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CHERAS SOUTH

gains from its affordability

As Kuala Lumpur grows southwards,
Cheras South stands to gain from its affordably
priced homes and good accessibility.
See story on pages EP8 & 9.



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NEWS ROUNDUP

E&O eyes foreign buyers to realise FY16 earnings goal

High-end property developer Eastern & Oriental Bhd (E&O) is maintaining its target of RM173 million net profit for the financial year ending March 31, 2016 (FY16) despite a challenging property market.

E&O deputy managing director Eric Chan said the company is looking to attract buyers from Southeast Asia and East Asia.

"We are still keeping a keen eye on the figure. We have not revised it, but a lot will depend on the property market over the next six months," Chan said after the company's annual general meeting and extraordinary general meeting on Sept 29.

"A [branding and sales] programme is being put in place to go full scale regionally, internationally, to push products," he said.

E&O sees the depreciating ringgit as an incentive to international buyers for its properties.

It has a net profit target of RM450 million from FY14 to FY16, of which 67% was achieved in its first quarter ended June 30, 2015 (1QFY16).

Penang affordable housing open to skilled workers

The Penang government has launched the 'Talents and Skill' category for workers looking to buy affordable housing in the state.

State housing exco member Jagdeep Singh Deo said the Selection Process Enhancement Committee (SPEC) has approved a proposal by investPenang to offer affordable housing to talented and skilled workers in Penang.

Jagdeep said at a press conference on Sept 29 the category will be given some priority, although it would not guarantee a successful application.

Applicants must undertake to

be in Penang for a minimum of five years from the date of hand-over of keys.

In Penang, affordable housing is defined as any state or private development housing unit of RM400,000 or less, on the island, and less than RM250,000 on the mainland.

Eligible applicants must be at least 21 years old and first-time buyers with a maximum household income of up to RM10,000. They must also be knowledge workers with a diploma or bachelor's degree recognised by the government, be registered to vote in Penang, and have worked in Penang for at least two years. The category is open to all Malaysians. Applicants in this category must go through investPenang. For more details, visit www.erumah.gov.my or www.investpenang.gov.my.

Biggest Ikea in Malaysia to open in Cheras in November



The completion of the Ikea Cheras building was celebrated with a traditional Swedish thanksgiving event, Roof Capping, on Sept 29.

Located on Jalan Cochrane, Kuala Lumpur, Ikea Cheras opens end-November. At 42,000 sq m large, Ikea Cheras is 20% bigger than Ikea Mutiara Damansara.

Its location near the city centre as well as major highways and the future Cochrane MRT station also

makes it very accessible.

Ikea Malaysia, Singapore and Thailand retail director Mike King told *Bernama* that the company is currently searching for locations to set up more stores in Johor and Penang.

"It is likely to be Johor first and then Penang," he said.

I-Bhd unit signs hotel management agreement with Hilton Worldwide

I-Bhd's wholly owned subsidiary City Centrepoint Sdn Bhd (CCSB) has appointed Hilton Worldwide Manage Ltd to manage its 300-rooms DoubleTree by Hilton Hotel to be built in i-City, Shah Alam, Selangor.

The agreement provides CCSB an opportunity to leverage on Hilton Worldwide's experience and expertise in hotel management and development services.

The hotel, located in the RM5 billion i-City township, is expected to cost about RM250 million, funded mainly with I-Bhd's internally generated funds, and is expected to be completed by Dec 1, 2021.

CitiZen@Old Klang Road open for sale next month



Old Klang Road, where new developments have mushroomed in recent years, will soon have another serviced apartment project.

Contractor and property developer Binastra Land Sdn Bhd plans to make its project, CitiZen@Old Klang Road, available for sale in the first week of October.

CEO of Binastra Land Datuk Seri Michael Tan said the serviced apartments will be sold at current market prices and will be acceptable to the public.

"We put a price that we think is the value price. It is not a future price; we can't be so greedy."

The 3.44-acre freehold project will offer three blocks of 711 serviced apartments in total. They range from 852 sq ft to 1,133 sq ft. Each unit is priced at about RM600 psf. The project has a gross development value (GDV) of RM488 million.

Public urged to give feedback on Negeri Sembilan Structure Plan

The Negeri Sembilan state government is requesting for public feedback on the 2015-2045 Negeri Sembilan Structure Plan survey report.

Negeri Sembilan State Town and Country Planning Department's (TCPD) director Hasnan Iberahim said, "[Public] views and objections will be considered by the TCPD to prepare the 2045 Negeri Sembilan Structure Plan," he said.

"The public can give their opinions by filling up a form at Wisma Negeri or at the state TCPD office or by accessing the department's website [ADDRESS?]," Hasnan said after the launch of the 2015-2045 Negeri Sembilan Structure Plan survey report by Negeri Sembilan Menteri Besar Datuk Seri Mohamad Hasan at Wisma Negeri in Seremban on Sept 30.

Hasnan said the 2045 Negeri Sembilan Structure Plan draft would be displayed in February.

LAUNCHES & EVENTS

If you have any real estate-related events, email us at propertyeditor@bizedge.com. Events listed here will also appear on theedgeproperty.com.

Berjaya Land's Mid Autumn Celebrations

Venue: Berjaya Property Gallery, Bukit Jalil, Kuala Lumpur

Date: Oct 3 (tomorrow)

Time: 10am to 4pm

Contact: (03) 2142 8028

Berjaya Land Bhd is holding a Mid-Autumn celebration at its property gallery in Bukit Jalil. The event will showcase two projects, The Link 2 Residences and KM1 East at Bukit Jalil.

Rimbun Sanctuary official launch

Venue: Bukit Jelutong Sales Gallery No 2A, Persiaran Tebar Layar, Seksyen U8, Bukit Jelutong, 40150 Shah Alam, Selangor

Date: Oct 3 (tomorrow)

Time: 10am to 5pm

Contact: (03) 7844 8468

Set in Sime Darby Property's Bukit Jelutong, Rimbun Sanctuary is the township's first-ever gated, low-density residential development offering stylish townhouses and apartments with a focus on exclusivity, comfort, security and privacy.

London Square Streatham Hill SW2 Launch Exhibition



Date: Oct 3 and 4 (tomorrow and Sunday)

Venue: Grand Hyatt Hotel KL, Grand Residence 102, Level 1

Time: 11am to 7pm

Contact: (017) 370 2323

London Square will showcase its Streatham Hill SW2 project this weekend. There will be two talks at 2pm on each day: 'UK Tax,' and 'Owning UK Investment Property Talk,' which will provide updates on UK Tax and Capital Gains Tax rules. Prices start from £349,000

(RM2.33 million). The launch will be conducted by Hartamas Real Estate in collaboration with CBRE.

Civic Heart Apartments Launch



Date: Oct 3 and 4 (tomorrow and Sunday)

Venue: Westin Hotel, Malaya 1, Level 1, Jalan Bukit Bintang, Kuala Lumpur

Time: 11am to 7pm

Contact: (03) 2616 8888
Civic Heart Apartments, located in South Perth, Australia, is a 38-storey residential tower scheduled for completion in mid-2018. Buyers only need to

provide a 10% deposit and nothing more until completion, with a RM12,000 initial payment and the balance being payable in 21 days.

Buildtech 2015

Date: Oct 7 to Oct 10 (Wed to Sat)

Venue: Putra World Trade Centre

Time: 10am to 6pm

Contact: 03 2614 6999

Buildtech is the comprehensive trade fair that focuses on building, construction and interiors in Malaysia. Key international players will display the latest developments in the construction industry.

