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It may seem like a windfall to inherit a property but some think such an estate is best left unclaimed. See Pages 10 and 11.



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Johor to formulate clearer housing guidelines

The Johor state government has formed a task force to examine loopholes and inadequacies as well as to come up with clearer guidelines on residential development especially involving the issue of gazetted international land, said the state Housing and Rural Development Committee chairman Dzulkefly Ahmad.

The task force, which convened on Sept 4, has met up with the state government's housing unit and plans to collect feedback from the various stakeholders before recommending policy changes.

"The final part is for the task force to engage with developers and also the various housing associations to look at the overall situation," said Dzulkefly.

If all things go according to plan, the task force should complete their findings by next October.

Minister: Taman Rimba Kiara project in progress, hinders cancellation

Due to financial and legal implications, the condominium project in Taman Rimba Kiara cannot simply be cancelled, said Federal Territories Minister Khalid Samad in a recent news report.

The proposed development, which Taman Tun Dr Ismail residents say encroaches on the park, is currently under discussion, and the government is seeking the best resolution for the matter.

PPB Group to launch bungalows in Taman Tanah Aman, Penang by end-2018

PPB Group Bhd plans to roll out Phases 3 and 4 of Taman Tanah Aman in Seberang Jaya, Penang by end 2018. The phases comprise a total of 34 units of 3-storey bungalows.

"It is an elite area, so we are taking some time to finalise the plans. We hope to launch by the end of this year," PPB Group property division chief operating officer Chew Hwei Yeow said at a media and analysts' briefing on Sept 4.

According to PPB Group's website, Taman Tanah Aman is a 29-acre freehold housing project in Bukit Tengah, Seberang Prai.



The project is being developed in five phases consisting of a clubhouse, 48 units of 3-storey bungalows, 24 units of 2-storey semi-dees and 12 units of 3-storey shopoffices. Meanwhile, PPB Group's Megah

Rise mixed-use development in Taman Megah, Petaling Jaya has recorded a take-up rate of 50% for its 228 serviced apartment units since its soft launch in November last year.

"Taman Rimba Kiara is being discussed and decided on because things have progressed to a certain level where we cannot just block it like that as there are legal and financial implications," he said.

Dr M: Chinese nationals can buy Forest City units, but no residential visas

Malaysia Prime Minister Tun Dr Mahathir Mohamad has confirmed that Chinese nationals may purchase residential units at Forest City, but visas will not be issued to them, according to a news report.

"They can buy the property, but we would not give them visas to

come and live here," he said

Last week, following reports that Dr Mahathir had said foreigners will be barred from buying the Forest City properties in Johor, the Prime Minister's Officer clarified that purchase of the properties will not guarantee automatic residency in Malaysia.

HSR deferred to May 31, 2020

Malaysia and Singapore have agreed to defer the construction of the Kuala Lumpur-Singapore high-speed rail (HSR) project until May 31, 2020, inking legal documents to amend the initial HSR Bilateral Agreement to that effect.

Singapore's Transport Minister Khaw Boon Wan and Malaysia's Economic Affairs Minister Datuk Seri Mohamed Azmin Ali signed the documents in Putrajaya on Sept 5 witnessed by Prime Minister Tun Dr Mahathir Mohamad, Deputy Prime Minister Datuk Seri Dr Wan Azizah Wan Ismail and Singapore's Deputy Prime Minister and Coordinating Minister for National Security Teo Chee Hean.

Under the deal, Malaysia will bear the costs for suspending the project of RM45.1 million as part of the deal, which must be paid by end-January next year.

As a result of the suspension, SG HSR Pte Ltd and MyHSR Cooperation Sdn Bhd will stop the international joint tender for the project.



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**LAUNCHES + EVENTS**

If you have any real estate-related events, email us at editor@edgeprop.my. Events listed here will also appear on www.EdgeProp.my.

PRIMA open day in PJ**Date:** Sept 7 to 9 (Fri to Sun)**Time:** 9am to 5pm**Venue:** Perbadanan PRIMAMalaysia, Oasis Square, Blok F, 2,
Jalan PJU 1A/7A, Ara Damansara,
Petaling Jaya, Selangor.**Contact:** (03) 7628 9898

Showcasing three PRIMA projects in the Klang Valley, namely PRIMA @ Alam Damai, PRIMA @ Jalan Jubilee and PRIMA @ Bandar Bukit Mahkota. Interested buyers are encouraged to bring along personal and bank documents for application and pre-verification.

over 25,000 sq ft "playground" featuring brand new interactive installations and insta-worthy experiences.

**Autumn Wonderland at JIO Bazaar****Date:** Sept 8 and 9 (Sat and Sun)**Time:** 4pm to 10pm**Venue:** Ardence Labs, Persiaran Setia Alam, Eco Ardence, Shah Alam, Selangor**Contact:** (03) 7499 2552

Eco World Development Group Bhd invites all to celebrate Mid-Autumn Festival at Ardence Labs. You can enjoy some tasty bites and capture memorable moments at the many instagrammable spaces there or even learn how to play the Ukulele.

Danga Bay Night Market**Date:** Sept 14 to 16**(Next Fri to Sun)****Time:** 5pm to 11pm**Venue:** Country Garden Danga Bay, Lot PTB 22056, Danga Bay,**Arts & Lights Play in Southville City****Date:** Sept 9 to Oct 28**(starts from Sunday)****Time:** 3pm to 9pm**Venue:** Southville City @ KL

South Bangi, Bangi, Selangor

Contact: (06) 799 2218

Mah Sing Group Bhd is reinventing playtime with its



Jalan Skudai, Johor Bahru

Contact: (1300) 88 9888

Have fun with friends and family at the Danga Bay night market with hundreds of street food items and interesting game stalls as well as music performances.

Architects meet the public session**Date:** Sept 8 (Sat)**Time:** 9am to 12.30pm**Venue:** Level 3 @ PAM Centre,

No 99L, Jalan Tandok,

Bangsar, Kuala Lumpur

Contact: (03) 2202 2866

This is a free public service provided by the Malaysian Institute of Architects (PAM) which aims to help members of the public who may need advice regarding housing and property matters. Reservations needed for one-to-one consultancy sessions.

Hari Malaysia Makan & Win**Date:** Sept 15 (Next Sat)

Time: 11am to 4pm
Venue: Una sales gallery, Lorong Peel, Maluri, Kuala Lumpur
Contact: (03) 9212 8333
Selangor Dredging Bhd invites all Malaysians to celebrate Hari Malaysia at its Una sales gallery with delicious food and fun games that offer exciting prizes.

**Celebrate Mid-Autumn Festival****Date:** Sept 15 (Next Sat)**Time:** 5pm to 9pm**Venue:** Trio Sales Galleria,

Jalan Langat, Bandar Bukit

Tinggi 2, Klang, Selangor

Contact: (03) 3162 3322

Celebrate the Mid-Autumn festival with your family and S P Setia Bhd. There will be fun activities including lantern riddles, cartoon lantern DIY workshop, fun photobooth, 60s live band performance and food stalls.



Quayside Seafront Resort Condominiums, Gold winner of the EdgeProp Malaysia's Best Managed Property Awards 2018.

Feel the breeze

The last of the towers in the most prime of locations – **18 East, Andaman at Quayside** at Seri Tanjung Pinang – is a premium reserve collection of exquisitely-appointed residences, with dedicated entrances and personalised privileges, set within a completed 4.5 acre waterpark. Each of the one-, two- and three-bedroom units have exceptional views – the ocean, the hills or Gurney Drive – take your pick. Review your day, or plan the next from your lofty, comfortable perch in the sky. Home is everything you dreamed it would be.

