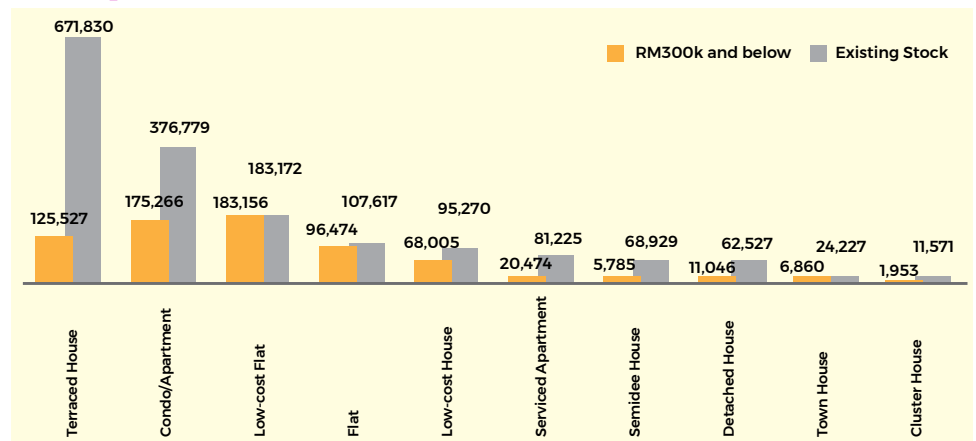
free-market product is more attractive than a price-controlled social housing, especially when the Home Ownership Campaign (HOC), with various incentives are being offered to lower the buyers' entry level cost. Most importantly, the lifestyle, neighbourhood, and quality of living offered by free-market homes are perceived to be better, which are key to property investments.

The housing affordability crisis is often misunderstood as a lack of affordable houses in the market; and hence, the policy response will be diverted towards building “a discrete category of houses aimed at helping those deserving of aid”.

In reality, housing affordability does not necessarily mean the price of a house itself. Instead, the crisis refers to the fact that “one is spending more than 30% of his/her post-tax income on housing”. In this sense, the government should avoid falling into the pitfall of building more affordable houses when addressing the issue of housing affordability.

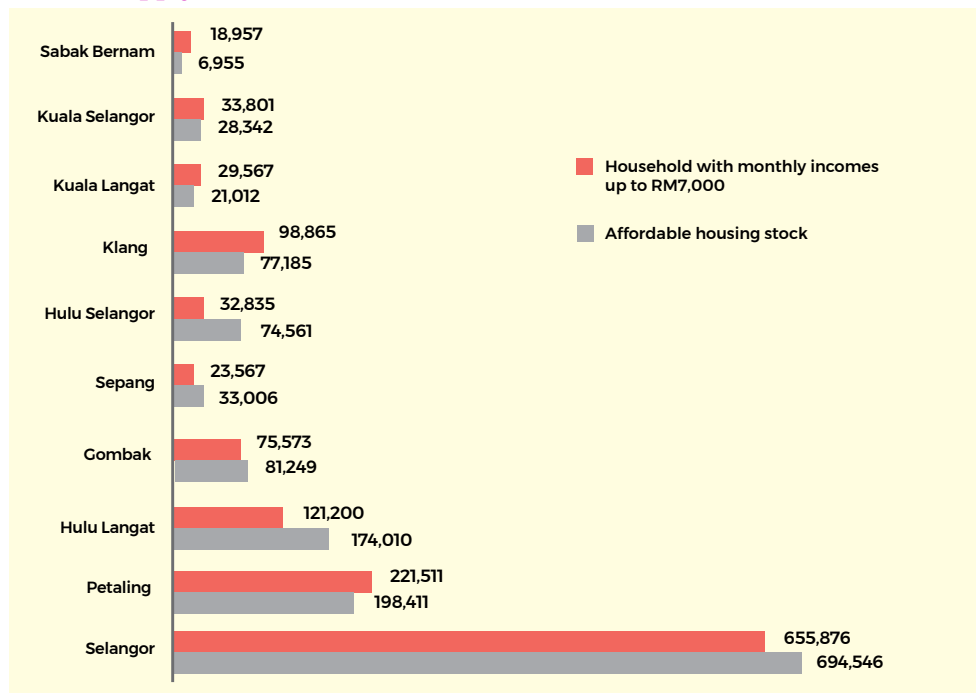
Though it is important to ensure there is enough supply of affordable houses in the market, the government must also realise the “side-effects” brought on by the blanket