HOMEDec Penang 2015

Date: Oct 2 to Oct 4

(today until Sunday)

Venue: Spice Arena, Penang

Time: 11am to 9pm

Contact: 03 7982 4668

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Urban regeneration can be achieved via smart partnerships

Experts give their views at 7th International Conference on World Class Sustainable Cities 2015

KUALA LUMPUR: The take-home message from the recently held 7th International Conference on World Class Sustainable Cities (WCSC) 2015 is that smart partnerships between local governments and people are key to successful urban regeneration, WCSC organising chairman Datuk NK Tong told *The Edge Property*.

"The city is ultimately for its city dwellers, and feedback and aspirations of the people will better help city officials direct their work in delivering tangible benefits for the people," he said.

The theme of this year's edition of WCSC is "Urban Regeneration Through Smart Partnerships". It attracted more than 500 participants, including around 100 Kuala Lumpur City Hall (DBKL) officers, and residents' association representatives, as well as more than 20 government ministries and local councils from across Malaysia.

The full-day conference on Sept 29 saw keynote addresses by the CEO of CityMart, Barcelona, Spain, Sascha Haselmayer; director of University of Arkansas Community Design Centre in the US, Stephen Luoni; director of planning and environment, Gold Coast, Australia, Dyan Currie; and journalist and founder of Rolfsdotter AB, from Malmo, Sweden, Catarina Rolfsdotter-Jansson.

Tong said the four speakers showed examples of how urban regeneration can be achieved in an impactful way with smart partnerships between the business com-



Tong, deputy federal territories minister Datuk Loga Bala Mohan and Kuala Lumpur Mayor Datuk Mohd Amin Nordin Abd Aziz at the 7th International Conference on World Class Sustainable Cities. Photo by Sam Fong/*The Edge Property*

munity and city dwellers.

"Sascha's presentation was especially eye opening. It gave a fresh perspective on how city governments around the world have started to develop smarter procurement processes, not by asking for pricing for narrowly specified solutions, but sharing very clearly articulated problems, and inviting bids for

solutions that could solve the problems," he said. He added that the wide use of technology and social media enables socialising and soliciting for solutions.

"Sascha also said you have to acknowledge the problem before you can solve it. Go to the younger people who have different opinions and different solutions and ideas," he said.

Rolfsdotter-Jansson talked about her hometown in Sweden — one of the most bicycle friendly cities in the world, allowing her to bike 350 out of 365 days a year, even during winter. She said public transport in Malmo is prioritised over cars and the city centre is car-free. It takes just 30 minutes to cycle across the city of 320,000 people, she added.

Meanwhile, Luoni encouraged tapping university students to solve problems, and Currie elaborated on transport hubs as the backbone for ongoing development.

"While many of these themes have been presented at previous WCSCs, it was refreshing to see these common themes re-emerge and how different cities interpret them differently and successfully," Tong noted.

The master class sessions that were included in the conference programme and held on Sept 30 also went well. Tong said there was engagement between DBKL officers, residents' association representatives, and industry professionals, in concurrent half-day sessions led by Haselmayer and Luoni. The sessions explored regeneration opportunities in the Sungai Besi and Chow Kit areas.

"While the focus was on these two areas within KL, the process of consultation, discussion, brainstorming and decision-making was just as valuable, and DBKL officers went away with valuable feedback to study more options," he said.

Sub-sales drop 20%, says Vivahomes

BY HANNAH RAFEE

PETALING JAYA: Sub-sales of property, particularly in Klang Valley, have dropped by 20%, revealed director of Vivahomes Realty, Alvin Foo, speaking at a briefing by *theedgeproperty.com* yesterday.

He added that the outlook for the property market is expected to be grim for the next two years.

More than 180 agents and negotiators turned up at The Edge Media Group's head office for the briefing. However, Foo noted a slight uptick in primary market sales.

"We are looking to expand our primary segment from 20% to 40%, although 80% of our current sales are made up of the secondary market.

"Our primary projects have had encouraging sales. In fact, people are more accepting of new concepts such as soho, sovo (small office, versatile office) and studio units. High-rise apartments are definitely the top choice of buyers in the primary market, while landed properties are still popular in the secondary market," he said.

He added that realtors would benefit from training programmes in the present climate, and platforms such as *theedgeproperty.com* would be

"a good learning resource for our agents." Vivahomes Realty has a staff of about 600.

Some of the features of *theedgeproperty.com* include advanced analytics by area and property type, advanced analytics based on projects (sales transactions, asking rents, surrounding projects), a hotspot tracker, property news and free property listings.

"The tools and features of *theedgeproperty.com* are particularly helpful for agents focusing on sub-sales. It will definitely enhance our market knowledge," said Vivahomes agent Vincent Wee.

Project leader Kenneth Goh said *theedgeproperty.com* is useful for learning about market performance, transaction trends and property hot spots.

On the long-term outlook for the Malaysian property market, Vivahomes agents expressed optimism.

"The market may turn positive in the coming year. Despite current challenges, our property prices are still more affordable compared with those in neighbouring Asean countries," said assistant manager of Vivahomes Realty, Gerrard Goh.

Foo: High-rise apartments are definitely the top choice of buyers in the primary market, while landed properties are still popular in the secondary market.



Au Foong Yee, managing director of The Edge Communications Sdn Bhd (top) at the briefing by *theedgeproperty.com* yesterday. Photos by Shahrin Yahya/*The Edge Property*

Strong start for Tropicana Heights

BY NATALIE KHOO SU LING

KAJANG: The transformation of a former golf course into a housing estate in Kajang has gone well for Tropicana Heights, with the first phase Fairfield Residences fully taken up and ready for handover in the first quarter of next year, says Tropicana Corp Bhd executive director Kelvin Choo.

Tropicana bought the 199-acre parcel that was part of a 600-acre golf course for RM25 per square foot (psf) in 2012. It is now developing the land into a mixed-use development that will have residential, commercial, and recreational hubs, and a school.

"Meanwhile, our second phase Parkfield Residences saw a take-up rate of over 70% and 50% for the 2-storey terraced houses and 3-storey cluster houses, respectively," says Choo.



Choo: The master plan for Tropicana Heights encourages community living. Photo by Kenny Yap/The Edge Property

The cluster houses comprise four corner units attached to each other.

The 2-storey terraced houses have a gross development value (GDV) of RM308 million and were launched in March; the 3-storey cluster houses (GDV: RM190 million) were launched in June.

The 2-storey units have a built-up area of between 2,203 and 2,977 sq ft, and are priced between RM835,800 and RM1.82 million, while the 3-storey units (3,079 sq ft) are priced between RM1.23 million and RM1.64 million.

Parkfield Residences is expected to be completed in January 2018.

The key component of the entire development is the RM16 million, 16-acre Central Park located just beside the former sales gallery (now part of the development's recreational hub).

The park is touted as the largest in Kajang and comes with a 750m 'linear lake' and a 10ft wide, 2.3km walkway. There are approximately 150

trees aged 20 years old or more planted around the park. They were saved before construction started and transplanted here.

Meanwhile, the developer is currently working on Tropicana Heights' third phase, says Tropicana head of sales and marketing, Ung Lay Ting.

"Our third phase, which comprises townhouses and exclusive semi-detached houses, will be previewing in the second quarter of next year," she adds.