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A condominium burdened by a prolonged legal battle

BY SHAWN NG

KUALA LUMPUR: Tucked away in the hills of Bukit Pantai, Kuala Lumpur lies one of the oldest condominiums in Kuala Lumpur. Pantai Towers was completed some 40 years ago as an exclusive, low-density project with only 56 units. The 2.11-acre freehold project has facilities such as a swimming pool and a tennis court.

Many who reside in the vicinity may have passed this building often but little do they know that the condo unit owners have been embattled in a legal dispute over outstanding maintenance fees for over a decade.

The dispute between Pantai Towers Management Corporation (MC) and the owners of 30 of the Pantai Towers units including four penthouses, began in 2007.

According to the law firm representing the MC, Messrs Cheah Teh & Su partner Peter Justin Skelchy, the developer that built Pantai Towers in the 1980s was Metroplex Bhd, whose executive chairman was Lim Siew Kim, daughter of the late Tan Sri Lim Goh Tong of the Genting Group. The company kept 26 units for itself and later bought back another four units from individual owners in 1998.

Metroplex leased out the units, mainly to staff of the nearby Pantai Hospital, until sometime around 2008, after which the units were left vacant. Since October 2007, the company had defaulted on the maintenance fees of the units which led the MC to file a suit against Metroplex in the Kuala Lumpur Sessions Court in August 2008 for the sum of RM159,146.23, being the outstanding maintenance fees owed by the company from October 2007 to September 2008, according to Skelchy.

Judgment was obtained in fa-



The 56-unit Pantai Towers was developed by Metroplex.

vour of the MC in October 2009, but before the payment was received, Metroplex went into liquidation in August 2012.

Hence, in December 2012, the MC filed its Proof of Debt (POD) with the liquidator of Metroplex for the sum of RM931,786.39 (which includes the earlier outstanding sum of RM159,146.23) which consisted of maintenance fees for the 30 units owned by Metroplex from October 2007 till September 2012.

However, before the MC was able to retrieve the outstanding amount, the 30 units were sold to Brightvite Sdn Bhd and Benchmark Link Sdn Bhd, says Skelchy.

He claims that Brightvite acquired five units from Metroplex in June 2012, prior to the winding-up of the latter in August 2012. The remaining 25 units, on the other hand, were sold to Benchmark Link by the liquidator after the winding up, as approved by an order of the

PICTURES BY LOW YEN YEING | EdgeProp.my



Skelchy is representing the Pantai Towers MC in the lawsuit.

High Court in May 2013, according to an asset sale agreement sighted by EdgeProp.my.

A search on the Companies Commission of Malaysia's website reveals that the companies are 99% owned by Lim.

In November 2014, the MC commenced an action at the High Court against Brightvite and Benchmark Link for the recovery of some RM1.08 million in maintenance fees accrued from October 2008 to December 2014.

Eventually, in January 2016, the High Court held that the provisions of the Strata Titles Act 1985 allowed the MC to recover outstanding maintenance fees from a proprietor, a successor-in-title or a purchaser to be duly registered as a proprietor.

Brightvite and Benchmark Link then appealed the decision of the High Court at the Court of Appeal, which subsequently upheld the decision of the former in May 2018.

Following this, the Pantai Towers MC has retrieved the outstanding amount of slightly more than RM1 million.

But the dispute is far from over. There is still the outstanding amount of RM159,146.23 owed by Metroplex from October 2007 to

September 2008 as it is part of the POD, which has yet to be admitted and confirmed. Meanwhile, Brightvite and Benchmark Link will be filing an application at the Federal Court to overturn the decision by the Court of Appeal. The two companies filed a notice of motion in July 2018 and the hearing date for the application for leave to appeal at the Federal Court is fixed on Nov 14, 2018, says Skelchy.

In an interesting development, the 26 individual owners of the remaining condo units have, in October 2017, received an offer to purchase their units from a company called Embition Sdn Bhd.

"Embition had offered through a letter to all the 26 individual owners in Pantai Towers directly to buy their units for RM800,000 per unit," said R. Nageswaren, one of the condo's residents and the property manager for the building.

However, the proposed acquisition was not successful as some of the owners deem the offer to be too far below the market price at the time, which was about RM1 million, he adds.

According to a redevelopment plan sighted by EdgeProp.my, which was attached with the letter, the company is planning to build four blocks of 27-storey buildings on the site. It is believed that the redevelopment will not only involve Pantai Towers but also the adjacent 10-unit Pantai Hill Apartments, which was originally owned by Metroplex before it was sold to Benchmark Link together with the 25 units in Pantai Towers in 2013.

Attempts to get comments from Brightvite and Benchmark Link through their lawyer Malcolm Fernandez of C Sukumaran & Co have been unsuccessful. Fernandez did not respond to EdgeProp.my's request for comments either.

Korean investor in talks for WeWork London office

BY JACK SIDDEERS

LONDON: Hana Financial Group Inc is in talks to buy a landmark office property opposite the Bank of England that's being transformed into a major WeWork Cos. co-working space, according to people with knowledge of the plan.

Aermont Capital LLP, the owner of the building at One Poultry, is seeking a price of about £185 million (RM995 million), the people said, asking not to be identified because the information is private. A spokeswoman for Aermont, a real estate manager spun out of Perella Weinberg Partners LP, and an official at Hana Financial Investment declined to comment.

Korean investors have been pouring

into London real estate this year, lured by higher returns than other western European capitals and lower currency hedging costs than in the US, where interest rates have risen further and faster. Pension funds and securities firms from the region are on track to spend about £4 billion on property in the UK this year including major deals for buildings such as Goldman Sachs Group Inc's European headquarters, according to a forecast by broker Cushman & Wakefield Plc.

The terms of the transaction have not yet been finalised and there is no certainty the deal will be completed, the people said.

The One Poultry building, best known for its stripes of pink and yellow limestone

and the rooftop Coq d'Argent restaurant, occupies a prime spot in the centre of the City of London financial district and has historic protections. The property is being modernised for WeWork, which leased the space last year after previous tenant Aviva Plc moved out.

Leasing space to WeWork can have a downside, though. A study conducted by Cushman & Wakefield Plc found that properties for which co-working companies account for more than 40% of the rent typically sell for lower prices.

Moody's Investor Service last week dropped its ratings of WeWork and its inaugural bond deal, citing a lack of information about the company's creditworthiness. — Bloomberg



WeWork is an American company that provides shared workspaces and technology startup subculture communities.



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FEATURE



BY NATALIE KHOO

Many who have grown up in Petaling Jaya would likely have fond memories of attending birthday parties thrown by their schoolmates at the oldest A&W fast food restaurant in town.

Located in Section 52, Petaling Jaya, the area — which is better known as PJ New Town or PJ State — is also home to the scenic Taman Jaya Park. Less than 10 minutes' drive from the small but bustling PJ New Town area is the Bukit Gasing hiking trail.

Many local government buildings are located here, including Menara MBPJ, Bangunan Persekutuan Petaling Jaya (PJ Federal Building) which houses or used to house government offices such as the National Registration Department and a branch of the Ministry of Domestic Trade and Consumer Affairs. Another old landmark here was the State Cinema.