**Figure 2: Number of existing housing stock vs. number of houses priced RM300,000 and below**



SOURCE: NAPIC

**Figure 3: Number of households (demand) vs. existing housing stocks (supply)**



SOURCE: DOSM, NAPIC

policy on mandatory building of affordable houses in the long-run; as it could potentially end up hurting every party in the housing industry, including those it intends to help.

Certainly, coping with the housing affordability crisis will require not only a renewed commitment to building more affordable houses; but also other structural economic adaptations like higher wages for service workers and better career pipelines. All these challenges and associated policy choices will need to be considered against the background of a “balanced housing industry ecosystem”, which is based upon the basic economic principle of supply-demand.

*Dr Foo Chee Hung is MKH Bhd manager of product research and development and James Tan Kok Kiat is Suntrack Development Sdn Bhd chief executive officer. Foo and Tan are of the Planning Policies and Standard under the Real Estate Housing Developers' Association (REHDA) Selangor.*



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# Kuala Lumpur's Chinatown: Rejuvenating a cultural heritage

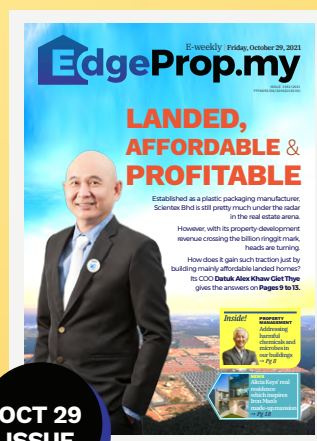


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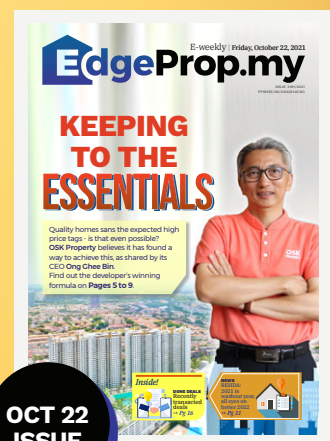
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# New landmark CanningHill Piers in Singapore debuts at prices from RM8,711 psf

●Text Felicia Tan  
EdgeProp Singapore

New luxury development CanningHill Piers, by Singapore's two giant developers, CapitaLand Development and City Developments Ltd (CDL), previewed on Nov 5.

The 696-unit residential tower is part of an integrated development that includes CanningHill Square with F&B and retail outlets, a 475-room hotel to be operated by Moxy under Marriott International, as well as a 192-unit serviced residence under the Somerset brand, managed by The Ascott.

The project is a redevelopment of a former integrated development with Liang Court shopping mall, Novotel Singapore Clarke Quay hotel and Somerset Liang Court. The new development, which will have a gross floor area (GFA) of 1.1 million sq ft, will be the largest integrated development in Singapore's Central area when completed in 2025, according to the developers.

The luxury residences of the 99-year leasehold CanningHill Piers will have units that enjoy dual frontage views of Fort Canning Hill and the Singapore River.

The project is designed by Danish architecture firm Bjarke Ingels Group (BIG), which is known for its award-winning works such as VIA 57 West Apartments in New York City, the M/S Maritime Museum of Denmark and Lego House in Denmark.

Singapore-American Brian Yang, a partner at BIG who is now based in Copenhagen, grew up in Singapore. He remembers visiting the former Liang Court as a child together with his family.

According to Yang, one of the unique opportunities with the rejuvenation of the area around Singapore River



PHOTOGRAPH BY CDL

and the redevelopment of the former Liang Court site was "to rethink the relationship between the building and Fort Canning Hill and the Singapore River, and how everything works together as part of a vibrant waterfront community". He adds: "We wanted to restore not just the visual connectivity, but also the physical connectivity between the hill and the river."

CanningHill Piers is BIG's first residential project in Singapore and Asia, says Yang. BIG was also involved in the design of CapitaLand's CapitaSpring, an integrated development with a 280m-high office tower at Market Street in Singapore's CBD and Google's headquarters in California.