Commenting on whether the high loan rejection rate has affected sales, Ung noted that in the case of Tropicana, the rate of converting bookings to sales has been encouraging, although loans generally take some time to be approved.

"From our first phase and second phase buyer statistics, almost 80% are homebuyers. We foresee this trend continuing until our third phase is introduced as well, and we are not so worried about the economic situation," added Ung.

"We are also watching the economy very closely. Many developers are holding back launches because you do not want to go against the strong [economic] headwind," Choo adds.

Tropicana Corp is confident of meeting its RM1.5 billion sales target for FY2015.

"RM1.5 billion is a realistic figure. We have many on-going projects to help us achieve that target, such as the project here in Kajang, Tropicana Aman in Kota Kemuning, and The Residences in KLCC, among other projects," says Choo.

A 13-acre plot of land in Fairfield Residences has been set aside for an integrated neighbourhood school, while the Market Square neighbourhood mall, will be launched as the sixth phase of the development.

"What we have in mind is a mall for people to do their grocery shopping, a few eateries for people to come together, and perhaps even a bank or ATM machines for their convenience," Choo says.

Choo believes the master plan for Tropicana Heights will encourage community living.

"When you have all these facilities, people of all races come out and engage meaningfully with each other, which also helps our Malaysian identity to grow," he offers.

Tropicana Heights can be accessed via four major highways namely Silk, Lekas, the North South Expressway and SKVE. It is also close to transport hubs, being 4 km to the proposed Kajang MRT station, 1km to the Kajang KTM station and 2.3km

to the integrated bus station.

"We are also collaborating with a few developers to build a direct overhead bridge to the housing area. Tropicana is contributing approximately RM20 million of the total cost," says Choo.



Artist impression of the 2-storey Parkfield Residences terraced houses. Photo by Tropicana

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Non-landed residences in Cheras South are primarily low-cost apartments. Photo by Sam Fong/The Edge Property



Affordable Cheras South attracts the young

Affordability and familiarity of home attracts young buyers who have grown up in Cheras, Kuala Lumpur, to set up home next door

BY RACHEAL LEE

As one of the oldest residential areas in the Klang Valley, Cheras is saturated with homes, making development parcels almost unavailable. Developments have since moved southwards towards Balakong in Selangor, and a slew of new developments there are being marketed as “Cheras Selatan” or “Cheras South”.

As this name is without official sanction, it is difficult to say where the borders of Cheras South are. The general perception is that Cheras South mainly covers the Selangor side of Cheras, from the seventh to the 11th mile of the Cheras-Kajang Expressway, including neighbourhoods such as Bandar Damai Perdana, Bandar Tun Hussein Onn and Bandar Mahkota Cheras.

The Cheras-Kajang Expressway has also distinctly separated Cheras South into two parts, where Aeon Co (M) Bhd has stamped its presence with Aeon Mahkota Cheras on the east side, and Aeon Cheras Selatan on the west side.

Better amenities and improved accessibility via highways in Cheras South have

encouraged more people to settle down in the locality, says JS Valuers Research & Consultancy Sdn Bhd executive director, Chan Wai Seen.

Accessibility

“It is a natural process, as rising property prices and land scarcity in Kuala Lumpur have driven more people to Cheras South as well as Kajang,” Chan says. “The upcoming MRT line and Kuala Lumpur Outer Ring Road (KLORR) are definitely factors that will contribute to growth in Cheras South.”

The proposed KLORR is an orbital ring road in the greater Kuala Lumpur area that will controversially cut through several forest reserves. It is an alternative route to the congested Middle Ring Road 2 (MRR2) and will link Rawang to Cheras.

Also accessible via Sistem Lingkar-Lebuhraya Kajang Sdn Bhd (Silk Highway), this is an established area with amenities such as supermarkets, shopping malls and hospitals, making Cheras South a self-contained area.

Director of Metro Homes Sdn Bhd, See Kok Loong, notes that the MRT Sungai Buloh-Kajang Line will run along the Cheras-Kajang Expressway and would help alleviate traffic in the area. It is expected

See current listings for this area on [Market Watch EP10](#).

Map of Cheras South



to be the main mode of public transport there upon completion.

“It will change the landscape of this area and draw more young people to live here,” he says.

Currently, residents in Cheras South are mostly owner-occupiers. There are also students and factory workers given that several education institutions and factories are

located in the vicinity, such as a Universiti Tunku Abdul Rahman (Utar) campus and Masterskill College of Nursing and Health.

Chan says land-use zoning has also allowed for industrial factories in certain parts of Cheras South.

Property agent at Vestcom Realty, Jackson Yong, says residential properties in Cheras South are a good rental investment option.

“There are many factories, especially at the Balakong area, so houses nearby can be rented out to the workers,” he added.

Earlier developments in Cheras South are mostly landed homes or low and medium-cost, non-landed developments. As large land tracts are getting scarce, the area is seeing more higher-end, non-landed residences catering to the middle-income group. These projects are found on pockets of land scattered around different parts of Cheras South.

According to data by theedgeproperty.com, prices of non-landed properties in Cheras South appreciated steadily from 2012 to 2014, but the properties here are still far more affordable than in most other parts of the Klang Valley.

The average transacted price per square foot (psf) for non-landed residential property in this area rose 13.8% year-on-year (y-o-y) to RM241 in the third quarter of 2014 (3Q2014). The growth may be partly attributed to newly completed projects like Livia Residence, Mahkota Residence and Suria Court. These new developments have benefitted the older properties by raising average prices across all existing projects.

Affordable mid-range homes

However, as non-landed residences in Cheras South are primarily low-cost apartments and flats, data by theedgeproperty.com shows the average transacted price for this property type in Cheras South was RM205,000 per unit in the 12 months to 3Q2014.

In the same period, the RM100,001 to RM200,000 price range accounted for the largest market share of transactions at 34.1%, followed by the RM200,001 to RM300,000 price range at 33.1%. Secondary market sales are yet to breach the RM500,000 level. On a psf basis, about half (49.5%) of transactions were below RM200 psf, while 48.7% were between RM201 and RM400 psf.

Livia Residence is an exceptional case for Cheras South, fetching an average price of RM520 psf in the 12 months to 3Q2014, making it the most expensive non-landed home by average price psf in Cheras South, based on data by theedgeproperty.com.

Located just next to Aeon Cheras Selatan, Livia Residence is a 20-storey serviced apartment block that houses 190 units. It is part of C180, a mixed-use development by Mitraland Bhd consisting of apartments, shops, entertainment complex, hotel, corporate offices, business suites, offices and showrooms.

The next-most expensive project was Mahkota Residence (RM326 psf). A fairly recent completion in Mahkota Cheras, it is also part of a mixed-use development project of shop offices, apartments and condominiums. This development was also one of the most popular properties in Cheras South, with 37 transactions observed in the one-year review period.

Metro Homes’ See notes that the high-rise residences in Cheras South currently cater for mainly younger buyers, with a ceiling price of around RM500,000.

