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WILL THE STUDENTS BE BACK?



At Home
with Eunice

EP
06
FEATURE

Turning
waste boxes
into valuable
art pieces



Wangsa Maju and Setapak in Selangor used to teem with students — thanks to their proximity to institutions of learning. However, rentals have been sliding due to the Covid-19 pandemic. What lies ahead for real estate here?

09
COVER
STORY



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BNM keeps OPR at 1.75%, as expected

Bank Negara Malaysia (BNM) maintained the Overnight Policy Rate (OPR) at 1.75% on March 4 as it expects Malaysia's economic growth to improve although it is still subject to downside risks.

The central bank said in a statement that the global economic recovery, while uneven, is gaining momentum, supported by steady improvements in manufacturing and trade activities.

"The ongoing roll-out of vaccination programmes in many

economies, together with policy support, will further facilitate an improvement in private demand and labour market conditions," it added.

While the reimposition of containment measures will affect growth in the first quarter, it said the impact is expected to be less severe than that experienced in the

second quarter of 2020.

"Going forward, growth is projected to improve from the second quarter onwards, driven by the recovery in global demand, increased public and private sector expenditure amid continued support from policy measures and more targeted containment measures," it said.



LOW YEN YEING | EdgeProp.my



CIDB allocates RM7m for foreign workers' Covid-19 screening

The Construction Industry Development Board (CIDB) has agreed to allocate RM7 million to assist small and medium construction companies to speed up Covid-19 screening for their foreign workers.

Senior Minister (Works) Datuk Seri Fadillah Yusof said although the Social Security Organisation had been conducting Covid-19 screening for foreign workers, the developers needed to pay for it first, and the small and medium companies could not afford to do that.

"Covid-19 screening is crucial for foreign workers to reduce the risk of the viral infection at the construction sites... The challenge is ensuring adherence to the standard operating procedure, as this sector is the second biggest contributor to Covid-19 positive cases," he said on March 2.

The incentive would be implemented via two methods, namely, screening at the construction site if there were more than 30 applicants and drive-through screening using the RTK-Antigen test kit, of which the result could be obtained within 30 minutes.

"The actual cost set is RM100 for the registered foreign construction workers with RM50 borne by CIDB, while the unregistered ones have to pay the full charge of RM100," he added.

Malaysia's Safe Travel portal welcomes business travellers

The government is welcoming business travellers with the launch of Malaysia's Safe Travel portal which is designed to facilitate the entry of business travellers into the country.

Malaysian Investment Development Authority (MIDA) said the portal, which is fully operational effective from March 3, contains information and advisory services for both short- and long-term business travellers.

MIDA said business travellers may also apply for Social Visit Pass under long-term business travellers should they plan to stay for more than 14 days in the country.

SUNWAY BHD

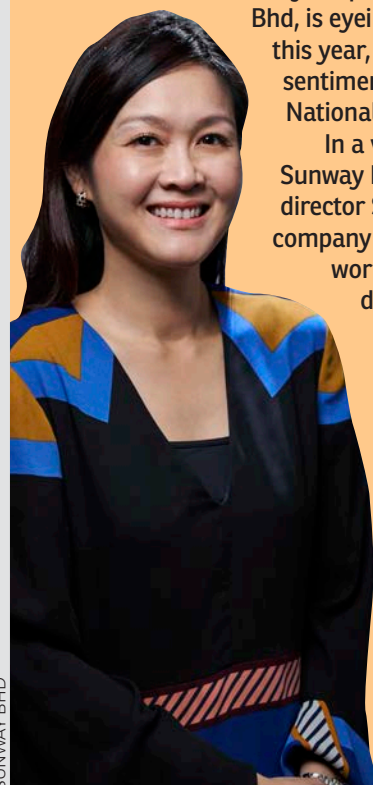
Sunway Property sets RM1.6b sales target for 2021

Sunway Property, the property division of Sunway Bhd, is eyeing to achieve sales of RM1.6 billion this year, with the anticipation that market sentiment will recover gradually after the National Immunisation Programme kickoff.

In a virtual media briefing on March 4, Sunway Bhd property division managing director Sarena Cheah (pictured) said the company would be launching properties worth RM2.8 billion in gross development value this year.

Of that amount, 40% would be properties in Malaysia, 30% in Singapore and 30% in China.

"With the vaccine arriving in Malaysia and the plans to disseminate them to all Malaysians – it is not really about the vaccine but it is all about getting vaccinated. We will be able to achieve a herd immunity of at least 70-80% as soon as we can so that we can all get back to some form of norm," added Cheah.



Genting Malaysia's senior management takes voluntary salary cuts

Genting Malaysia Bhd's senior management team has taken a temporary voluntary 20% salary cut for three months, and the company has written to staff for them to consider a variation in their employment contracts with a suggested variation stagger, depending on job grade from 15% to 20% reduction in salary or one day no pay leave per week, according to The Edge's report on March 3.

It noted that RWG was closed again in January 2021 due to MCO 2.0 and "even with the recent availability of vaccines, tourist traffic to RWG is expected to remain subdued and uncertain in the short term".

"In this regard, our colleagues have volunteered again to reduce their salaries during this challenging time, and on behalf of Genting Malaysia, I seek your agreement to a temporary variation of your employment contract to give effect to a reduction in monthly base salary or your agreement to take no pay leave as the case may be," noted the letter to staff signed by president and COO Datuk Seri Lee Choong Yan.

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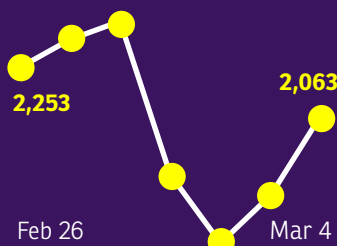


Covid-19: Daily cases fall, and creep up again



LOW YEN YEING | EdgeProp.my

Number of daily positive cases



The number of confirmed Covid-19 cases have gradually decreased to below 2,000 cases a day over the last few days, but they crept back up to 2,063 yesterday. Overall, this is a good sign of recovery but Malaysians still need to stay vigilant as daily positive cases are still at the four-digit level.

R0 or R naught, a mathematical term to measure how contagious and infectious the disease is, dropped to 0.9 last week, from 1.2 previously. Health director-general Tan Sri Dr Noor Hisham Abdullah said if R0 continued to decline, the country might be seeing the number of daily positive cases decreasing to two digits.

Meanwhile, the Drug Control Authority had on March 2 granted approval for three more Covid-19 vaccines – AstraZeneca's Solution for Injection vaccine, Sinovac's CoronaVac Suspension for Injection vaccine and Pfizer's COMIRNATY

Concentrate for Dispersion of Injection vaccine.

With orders for Covid-19 vaccines surpassing 108% of the population, deputy minister of Science, Technology and Innovation Ministry (MOSTI) Datuk Ahmad Amzad Hashim assured the people not to worry as the National Covid-19 Immunisation Programme (NIP) will provide sufficient doses for everyone in the country.

The rollout of the first phase of NIP targeted frontliners including healthcare workers, firefighters and police. Other than government hospitals, private hospitals such as Pantai Hospitals were also being used as vaccination centres to speed up the inoculation process.

"It will be all hands on deck. 75,000 to 150,000 (vaccinations) per day throughout is for later phases," said MOSTI minister Khairy Jamaluddin in a Twitter posting on March 3.