The residential units of CanningHill Piers will be spread across two towers: a 48-storey high-rise tower and a 24-storey tower, which are linked by a sky bridge spanning the 24th level.

The units are a mix of one-bedroom to five-bedroom apartments with sizes from 409 to 2,788 sq ft, as well as sky suites from 2,874 sq ft and a sole super penthouse of 8,956 sq ft.

(From left):  
Yang, Chew Peet Mun, CapitaLand Development Singapore's managing director for investment and development; Chia and Lee.

Continues **NEXT PAGE** →

The luxury residences of the 99-year leasehold CanningHill Piers will have units that enjoy dual frontage views of Fort Canning Hill and the Singapore River.

PHOTOGRAPHS BY SAMUEL ISAAC CHUA | THE EDGE SINGAPORE



PHOTOGRAPHS BY CDL



An infinity pool overlooking the city.

**Indicative prices for the apartments start from \$1.16 million (\$2,836 psf), with four-bedroom units from \$5.22 million, and five-bedroom premium units from the 25th floor upwards of \$8.1 million.**

#### ← From PREVIOUS PAGE

Indicative prices for the apartments start from S\$1.16 million or S\$2,836 psf (RM3.56 million or RM8,711 psf), with four-bedroom units from \$5.22 million, and five-bedroom premium units from the 25th floor upwards of S\$8.1 million. The super penthouse on the 48th level has an indicative price of S\$50 million or S\$5,583 psf.

According to Chia Ngiang Hong, group general manager of CDL, the penthouse is “unique, the only one in the development”, hence the price tag of S\$50 million.

One- and two-bedroom units make up more than three-quarters of the units in the development. Amid the work-from-home (WFH) trend, there is strong demand for the smaller units from young people who want to move out of their parental homes, says Lee Mei Ling, CDL executive vice-president and head of property development. “They prefer to buy the smaller units so they can have their own private space with this new WFH lifestyle,” she adds.

Within the development, there is the CanningHill Club at level 24, which features several pools, including an infinity pool overlooking the city, as well as recreational facilities like a yoga deck, meditation room and two gyms.

To cater to those working from home, the club also offers a co-working space as well as pods when more privacy is required, says Lee.

### Amenities, location

On level 45 is a private club, CanningHill Sky, which overlooks the city skyline with two lounges for hosting private parties. It has a well-equipped kitchenette as well as an island counter that can be transformed into a bar.

“The project is set to become the next icon in the Clarke Quay area, simply being by the river, by the hill, by the city and by itself,” says CDL’s Lee. The project is scheduled for completion in 2025.

Being located within an integrated development means having the convenience of amenities and facilities within easy access, says Dominic Lee, PropNex head of luxury team. “CanningHill Piers is like a self-contained project, with F&B outlets, MarketPlace supermarket within the development, as well as the amenities of Clarke Quay and UE Square nearby,” he adds.


Located at the fringe of the CBD, CanningHill Piers has a direct link to Fort Canning MRT Station on the Downtown Line, and is within walking distance of Clarke Quay MRT Station on the North-East Line. “It’s within the Central region and surrounded by amenities,” PropNex’s Lee points out.



Given the significance of the development, it has attracted a lot of interest, primarily from investors, particularly for the one- and two-bedroom apartments, notes Lee. He reckons the average price of the project could be S\$3,100 to S\$3,200 psf.

Ken Low, managing partner of SRI, sees CanningHill Piers attracting not just singles but families too. There is a promenade from Merchant Loop that links to Pearl’s Hill, and also to the Canning Hill Park all the way to Istana Park. “CanningHill Piers is probably the only integrated development downtown that falls within a green lung,” he says.

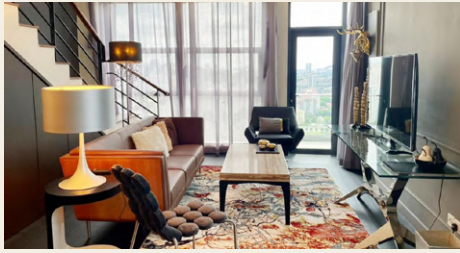
Mark Yip, CEO of Huttons Asia, sees CanningHill Piers as “a lifetime opportunity to own an iconic, integrated development by the Singapore River and Fort Canning Hill”. What’s more, it will be the tallest development by the Singapore River, hence, the views will be “magnificent”, he remarks.