Data analysed by theedgeproperty.com shows that the most expensive non-landed residence in Cheras South was priced

Under-construction projects in Cheras South

METRO HOMES SDN BHD

PROJECT NAME	TYPE	NUMBER OF UNITS	DEVELOPER
Silk Residence	Mixed development of shops, offices & serviced apartments	551	Cheras Hong Soon Development Sdn Bhd
Emerald Residence	Condominium	336	Cheras Hong Soon Development Sdn Bhd
Silk Sky	Mixed development of shop offices, SoHos & serviced apartments	373 units Soho & 432 Service apartments	Cheras Hong Soon Development Sdn Bhd
Green Residence	Condominium	596 units	Binastra Group
You Residence	Mixed development	730 units	PJD Regency
CloudTree	Condominium & town villa	460 units	Zalam Holdings (a member of Zalam Group)
The iResidence	Condominium	222 units	MyProperty Builders Sdn Bhd
Windows On The Park	Condominium	579 units	SDB Properties



See: The MRT line will change the landscape of this area and draw more young people to live here. Photo by Mohd Izwan Mohd Nazam/The Edge Property



Chan: The upcoming MRT line and Kuala Lumpur Outer Ring Road are definitely another factor that will contribute to growth in Cheras South. Photo by Mohd Izwan Mohd Nazam/The Edge Property

below RM400,000 in 3Q2014. The most expensive non-landed residential property in Cheras South by average transacted price was Mahkota Residence at RM382,211 in 3Q2014, slightly higher than Livia Residence at RM348,222.

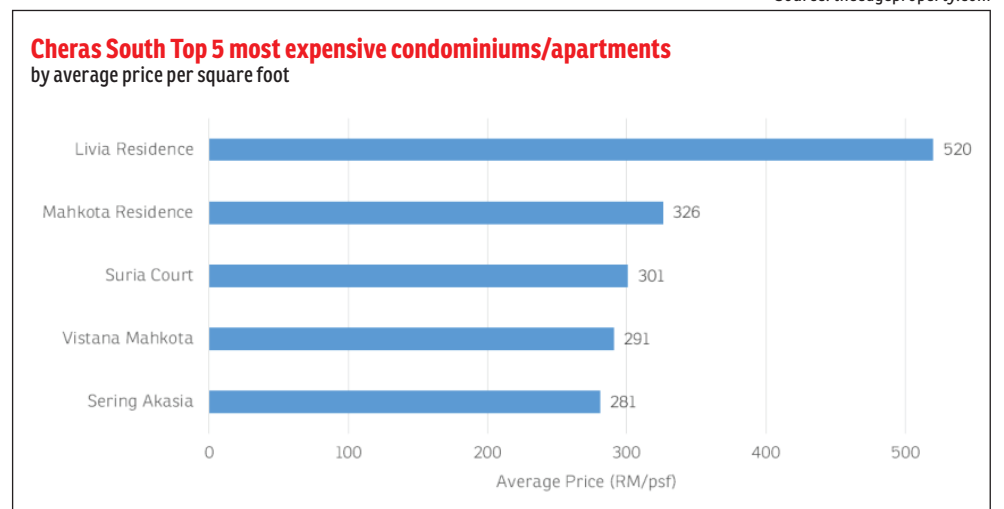
Livia Residence is cheaper than Mah-

Asking rental in Cheras South according to projects

METRO HOMES SDN BHD

PROJECT NAME	TYPE	SIZE (SQ FT)	RENTAL (RM)	DEVELOPER
Suria Residences	Apartment	1,235-1,344	1,400-1,500	Cheras Hong Soon Development Sdn. Bhd
Mahkota Residence	Condominium	1,066-1,222	1,200-1,400	Cheras Hong Soon Development Sdn. Bhd
Cheras Heights	Condominium	1,394-2,823	2,000-2,500	Sycal Properties
Suria Court	Apartment	1,104-1,219	1,000-1,200	Suria Land Development

Source: theedgeproperty.com



kota Residence as the former consists primarily of 1 and 2-bedroom units of between 551 and 853 sq ft, while units at Mahkota Residence are mostly 3-bedroom units of between 1,066 and 1,222 sq ft.

Suria Court and Vistana Mahkota were the next-most expensive non-landed residences by average transacted price and average price psf in 3Q2014.

With an average price psf of RM301, Suria Court was selling at RM340,364, while Vistana Mahkota was priced at RM278,706 or RM291 psf.

Meanwhile, the least expensive non-landed homes by average transacted price in Cheras South are older low and medium-cost apartments and flats. The least expensive project is Taman Damai Jaya Flats (RM56,222), which is at least 30% cheaper than the next project, Taman Minang Flats (RM85,000). Taman Damai Jaya Flats is also the second-cheapest project by average price psf at RM125 psf, after Pangsapuri Kasturi Mewah at RM123 psf. Units at Taman Damai Jaya Flats are compact two-bedroom units of just 517 sq ft.

New supply for high-rise developments in Cheras South in the next three years include two phases of serviced apartments – You Residence and You Vista – in the 20.6-acre freehold mixed-use development You City by PJ Development Holdings Bhd.

These two phases were launched in 2012 at a starting price of RM550 psf, and will offer over 1,000 serviced apartment units upon completion. Located near Taman Suntex MRT station, You City will have a shopping mall and a

total of three serviced apartment blocks.

Another upcoming project, Green Residence in Taman Rasa Sayang, comprises three blocks of condominium towers built on top of a multi-storey parking podium. Launched by Binastra Group at RM588 psf in 2013, each tower will consist of 180 units.

Windows on the Park, meanwhile, is a condominium development launched by SDB Properties in 2012 at RM580 psf. Soon to be completed, this development in Bandar Tun Hussein Onn consists of three blocks of high-rise condominium with 540 units.

Outlook

As developments continue to move southwards to Kajang and Semenyih, property experts are generally optimistic on the outlook for Cheras South due to accessibility via the Cheras-Kajang Expressway, Silk, KLORR and the MRT Line.

See believes that this area is also more attractive to homebuyers and investors compared with Kajang and Semenyih, as it is nearer to Kuala Lumpur city centre.

“I believe it will do well in the next two to three years once the MRT line starts operations in 2017.”

Vestcom Realty’s Yong, meanwhile, expects property prices in Cheras South to rise after the completion of the MRT line.

“Also, land is getting scarce here but demand is still going strong because the properties here are affordable and the young generation which has stayed in Cheras wants to continue to stay here after they get married,” he says.



Yong: residential properties in Cheras South are a good rental investment option.

Livia Residence is the most expensive non-landed project in Cheras South, by average price per square foot. Photo by Sam Fong/The Edge Property



Go to theedgeproperty.com for more listings**FOR SALE** [in Cheras, Selangor]**Sering Akasia**

Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM528,000
Built-up area: 1,600 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Duplex unit with kitchen cabinet, wardrobe and 2 car park bays. Sering Akasia is a modern and very low-density, upmarket condominium located in Taman Sungai Sering, Batu 9, Cheras, comprising 74 single and duplex units.
Agent/negotiator: Edmund Liao of Kim Realty
Tel: (012) 619 3102
Email: leongfuture@kimrealty.com.my

Venice Hill

Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM160,000
Built-up area: 770 sq ft
Bedroom(s): 2
Bathroom(s): 1
Description: Studio unit with a large bedroom and a medium room,, tastefully designed. Comes with built-in cabinets, new floor tiles, full kitchen cabinets, air conditioning, washing machine, sofa, dining table, etc. Condo is on a hill; very high-floor unit offers good views and fresh air. Near university, and future MRT station at Suntext Batu 9. Facilities: swimming pool, gym, tennis and squash courts, mini market, playground, jogging track, 24-hour security, etc.
Agent/negotiator: Winnee Kang of Zenhill Realty
Tel: (012) 279 8726
Email: winneerina@yahoo.com

Venice Hill

Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM240,000
Built-up area: 1,538 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Partially furnished, spacious, big balcony, breezy, quiet, mid-floor unit facing clubhouse. Good location at 8.5 mile Cheras. Near forest reserve and enclave of semidees and bungalows. Covered car park, good security, swimming pool, cafe, mini market, etc.
Agent/negotiator: Calvin Yew of Vision Homes Realty
Tel: (012) 969 7882
Email: calvinyew.visionhomes@gmail.com

Livia Residence, C180

Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM350,000
Built-up area: 550 sq ft
Bedroom(s): 1
Bathroom(s): 1
Description: Livia Residence is part of a mixed-use commercial development in Cheras South

just before Balakong. Sitting on 18 acres, it is a single 20-storey block of 190 units near The Gateway specialty retail shops and Centrestage entertainment complex with a rooftop water park, pedestrian boulevard, al fresco eateries and the Latitude and Longitude offices.