Rahim & Co International Sdn Bhd director Choy Yue Kwong recalls that in the past, PJ New Town was commonly referred to as "State" due to the presence of the State Cinema, which is now the Lotus Five Star PJ State Cinema that shows Tamil films. It is located along Jalan Yong Shook Lin.

"Essentially, PJ New Town lies within Section 52, Petaling Jaya. The original "State" or PJ New Town was confined to the area bounded by a part of Jalan Selangor, Jalan Sultan and Jalan Yong Shook Lin including the area occupied by Majlis Bandaraya Petaling Jaya (MBPJ) or Petaling Jaya City Council with offices to the south of Jalan Yong Shook Lin.

"It also encompasses the government offices to the north of Jalan Sultan," Choy explains, referring to the former National Registration Department, and the Jalan Sultan Post Office, a single-storey building on elevated land at the junction of Jalan Sultan and Jalan Barat.

However, over the years, the public has come to perceive PJ New Town as encompassing the commercial area along and off Jalan Barat, comprising shop offices as well as the PJ Hilton hotel. In the future, it may also include the upcoming PJ Sentral being developed by Malaysian Resources Corporation Bhd (MRCB), says Choy.



Some of the shops located along Jalan 52/18 have operated here for many years.

PJ New Town - ripe for rejuvenation?



Choy says that rental for a ground floor shop unit can go up to RM7,000 with rental yield hovering about 4%.



Huang: Landlords are probably holding on to the property in view of the current market and adopting a wait-and-see policy.

What is in PJ New Town

According to Choy, typical shop offices in PJ New Town are on 22ft by 75ft or 1,875 sq ft lots offering two, three, four and four-and-a-half floors with built-ups from 3,575 sq ft to 11,000 sq ft.

HASB Consultants Selangor Sdn Bhd director Victor Huang Hua notes that most businesses operating there include decades-old traders such as hardware shops, tailors, jewellers and others.

"Poh Kong, State Tailor, PJ Textile and Supper Club to name a few, have been there for years. The PJ Sunday Car Market that usually operates around Kompleks A car park located along Jalan 52/12 and its surroundings is also an attraction on Sunday mornings. Usually, the car owners will bring their cars here to be sold and one can find a bargain on certain vehicles," says Huang.

According to Huang, the shop office rentals here vary with the number of storeys and the location of the property. Typically, asking prices for the ground floor starts from RM6,000 per month whilst the upper floors range from RM1,300 to RM3,000 per month.

"Asking prices range from RM2.7 million onwards for the double-storey units while rental yield are roughly around 3% to 5%, depending on when

the property was first purchased and the asking price," says Huang.

Meanwhile, Choy says that rental for a ground floor shop unit can go up to RM7,000 with rental yield hovering about 4%.

"There was only one sale transaction of a 2-storey shophouse (land size of 1,873 sq ft) fronting Jalan Yong Shook Lin at slightly more than RM2.8 million in 2015 over the period of the last three years.

"Until today, the shop has remained vacant. Another transaction of a two-storey shop office (land size of 1,873 sq ft) was at end 2012 at RM2.48 million," Choy offers.

According to data from EdgeProp.my, over the past seven years, there were only six sale transactions. The highest absolute price transacted as well as on a RM psf basis was in April 2012 for a 2,400 sq ft shophouse located on Jalan 52/1 which changed hands for RM4 million (RM1,666 psf).

Other transactions were in 2013 when a 1,873 sq ft shophouse along Jalan SS52/10 was sold for just RM1 million. A year before that, in 2012, a similar-sized shophouse along Jalan 52/1 was sold for RM3.05 million while another bigger unit of 2,400 sq ft was sold for RM4 million. In 2011, a 1,873 sq ft lot along Jalan Yong Shook Lin was sold for RM2.3 million.

The current listings for shophouses in PJ New Town on EdgeProp.my are seeing average asking prices of RM585 psf or RM2.9 million in absolute price. Meanwhile, the average asking rental is RM2.60 psf or RM7,071 per month.

Huang points out that the current slow property market has not affected the sale and rental of the shophouses as 95% of the shophouses are occupied. The vacant ones, however, may see some rental discounts being given.

"Although transactions were few in the last five years, landlords are probably holding on to the property in view of the current market and adopting a wait-and-see policy. With the development of PJ Sentral, it is likely that the landlords will want to see how the development plays to their advantage," says Huang.

PJ Sentral is a proposed 40-acre mixed development comprising 60-storey office towers, a retail mall, serviced residences and hotels located along Jalan Persiaran Barat.

Meanwhile, in August, the franchise and landowner of the 1.05-acre site of A&W PJ Drive-In KUB Malaysia Bhd announced that it will "likely" dispose of the land or jointly develop the site.

"Because we are not in property development, if we get a better valuation for a disposal, we would probably sell it," KUB Malaysia president and group



Menara MBPJ is one of PJ New Town's most iconic landmark.

Fun facts about PJ New Town

- 1 One of its most iconic landmarks, which will soon be gone is the **A&W PJ Drive-In**
- 2 Colourful **street murals** line Jalan 52/17's back alley, created as part of an MBPJ-sponsored project in 2014
- 3 **Restoran Kam Heong** located on Jalan Tengah whips up some of the best Chinese hawker food in town including Penang Hokkien Mee, Char Kuey Teow, Wan Tan Mee and braised duck
- 4 Fancy **Tamil movies**? Head to the Lotus Five Star PJ State cinema along Jalan Yong Shook Lin as it specifically caters to Tamil movie fans.
- 5 Love antiques and collectibles? Visit **Amcorp Mall** along Jalan Timur for its popular weekend antiques and flea market.
- 6 Get a workout and some fresh air at **Taman Jaya lake garden** located along Jalan Barat, opposite Amcorp Mall



Shoplot transactions in PJ New Town from 2011 to 2018

YEAR	ADDRESS	LAND AREA (SQ FT)	TRANSACTION PRICE (RM MIL)	UNIT PRICE PSF (RM)
Dec 2011	Jalan Yong Shook Lin	1,873	2.3	1,228
April 2012	Jalan 52/1	1,873	3.05	1,628
April 2012	Jalan 52/1	2,400	4	1,666
Dec 2012	Jalan 52/8	1,873	2.48	1,324
July 2013	Jalan 52/10	1,873	1.0	534
March 2015	Jalan 52/18	1,873	2.85	1,523

DATA FROM EDGEPROP.MY, RAHIM AND CO AND HASB CONSULTANTS



Colourful street murals brighten up the back alleys of PJ New Town.

managing director Datuk Abdul Rahim Mohd Zin had told reporters. Rahim added that the indicative offer KUB Malaysia has received for the land so far is about RM38 million.

Growth can be better

Rahim & Co's Choy points out that while PJ New Town is located within walking distance from the Taman Jaya LRT station and although its shopoffices here command relatively lower rentals than those in areas like SS2 and Section 14, Petaling Jaya, the area still needs to raise its attractiveness to investors.

For instance, it has limited parking facilities which deters customers from patronising the shops here. Business hours are confined to 8am-6pm which does not help to pull in the crowd after office hours. There is also insufficient collective effort by owners, tenants and the local authorities to spruce up the area.

"MBPJ must insist on or incentivise shop owners to give their properties a new coat of paint, in order to give the whole area a fresh look and a distinct identity. Not only that, more parking lots must be made available to the public. The relatively huge open space in front of the PJ State Cinema which is meant for occasional weekend traders should be opened up for parking to the public during weekdays. This will easily create an additional 50 parking lots," says Choy.