As an integrated development, the apartments will be able to command a premium in terms of rental and selling prices in the future, making it a further draw for investors, adds Yip. 



The units are a mix of one-bedroom to five-bedroom apartments with sizes from 409 to 2,788 sq ft, as well as sky suites from 2,874 sq ft and a sole super penthouse of 8,956 sq ft.





**RM3,900/mth**

**Arte Mont'Kiara, Mont'Kiara, Kuala Lumpur**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 948 sq ft  
**Bedroom:** 2 **Bathroom:** 1

**Francis Ngooi** **PRO** (REN 45037)  
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6011 6518 5155



**RM4,308,000**

**Villa Vista, Damansara, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 3,590 sq ft

**SP Lee** **PRO** (REN 40386)  
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6018 382 9338



**RM4,100,000**

**Damansara Heights, Kuala Lumpur**

**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 3,101 sq ft **Land size:** 5,845 sq ft  
**Bedroom:** 4 **Bathroom:** 4

**Lydia Ong** **PRO** (E2761)  
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)  
+6012 277 1246

**Done Deal**

*Sold for*

**RM4.6 million** (RM324 psf against land size)

**Three-storey semi-detached factory at Seri Kembangan, Selangor**



**Concluded by: Lydia Sim** **PRO** (REN 02250)  
IQI Realty Sdn Bhd (+6017 287 2633)  
**When:** May 2021

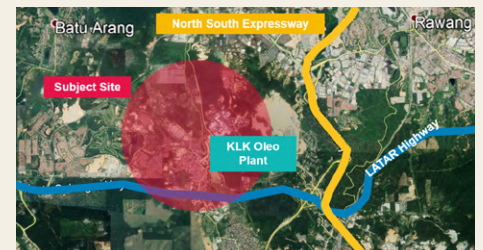


**RM868,000**

**USJ 3, Subang Jaya, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,000 sq ft **Land size:** 1,800 sq ft  
**Bedroom:** 4 **Bathroom:** 3

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



**Call for price**

**Rawang, Selangor**

**Type:** Industrial land **Tenure:** Freehold  
**Land size:** 50 acre

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



**RM1,350,000**

**Mirage Residence, Kampung Baru, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,278 sq ft  
**Bedroom:** 2 **Bathroom:** 2

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

## Noteworthy

- Freehold
- Unfurnished
- Built-up: 11,000 sq ft
- Land size: 14,200 sq ft
- Six bathrooms
- Easy connectivity to LEKAS, SILK Highway, Sungai Besi Expressway and Cheras-Kajang Highway



ML-16 Industrial Park is situated in the industrial area of Seri Kembangan, Selangor where it is located just adjacent to the Balakong Industrial Park, an established location which houses some public-listed companies. This allows ML-16 Industrial Park to enjoy its spillover effect.

Concluded by Lydia Sim of Centricity Realty, the previous owner had decided to let go of the unit because they felt that it was the right time for them to cash out.

Sold with tenancy, the buyer decided to take up the deal for investment purpose, taking advantage of the immediate rental return.

Although the factory was located at a corner with a land area of around 3,000 sq ft more than the intermediate units, it was sold at an attractive price. According to Sim, the asking price for intermediate units in ML-16 Industrial Park could go up to RM5 million while the asking price for corner units were generally priced above RM6 million.

The extra land also meant that the investor could think about extending the unit in the future when necessary.

There is currently no listing data available for ML-16 Industrial Park on **EdgeProp.my**.