LBS founder retires, Lim Hock San appointed as chairman

LBS Bina Group Bhd has appointed managing director Tan Sri Lim Hock San (pictured) to succeed Datuk Seri Lim Bock Seng as the group's executive chairman, effective March 1, 2020.

In a media statement on Monday, LBS also announced that executive director Datuk Wira Lim Hock Guan would step up as the new managing director, starting the same day.

Lim Bock Seng, aged 90, had served as chairman of LBS since Dec, 2001. He had been involved with LBS for over 40 years prior to this where the business initially revolved around transportation activities, primarily supplying and transporting building materials like sand and aggregates for construction and infrastructure works, before venturing into the construction sector and building up LBS.



LBS BHD

Paramount sets higher property sales target of RM1b for 2021

The current low-interest-rate environment bodes well for the property market due to lower borrowing costs, says Paramount Corp Bhd group CEO Jeffrey Chew (pictured).

"Interest rates have come down and hopefully will stay low, prompting people to start buying properties," Chew told the media during the virtual briefing on March 3.

The property developer achieved total property sales of RM770 million in FY20, 11% higher than the RM692 million recorded in FY19 despite the fallout from the Covid-19 pandemic.

On the back of this optimism, Paramount is setting a property sales target of RM1 billion for FY21, with RM1.2 billion worth of new launches planned — 44% higher than last year's new launches.



THE EDGE

Collapse at overhead construction along MRR2

An overhead bridge structure at a construction site along the Sungai Besi-Ulu Klang Elevated Expressway (Suke), near Desa Tun Razak, collapsed on March 3, resulting in two deaths and three seriously injured victims as they were trapped in a van under the rubble during the incident.

Reports said the collapse occurred when a trailer laden with an excavator knocked onto the steel scaffolding of the construction, causing its supporting structure to give

way and fall onto a factory van which was travelling from the direction of the city centre.

The driver of the trailer was tested positive for drugs, where preliminary urine test results showed that he tested positive for methamphetamine.

"He will be remanded under the Dangerous Drugs Act 1952 by the Dang Wangi Narcotics Criminal Investigations Department," said City Traffic Investigation and Enforcement chief Asst Comm Zulkefly Yahya on March 4.



Thailand developers will soon offer real estate-backed digital tokens

Thailand Securities and Exchange Commission (SEC) has approved the trading of real asset tokens on March 1.

A few Thailand developers and real estate firms are mulling the digital fundraising option by launching their own real estate-backed tokens, Bangkok Post reported.

Thailand-listed developer SC Asset and real estate firms Sansiri and Ananda Development are also considering the digital fundraising option.

According to the report, the real estate-backed tokens will serve as a digital version of real estate investment trusts (REITs), backed by real estate development projects that are tangible and traceable.

By doing so, the investment model will be like a "micro" REIT with small amounts of investments; investors could buy and sell at any time as the digital asset exchange will operate all day.





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At Home with *Eunice*

Turning waste boxes into valuable art pieces

BY JAY WONG

Following the end of the Chinese New Year, it's time to upcycle the numerous packaging boxes at home into lovely artistic pieces rather than add to the global problem of mounting waste.

In the fourth episode of **EdgeProp.my's** mini-series of *At Home with Eunice*, Amtrol Flower Designing principal Eunice Teo showed easy and inexpensive ways to transform paper-based boxes into decorative pieces for the home - this time, without involving anything edible.

"I am sure everyone has boxes of different sizes at home from delivery parcels, such as those that contained fruit," said Teo in the live stream on **EdgeProp.my's** Facebook page on March 2.

Other boxes that can be of use include those from online shopping or boxes that hold cookie containers, to name a few. Because many have probably received numerous gifts in boxes from families and friends, there will be plenty of packaging waste.

Drawing inspiration from the saying "one person's trash is another person's treasure", Teo transformed paper-based boxes, especially those for Mandarin oranges, into beautiful pieces of art to add vibrance and colour to the home.



**Click
to view how to
turn waste boxes
into priceless art**

PICTURES BY AMTROL FLOWER DESIGNING



Teo and her daughter Gabrielle Tin (right) at the fourth episode of *At Home with Eunice*.

A seaside zephyr

To start off, Teo showed how you can turn a regular box into a wall art piece to bring in a feel of the beachside to your home.

First, make a rectangle-shaped cut-out in the middle of the box cover, and then glue up all the sides so the box stays intact. Emphasising the effect of colour, Teo had the whole outer layer of the box wrapped in white-and-blue-stripes paper, which somehow brings the ocean to mind.

Within the cavity of the box,

you can either affix a floral foam or simply use hot glue to fasten a sporadic arrangement of twigs, preserved hydrangeas and dried cotton flowers until you achieve your desired 3D art piece effect.

For the natural hue, Teo spray-painted the preserved flowers in cream or vanilla, but she said you can use any of your preferred flowers or dried flowers from a bouquet. To maintain their shapes, dry them by turning them upside down.



Steps of success



Sometimes you may receive gifts that come in glossy gold boxes which seem too pretty to discard. Here, Teo demonstrated how you can utilise them creatively.

Having glued them together into a step-like structure signifying rising success, Teo had the boxes filled with dried lotus leaves pre-spray painted in gold. Because the construction is light, Teo glued the structure onto a clear acrylic sheet to give it stability.

The final step is a few large blooms of chrysanthemums inserted randomly within the fillers and voila! You have created a stunning visual impact that's bound to inspire some of your guests to similar earth-saving ventures.

To keep the flowers fresh, Teo said the stems should be pre-soaked in water to keep them well hydrated. Then, just before using them, cut the stems to the desired length and seal its end with candle wax. This way, the flowers will last for at least two days.

"If chrysanthemums are not readily available to you, feel free to utilise any other type of flowers, such as frangipanis, or simply leave the boxes as they are. The choice is yours," she said.

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At Home with Eunice

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The green "chips"

This design is created from the corrugated layer found within carton boxes. Through trial and error, Teo discovered you could remove the outer "skin" of this layer by soaking it in water.

Taking inspiration from potato chips, Teo cut the corrugated cards into oval-shaped pieces, and then spray painted them in light green, but only partially, to complement the original brown

shade of the card and maintain an overall natural hue.

These "chips" were then hot-glued rhythmically piece by piece onto a cardboard base to form a 3D texture. For the final touch, an embellishment of dried flowers, leaves and twigs were added, and you would have crafted a wall adornment that would add character to your room.

Fun basket



First, Teo cut cardboards into many long leaf-like pieces, hot-glued a tiny metal wire along the centre of the "leaves" and overlaid each piece with colourful yarns of bright orange, fuchsia and burgundy.

The glued-down wires enable the "leaves" to be bent and shaped into a round basket, where Teo proceeded to use for a floral arrangement.

To complement the rich colours of the basket, Teo suggested choosing a stalk or two of brightly-coloured blooms such as

gloriosas or fire lilies as the main focus. As these flashy flowers are not easy to get locally, Teo made do with the artificial version but surrounded it with other fresh big blossoms and fresh green foliage, making sure there is enough negative space in between to avoid obscuring the handcrafted vessel.

"This will bring a visually uplifting experience to visitors who will be refreshed by the scent of fresh flowers of your choosing," she enthused.



Longevity

Probably the most time-consuming among Teo's creations, this piece requires hours of cutting and hole-punching and looping. Making use of mandarin orange boxes, Teo had them cut into hundreds of small rectangular pieces. Next she punched a hole in their centres, and bound them together with a wire to form an upright circular structure with a void axis.