Agent/negotiator: Jackson Yong of Vestcom Realty
Tel: (012) 977 0626
Email: jacksonyong86@gmail.com

Suria Residence, Bandar Mahkota Cheras

Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM410,000
Built-up area: 1,247 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Brand new condo at Bandar Mahkota Cheras. Basic unit. Suria Residence comprises three blocks of nine storeys each. Facilities: playground, jogging track, mini market, nursery, business centre, etc. CCTV surveillance, 24-hour security and smart card access. Amenities: colleges, malls, supermarkets, Sungai Long Golf and Country Club, etc. Accessibility: Jalan Pahlawan, Jalan Panglima, Persiaran Mahkota Cheras, Lebuh Utama Tun Hussain Onn, Jalan Sungai Long, Cheras-Kajang and Silk highways. Future MRT station planned.
Agent/negotiator: Joyce Tiong of Oriental Realty
Tel: (016) 220 0726
Email: tiongnh@yahoo.com

Mahkota Garden, Bandar Mahkota Cheras

Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM530,000
Built-up area: 1,396 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Two car park bays. Facilities: infinity pool, clubhouse, gym, playground, jogging track, cafeteria, 24-hour security and CCTV surveillance. Near Aeon Mahkota Cheras, Mydin Supermarket, Tesco, AEON Cheras Selatan, Sungai Long Golf and Country Club, Columbia Asia Hospital, etc. Walking distance to MRT station at Bandar Tun Hussein Onn. Accessibility: Jalan Pahlawan, Persiaran Mahkota Cheras 1, Persiaran Mahkota Cheras 2, Lebuh Utama Tun Hussein Onn, Jalan Sungai Long, Cheras Kajang and Silk highways.
Agent/negotiator: Audrey Lim of Greenfield Properties
Tel: (010) 630 3313
Email: audreylim5@gmail.com

Suria Court, Bandar Mahkota Cheras

Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM380,000
Built-up area: 1,104 sq ft
Bedroom(s): 3
Bathroom(s): 2

Description: Basic unit, clean condition. Access card control. Near Aeon.
Agent/negotiator: Edward Thay of JA Valley Properties
Tel: (016) 331 8340
Email: edwardthay@gmail.com

Suria Court

Type: Condominium/ serviced residence
Asking price: RM368,000
Built-up area: 1,134 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Mid-floor unit in good condition with nice view. Suria Court comprises a seven-storey block of 186 units. Near schools, AEON Mahkota Cheras and Mahkota Walk, Sungai Long Golf and Country Club. Accessibility: Jalan Panglima, Persiaran Mahkota Cheras 1, Persiaran Mahkota Cheras 2, Lebuh Utama Tun Hussain Onn, Jalan Sungai Long, Cheras-Kajang and Silk highways. Future MRT Station planned nearby. Facilities: Barbecue area, business centre, cafeteria, jogging track, mini market, playground, 24-hour security.
Agent/negotiator: Darren Sek of Megaharta Real Estate Sdn Bhd
Tel: (016) 225 4772
Email: darrensek@gmail.com

Mahkota Residence

Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM430,000
Built-up area: 1,443 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Brand new unit with balcony, three covered car park bays.
Agent/negotiator: Daniel Lee of Platinum Properties World Sdn Bhd
Tel: (012) 371 9572
Email: lwaikian@gmail.com

Imperial Residency, Batu 9, Cheras

Type: Condominium/ serviced residence
Asking price: RM580,000
Built-Up Size: 1,139 sqft
Bedroom(s): 3
Bathroom(s): 2
Description: Brand new condo; 22 levels of 229 units. Easily accessible via highways and established roads. Near schools, supermarkets, shops, malls, etc. Facilities: infinity pool, landscaped roof garden, 24-hour security, residents' lounge, gym, sauna, squash court, playground, function room, barbecue corner, etc.
Agent/negotiator: SK Lim of Titanium Realty Sdn Bhd
Email: sklim3330@gmail.com
Tel: (012) 333 0551

FOR RENT [in Cheras, Selangor]**Mahkota Residence**

Type: Condominium/ serviced residence
Asking rent: RM1,100
Built-up area: 1,066 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Two covered car park bays, 24-hour security. Near Aeon Mahkota Cheras, Hospital Sg Long, SMK Sg Long, banks, eateries, and wet market. Easy access to Grand Saga Highway, Silk, Lekas and Kajang-Cheras highways.
Agent/negotiator: Seng Huat Yap of Metro Homes Sdn Bhd
Tel: (016) 338 9328
Email: alexmetrohomes@gmail.com

Mahkota Residence

Type: Condominium/ serviced residence
Asking rent: RM1,500
Built-up area: 1,321 sq ft
Bedroom(s): 3
Bathroom(s): 3
Description: Available now. Comes with kitchen cabinets, water heater in master bedroom, lights, fans, air conditioning, three covered parking bays.
Agent/negotiator: William Chin of Simon Realty
Tel: (012) 519 5055
william chin of Simon Realty
Email: wei998@hotmail.com

Suria Court

Type: Condominium/ serviced residence
Asking rent: RM1,000
Built-up area: 1,100 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Comes with fridge and washing machine. 24-hour security.
Agent/negotiator: Jack of Full Homes Realty Sdn Bhd
Tel: (019) 302 2248
Email: janjiang@hotmail.com

Langat Jaya

Type: Condominium/ serviced residence
Asking rent: RM1,000
Built-up area: 938 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Partly furnished. Swimming and wading pools, gym, tennis court, mini market, playground, jogging track and 24-hour security.
Agent /negotiator: Amber Tho of Total Realty Sdn Bhd
Tel: (012) 701 8559
Email: ambercytho@gmail.com

Venice Hill

Type: Condominium/ serviced residence
Asking rent: RM1,100
Built-up area: 1,538 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Basic unit. Available now
Agent/negotiator: Amanda Goh of Goldman Properties
Tel: (012) 295 3217
Email: amanda3500@gmail.com

Imperial Residency

Type: Condominium/ serviced residence
Asking rent: RM2,000
Built-up area: 1,139 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Comes with air conditioning and water heater.
Agent/negotiator: SK Lim of Titanium Realty Sdn Bhd
Tel: (012) 333 0551
Email: sklim3330@gmail.com

Mahkota Garden

Type: Condominium/ serviced residence
Asking rent: RM1,600
Built-up area: 1,425 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Brand new condo in Bandar Mahkota Cheras. Partly furnished: washing machine, sofa, water heater, fans. Three car park bays. Near shops, restaurants, banks, Aeon and commercial areas. Walking distance to bus stop; shuttle bus service for UTAR students Future MRT station will be close to Mahkota Garden. Easy access to various highways and roads.
Agent/negotiator: Joyce Tiong of Oriental Realty
Tel: (016) 220 0726
Email: tiongnh@yahoo.com