He adds that unlike areas such as SS2, Section 14 and Damansara Uptown, where shops are open until at least 9pm or 10pm, the majority of shops in PJ New Town are closed after 6pm.

Because the shops are privately owned, there is no way the local council can compel them to remain open until late at night thus contributing to its "lifelessness" at night, he adds.

However, he suggests that the space around the sunken plaza which belongs to MBPJ can be used

to build semi-permanent single-storey shops to be rented out. "With the right tenant mix, MBPJ as the owner can control the opening and closing hours which should be until at least 10pm or later every night," Choy suggests, adding that if these shops are attractive enough, other shops which normally close early may be motivated to also open for business till late. "This is one way to inject commercial life into PJ New Town at night," Choy notes.

HASB's Huang concurs with Choy that many of the area's buildings and shoplots need a fresh coat of paint, but acknowledges that it remains a good place for day time businesses, considering its strategic location with easy access via several highways such as the Kerinchi Link, SPRINT highway and Lebuhraya Damansara Puchong.

Future growth

"MBPJ has done quite a bit to improve and upgrade the public amenities such as the roads, pavements, car parks and street lights. The PJ Sentral development, which covers the vast majority of the area that formerly and currently houses some government buildings, would offer some spillover effect on the surrounding properties in future, something akin to how Brickfields benefitted when KL Sentral was first completed," says Huang.

He believes that the maturity of the area itself and the shops and businesses that have been there for years will continue to support the commercial scene as it is one of the few matured commercial areas in Petaling Jaya.

"Rejuvenating the place is quite a huge task as it involves not just the local government but also the occupiers of the shopoffices.

"Nevertheless, as PJ New Town is where the MBPJ headquarters is located. We believe it will continue to attract people to the commercial area here as long as there is continuous upgrading of the amenities and facilities in the area," Huang concludes.

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Dr. Suraya Ismail,
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Cycling Kuala Lumpur Bicycle Map

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Kohn Pedersen Fox Associates, Seoul
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An abandoned bungalow in Cheras.

Why are inherited properties LEFT BEHIND?

BY RACHEL CHEW

The value of unclaimed estates left by the deceased since independence in Malaysia is in the region of RM60 billion, according to former Natural Resources and Environment Deputy Minister Datuk Hamim Samuri in a news report two years ago (Feb 3, 2016).

He had said the sum was derived from data provided by the Department of Director General of Lands and Mines (JKPTG) through the Estate Distribution Section or Bahagian Pembahagian Pusaka (BPP). However, when contacted recently, the division told EdgeProp.my that it was in the dark as to how the figure was derived. It has remained a mystery.

“The section does not have such a record. Personal assets are private, so BPP will certainly not have information about who owns what in our database.

“The function of the BPP is to verify the estate ownership of the deceased when their heirs report to the section, and then assist the rightful heirs to claim the estates. Hence we will only have the statistics of reported cases and the value of claimed estates,” director of BPP Hasiah Kasah tells EdgeProp.my.

Nevertheless, the fact remains that cases of unclaimed assets abound.

Besides JKPTG, other bodies that manage queries and applications related to estate

administration such as the distribution of inheritance in Malaysia are the High Court and Amanah Raya Bhd.

“Under JKPTG, the BPP handles immovable assets, such as land, landed and non-landed properties, farms and estates, worth not more than RM2 million. We are also the agency that processes most of the inheritance distribution cases in the nation, which is about 70%, among the three agencies,” Hasiah shares.

The High Court is responsible for all kinds of asset distribution valued above RM2 million while Amanah Raya distributes movable assets such as money, savings, vehicles, bonds, and shares, worth not more than RM600,000.

“Of course the government will have some unclaimed asset information, such as unclaimed money in banks or EPF (Employees Provident Fund). However, we cannot verify the ones which are somebody’s inheritance. Some people may have just forgotten the bank accounts they had opened a long time before,” BPP’s chief assistant director Noor Rashidah Ramli explains.

Meanwhile, for estate assets, Hasiah says the state government can track the owner of an abandoned house or land when quit rent is not paid but it will not take the initiative to look for the heirs if the owner has passed on.

“There are different laws in every state. Some states will forfeit the land if quit rent has not been paid for five years, some three years,” Hasiah notes.

However, there are cases where an unre-



Hasiah: Personal assets are private, so BPP will certainly not have information about who owns what in our database.



Noor Rashidah highlights that it is important to know one’s rights to protect one’s assets by having a will.

lated person pays the quit rent in order to illegally occupy abandoned land.

“Especially in suburbs or rural areas, the deceased’s neighbour or any unacquainted person could continue to pay the quit rent of the land, so that they can purposely continue to use the land for farming or business without buying over the land. In this case, the local government will not know it is an unclaimed property,” Hasiah says.

Potential merger?

Noor Rashidah says the three agencies work independently and do not share information or data with each other.

“The only department to have all claimed asset information is the Central Registry, under the Kuala Lumpur High Court. It serves as the administrator of the three agencies to help verify and cross-check information from each agency, as well as take record of all claimed inheritance in Malaysia,” Noor Rashidah says.

As for unclaimed inheritances, Hasiah reiterates that JKPTG does not have the records of unclaimed properties.

“Countless people have come to the office to check what their late family owns and what is available to claim, but we will not know. If you, as the deceased’s family member, do not know what your family member owns, why would we?” Hasiah points out.

She says the public is confused over where to claim what because all three bodies handle inheritance distribution.

“All three bodies have the same function.



The only difference is the kind of assets we are each handling. We cannot merge because all three bodies are guided by different Acts," she explains.

However, some research has been done by the government to study the possibility of placing all three bodies under the same roof, to avoid confusion, raise efficiency, as well as to comprehend inheritance data.

"Data is required to better manage resources to benefit the public. In order for us to come up with the (unclaimed property of the deceased) data and statistics, we also need to be linked to other ministries and agencies such as JPN (the National Registration Department), but currently we are not linked," Hasiah notes.

"Centralising the roles of the three bodies will also provide a set of standardised fees. JKPTG is a government department, and our charge is as low as RM30. However, Amanah Raya is a business-driven corporation, so they have their own charge rate. Meanwhile, for high court, one will need to pay the lawyer to claim inheritance.

"The purpose of having the two agencies to handle inheritance distribution other than the court was to avoid burdening the public, because you will need to hire a lawyer if you are going to court. This is why, for assets valued under RM2 million, you go to JKPTG and Amanah Raya. In the early days, Amanah Raya was under the government. It became a corporation later on.

Know your rights

"Maybe it is time to change now because the structure no longer fits into today's context. The legal department and MAMPU (Transformation Policy Division) have done a research (on merging the three agencies). However, BPP is just a section under JKPTG. We need someone to present the proposal to the cabinet to realise it," Hasiah explains.

Meanwhile, Noor Rashidah highlights that it is important to know one's rights to protect one's assets by having a will.

"Not only will it ensure that your assets go to your chosen beneficiaries but also speeds up the process of claim by your family members," she says.

Although BPP only handles immovable assets worth less than RM2 million, it provides free consultation services to the public on inheritance claims.

"We have over 30 offices nationwide. If you are not sure where to claim the money or immovable asset, just come to us and we will try our best to guide you. However, the whole process will be different if you come with a valid will that states the assets, executors and beneficiaries," Noor Rashidah shares, adding that it will take around four months to distribute an estate (without a will).

Do you have a will?