To glam up the composition, Teo coated them in melted wax, courtesy from all the used candles collected from past events. The then-glossy surface was spray painted in a deep colour, and you have an elegant receptacle where you can let your creativity run free with any floral formation.

To demonstrate, Teo dressed hers up with colourful long sticks and simple petite flowers to signify vitality and longevity.

Loving heart

Beautiful – this is the first word that will escape the lips of anyone who lays eyes on this creation.

Not one to throw away pretty boxes, Teo found a way of turning them into a chain to enhance her floral craft. Cutting the silver boxes into short strips, Teo folded one and glued the ends to form a triangular ring. The next strip is looped into this ring before it is folded into the same shape and so on, until a chain of silver triangles are formed.

This chain is then elevated above a row of tall clear glass containers to draw to it the level of attention it deserves.

Next, Teo took advantage of some fresh sakura (cherry blossom) still attached to their branches, which had been newly shipped in from Japan and positioned them artfully into the glasses, accompanied by three pink roses and a few green leaves.

As you admire the completed craft, you can't help sensing this is how the heart feels like when in love.



Stay tuned for more fun decor ideas!

At Home with Eunice is presented by EdgeProp.my, sponsored by Matrix Concepts Holdings Bhd, and supported by Nippon Paint Malaysia and Amtrol Flower Designing.

Hosted by EdgeProp.my writer Natalie Khoo, the six-episode mini-series is live-streamed on EdgeProp.my Facebook page every Tuesday 8pm.

In every episode, Teo will be giving out the decor pieces created for the series to the lucky audience members who tune in and post their questions or comments during the session, through a random selection.

In the upcoming episode which will go live next Tuesday night (March 9), Teo will be sharing ways to avoid contributing to plastic waste by upcycling it into beautiful decor pieces.



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EdgeProp.my presents

At Home with *Eunice*

EPISODE 5 — Less plastic is fantastic

There has been a growing awareness of reducing the use of plastic to save our planet. In **EPISODE 5**, Eunice will share how you can avoid contributing to plastic waste by upcycling it into beautiful decor pieces.



EUNICE TEO is a member of the American Institute of Floral Designers (AIFD). She single-handedly curated all the floral arrangements you see in the worldwide blockbuster movie *Crazy Rich Asians*.

Come explore creative ideas and new decor trends from the comfort of your home with Malaysia's Eunice Teo of *Crazy Rich Asians* fame!

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Episode 4

From trash to treasure



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A favourite with students, Wangsa Maju and Setapak in Selangor have always enjoyed good rental yields of 4% to 6%. This is no surprise, given their proximity to numerous education institutes like the Tunku Abdul Rahman University College, Institute of Childhood Education-Studies & Community Education, VTAR Institute, Malaysian Institute of Art and Dasein Academy of Art.

However, as the Covid-19 pandemic has revealed, there is no rental market that is foolproof. In a departure from what used to be normal, students have had to switch to online classes. Physical activities have ground to a halt.

Yes, things are looking up with the availability of the vaccine. However, after what we have gone through, who dares to bet on certainty over the horizon?

So what will happen to the rental market in Wangsa Maju and Setapak? What would this mean for the value of real estate here? (See **“EdgeProp Research: Transaction prices trending down in Wangsa Maju and Setapak”** on Page 11)

Rentals slashed by half

Without a doubt, the rental market in Wangsa Maju and Setapak has been badly hit from last year. Reapfield Properties (HQ) Sdn Bhd senior real estate negotiator Chin Kong Foo tells **EdgeProp.my** most students have either cancelled or postponed renewal of tenancy agreements as they have returned to their hometowns.

Those away but with ongoing tenancies want landlords to drop rents, says Chin, adding some cuts are at 50% as landlords do not want to lose their tenants.

To keep tenants happy, some landlords also settle for flexible payment arrangements. In some cases, in return for discounted rentals, tenants need to pay for utilities and maintenance charges.

Chin says generally landlords are willing to slash rents because of the mandatory loan moratorium last year.

However, the discount has now moderated to just about 20% of the pre-pandemic level.

Bank Negara Malaysia's six-month automatic loan moratorium from April 2020 applied to all ringgit-denominated performing loans that had not been in arrears of more than 90 days as at April 1, including housing loans.

KF CHIN



“To keep tenants happy, some landlords also settle for flexible payment arrangements.”
— Chin

ALPS TAN JOON KIAT



“Two or three out of 10 owners are willing to drop rental by 10% to 20% just to get tenants.”
— Tan

Above: Wangsa Maju and Setapak have always enjoyed good rental yields of 4% to 6%.

Below: Seksyen 2 in Wangsa Maju is one of the oldest and popular areas for Tunku Abdul Rahman University College students.

Now a tenants' market, will Wangsa Maju and Setapak property keep its shine?

PICTURES BY LOW YEN YEING | **EdgeProp.my**

Three out of 10 landlords willing to reduce rental

Meanwhile, Oriental Real Estate Sdn Bhd team leader Alps Tan Joon Kiat has noticed many vacant units in Wangsa Maju and Setapak since the first movement control order (MCO) was instituted last year.

“Two or three out of 10 owners are willing to drop rental by 10% to 20% just to get tenants.”

“No one predicted the pandemic. What was worse was that no one foresaw it could last so long. It has been more than a year now,” says Tan.

Landlords, he says, especially those of newly-completed units, feel the pinch after the expiry of the loan moratorium in September.

Of course there are also owners, those with holding power, who are not dropping rents as they believe tenants will return.

Reapfield's Chin says some landlords are taking the opportunity to refurbish or fully fit out their units to attract tenants with higher budget and want ready-to-move-in units.

A tenants' market now

Rents are competitive between the older and newer homes.

Tenants who prefer condos close to public transportation tend to go for older condos like Menara Alpha in Wangsa Maju. Others who opt for newer condos with lifestyle and retail offerings would generally go for the Setapak areas, says Chin.

A bright spot for properties in Wangsa Maju and Setapak areas is they are also popular with

CONTINUES NEXT PAGE →





PICTURES BY LOW YEN YEING | EdgeProp.my



Proximity to education institutes is one of the reasons that draws students to Wangsa Maju and Setapak.

← FROM PREVIOUS PAGE

working adults, some of whom are now taking the opportunity of the weak rental market to upgrade.

“Rental enquiries (from this category of tenants) are quite strong. I have received around five to six enquiries every week during the Conditional MCO and Recovery MCO periods, looking for condo units with rental below RM1,500, as many are looking for opportunities to move to newer condo with better facilities,” says Oriental Real Estate’s Tan.

Other than tenants searching for better units with cheaper rentals, he notes that there are also tenants looking to “upgrade” to bigger units or newer condos to suit their needs as now they are working from home.

“Safety, privacy and comfort are their main considerations, I have re-

ceived many enquiries looking for partially- or fully-furnished units in newer condos which could offer better facilities,” he adds.

Like other areas in the Klang Valley, Propnex Realty group leader and head of international market Matt Tian observes that rents in Wangsa Maju and Setapak have dropped 20% to 30%.

The drop in student population has also affected the retail elements in these areas.