**RM620,000**

**Mont'Kiara Bayu, Mont'Kiara, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,054 sq ft  
**Bedroom:** 2 **Bathroom:** 2

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



**RM1,680,000**

**Milano, Kota Kemuning, Selangor**

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 4,247 sq ft **Land size:** 4,004 sq ft  
**Bedroom:** 6 **Bathroom:** 7

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



**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*

**RM4.5 million** *(RM491 psf against land size)*

**Double-storey terraced factory at Hicom Glenmarie Industrial Park, Shah Alam, Selangor**



**Concluded by: SK Yeo** **PRO** (PEA 2977)  
Esprit Estate Agent Sdn Bhd (+6017 232 6337)  
**When:** August 2021



### Noteworthy

- Freehold
- Built-up: 9,000 sq ft
- Land area: 9,170 sq ft
- Upper floor extended unit
- Well connected to Federal Highway, ELITE, NKVE, LKSA, LDP and KESAS

Hicom Glenmarie Industrial Park is a freehold light industrial park in Shah Alam. Its connectivity and location in the middle of the Klang Valley makes it a convenient and popular home to multinational companies and local public-listed companies.

SK Yeo, real estate agent of Esprit Estate Agent Sdn Bhd, said Hicom Glenmarie Industrial Park is always in high demand for its easy accessibility.

"Most of the time, 95% of the factories are occupied. It's rare to have a corner unit factory being put up for rent in the market. What's more, the asking price is slightly below market price," he said, adding that similar properties with full extension were transacted at an average price of RM4.95 million over the past two years.

Meanwhile, he revealed that the owner, who had planned to migrate overseas, decided to liquidate all his assets in Malaysia.

"As for the buyer, he had been operating his business in this area for years. He was looking for a bigger unit, preferably a corner unit like this one, in this same area for his business expansion. He was also buying for investment purposes as he believed the demand of factories in the area was growing," Yeo noted.

As at Oct 2021, six industrial properties of Hicom Glenmarie Industrial Park were looking for new owners on **EdgeProp.my**. The average asking price was RM20.17 million or RM688 psf. Meanwhile, three units were listed for rent at an average asking monthly rental of RM47,500 or RM2 psf.



**RM899,000**

**Elmina Valley 5, Denai Alam, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,330 sq ft **Land size:** 1,650 sq ft  
**Bedroom:** 4 **Bathroom:** 4

**Raja Muhamad Amirul** **PRO** (REN 40863)  
MN ASSOCIATES SDN BHD (VE (1) 0143/4)  
+6019 370 4591



**RM3,200,000**

**The Valley TTDI, Ampang, Selangor**

**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 5,350 sq ft **Land size:** 4,950 sq ft  
**Bedroom:** 6 **Bathroom:** 8

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



**RM1,500,000**

**Bandar Kinrara 4, Puchong, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 3,774 sq ft **Land size:** 3,055 sq ft  
**Bedroom:** 6 **Bathroom:** 5

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





**RM8,790,000**

**Kunak, Sabah**

Type: Agricultural land Tenure: N.A  
Land size: 139 acre

William Tan PRO (PEA 1315)

IQI REALTY SDN BHD (E (1) 1584)

+6014 313 1931



**RM13,000,000**

**Medan Tuanku, Kuala Lumpur**

Type: Shoplot Tenure: Freehold  
Built-up: 21,000 sq ft

Elaine Chong PRO (REN 09348)

POLYGON PROPERTIES SDN BHD (E (1) 1714)

+6019 441 4013



**RM4,350,000**

**One Menerung Condominium, Bangsar, Kuala Lumpur**

Type: Condominium Tenure: Freehold

Built-up: 3,300 sq ft

Bedroom: 3 Bathroom: 5

Azmi Lazim PRO (REN 28053)

NILAI HARTA CONSULTANT SDN BHD (VE (1) 0134/7)

+6012 613 2413



**RM4,200,000**

**Kesas 32 Industrial Park, Shah Alam, Selangor**

Type: Factory Tenure: Freehold

Built-up: 13,280 sq ft Land size: 4,524 sq ft

Ong CY PRO (REN 22613)

POLYGON PROPERTIES SDN BHD (E (1) 1714)

+6012 210 8687

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**RM1,500/mth**

**Spring Avenue, Kuchai Lama, Kuala Lumpur**

Type: Condominium Tenure: Freehold

Built-up: 986 sq ft

Bedroom: 3 Bathroom: 2

SK Chong PRO (REN 10536)

GRIFFIN PROPERTIES (E (3) 1792)

+6012 912 2433



**RM598,000**

**The Haute Gurney, Keramat, Kuala Lumpur**

Type: Condominium Tenure: Leasehold

Built-up: 1,050 sq ft

Bedroom: 3 Bathroom: 2

Michelle Yeap PRO (REN 15000)