Suria Court

Type: Condominium/ serviced residence
Tenure: Freehold
Asking rent: RM1,600
Built-up area: 1,104 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Comes with one car park bay. Partly furnished.
Agent/negotiator: Edward Thay of JA Valley Properties
Tel: (016) 331 8340
Email: edwardthay@gmail.com

Venice Hill

Type: Condominium/ serviced residence
Asking rent: RM1,200
Built-up area: 1,400 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Fully furnished unit on a high floor. The condo sits on a hill and offers lush greenery and city views. Walking distance to SK Taman Puteri and Masterskill University College of Health Sciences. It is also near Cempaka International School, SJK Taman Segar, SJK Taman Bukit Teratai (4km away) and others.
Cheras Sentral, Leisure Mall and shops nearby. Accessible via Cheras-Kajang Highway (exit Taman Suntext).
Agent/negotiator: Kenji Tan of Starcity Properties Sdn Bhd
Tel: (012) 640 0999
Email: ksrealty@yahoo.com

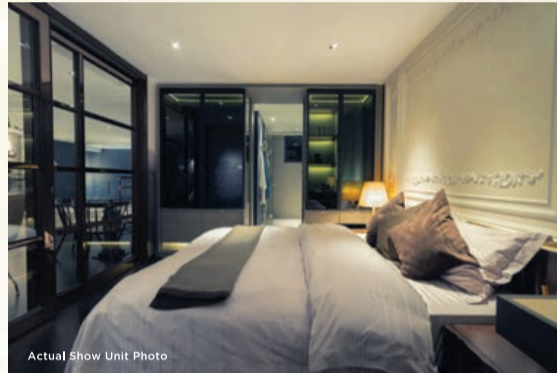
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5 things you need to know about the Strata Management Tribunal

The new body is established under the just-introduced Strata Management Act 2013

BY CHRIS TAN



Chris Tan is a lawyer, author, speaker and keen observer of real estate locally and abroad. He is founder and managing partner of Chur Associates.

If you have questions for Chris Tan, please go to the Tips section of theedgeproperty.com.

Disclaimer: The information here does not constitute legal advice. Please seek professional help for your specific needs.

1. Who can make a claim with the Strata Management Tribunal?

You can make a claim before the Strata Management Tribunal (SMT) under Section 107 of the Strata Management Act 2013 (SMA) if you fall under one of the categories in the infographics on the right:

The distinction between a purchaser and a proprietor arises when the strata title to the property has not yet been issued. A purchaser merely owns an interest in a particular unit, as the unit is still being held under the master title, under which the developer or landowner is the proprietor.

When the unit's strata title has been issued and duly registered in the name of the purchaser, then he or she becomes the legal proprietor of the unit.

It is also worth noting that it is now possible to form a subsidiary management corporation under the purview of the SMA 2013, where the Management Corporation may designate limited common property to certain unit proprietors.

2. What matters can the Tribunal hear?

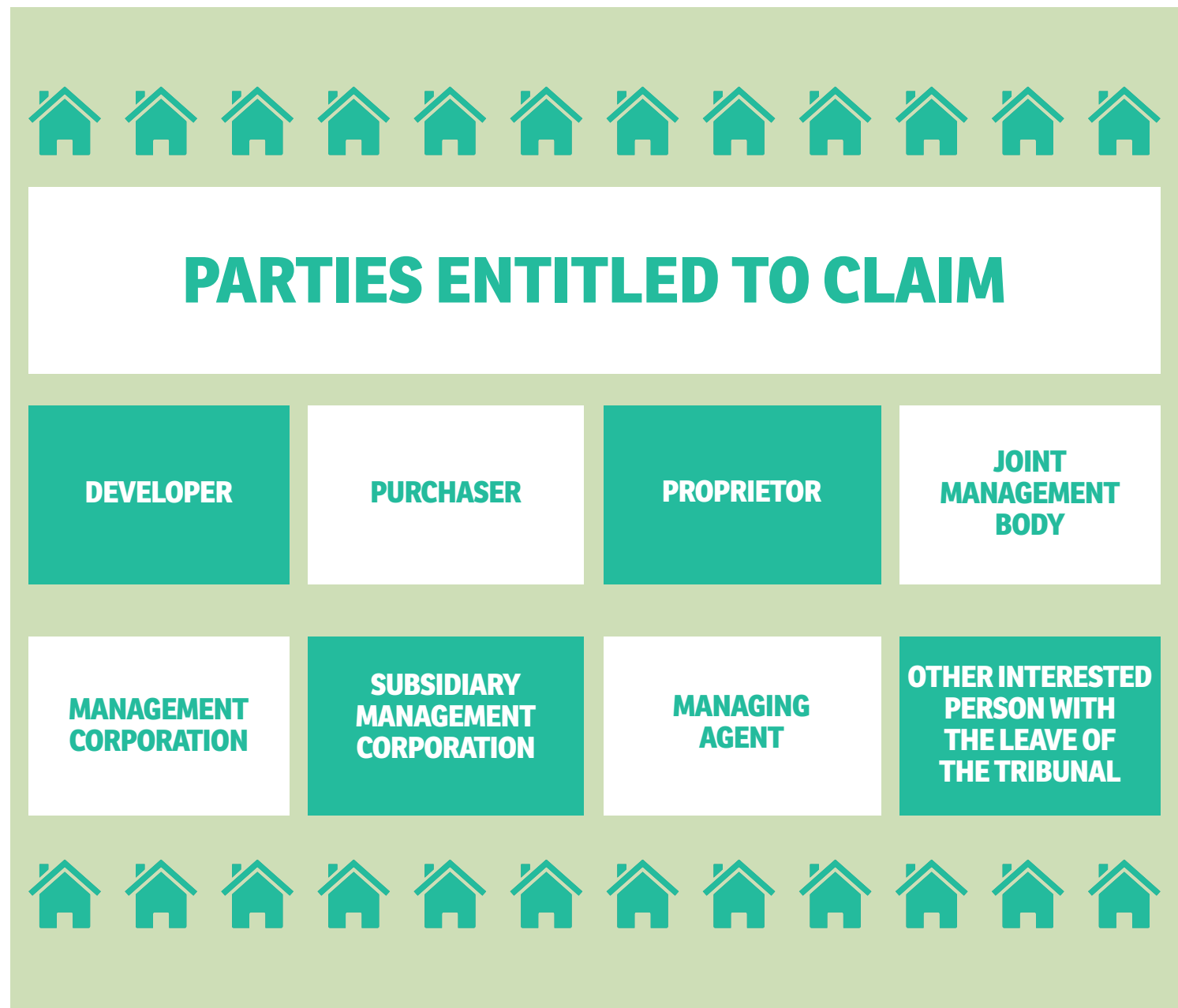
The SMT can hear claims up to a limit of RM250,000. The subject matter jurisdiction of the SMT is provided for under Section 105(1) of the SMA 2013, Fourth Schedule, Part 1. Don't worry, we've summarised it for you here:

1. disputes over a failure to perform a function, duty or power imposed by SMA 2013;
2. disputes over costs or repairs of a defect;
3. claims for the recovery of charges, contribution to the sinking fund or any debt;
4. claims for an order to convene a general meeting, invalidate proceedings of a meeting, nullify a resolution on matters decided in a general meeting;
5. claims to compel the supply of information or documents;
6. claims for an order to give consent to effect alterations to common property or limited common property;
7. claims for an order to affirm, vary or revoke a decision of the Commissioner of Buildings.