“A number of housing units rented to students have been vacant since last year. Some shops targeting student crowds such as saloons, milk tea shops, cafes and F&B outlets have shuttered. Most of these shops have since been replaced by businesses targeting the family such as laundrette, gadget and telco shops as well as restaurants,” Tian observes.

So, should investors still consider Wangsa Maju and Setapak?

Despite the dropping student population, realtors still believe in the potential of Wangsa Maju and Setapak.

Oriental Real Estate Sdn Bhd team leader Alps Tan Joon Kiat says annual rental yield in the Wangsa Maju and Setapak areas was as high as 6% to 7% in 2005 to 2018 when the areas saw robust development of high-rise residential and integrated developments.

“As supply of residential units and selling prices rose, the average rental yield shrank to 4% in 2019. But this is still considered good compared to bank fixed deposit rates,” he adds.

Propnex Realty group leader and head of international market Matt Tian expects rental demand to return once students are allowed back in campus.

With the beginning of the National Immunisation Programme (NIP) from end-February, the market will gradually gain its growth when Malaysia achieves herd immunity.

“Property prices in Wangsa Maju and Setapak areas are considered affordable compared with other areas in Kuala Lumpur. The average selling prices for condos in these two areas range from RM300 to RM400 psf. This makes them ideal locations for homebuyers looking for affordable choices in the KL area,” adds Tian.

On market recovery, Reapfield Properties (HQ) Sdn Bhd senior real estate negotiator Chin Kong Foo takes a more cautious approach. “Personally, I think the market will need an-

MATT TIAN



Tian: The average selling prices for condos in these two areas range from RM300 to RM400 psf. This makes it an ideal location for homebuyers looking for affordable choices in the KL area.

other 24 to 36 months to recover as the national vaccination process will take some time to complete,” he explains. (See “[EdgeProp Research: Transaction prices trending down in Wangsa Maju and Setapak](#)” on Page 11)

Local residents eyeing landed homes

Not everyone in Wangsa Maju and Setapak are complaining about the current property lull. Some, says Tan, are taking the opportunity to consider upgrading to bigger and landed homes.

As landed houses in Wangsa Maju and Setapak areas are considered quite old, their prices are therefore considered affordable.

For instance, one could still find intermediate terraced houses in the Taman Bunga Raya area on the market for RM400,000 to RM500,000, Tan points out.

Why Wangsa Maju and Setapak are popular

The proximity to institutes of learning in Wangsa Maju and Setapak is a huge draw for both tenants and by extension, property investors. This is not the only reason though. Consider the following.



Complete amenities

You name it, they have it!

Other than F&B outlets, mom-and-pop shops and retail shops that cater to residents' daily needs, there are also a host of shopping malls such as Setapak Central Mall (formerly KL Festival City), AEON Alpha Angle, Melawati Mall, AEON BiG and Wangsa Walk Mall to cater for the residents of Setapak and Wangsa Maju.

Good connectivity

Situated in Kuala Lumpur, Wangsa Maju and Setapak are easily accessible via various highways such as Jalan Ampang, Duta-Ulu Kelang Expressway (DUKE), Middle Ring Road 2 and Ampang-Kuala Lumpur Elevated Highway.

Without traffic jam, one could arrive in KL city centre, Mid-



Valley or Bangsar areas within 15 to 20 minutes.

The under-construction Setiawangsa-Pantai Expressway (SPE), formerly known as DUKE 3, is slated to be completed by 2021. The alignment of the SPE will traverse north to south of KL, serving areas including Universiti Tunku Abdul Rahman, Wangsa Maju, Setiawangsa, Ampang, the Tun Razak Exchange and Bandar Malaysia development corridor, and Kerinchi.

Public transportation

Wangsa Maju currently has three existing light rail transit (LRT) stations, namely Sri Rampai station, Wangsa Maju Station and Setia Wangsa Station.

For residents in the Setapak areas, although currently there isn't any rail public transportation available, residents could easily travel intercity through public buses.

The upcoming Sungai Buloh-Serdang-Putrajaya mass rapid transit (MRT) line which is expected to be completed by mid this year, will see the Sentul West station benefit the residents staying at the west side of Setapak.

Wide range of home choices

High-rise developments have been mushrooming in recent years, but there are also many other offerings for tenants or property buyers.

Monthly rental for rooms range between RM650 (for a single small room) and RM1,000 (master bedroom with en-suite bathroom), while rental for the whole unit could go down to as low as RM1,100 for a 770 sq ft two-bedroom unit in Seasons Garden Residences in Wangsa Maju, or RM2,500 for a partially-furnished four-bedroom unit in PV series condo, developed by Platinum Victory, in the Setapak area.





EdgeProp Research: Transaction prices trending down in Wangsa Maju and Setapak

Amidst a tough year in 2020, Wangsa Maju has recorded 81 residential property transactions in the first three quarters last year, while Setapak saw 204 residential properties change hands, according to EdgeProp Research.

Condominiums (including serviced apartments) were the most transacted property type, where Wangsa Maju recorded 58 sales and Setapak saw 143 condominium units sold.

Based on **EdgeProp Research** data, Wangsa Maju residential property prices have been fluctuating over the years (from 2012 to 3Q2020), especially for the landed property segment. For instance, the average price for bungalows surged to RM812 psf in 9M2020, from RM723 in 2019.

For condominiums, prices have stayed at RM400 psf and above since 2015. However, the average selling price dropped to RM405 psf in 9M2020, from RM417 psf in 2019.

In Setapak, overall transaction prices for different types of residential properties were lower than Wangsa Maju and all segments' transaction prices were declining in 9M2020, except for the terraced house segment.

The average transaction price for terraced house in Setapak increased to RM436 psf in 9M2020, from RM416 psf in 2019.

EdgeProp Research: Most transacted condominium projects in Wangsa Maju (9M2020)

PROJECT	TENURE	TRANSACTION UNITS	AVERAGE TRANSACTION PRICE (RM/PSF)
Villa Wangsamias	Freehold	10	344
Riana Green East	Leasehold	6	456
Menara Alpha	Leasehold	4	290

EdgeProp Research: Most transacted condominium projects in Setapak (9M2020)

PROJECT	TENURE	TRANSACTION UNITS	AVERAGE TRANSACTION PRICE (RM/PSF)
Platinum Lake PV 12	Leasehold	21	379
Idaman Sutera	Freehold	10	302
The Reach @ Tinggian Titiwangsa	Freehold	6	556

EdgeProp Research: Most expensive condominium projects in Wangsa Maju (9M2020)

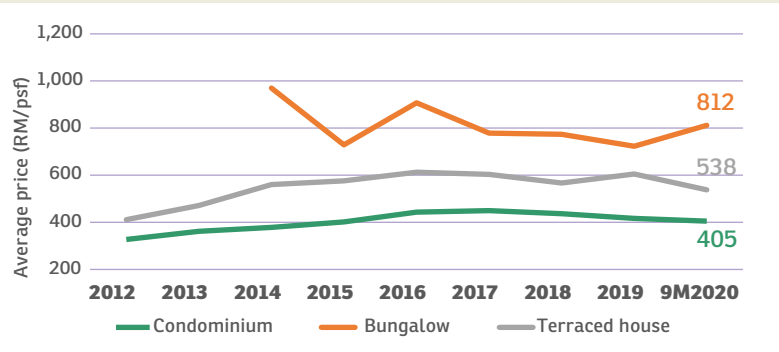
PROJECT	TENURE	AVERAGE TRANSACTION PRICE (RM/PSF)
Irama Wangsa	Freehold	639
Infiniti 3	Leasehold	609
Wangsa 9 Residency	Leasehold	597