However, interestingly, only 10% of the adult population in Malaysia has a will, Rockwills International Group managing

The various bodies and their jurisdiction

	ESTATE DISTRIBUTION DIVISION (BPP) OF DEPARTMENT OF DIRECTOR GENERAL OF LANDS AND MINES (JKPTG)	AMANAH RAYA BERHAD (ARB)	HIGH COURT
Acts	Small Estates (Distribution) Act 1955	Public Trust Corporation Act 1995	Probate And Administration Act 1959
Jurisdiction	Immovable assets (entirely or partly) of the deceased, such as land, house and farm that is worth not more than RM2 million	Movable assets of the deceased, such as cash, saving, vehicle and share that are worth not more than RM600,000	All kinds of assets worth more than RM2 million, or follow the Akta Wasiat 1959

SOURCE: BPP

Total value of claimed estates handled by BPP
RM1,046 bil
(2007 – 2017)

70%
claimed estate settlements were processed by BPP



Is a DIY will valid?

Any person can draft his or her own will as long as all the criteria for a valid will is adhered to, says Marcus Hwang & Co partner Normaliza Sulaiman.

Normaliza tells EdgeProp.my that it is advisable to engage a professional to draw up the will to ensure it is valid and enforceable to avoid any dispute upon death.

She explains that a valid will is required in writing by a person who is above 18 years old and of sound mind, signed before two witnesses who shall sign in the presence of each other.

"A will can be challenged based on the grounds that the contents have been altered, signature is forged, the execution is not witnessed by two persons or the testator is of unsound mind. A will is a wish of the testator and hence shall not be written under any undue influence," Normaliza notes.

Besides that, any exclusion of an immediate or important person in a will with no express justifiable reason can also lead to it being disputed and challenged by the person who feels deprived.

In the case of a person who dies intestate or without a legal will, Normaliza says the assets shall be distributed under the Distribution Act 1958.



Normaliza: As for unclaimed real property, there will be no dealings or transfer unless the inheritance issue has been resolved.

"If no one claims the inheritance, unclaimed moneys shall fall under the Unclaimed Moneys Act 1965. As for unclaimed real property, there will be no dealings or transfer unless the inheritance issue has been resolved.

"In the case where the quit rent revenue has been due and outstanding for many years despite notices of demand, the Land Office can invoke the National Land Code to forfeit the land under Forfeiture. The land shall be reverted and vested to the State Authority as state land, freed, discharged without any payment of compensation and all due revenue shall be extinguished," she says.

Hence it certainly pays to not only make a will but make a valid one that leaves little room for dispute.

director Saw Leong Aun tells EdgeProp.my.

"If we zone into city areas, about 60% to 70% of adults do not have a will," Saw says.

He believes a will is a necessity today. "Even your insurance policy and EPF have a nominee, how can your property or estate, which has a higher value, have no nominee or executor? Do you know, even if you only have half a share in a property, the property will not automatically go to the surviving owner? Unlike Singapore, we do not have a survivorship clause," he explains

He highlights that a will is not about money, but to protect the survivors and make

sure the inheritance will be distributed according to the wish of the deceased, as well as to speed up the entire claiming process.

"You do not need to spend time to find out what assets your deceased family member had left behind," Saw notes.

He highlights that a real estate property can be forfeited by the local land office if one does not pay the quit rent for a few years, depending on the local land office regulations.

Unaware or unwanted?

According to Rockwills International Group marketing advisor Low Wan Gem, unclaimed property inheritances in Malaysia may not be solely due to the ignorance and apathy of the heirs.

"There are also cases where the heirs do not want to claim the property or land because it is not worth the effort, for instance when the value of the asset cannot cover the quit rent or the debt of the deceased," Low offers.

He elaborates that when the deceased have debts owed to banks, income tax, or mortgages to clear, the heir needs to clear all such debts before he or she can apply to transfer ownership.

"It is not worth the time and effort when the property may be just an apartment. Do not forget that you may need to spend an additional amount to renovate the house before you can sell it during a slow market

Estate claim cases handled by BPP

2013 - 2018

YEAR	NUMBER OF PROCESSED CASES	ARGUABLE CASES	SETTLED CASES
2013	75,176	65,027	55,148
2014	83,600	65,600	56,232
2015	90,566	66,576	56,908
2016	91,843	65,423	56,044
2017	96,216	68,283	58,281
2018 (Jan to June)	68,022	35,265	30,986

SOURCE: BPP

A valid **DIY will** should...

- Be written by a person who is above 18 years old
- Be written by a person who is of sound mind
- Be signed by the testator before two witnesses who must sign in the presence of each other.
- Clearly state the wish of the testator and who the executor and beneficiaries are, and the assets to be inherited

SOURCE: MARCUS HWANG & CO



Low (left) and Saw say making a will is about protecting the survivor.

like the present one. Eventually, you may find that you get nothing after spending time and effort in claiming the property," Low adds.

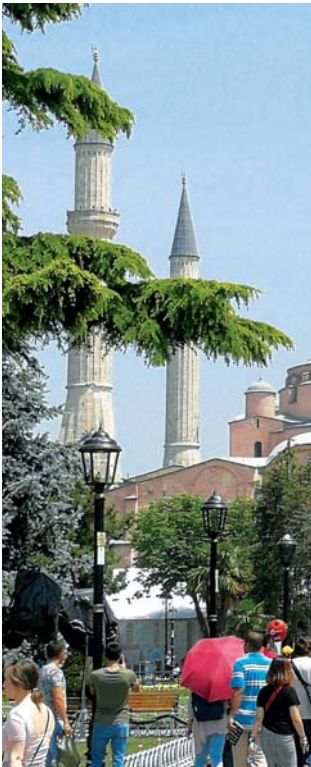
There are also cases where not all the heirs are willing to contribute to claiming the asset.

"For those who do not have a will, spouse and parents, their properties will be equally divided among their children. What if some children do not want to contribute effort and money to clear the debt and claim the property?"

"Those who are willing to contribute can carry on (the claiming process), but bear in mind, those who do not contribute anything have the right to get a share of the property because under the law, he or she is also the rightful heir," Low notes, adding that not being able to agree or see eye to eye on this, is another common reason for heirs to leave the properties unclaimed.



PICTURES BY SHAWN NG | EdgeProp.my



Left: Taking a cruise tour on the Bosphorus Strait is one of the best ways to explore the beauty of Istanbul's European and Asian side.

A tale of two sides of a strait

BY SHAWN NG

Steeped in history, Istanbul is one of the most-visited cities in the world. Adding to its intrigue, the cultural centre of Turkey is also one of the few cities in the world that spans two continents — Europe and Asia. Divided by the Bosphorus Strait, which connects the Black Sea to the Sea of Marmara, the two continents are linked by three bridges: the 15 July Martyrs Bridge, the Fatih Sultan Mehmet Bridge and the Yavuz Sultan Selim Bridge. There is also an underwater tunnel dubbed the Eurasia Tunnel.

Interestingly, the locals converge on the European side to earn their bread and butter and return to the Asian side for their shelters, according to Erdem Alagoz, an Istanbul-based tour guide at Renk United Travel.

“Some of the people would rent or buy a small studio unit in the European side while they are working there. And when they have a family, they will buy a bigger house in the Asian side where the house prices are cheaper,” he said.