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

+6012 288 8483



**RM890,000**

**Spring Summer Villa, Subang Jaya, Selangor**

Type: Condominium Tenure: Leasehold

Built-up: 2,090 sq ft

Bedroom: 3 Bathroom: 3

Christopher Wong PRO (REN 03972)

REAPFIELD PROPERTIES (HQ) SDN BHD

(E (1) 0452) +6012 278 2207



**RM2,100,000**

**Elmina Gardens, Shah Alam, Selangor**

Type: Semidee house Tenure: Freehold

Land size: 4,900 sq ft

Bedroom: 5 Bathroom: 7

Reiyn Ali PRO (REN 30122)

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

+6018 773 2921



**RM12,000,000**

**Sungai Choh, Rawang, Selangor**

Type: Factory Tenure: Freehold

Built-up: 33,537 sq ft Land size: 3 acre

Salim Mustam PRO (REN 10674)

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

+6017 280 0026



**RM1,300,000**

**Taman Puchong Prima, Puchong, Selangor**

Type: Terraced house Tenure: Leasehold

Built-up: 3,774 sq ft Land size: 4,001 sq ft

Bedroom: 5 Bathroom: 4

Ferdous Johar PRO (PEA1833)

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

+6010 232 9378





**RM1,650,000**

**Gamuda Kemuning, Kota Kemuning, Selangor**

**Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 2,583 sq ft **Land size:** 3,185 sq ft  
**Bedroom:** 5 **Bathroom:** 4

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



**RM623,000**

**DK Senza Residence, Subang Jaya, Selangor**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,070 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Melissa Yap** **PRO** (REN 04666)  
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
☎ +6012 211 6602



**RM790,000**

**Puteri Palma Condominium, Putrajaya, Putrajaya**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,668 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Darren Toh** **PRO** (REN 05189)  
KIM REALTY (E (3) 0211)  
☎ +6012 397 7800



**RM590,000**

**Taman Setia Indah, Johor Bahru, Johor**

**Type:** Terraced house **Tenure:** Freehold  
**Land size:** 1,540 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Ivy Chow** **PRO** (REN 44899)  
BPG REALTY SDN BHD (E (1) 1978)  
☎ +6016 517 1810



**RM1,188,000**

**Taman Bukit Segar Jaya, Cheras, Selangor**

**Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 3,500 sq ft **Land size:** 2,800 sq ft  
**Bedroom:** 6 **Bathroom:** 4

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



**RM4,300,000**

**Pavilion Suites, Bukit Bintang, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,254 sq ft  
**Bedroom:** 2 **Bathroom:** 2

**Cassidy Loo** **PRO** (REN 43106)  
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
☎ +6012 948 0742



**RM6,300,000**

**Tropicana Golf & Country Resort, Tropicana, Selangor**

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

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



**RM1,880,000**

**Binjai Residency, Lorong Binjai, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 2,208 sq ft  
**Bedroom:** 5 **Bathroom:** 5

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



**RM5,900,000**

**Bukit Bandaraya, Bangsar, Kuala Lumpur**

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 7,000 sq ft **Land size:** 7,700 sq ft  
**Bedroom:** 4 **Bathroom:** 6

**Sharmila Taluar** **PRO** (REN 00308)  
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)  
☎ +6017 300 3406



**RM749,000**

**7 Tree Seven Penthouse, Kajang, Selangor**

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

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



**RM1,500/mth**

**You Residences, Batu 9th Cheras, Selangor**

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

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



**RM2,880,000**

**Seksyen 2, Shah Alam, Selangor**

**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 4,500 sq ft **Land size:** 10,198 sq ft  
**Bedroom:** 5 **Bathroom:** 5

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





**RM1,050,000**

**South Brooks, Desa Parkcity, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,283 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Emily Yap** **PRO** (REN 22792)