EdgeProp Research: Most expensive condominium projects in Setapak (9M2020)

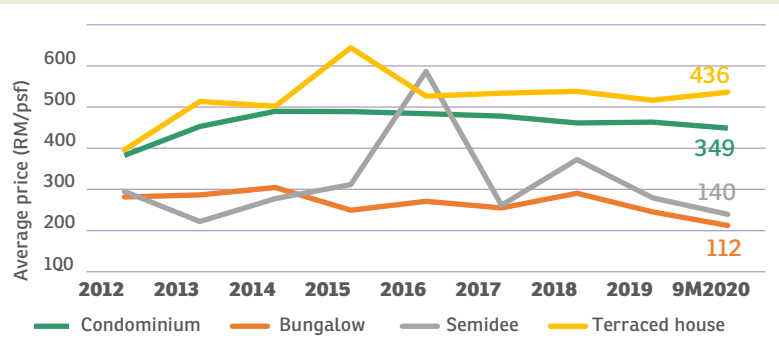
PROJECT	TENURE	AVERAGE TRANSACTION PRICE (RM/PSF)
Seasons Garden Residences	Leasehold	668
The Reach @ Tinggian Titiwangsa	Freehold	556
Hedgeford 10 Residences	Freehold	554



EdgeProp Research: Residential property transaction prices in Wangsa Maju (2012-3Q2020)



EdgeProp Research: Residential property transaction prices in Setapak (2012-3Q2020)



PICTURES BY LOW YEN YEING | EdgeProp.my



The 21-year old Menara Alpha is still one of the most transacted condos in Wangsa Maju.

EdgeProp.my: Asking rental for condos in Wangsa Maju and Setapak

In terms of rental, **EdgeProp.my** has recorded 407 listings in Wangsa Maju with the average asking rental ranging between RM1.20 psf (or RM900 a month) and RM2.71 psf (or RM3,665 a month).

EdgeProp Research has recorded 692 listings in Setapak with the average asking rental ranging between RM1.05 psf (or RM1,800 a month) and RM2.47 psf (or RM1,741 a month).

EdgeProp.my: Top three condominiums with the highest asking rentals in Wangsa Maju (9M2020)

PROJECT	AVERAGE ASKING RENTAL (RM/UNIT/MONTH)	AVERAGE ASKING RENTAL (RM/PSF)
Wangsa 9 Residency	3,665	2.71
Lexa Residence @ The Quartz	1,980	2.50
Infiniti 3	3,184	2.45

EdgeProp.my: Top three condominiums with the highest asking rentals in Setapak (9M2020)

PROJECT	AVERAGE ASKING RENTAL (RM/UNIT/MONTH)	AVERAGE ASKING RENTAL (RM/PSF)
Ascenda Residence @ SkyArena	1,741	2.47
The Loft @ ZetaPark	1,887	2.17
Danau Kota Suite Apartments	2,039	2.23

Seasons Garden Residences is one of the condos that fetched the highest transaction price last year.



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Is it right to divulge Covid-19 patients' personal data to other residents?

BY SARASWATHY SHIRKE DEO, ESQ
& DATUK CHANG KIM LOONG



Covid-19 infections among members of strata communities have been seen to increase drastically as the pandemic rages on in the nation. The pandemic has changed the way homeowners use and enjoy the common properties of their subdivided buildings. While they are expected to contribute to the maintenance, management and the upkeep of the strata development as a whole, their rights to use and enjoy the common properties have come under significant control and regulation.

The promulgation of the movement control order (MCO) under the Prevention and Control of Infectious Diseases Act 1988 and the Police Act 1967, coupled with the recent declaration of Emergency has led strata dwellers to increasingly ask themselves what is or what is not permissible in law.

One such subject is whether the Joint Management Body, Management Corporation (MC) or Sub-MC (collectively referred to as "management bodies") has the powers to disclose personal details such as the names or unit numbers of Covid-19 patients to other residents (whether expressly requested by them or disclosed by the management bodies on their own accord).

For ease of discussion, reference here will be made to the MC alone.

The MC is a body corporate having perpetual succession and a common seal which may sue and be sued – Section 17(4) Strata Titles Act 1985. The authority that the general body exercises, is exercised on behalf of all proprietors for their common benefit in relation to their common property. Its powers are limited to regulating control over maintenance and management of the sub-

divided building or land and the common property in the strata development, pursuant to the Strata Management Act 2013 (SMA).

Communication skills in managing crisis

While strata proprietors presently find themselves in the height of struggle deciphering misinformation and conflicting accounts of what is permissible and what is prohibited, a worrying trend has emerged in the Malaysian property management scene where a frenzy of misquoting and erroneous citing of legislation in circulars, notices and newspaper articles are widespread.

Although most of them are inadvertent mistakes made by laymen, some of such instances could have been avoided. For instance, some circles have cited the Personal Data Protection Act 2010 (PDPA) against MCs disclosing personal data of residents.

The fact is, although the common ground is that personal data of Covid-19 patients or that of their families cannot be disclosed to other residents, making reference to PDPA is wrong.

The Court of Appeal in *Amber Court Management Corp & Ors. (suing in their capacity as council members) v Hong Gan Gui & Anor [2016]* stated that the MC is neither a trading nor a non-trading corporation. It follows, therefore, the MC is not a commercial entity and its dealings with proprietors are not commercial in nature.

In the absence of any case precedent, any suggestion that the PDPA applies to MCs is perhaps stretching the legislative intent a little too far.

The PDPA is intended to regulate the processing of personal data of subjects in commercial transactions with data users and it provides for matters connected therewith and incidental thereto.

The pandemic has shown the need for management bodies and their appointed property managers to improve their communication and crisis management skills. It includes alerting the relevant authorities when coronavirus cases are detected, displaying appropriate notices for residents and handling matters pertaining to home quarantine.

Keeping the community informed of the latest standard operating procedures is necessary. This is because no one really knows how long this pandemic would last or when the next transmissible disease would break out. It is of utmost importance that provisions of essential services such as utilities, security and cleaning service must not be disrupted.

Misguided proposals may lead to prejudice

Without a full understanding of the prevailing laws, some misguided property managers may propose issuing documents to obligate residents into consenting to disclosure of their personal details. Purportedly, such disclosures would enable the majority of the residents to take extra precautions to stay safe from any potential infection.

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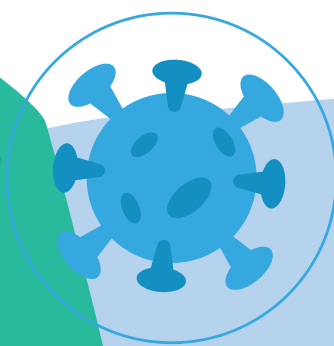
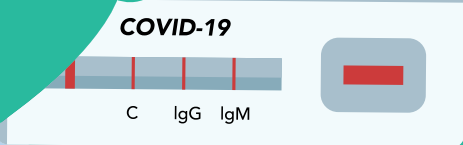
Can you tell me the unit number of the Covid-19 patient?

NO!

**COVID 19
RAPID TEST**

+	-	-	+	+
-	+	+	-	-

Without a full understanding of the prevailing laws, some misguided property managers may propose issuing documents to obligate residents into consenting to disclosure of their personal details.