Based on online listing portal Property Turkey, a four-bedroom duplex apartment with a built-up of 240 sq m (about 2,583 sq ft) in a mixed development named Akasya, located in the Acıbadem neighbourhood of the sprawling Üsküdar residential district on Istanbul's Asian side, is asking for €403,600 (RM1.89 million).

Developed by Istanbul-based real estate investment firm SAF Gayrimenkul Yatırım Ortaklığı A.Ş., Akasya is completed in 2014 and comprises apartments, offices, shopping mall, shops and a central park.

Meanwhile, in the bustling Şişli district on the

The 15 July Martyrs Bridge, one of the three bridges that connects Istanbul's European and Asian side.

European side, a one-bedroom apartment measuring 100 sq m (about 1,076 sq ft) in Torun Center is asking for a much higher price of €508,700. Fully completed in the first half of 2016, Torun Center is a mixed development comprising offices, retail spaces and apartments by local real estate and construction company Torunlar REIC.

According to the portal, the Asian-sited duplex unit is “perfect for those looking for easy travelling distances and commuting times to the centre of Istanbul” while the one-bedroom unit is an elegant development that offers luxury lifestyle in the central business axis.

Indeed, the stark difference in housing prices has made the greater population consider it worthwhile to brave the horrendous peak-hour traffic on the three bridges every working day. According to Google Maps, travelling between Akasya and Torun Center via the 15 July Martyrs Bridge, which is a journey of about 13km, could take up to one hour during peak hours compared to approximately 20 minutes during non-peak.

The situation is not unlike the Johor-Singapore Causeway and Second Link. Separated by the Straits of Johor, Malaysians would need to endure the torturous, long waiting times of at least two to



FEATURE



Left: Hagia Sophia is a popular tourist attraction on the European side.

Below: Istanbul is also well known for fabulous shopping experiences.



three hours at both sides' customs, immigration and quarantine (CIQ) centres during peak hours, if they are commuting to work in Singapore.

The higher levels of income in the neighbouring metropolis, on top of the currency conversion rate of around 1:3 between ringgit and Singapore dollars, means a much shorter period needed to labour for and save up enough to purchase a large house in the southern city of Malaysia.

This has prompted people to swarm across the two causeways to work in the Lion City but stay in Johor Bahru.

A search on EdgeProp.sg showed that a 2-bedroom HDB flat with a built-up of about 797 sq ft and 71-years left on leasehold in Woodlands is asking for S\$350,000, or RM1.04 million.

With that amount of money, one would be spoiled for choice when hunting for a home in Johor Bahru — from a modern condominium that comes with a wide array of facilities to an exclusive low-density landed house in a gated-and-guarded precinct that comes with large green areas — and more importantly, most of them are on freehold land.

An upcoming economic hub

Looking ahead, it would be interesting to see if the tide is going to turn in Istanbul as the Turkish government is building a new financial centre in the Ataşehir district on the Asian side of the city.

Dubbed the Istanbul International

Financial Center (IIFC), it is sitting on a 170-acre land and consists of a total of 45 million sq ft of office space, shopping mall, hotel, residential space and car park space, according to the master plan by HOK Architects.

Expected to be completed by 2020, the US\$2.6 billion (RM10.65 billion) IIFC is set to become one of the top global financial centres.

Nevertheless, like two sides of a coin, each side of Istanbul has its own appeal.

On the European side, historical buildings such as the Hagia Sophia, the Sultan Ahmed Mosque and the Topkapı Palace and modern offices and shopping malls like Isfanbul and Trump Towers Istanbul form an interesting blend of new and old in the city.

The Asian part of Istanbul is a place where you can take a breather and slow down. To explore the beauty of the city — you can go to the Çamlıca Hill to enjoy a panoramic view of the Bosphorus Strait and the European part; or take a stroll down the Bağdat Avenue and rest at one of the cafes along the high street.

One of the best ways to explore the beauty of Istanbul's European and Asian side is to take a cruise tour on the Bosphorus Strait, where you can immerse yourself in the spectacular view of the sea and the city.

EdgeProp.my was in Istanbul courtesy of Apple Vacations, Turkish Airlines and Renk United Travel.

NEWS

Australia's housing values continue to decline

TORSTEN BLACKWOOD / AFP



A view on the 88th floor of the Eureka Tower overlooking Melbourne. The city's dwelling values fell 2% over the three months ending August.

MELBOURNE: With rising stock, tight credit and signs of rising mortgage rates, Australia's housing market looks challenging as national housing values continue to dip for the eleventh consecutive month in August.

According to property data and analytics provider CoreLogic, since peaking in September last year, dwelling values have been tracking lower, down a cumulative 2.2% through to end-August. The CoreLogic National Home Value Index tracked 0.3% lower over the month of August.

"Weaker housing market conditions can be tied back to a variety of factors, foremost of which is the tighter credit environment which has slowed market activity, especially amongst investors. Fewer active buyers have led to higher inventory levels and reduced competition in the market. Collectively, these factors have been compounded by affordability challenges, reduced foreign investment and a rise in housing supply," said CoreLogic head of research Tim Lawless.

Of the eight capital cities, only Adelaide (0.3%), Darwin (0.1%) and Canberra (0.5%) saw dwelling values rise in August.

A three-month trend shows Melbourne as the weakest capital city housing market with dwelling values falling 2% over the three months ending August; the weakest rolling quarterly result since the three months ending January 2012.

Perth, which had positive movement earli-

er in the year, saw values down 1.9% over the past three months. Adelaide takes over from Hobart as the top performer over the three months to the end of August. The South Australian capital city's dwelling values were half a per cent higher over the past three months, with quarterly gains also recorded in Canberra (+0.4%) as well as Hobart and Brisbane, both up +0.1%.

According to CoreLogic, the weakest housing markets were Sydney and Melbourne where dwelling values were previously rising the fastest but have now fallen 3.5% and 3.3% respectively, over the first eight months of the year.

"Considering the sheer size of the cities; Sydney and Melbourne comprise approximately 60% of Australia's housing market by value, and 40% by number, the weaker performance in these cities has a significant drag down effect on the combined capitals and national reading of the market," according to the data provider.

The regional markets have also continued to weaken, according to the data, with values slipping lower for the second consecutive month across the combined rest of the state index to be down 0.2% over the month and 0.6% lower over the rolling quarter.

"Regional areas of the mining states continue to deliver the most significant drag on the headline growth rates, with values down 3.5% over the past three months across regional Western Australia and 1% lower across regional Queensland," said Lawless.

Changes in property values in Australia

CITY	CHANGE IN DWELLING VALUES			TOTAL RETURN	MEDIAN VALUE (A\$)
	MONTH	QUARTER	ANNUAL		
Sydney	-0.3	-1.2	-5.6	-2.7	855,287
Melbourne	-0.6	-2.0	-1.7	1.2	703,183
Brisbane	-0.2	0.1	0.9	5.0	493,922
Adelaide	0.3	0.5	1.0	5.2	438,466
Perth	-0.6	-1.9	-2.1	1.8	454,007
Hobart	-0.1	0.1	10.7	16.2	437,254
Darwin	0.1	-0.7	-4.0	1.5	439,718
Canberra	0.5	0.4	2.3	6.9	593,886
Combined capitals	-0.4	-1.2	-2.9	0.3	646,020
Combined regional	-0.2	-0.6	1.6	6.6	368,336
National	-0.3	-1.1	-2.0	1.5	552,141

SOURCE: CORELOGIC



BY TAN AI LENG

Growing your own vegetables could be fun and help you get the freshest greens to your dining table, but not everyone has the luxury of space to have their own vegetable plot at home.