As its name may suggest, the scope of the SMT's jurisdiction is restricted to management disputes of a strata development. The SMT does not have jurisdiction over disputes relating to the title, estate or interest in the unit or land.

3. No lawyers are allowed at Tribunal hearings, except...

The general rule is that neither party is allowed to appoint a lawyer to represent them at a hearing. However, the law makes an exception when the matter in question involves complex issues of law and one party will suffer severe financial hardship if not legally represented. The SMT may conduct



the proceedings in such manner as it considers appropriate, necessary or expedient for the purpose of ascertaining the facts or law and determination of a claim.

After hearing a matter, the SMT shall make its award within 60 days of the first day of the hearing and provide grounds for its award in every case. An award by the SMT is as good as a court order, thus whoever fails to comply will be committing an offence.

4. What remedies can the Tribunal order?

The SMT may:

- i. order a party to the proceedings to pay or refund a sum of money or compensation or damages to another party;
- ii. vary or set aside a contract or additional by-laws. There is now a set of prescribed by-laws effective June 1, 2015 on all strata developments. This prescribed by-law shall prevail over any existing by-laws, house rules and deed of mutual covenants that are inconsistent.
- iii. order a party to the proceedings to pay interest on a monetary award at a rate not exceeding 8% per annum;
- iv. dismiss a claim which it considers to be frivolous or vexatious;
- v. make any other order as it deems just and expedient; and
- vi. make ancillary or consequential orders or relief as may be necessary to give effect to any other order made by the Tribunal.

5. What happens if you ignore an order of the Tribunal?

By virtue of Section 123 of the SMA 2013, whoever does not comply with an award made by the Tribunal commits an offence and may be penalised as follows:

FIRST OFFENCE

Fine: < RM250,000.00; or Imprisonment: < 3 years; or both

CONTINUING OFFENCE

Further fine: < RM5,000.00 every day



01



02

A rare find on Kimberley Street

Penang pre-war shophouse being refurbished is on the market

BY SUPRIYA SURENDRAN

Numerous run-down pre-war shophouses in George Town, Penang, have been given a new lease of life after being refurbished and reintroduced as trendy restaurants, cafes, guesthouses, hotels and others.

If you'd like to be part of this heritage property boom in the Unesco World Heritage Site of George Town, there is one such opportunity on Kimberley Street. A 2-storey pre-war shophouse which is being refurbished, is on the market.

A web search of 'Kimberley Street' shows the first few links to be about Kimberley Street's street food — one of Penang's most famous tourist attractions. Grub aside, Kimberley Street is home to pre-war shophouse properties.

Finding one ready for occupation without the owner having to do major refurbishment is rare. After all, these are properties that are almost a century old.

The property up for sale has a price tag of RM7 million. The current owner is a 47-year-old local businessman who wants to remain anonymous. He has started some refurbishment work on the property and has spent effort and cost in restoring some of its more rundown parts.

According to the owner, the house has unique features. It has three courtyards, as opposed to the usual single one.

The house is 20ft wide and 200ft long, which is longer than usual, allowing it to accommodate the three courtyards, and even a private car park. It also has an unusually high 16 ft ceiling. The total land area of the property is 3,860 sq ft, with a built-up space of 6,500 sq ft.

"Out of the more than 4,000 shophouses in George Town, I would say only eight are pre-war shophouse properties with these kind of characteristics," he tells *The Edge Property*.

According to him, the asking price of RM7 million would be for the house "as it is".

Premium quality materials are being used in the refurbishment. Among the work being done include the replacement of its floorboards with Balau wood flooring, roof tiles, plumbing as well as electrical wiring.



03

01. Painted white, the lattice panels on the upper floor serve as air vents.
02. Close-up view of the decorative architectural mouldings on the property.
03. The ornate facade of the property on Penang's Kimberley Street.

"I have also changed the orientation of the rooms on the first floor to include three en suite rooms and an additional room, which can be used as the maid's quarters," says the owner. All four bedrooms are located upstairs.

"I would also like to highlight that most of the [original] architectural features of the house are still there, for example, its façade and main door.

"The most costly restoration was for the decorative ceramic tiles on the facade which were pieced together by artisans from Xiamen, China," he says.

Having purchased the property in 2011, the current owner is the fifth. Its first occupants were one Khoo family, who lived in the house from 1902 to 1918.

"I purchased the home in 2011 for RM2 million. When I first came to view the house five years ago, I knew instantly that I had to have it, and my offer price of RM2 million was a 25% premium on its market value at that time, as I knew that the value for a place like this would certainly appreciate in years to come," he said.

On the decision to part with the property, the businessman said he wanted to move on to restoration projects.

"I am looking for the kind of buyer who would appreciate properties like this, someone who is a collector and who is willing to invest in it.

"This place would be ideal as a vacation home as it is walking distance to all the tourist attractions such as Komtar, the Kimberley Street hawker fare, and other cultural attractions like the Khoo Kongsi, Kwan Im Teng Temple, Little India and Armenian Street," he says.



HOO KIM HOTELS

YENG KENG HOTEL

The 20-room Yeng Keng Hotel is located at 362 & 366 Chulia Street. It was originally a private residence built in the mid-1800s. The Anglo-Indian bungalow initially belonged to an Indian-Muslim family. In 1897, the trustees of the Cantonese club, Ying Han Pit Shu, bought the building on behalf of the association, and later donated it to the trustees of the Straits Chinese Building Association in 1939. The building was later leased to Yeng Keng Hotel.

Chulia Street is historically recognised as one of the main arteries of the world heritage city of George Town.

At the beginning of the 20th century, the conversion of residences into budget hotels was the prevailing trend along the street.

The present owner, Hoo Kim Properties Sdn Bhd, undertook conservation and upgrading works for the premises in March 2009 and the renewed Yeng Keng Hotel was completed in April 2010.

7 Heritage Hotels in Penang worth visiting

Few other cities in the world offer a contemporary and authentic sense of place

COMPILED BY CHAI YEE HOONG

Since its inscription in 2008 as one of five UNESCO World Heritage Sites in Malaysia, the city of George Town, Penang, has drawn greater attention from local and foreign travellers.

In tandem with this is the increased interest in colonial-era and pre-war buildings, many of which have been restored and converted into guest houses and contemporary spaces while keeping their old world charm.

Choices abound for those looking for an authentic stay in such "heritage hotels" in Penang. Here are a few you should at least visit once. Immerse yourself in stories of their colourful past and relive the dreams of a bygone era.



KARL STEINBERG

SEVEN TERRACES

The boutique hotel of only 18 suites is by hoteliers Karl Steinberg and Christopher Ong, winners of the 2007 UNESCO Award of Distinction for heritage conservation and regular nominees of the Condé Naste Traveller Hot List.

As the name suggests, the hotel was originally a row of seven 19th-century Anglo-Chinese terraces. Located on Steward Lane, George Town, at the heart of the World Heritage Site and next to the 1810 Goddess of Mercy Temple, the hotel aims to capture

and celebrate its unique Peranakan culture.