PROPERTY CHAT



← FROM PREVIOUS PAGE

Even so, the minority's right to peacefully recover in their own homes while under quarantine or the right to return to their homes after treatment without being subjected to unpleasant shunning and social stigma, must turn the scale against the will of the majority.

Also, to leave such annihilatory decisions to the province of property managers or the management committees is frankly inappropriate. The material prejudice the minority could suffer has wide-ranging negative social and legal consequences on communities. Social distancing need not lead to social division!

Although the powers to collect and deal with personal data are limited and restricted to the course of performing their duties and functions under the SMA, there is more to this than meets the eye.

The truth is, in carrying out their statutory duties, they can, and often do, collect personal data such as names of proprietors, their contact details, identity card numbers, details of their property including parcel share units and vehicle numbers, names of visitors or emergency contacts, as well as the names and addresses of the sale and purchase agreement lawyers who act for the proprietors and even thumbprints. That's a substantial amount of personal

data collection, come to think of it. Property managers or the security guards of a condominium are all data intermediaries who collect and process personal data on behalf of the MC. There is a possibility these data intermediaries may abuse residents' personal data.

The SMA and the regulations therein do not clearly spell out the remedies available to proprietors in this regard. The dealing with residents' personal data must confirm what is expressly provided for in the SMA or may be fairly regarded as incidental to those powers. For example, the MC has no business collecting marriage certificates or bank statements or school report cards!

It is trite law that a body created by a statute only has powers granted expressly or by implication in that statute. The

obligations and powers of the MC are set out in Section 59 of the SMA wherein subsection (2) reads: "The powers of MC shall be as follows: ..."

Although it is not always imperative, it is correct to hold that the phrase is couched in mandatory conclusive terms. Therefore, to solve the conundrum of whether MCs can disclose personal details to other residents, one needs to look no further than the SMA.

Lacuna in the SMA vis-à-vis personal data

There is no real attempt to develop and implement policies on the proper handling of personal data by MCs. This was hardly even debated adequately when the SMA was enacted.

The dealing with residents' personal data must confirm what is expressly provided for in the SMA or may be fairly regarded as incidental to those powers. For example, the MC has no business collecting marriage certificates or bank statements or school report cards!



When proposals for reform of the SMA are put forth, it is hoped that the Bar Council Malaysia will lead the discourse and pave the way to introduce the necessary safeguards against the abuse of personal data.

These are legal questions on the rights and liabilities of proprietors and the duties and powers of the MC. Such discourse must involve adequate legal analysis.



Saraswathy Shirke Deo, Esq., is a legal practitioner and Datuk Chang Kim Loong is the Hon Secretary-general of the National House Buyers Association (HBA). HBA can be contacted at: Email: info@hba.org.my Website: www.hba.org.my Tel: +6012 334 5676

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**RM14,842,100****Puncak Alam, Shah Alam, Selangor**

Type: Industrial land **Tenure:** Leasehold
Land size: 4 acres

Adeline Lee (REN 02761)

ESPRIT ESTATE AGENTS SDN BHD (E (I) 1584/6)

☎ +6016 715 2226

**RM36,459,800****Jalan Senai, Senai, Johor**

Type: Industrial land **Tenure:** Freehold
Land size: 18 acres

Adeline Lee (REN 02761)

ESPRIT ESTATE AGENTS SDN BHD (E (I) 1584/6)

☎ +6016 715 2226

**RM230,000****Taman Tasik Prima, Puchong, Selangor**

Type: Condominium **Tenure:** Leasehold
Built-up: 900 sq ft **Bedroom:** 3 **Bathroom:** 2

Adi Norazizan (REN 44085)

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

☎ +6019 362 9694

**RM799,000****Angkupuri, Mont'Kiara, Kuala Lumpur**

Type: Condominium **Tenure:** Freehold
Built-up: 1,250 sq ft **Bedroom:** 3
Bathroom: 2

Christine Ng (REN 01416)

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

☎ +6018 389 6628

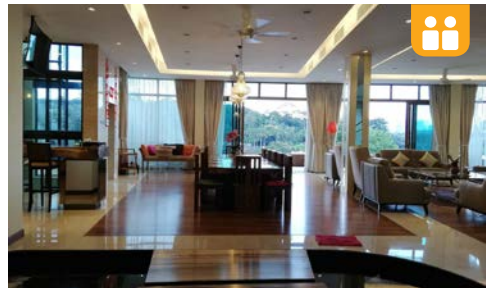
**RM690,000****X2 Residency, Puchong, Selangor**

Type: Condominium **Tenure:** Leasehold
Built-up: 2,415 sq ft **Bedroom:** 5 **Bathroom:** 5

Connie Chew (REN 16712)

GS REALTY SDN BHD (E (I) 1307)

☎ +6016 263 2376

**RM29,800,000****Jalan Gelenggang, Damansara Heights, Kuala Lumpur**

Type: Bungalow **Tenure:** Freehold
Built-up: 22,500 sq ft **Land size:** 15,000 sq ft
Bedroom: 6 **Bathroom:** 7

Elaine Chong (REN 09348)

POLYGON PROPERTIES SDN BHD (E (I) 1714)

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SOLD FOR**RM1.65 mil**

(RM916 psf against land size)

**Two-storey terraced house
at Persiaran Zaaba, TTDI,
Kuala Lumpur**

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

of IQI Realty Sdn Bhd

(+6013 228 8881) **When:** Nov 2020**Noteworthy**

- Freehold
- Land size: 1,800 sq ft; built-up: 2,200 sq ft
- Five bedrooms; three bathrooms
- Semi furnished
- Amenities nearby include shoplots, a public park and a basketball court and schools

Persiaran Zaaba is a street located off Jalan Datuk Sulaiman in Taman Tun Dr Ismail (TTDI), Kuala Lumpur. It is a loop lined with shops and residential properties, including 2-storey terraced houses, semidees and bungalows.

According to IQI Realty Sdn Bhd property agent Swiss Tan, the design of the house is unique and practical. Some walls in the living hall were removed to allow natural air flow into the house, hence enhancing the indoor air ventilation.

"The back of the house has been extended and uses skylight exterior glass, so you don't have to hang dry your clothes outdoors and rush to collect them when it rains," Tan elaborated.

The thoughtful interior design was one of the key reasons the buyer decided to

sign the deal. The new owner also liked it for the location, as the house is situated on the quieter side of Persiaran Zaaba, where the public bus seldom passes by and there is no heavy traffic.

Meanwhile, the seller, an architect, decided to let go of the unit as he had planned to move to another house.

According to EdgeProp Research, 10 terraced houses in TTDI were sold at an average price of RM1.55 million or RM784 psf in 2020. In 2019, some 53 houses were sold at an average price of RM1.39 million or RM708 psf.

As at Jan 2021, 116 terraced houses in TTDI were up for sale on EdgeProp.my with an average asking price of RM1.78 million or RM1,403 psf. Meanwhile, 12 houses were looking for tenants at an average asking monthly rental of RM3,154 or RM1.53 psf.