However, with the hydroponic system, city dwellers could enjoy harvesting their own vegetables even with limited space.

With rising concerns over food safety and security, planting your own vegetables makes perfect sense and City Farm co-founder Jayden Koay believes that growing your own food at home will be the trend of the future for urbanites.

“The best way to keep your vegetables fresh is to keep them alive. The best is to pluck the vegetable, cook and serve it straightaway,” he tells EdgeProp.my.

The two-year-old City Farm was initially established to offer fresh vegetables to the public but has evolved into a solutions provider to urbanites who want to become “city farmers”.

The outfit was formed by three electrical engineering graduates from the Malaysia Multimedia University including Koay. Growing their own food was first a hobby but quickly turned into a business. They believe that with the right knowledge and equipment, everyone can be urban farmers.

Unlike conventional planting, hydroponics is a soilless cultivation method of growing plants in a water-based and nutrient rich solution as well as other inert medium such as rockwool, clay pellets and peat moss as a support to the roots.

Koay notes that the traditional way of using soil could cause soil contamination in the long run, due to the use of pesticides and chemical fertilisers. A polluted plot of land could take around 20 years to undergo natural soil treatment.

“As population grows and new agricultural land becomes scarce, fresh produce will be less and the quality of the produce will degrade. We will then be heavily exposed to preserved vegetables and processed food but all these can be avoided if we could self-supply,” he says.

Challenges

The challenge in maintaining a vertical farm is in ensuring the quality of the water; hygiene management; and pest control.

The hydroponic method may be cleaner and easier to manage than soil planting but it could still attract pests such as mosquitoes and spider mites, hence discipline is required to manage the vertical farm.

The seedling transplantation is another tough process as the seedlings are vulnerable to environmental changes and water quality. The ideal environment is a cold yet well-ventilated environment.

“Those using the balcony to grow their vegetables could choose the wicking system and opt to grow local vegetables which could stand our hot weather. The balcony is suitable for hydroponics as it has good ventilation,” Koay offers.

As for indoor hydroponic systems, air-conditioning and lighting are essential to create a controlled environment. Consumers could choose to plant highland vegetables or micro greens.

For commercial usage, hydroponic vegetables take about four weeks to harvest, but for self-consumption, the vegetables could be harvested in the second or third week.

Don't start planting your favourite veggie

The common mistake among beginners is the tendency to grow their favourite vegetable from the get-go which are often difficult to

Grow your veggies at home, WITHOUT SOIL

Koay (left) and co-founder Johanson Chew turned a hobby into a career.

Below: Part of the vegetables in City Farm are grown using Nutrient Film Technique.



Above: Micro greens (left) and Ice Plant (right) grown in the hydrotrays

Left: The freshest way of eating vegetables: from farm to table.

care for, rather than easier options.

“They will then feel disappointed and give up after a few tries, hence the best way is to start with easy-to-grow vegetables such as Choy Sum, kangkung and Bok Choy as well as herbs such as basil.

“They could move on to the more difficult plants such as tomatoes and chili padi or highland plants such as butterhead and chamomile once they are more equipped with experience and knowledge.

“So far, butterhead lettuce is one of the

most challenging vegetables on my list as it requires extra care and grows slowly. The leaves will easily turn yellow or have burnt tips without proper care, hence the price is higher than other lettuces,” Koay says.

According to him, the average cost of hydroponic vegetable planting is around RM40 per pot, including the seeds, nutrients and the reusable equipment.

To encourage the concept of “farm to table”, City Farm has collaborated with 12 café operators in providing hydroponic solutions

at their eateries, enabling patrons to purchase the fresh vegetables or pick the vegetables for the restaurant to cook on the spot.

“Currently, we have completed two vertical farms in two cafes. One is in Petaling Jaya, the other is in Seri Kembangan,” he says.

The vertical farm comprises multi-tier shelves of hydro trays with planting pots and LED lighting. It enables the café operators to grow at least 28 pots of vegetables, depending on the type of vegetables. Leafy salad greens such as butterhead, Arugula and Green Coral are the most popular vegetables that consumers will purchase off the rack, says Koay.

The vertical farm could also serve as a green wall in the cafe, creating a green and natural indoor environment, he adds.

Besides helping restaurants set up vertical farms, City Farm also organises monthly classes teaching city folk to grow their own vegetables.

Growing your own vegetables provides the pleasure of reaping the fruit from your labour. It can be fun and you do not have to worry about it being unsafe for your health.

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RM1,200,000
The Rise, Puchong South, Selangor
 Type: Semidee Tenure: Leasehold
 Built-up: 3,138 sq ft Land size: 4,560 sq ft
 Bedrooms: 4 Bathrooms: 3

Terence Tih (REN 01644)
 TECH REAL ESTATE SDN BHD
 (E 1) 1537
 +6017 668 2669



RM310,000
Pangsapuri Kempas, Cheras, Selangor
 Type: Apartment Tenure: Leasehold
 Built-up: 750 sq ft Bedrooms: 3
 Bathrooms: 2

Terence Tih (REN 01644)
 TECH REAL ESTATE SDN BHD
 (E 1) 1537
 +6017 668 2669



RM2,300,000
Nouvelle Industrial Park, Klang, Selangor
 Type: Factory Tenure: Freehold
 Built-up: 2,940 sq ft Land size: 5,160 sq ft

Terence Wong (REN 21398)
 QUINCO REALTY SDN BHD
 (E 1) 1796
 +6012 671 6682



RM680,000
Parkhill Residence, Bukit Jalil, Kuala Lumpur
 Type: Condominium Tenure: Leasehold
 Built-up: 1,100 sq ft Bedrooms: 3
 Bathrooms: 2

Terence Wong (REN 21398)
 QUINCO REALTY SDN BHD
 (E 1) 1796
 +6012 671 6682



RM1,400,000
The CapSquare Residences, KL City, Kuala Lumpur
 Type: Condominium Tenure: Freehold
 Built-up: 1,805 sq ft Bedrooms: 3
 Bathrooms: 4

Regina (REN 00554)
 SPACE REALTY
 (E 3) 1496
 +6012 495 2550



RM560,000
Mayfair, Sri Hartamas, Kuala Lumpur
 Type: Apartment Tenure: Freehold
 Built-up: 807 sq ft Bedrooms: 2
 Bathrooms: 2

Elaine Cheah (REN 06918)
 VIVAHOMES REALTY SDN BHD
 (E 1) 1670/3
 +6019 288 2323



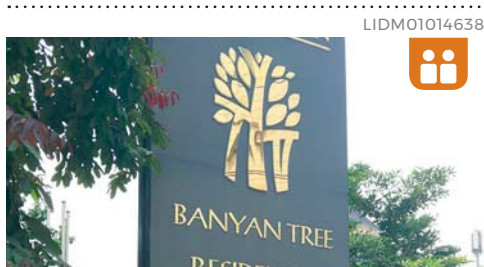
RM9,000,000
The Residence, Mont'Kiara, Kuala Lumpur
 Type: Bungalow Tenure: Freehold
 Built-up: 7,284 sq ft Land size: 8,573 sq ft
 Bedrooms: 5 Bathrooms: 10

Elaine Cheah (REN 06918)
 VIVAHOMES REALTY SDN BHD
 (E 1) 1670/3
 +6019 288 2323



RM348,000
Kondominium Semarak, Batu Caves, Selangor
 Type: Condominium Tenure: Leasehold
 Built-up: 926 sq ft Bedrooms: 3
 Bathrooms: 2