REAPFIELD PROPERTIES (HQ) SDN BHD (E(1) 0452)  
☎ +6017 887 8893



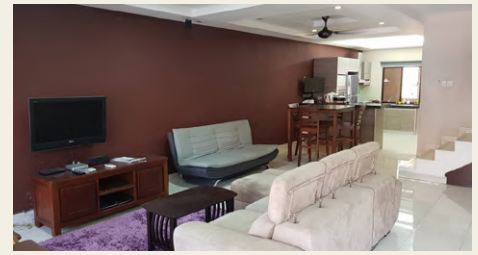
**RM32,000,000**

**Subang Bestari, Shah Alam, Selangor**

**Type:** Warehouse **Tenure:** Freehold  
**Built-up:** 59,000 sq ft **Land size:** 116,300 acre

**Ronn Goh** **PRO** (REN 38324)

CID REALTORS SDN BHD (E (1) 1855/7)  
☎ +6011 1011 3829



**RM700,000**

**Mutiara Puchong, Puchong, Selangor**

**Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 1,900 sq ft **Land size:** 1,400 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Neel** **PRO** (REN 04411)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD  
(E(1) 0452/8) ☎ +6012 219 1124



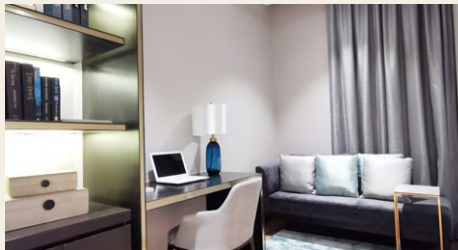
**RM290,000**

**SD Tiara Apartment, Bandar Sri Damansara, Selangor**

**Type:** Apartment **Tenure:** Freehold  
**Built-up:** 840 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Phyllis Lim** **PRO** (E 1670)

JOYLAND PROPERTIES (E (3) 0743)  
☎ +60113 337 8623



**RM907,000**

**Paradigm Residence, Johor Bahru, Johor**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,123 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Mitchelle Yap** **PRO** (REN 14455)

GATHER PROPERTIES SDN BHD (E (1) 1536/3)  
☎ +6013 740 3757



**RM800,000**

**Anggerik Tainia, Kota Kemuning, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,600 sq ft **Land size:** 2,775 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Kheng Fatt** **PRO** (REN 04422)

CHESTER PROPERTIES SDN BHD (E (1) 1321/15)  
☎ +6012 329 6931



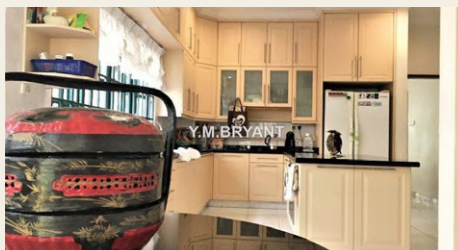
**RM850,000**

**Kiara Park, Taman Tun Dr Ismail, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,400 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Rueben Raj** **PRO** (REN 40248)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD  
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**RM2,600,000**

**Damansara Indah Resort Homes, Tropicana, Selangor**

**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 4,000 sq ft **Land size:** 4,300 sq ft  
**Bedroom:** 6 **Bathroom:** 5

**Bryant Be** **PRO** (REN 09246)

REAPFIELD REALTY (HQ) SDN BHD  
(E (1) 0452) ☎ +6016 208 1426



**RM355,000**

**Bayu Parkville, Balakong, Selangor**

**Type:** Townhouse **Tenure:** Leasehold  
**Built-up:** 1,052 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Asdi Yusof** **PRO** (REN 22432)

REALTORS HAVEN PROPERTIES (VE (3) 0368)  
☎ +6017 209 3098



**RM880,000**

**Verve Suites, Mont'Kiara, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 932 sq ft  
**Bedroom:** 2 **Bathroom:** 2

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

PROPNEX REALTY SDN BHD (E (1) 1800)  
☎ +6016 239 2819



**RM10,800,000**

**Semenyih Lake Country Club, Semenyih, Selangor**

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

**Tony Yap** **PRO** (REN 23582)

AMBER REALTY (E (3) 1482)  
☎ +60115 646 8129



**RM1,900,000**

**Laman Bayu, Kota Damansara, Selangor**

**Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 3,600 sq ft **Land size:** 1,870 sq ft  
**Bedroom:** 5 **Bathroom:** 5

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

REAPFIELD PROPERTIES (PUCHONG) SDN BHD  
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