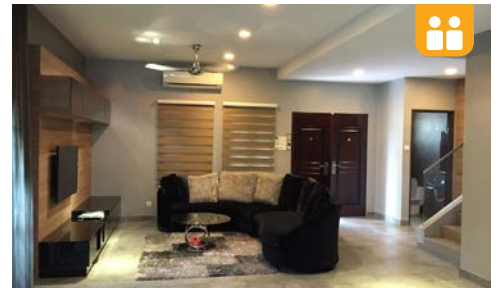
**RM989,000****Taman Puchong Perdana, Puchong, Selangor**

Type: Terraced house **Tenure:** Leasehold
Built-up: 3,800 sq ft **Land size:** 1,650 sq ft
Bedroom: 6 **Bathroom:** 6

Connie Chew (REN 16712)

GS REALTY SDN BHD (E (I) 1307)

☎ +6016 263 2376

**RM1,980,000****Tropicana Golf & Country Resort, Petaling Jaya, Selangor**

Type: Terraced house **Tenure:** Leasehold
Built-up: 2,500 sq ft **Land size:** 2,325 sq ft
Bedroom: 4 **Bathroom:** 5

Elaine Chong (REN 09348)

POLYGON PROPERTIES SDN BHD (E (I) 1714)

☎ +6019 441 4013

**RM707,000****280 Park Homes, Puchong, Selangor**

Type: Condominium **Tenure:** Leasehold
Built-up: 2,422 sq ft **Bedroom:** 3
Bathroom: 3

Ernest Chuan (REN 27765)

FULL HOMES REALTY SDN BHD (E (I) 1501/8)

☎ +6012 259 0251

**RM847,000****280 Park Homes, Puchong, Selangor**

Type: Condominium **Tenure:** Leasehold
Built-up: 2,960 sq ft **Bedroom:** 4
Bathroom: 4

Ernest Chuan (REN 27765)

FULL HOMES REALTY SDN BHD (E (I) 1501/8)

☎ +6012 259 0251

**RM10,500,000****The Residence, Mont'Kiara, Kuala Lumpur**

Type: Bungalow **Tenure:** Freehold
Built-up: 12,700 sq ft **Land size:** 8,200 sq ft
Bedroom: 8 **Bathroom:** 7

Ikhwan Arbain (REN 31788)

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

☎ +6014 372 5971

**RM3,900,000****Contours, Taman Melawati, Selangor**

Type: Terraced house **Tenure:** Freehold
Built-up: 7,046 sq ft **Land size:** 4,809 sq ft
Bedroom: 6 **Bathroom:** 6

Ikhwan Arbain (REN 31788)

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

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RM790,000

Avenham Garden @ Eco Grandeur, Bandar Puncak Alam, Selangor
Type: Terraced house **Tenure:** Leasehold
Built-up: 1,868 sq ft **Land size:** 2,100 sq ft
Bedroom: 4 **Bathroom:** 3

James Yim (REN 24129)

PROPERTY EXPRESS (E (3) 1205)

☎ +6012 687 4892



RM1,751,400

Menara, Bukit Jelutong, Selangor
Type: Residential land **Tenure:** Freehold
Land size: 9,730 sq ft

James Yim (REN 24129)

PROPERTY EXPRESS (E (3) 1205)

☎ +6012 687 4892



RM500,000

Taman Putra Perdana, Puchong, Selangor
Type: Terraced house **Tenure:** Leasehold
Built-up: NA **Land size:** 1,500 sq ft **Bedroom:** 4 **Bathroom:** 3

Jamil (REN 20289)

IM GLOBAL PROPERTY CONSULTANTS SDN BHD

(VEPM (I) 0253) ☎ +6012 935 5226



RM470,000

Lakeview Residency, Cyberjaya, Selangor
Type: Condominium **Tenure:** Freehold
Built-up: 1,145 sq ft **Bedroom:** 3 **Bathroom:** 2

Jamil (REN 20289)

IM GLOBAL PROPERTY CONSULTANTS SDN BHD

(VEPM (I) 0253) ☎ +6012 935 5226



RM375,000

Desa Idaman, Puchong, Selangor
Type: Condominium **Tenure:** Freehold
Built-up: 1,027 sq ft **Bedroom:** 3 **Bathroom:** 2

Jay Jamali (REN 37489)

NAS REALTY (E (3) 1954)

☎ +6017 226 5737



RM688,000

Good View Heights, Kajang, Selangor
Type: Terraced house **Tenure:** Freehold
Built-up: 2,391 sq ft **Land size:** 1,650 sq ft
Bedroom: 5 **Bathroom:** 5

KK Sah (REN 23736)

TOTAL REALTY SDN BHD (E (I) 1572)

☎ +6016 637 5097

RENTED FOR

RM7,600 (RM3.15 psf)
Condominium at SENI Mont Kiara, Mont'Kiara, Kuala Lumpur



Concluded by: Kevin Teh PRO (REN 02206)

of ILP Realty Sdn Bhd

(+6013 555 7333) **When:** Sept 2020

Noteworthy

- Freehold
- Built-up: 2,411 sq ft
- Four bedrooms; six bathrooms
- Fully-furnished high floor unit with unblocked view
- Facilities: Art gallery, tennis and squash courts, swimming pools, Jacuzzis and sculpture garden
- Amenities: International schools, medical centres, shopping malls, commercial hubs and offices
- Easy accessibility via North-South Expressway, DUKE highway and Penchala Link

Jointly developed by Ireka Group via Aseana Properties Ltd and CapitaLand Finance from Singapore, SENI Mont Kiara is a luxury condominium project located in the affluent Mont'Kiara neighbourhood, Kuala Lumpur.

The condominium comprises two 40-storey towers and two 12-storey low-rise blocks housing 605 units in total.

ILP Realty real estate agent Kevin Teh said the foreigner landlord was looking for a new tenant for this unit after the previous tenant had moved out. He understood the current challenging market condition and was willing to offer a special rate to attract quality tenants.

Meanwhile, the tenant liked the unit for it being a high-floor unit that has unobstructed view across the

KL skyline. He was also given the option to rent the unit with brand new furnishings, which would be included in the rent.

Teh opined that it was a good deal as the tenant was happy with the new furnishings and the owner was happy with the tenant profile.

According to EdgeProp Research, 10 units in SENI Mont Kiara were transacted in 2020 at an average price of RM2.35 million or RM793 psf. Meanwhile, 33 transactions were recorded in 2019 with an average price of RM2.38 million or RM776 psf.

As at Feb 2021, there were 56 units of SENI Mont Kiara listed for sale in EdgeProp.my at an average asking price of RM2.42 million or RM823 psf. At the same time, 67 units were looking for tenants at an average asking monthly rental of RM8,698 or RM3.52 psf.