Elaine Cheah (REN 06918)
 VIVAHOMES REALTY SDN BHD
 (E 1) 1670/3
 +6019 288 2323



RM3,390,000
Banyan Tree, KLCC, Kuala Lumpur
 Type: Serviced residence
 Tenure: Freehold Built-up: 1,668 sq ft
 Bedrooms: 3 Bathrooms: 3

Christina Ooi (REN 27118)
 MAXLAND REAL ESTATE AGENCY
 (E 3) 0769
 +6012 927 6323



RM910,000
Isola, Subang Jaya, Selangor
 Type: Condominium Tenure: Freehold
 Built-up: 1,029 sq ft Bedrooms: 2
 Bathrooms: 2

Christina Ooi (REN 27118)
 MAXLAND REAL ESTATE AGENCY
 (E 3) 0769
 +6012 927 6323



RM2,400,000
Desa ParkCity (The Northshore Gardens) Kuala Lumpur
 Type: Condominium Tenure: Freehold
 Built-up: 2,454 sq ft Bedrooms: 5
 Bathrooms: 5

Eugene Yap (REN 12217)
 FOCUS ESTATE AGENCY SDN BHD
 (E 1) 1751
 +6012 625 9888



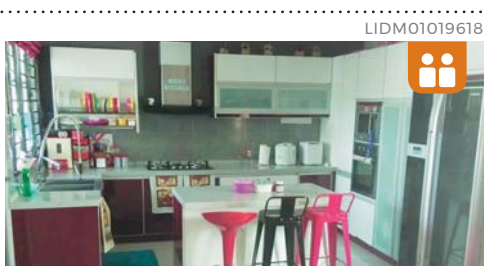
RM11,000,000
Damansara Heights, (Bukit Damansara), Damansara, KL
 Type: Bungalow Tenure: Freehold
 Built-up: 8,800 sq ft Land size: 9,127 sq ft
 Bedrooms: 6 Bathrooms: 7

Eugene Yap (REN 12217)
 FOCUS ESTATE AGENCY SDN BHD
 (E 1) 1751
 +6012 625 9888



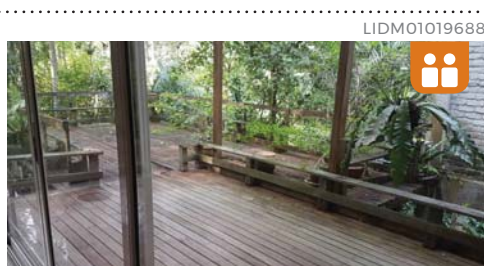
RM2,200,000
Beverly Heights, Ulu Kelang, Selangor
 Type: Link bungalow Tenure: Freehold
 Built-up: 5,000 sq ft Land size: 3,200 sq ft
 Bedrooms: 6 Bathrooms: 7

Matt Tian (PEA1354)
 REAPFIELD PROPERTIES (KL) SDN BHD
 (E 1) 0452/1
 +6016 208 5108



RM680,000
Bandar Enstek, Sepang, Selangor
 Type: Bungalow Tenure: Freehold
 Built-up: 1,352 sq ft Land size: 3,040 sq ft
 Bedrooms: 5 Bathrooms: 4

Mohamed Fahmi (REN 17851)
 VIVAHOMES REALTY SDN BHD
 (E 1) 1670/5
 +6018 367 6238



RM11,000,000
Jalan Selekoh Tunku, Kenny Hills (Bukit Tunku), Kuala Lumpur
 Type: Bungalow Tenure: Freehold
 Built-up: 10,000 sq ft Land size: 28,413 sq ft
 Bedrooms: 6 Bathrooms: 6

Billie Cheah (REN 09384)
 AVID ESTATES
 (E 3) 1524
 +6013 668 2881



RM19,000,000
Tijani 1, Kenny Hills (Bukit Tunku), Kuala Lumpur
 Type: Bungalow Tenure: Freehold
 Built-up: 12,000 sq ft Land size: 21,431 sq ft
 Bedrooms: 10 Bathrooms: 9

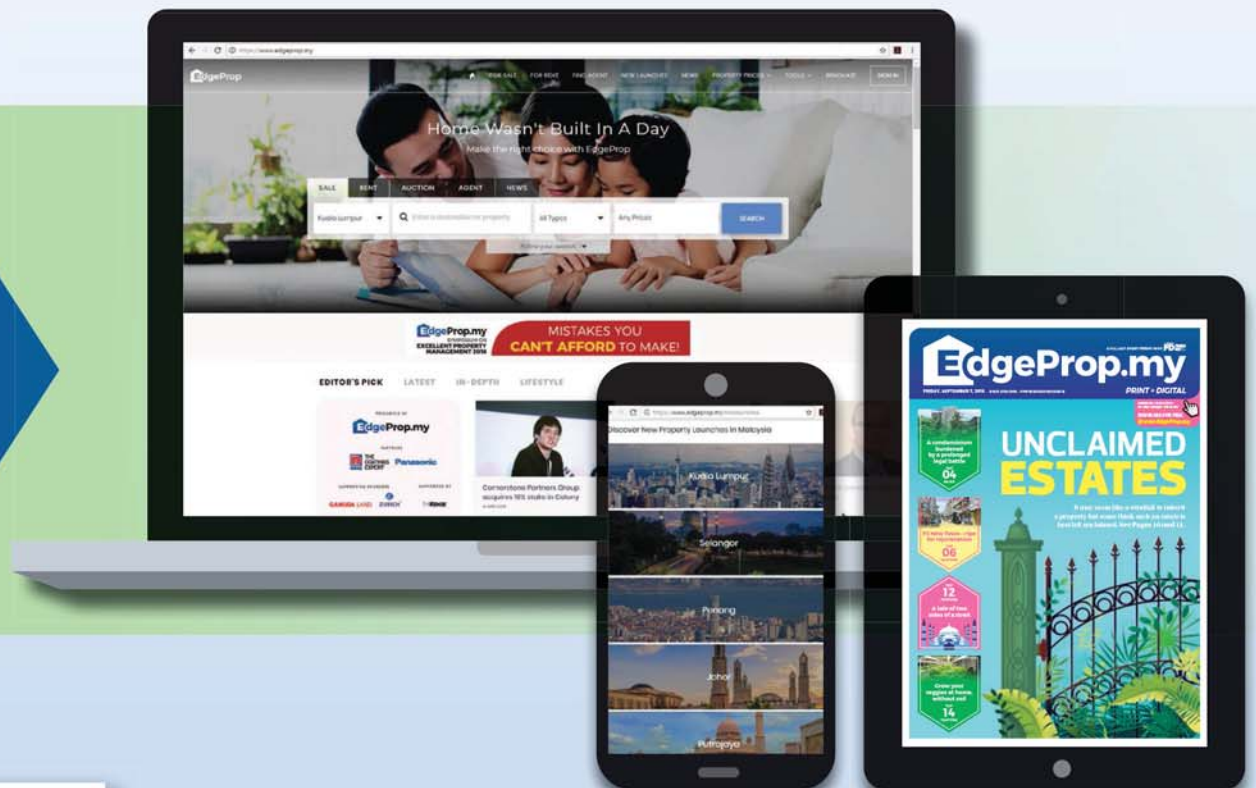
Billie Cheah (REN 09384)
 AVID ESTATES
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