The hotel has a lap pool, bar, reception and public areas, and offers Asian fusion dining. All suites are air conditioned with LED TVs, open-plan bathrooms, four-poster carved Chinese beds in mezzanine bedrooms, gilded Peranakan antique furniture, and artwork. The suites surround a long Chinese granite courtyard with beds of frangipani set between tall wooden columns and tessellated walkways, while some have their own outdoor decks with views of a Georgian Church.

LOKE THYE KEE RESIDENCES

The hotel is located in a row of five restored heritage shophouses on Penang Road in George Town. Built in the early 1900s, the shophouses were converted into a series of contemporary guest suites featuring a mix of colonial-style and Straits Chinese architecture unique to Penang.

The Loke Thye Kee Residences has just five suites furnished with contemporary luxuries. Each has its own private entrance, a kitchenette and outdoor terrace. The interior decor is inspired by early 20th century Penang.

Its traditional Southeast Asian shophouse typology has been maintained: the shopfront opens directly to street, and apartments are arranged over one or two storeys above where owners traditionally lived above their shops.



LOKE THYE KEE RESIDENCES

Next door is the Loke Thye Kee restaurant which opened in 1919 as 'Loke Hai Kee' before it moved to its current location. It has also been restored by the same owner with many of its original features and fittings intact. It was once the choice venue for family celebrations and a popular venue for matchmaking.



KENNY YAP/THE EDGE PROPERTY



SINKEH

Located at 105 Malay Street in George Town's heritage zone, Sinkeh is a guesthouse with a multi-functional art space that has been restored from a 19th-century, 2-storey Straits Chinese shophouse.

Its original facade and timber floor structure in the front block of the shophouse have been preserved while an entirely new 3-storey steel pavilion has been inserted at the rear of the typical long and narrow shophouse, which had deteriorated from use as a warehouse.

Sinkeh means 'newcomer' in Hokkien and was used in the 19th and early 20th centuries to refer to the Chinese migrant community. The building is owned by theatre practitioner and arts advocate Chee Sek Thim, a Penang native who moved back there in 2008 after years of living and working in Kuala Lumpur.

The arts space, which sports an industrial look with steel pillars and bare concrete slabs, is used for arts perfor-



mances and cultural events. Meanwhile, the guesthouse comprises nine modern and minimally furnished rooms with glass bathrooms that allow daylight in.

As the space is conceptualised to function both as an art space and a small hotel to support the arts community, twenty sen out of every ringgit of its proceeds go towards the arts community in Georgetown.

EASTERN & ORIENTAL HOTEL, PENANG



EASTERN & ORIENTAL HOTEL

The Eastern & Oriental Hotel or the E & O, once noted as "the premier hotel east of The Suez", was established in 1885, and had more than 100 rooms, 40 with adjoining bathrooms, hot and cold running water, individual telephones and a 902-foot seafront. Today, the hotel has 228 suites.

In its colourful history, the E&O Hotel has seen two world wars, the wane of the British Empire and the birth of Malaya, as well welcomed the glitterati of the literary and entertainment worlds including Mary Pickford, Douglas Fairbanks, Noel Coward, Rudyard Kipling, Somerset Maugham and Hermann Hesse.

More than a century after its establishment, the hotel still carries its graceful British elegance and storied colonial charm. The E&O Hotel is located at 10 Lebuhr Farquhar, Georgetown.

HOTEL PENAGA



HOTEL PENAGA

The hotel was originally three rows of double-storey terraced houses and shops built in the 1920s and renovated post-war. The art deco terraces of the original building had fallen into disrepair with many having been vacant for years until it was bought in 2008 and converted into a hotel. The hotel is owned by well-known architect Hijjas Kasturi and his wife, Angela, and has 45 rooms.

The original timber upper floors were retained while others were sourced second-hand and recovered from demolished colonial buildings.

Located on the fringe of the UNESCO World Heritage area, the hotel is located at the corner of Jalan Hutton and Lebuhr Clarke in George Town.

HOO KIM HOTELS



NAM KENG HOTEL

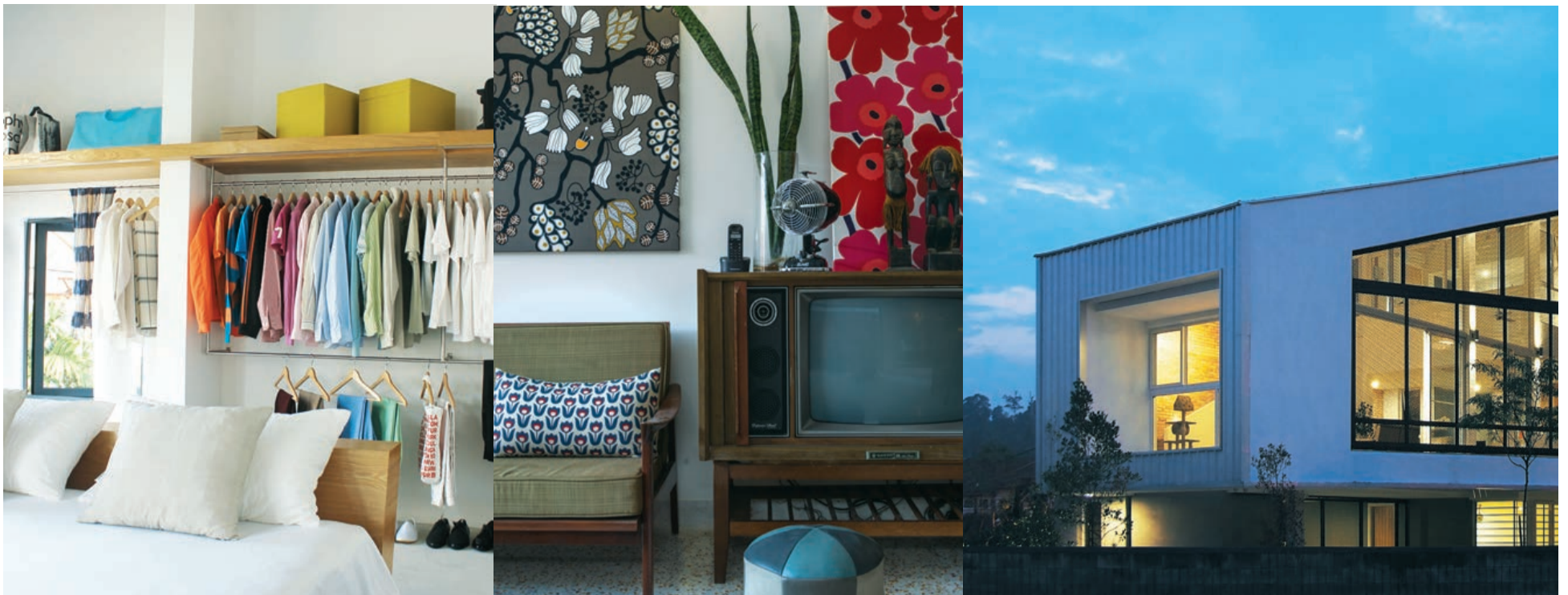
The Nam Keng Hotel is named after one of the earliest established cities in China, which was also the capital of China for six dynasties. It is located at 17, Cintra Street, George Town.

The idea behind this boutique hotel for business travellers who prefer to experience living in the heritage zone of George Town, was by the owner Hoo Kim Hotels Sdn Bhd, after the success of its first venture, Yeng Keng Hotel.

The hotel comprises three combined units of shophouses built during the early 1900s and offers eight rooms, each



decorated with antique furniture hand-picked by the owners.



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