RM1,250,000

Lestari Mansion, Seri Kembangan, Selangor

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

Jay Jamali (REN 37489)

NAS REALTY (E (3) 1954)

☎ +6017 226 5737



RM788,000

Taman Sri Putra Mas, Sungai Buloh, Selangor

Type: Terraced house **Tenure:** Freehold
Built-up: 2,238 sq ft **Land size:** 2,100 sq ft
Bedroom: 4 **Bathroom:** 3

KK Sah (REN 23736)

IDEAL PROPERTY CONSULTANT (E (I) 1572)

☎ +6016 637 5097



RM3,980,000

The Cove, Horizon Hills, Johor
Type: Bungalow **Tenure:** Freehold
Built-up: 6,369 sq ft **Land size:** 7,325 sq ft
Bedroom: 5 **Bathroom:** 7

KL Tan (REN 14295)

IDEAL PROPERTY CONSULTANT (E (I) 1465)

☎ +6019 278 8930



RM2,750,000

Sime Darby Property XME Business Park, Nilai, Negeri Sembilan

Type: Factory **Tenure:** Freehold
Built-up: 6,947 sq ft **Land size:** 9,596 sq ft

KL Tan (REN 14295)

TOPHILLS REALTY (M) SDN BHD (E (I) 1465)

☎ +6019 278 8930



RM720,000

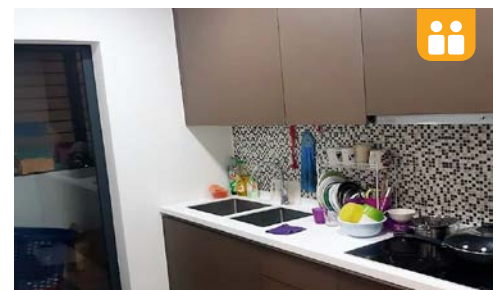
The Orion, Jalan Tun Razak, Kuala Lumpur

Type: Condominium **Tenure:** Freehold
Built-up: 1,323 sq ft **Bedroom:** 3 **Bathroom:** 3

Liza Tieo (REN 31111)

HECTARWORLD REALTY SDN BHD (E (I) 1589/3)

☎ +6017 608 3961



RM890,000

Seventeen Residences, Petaling Jaya, Selangor

Type: Condominium **Tenure:** Freehold
Built-up: 1,024 sq ft **Bedroom:** 3 **Bathroom:** 2

Liza Tieo (REN 31111)

HECTARWORLD REALTY SDN BHD (E (I) 1589/3)

☎ +6017 608 3961

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RM3,368,000
Taman Ukay Prima, Ampang, Selangor
Type: Bungalow **Tenure:** Freehold
Built-up: 4,916 sq ft **Land size:** 7,589 sq ft
Bedroom: 7 **Bathroom:** 8
Muhammad Nadzmi Bin Ramli (REN 40027)
CORNERSTONE XSTATE SDN BHD (E (I) 1851)
☎ +6013 203 1857



RM1,800,000
Taman Ibukota, Setapak, Kuala Lumpur
Type: Semidee house **Tenure:** Freehold
Built-up: 5,800 sq ft **Land size:** 6,100 sq ft
Bedroom: 8 **Bathroom:** 6
Muhammad Nadzmi Bin Ramli (REN 40027)
CORNERSTONE XSTATE SDN BHD (E (I) 1851)
☎ +6013 203 1857



RM1,300,000
Sri Mahkota, Taman U-Thant, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 2,500 sq ft **Bedroom:** 3
Bathroom: 3
Nik Adnan Bin Nik Hussein (REN 10320)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
☎ +6012 396 6456



RM1,700,000
Hartamas Regency 2, Dutamas, Kuala Lumpur
Type: Condominium **Tenure:** Freehold
Built-up: 3,283 sq ft **Bedroom:** 5
Bathroom: 5
Nik Adnan Bin Nik Hussein (REN 10320)
REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)
☎ +6012 396 6456



RM4,200,000
Damaisara, Wangsa Melawati, Kuala Lumpur
Type: Bungalow **Tenure:** Freehold
Built-up: 5,812 sq ft **Land size:** 5,000 sq ft
Bedroom: 8 **Bathroom:** 8
Rasyadan Hussin (PEA 2681)
IQI REALTY SDN BHD (E (I) 1584)
☎ +6013 344 0625



RM1,400,000
Taman Tar, Ampang, Selangor
Type: Terraced house **Tenure:** Leasehold
Built-up: 3,000 sq ft **Land size:** 1,920 sq ft
Bedroom: 7 **Bathroom:** 7
Rasyadan Hussin (PEA 2681)
IQI REALTY SDN BHD (E (I) 1584)
☎ +6013 344 0625



RM510,000
Setia Impian, Setia Alam, Selangor
Type: Terraced house **Tenure:** Freehold
Built-up: 1,245 sq ft **Land size:** 1,300 sq ft
Bedroom: 4 **Bathroom:** 3
Rueben Raj (REN 40248)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD (E (I) 0452/8) ☎ +6017 224 8885



RM670,000
Jalan Setia Permai U13/43A, Alam Nusantara, Selangor
Type: Terraced house **Tenure:** NA
Built-up: 1,685 sq ft **Land size:** 1,300 sq ft
Bedroom: 4 **Bathroom:** 3
Rueben Raj (REN 40248)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD (E (I) 0452/8) ☎ +6017 224 8885



RM630,000
The Haven, Ipoh, Perak
Type: Condominium **Tenure:** Leasehold
Built-up: 1,080 sq ft **Bedroom:** 3
Bathroom: 2
Steven Eng (PEA 2310)
GS REALTY SDN BHD (E (I) 1307)
☎ +6018 954 0680



RM650,000
Upper East @ Tiger Lane, Ipoh, Perak
Type: Condominium **Tenure:** Freehold
Built-up: 1,507 sq ft **Bedroom:** 5 **Bathroom:** 3
Steven Eng (PEA 2310)
GS REALTY SDN BHD (E (I) 1307)
☎ +6018 954 0680



RM1,800,000
Laman Granview, Puchong South, Selangor
Type: Semidee house **Tenure:** Leasehold
Built-up: 3,767 sq ft **Land size:** 3,842 sq ft
Bedroom: 5 **Bathroom:** 5
Tay Yen Sing (REN 29659)
TECH REALTORS PROPERTIES SDN BHD (E (I) 1492)
☎ +6012 335 0520



RM3,962,400
Bukit Raja, Klang, Selangor
Type: Factory **Tenure:** NA
Built-up: 6,096 sq ft **Land size:** 8,649 sq ft
Tay Yen Sing (REN 29659)
TECH REALTORS PROPERTIES SDN BHD (E (I) 1492)
☎ +6012 335 0520



RM1,300/mth
Seksyen 14, Petaling Jaya, Selangor
Type: Terraced house **Tenure:** Freehold
Built-up: 1,200 sq ft **Land size:** 1,600 sq ft
Bedroom: 3 **Bathroom:** 2
Yew Long (PEA2276)
RIDGEWELL PROPERTIES (E (3) 1809)
☎ +6019 352 5930



RM1,200/mth
Sea Park Apartment, Petaling Jaya, Selangor
Type: Condominium **Tenure:** NA
Built-up: 1,100 sq ft **Bedroom:** 2 **Bathroom:** 2
Yew Long (PEA2276)
RIDGEWELL PROPERTIES (E (3) 1809)
☎ +6019 352 5930



RM6,000,000
The Lotus Of The Mines, Sungai Besi, Kuala Lumpur
Type: Bungalow **Tenure:** Leasehold
Built-up: 9,656 sq ft **Land size:** 7,161 sq ft
Bedroom: 6 **Bathroom:** 5
Zuraidah (REN 17983)
LEGACY REAL PROPERTY SDN BHD (E (I) 1925)
☎ +6019 221 5106



RM1,180,000
Jalan Suasana 4/3, Batu 9, Cheras, Selangor
Type: Semidee house **Tenure:** Freehold
Built-up: 3,500 sq ft **Land size:** 4,384 sq ft
Bedroom: 7 **Bathroom:** 3
Zuraidah (REN 17983)
LEGACY REAL PROPERTY SDN BHD (E (I) 1925)
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