

FRIDAY FEBRUARY 5, 2016
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to develop
high-end villas****Ikhmas Jaya
bags RM65.3
mil subcontract
works in Melaka****THEEDGE™**

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The Edge Property is published and distributed with The Edge Financial Daily every Friday. For more property data, listings and news, go to TheEdgeProperty.com.

NEWS ROUNDUPGo to TheEdgeProperty.com for more property news**Penang Spice Aquatic Centre
officially opens**

The Subterranean Penang International Convention and Exhibition (Spice) Aquatic Centre (*pic*) was officially unveiled on Jan 28 by Penang Chief Minister Lim Guan Eng. It is the fourth and latest component of the Setia Spice integrated business and leisure hub in Penang.

Spice Aquatic Centre had its soft opening in December last year. It is part of a public-private partnership project between S P Setia and the Penang Island Municipal Council to revamp the Penang Indoor Sports Arena, better known as Pisa, which began five years ago.

"In return, S P Setia was granted a 30-year concession by the council to manage and operate the place, which is now known as Spice, upon its completion," said S P Setia acting president and CEO Datuk Khor Chap Jen in a statement.

Spice Aquatic Centre offers a series of water sport facilities including an Olympic-size swimming pool and diving pool, a children's water theme park, badminton courts, squash courts, function rooms,

cafés, a sports clinic, as well as a swimming school. There are plans to add a gymnasium.

Another component of Setia Spice, Spice Canopy, comprising 59 retail and F&B outlets with a total lettable floor area of 98,000 sq ft, opened its doors to the public last December. There will be three other components of Spice — namely Spice Arena, Spice Convention Centre and a business-class hotel.

**Selangor Properties buys
KL lands to develop
high-end villas**

Selangor Properties Bhd has acquired four parcels of land in Kuala Lumpur with a total area of 5,253 sq m for RM32.2 million to develop high-end property.

The company informed Bursa Malaysia on Feb 3 that it had entered into a sale and purchase agreement with Chong Khoo Lin Sdn Bhd to acquire the four adjoining freehold land parcels.

The purchase price was arrived at after taking into consideration the indicative market value of the land of RM33.9 million, as appraised by

VPC Alliance (KL) Sdn Bhd.

The four land parcels adjoin an existing parcel owned by Selangor Properties measuring 4.91 acres on Jalan Batai in Damansara Heights, Selangor, which was acquired in 1980 and has been earmarked for residential development.

The contiguous parcels are intended to comprise 124 units of high-end stratified houses, and a basement car park of 446 bays. Construction on the development is expected to start only between 2018 and 2020.

**New restrictions may see
developers reprice homes**

The Budget 2016 revisions, which include reserving new homes priced up to RM300,000 for first-time buyers, may lead to developers repricing properties launched last year to accommodate other homebuyers, said Malaysian Institute of Estate Agents (MIEA) president, Erick Kho.

"Second and third-time investors will not be able to buy units priced below RM300,000. Developers will then have to increase the prices of these homes to above RM300,000 so that these investors can purchase them.

"However, the increment in prices may not be welcomed by these investors as most of the properties in this price segment are smaller units and investors may not want to pay a higher amount for the same built-up area originally priced lower," he told TheEdgeProperty.com.

One the other hand, developers may also consider lowering the price of residential property to the RM300,000 threshold, given that demand for these homes will increase, said KGV International Property Consultants Sdn Bhd director Anthony Chua. He noted the demand for properties under RM300,000 is strong, but due to

high construction costs and land prices, most homes sell for more than that.

"In this price range (RM300,000 and below), developers can only build certain types of houses, such as low-cost apartments or smaller units. Developers may reduce the sizes of the houses to meet the RM300,000 price, while maintaining the price psf," said Chua.

**UMLand-UEM Sunrise JV
to launch The Waves
by end-2016**

Nusajaya Consolidated Sdn Bhd (NCSB), a 50:50 joint-venture (JV) company between United Malayan Land Bhd (UMLand) and UEM Sunrise Bhd, will be launching its mixed-use development, The Waves, in Puteri Harbour, Johor, by year-end.

The development has a gross development value exceeding RM1 billion, construction is scheduled to begin in the fourth quarter this year, pending approval of its amended master plan, said UMLand senior general manager Izhan Goh Abdullah on Feb 3.

"Depending on how the property market performs in the second half of this year, we expect to launch it at end-2016 at the earliest or in early 2017," he said. The project's first phase will comprise low-rise apartment units.

The Waves will also comprise serviced apartments, a mall and a hotel. Izhan said the company is currently in talks with the Hyatt group to manage the hotel.

**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.

**Bukit Banyan CNY
Open House****Date:** Feb 12 (Fri)**Time:** 10am**Venue:** Eugenia 3 Show House, 2, Jalan Anggerik Vanilla R 31/R, Kota Kemuning, Shah Alam, Selangor

Contact: (03) 5123 6022
Paramount Property invites you to witness an exciting performance by an award-winning 24 seasonal drum troupe as well as an ang pow giveaway by the God of Prosperity at its Eugenia 3 Show House, Shah Alam.

**All Wheel Fest 2016 by
Sime Darby Property****Date:** Feb 20 (Sat)**Time:** 7am to 12pm**Venue:** Nilai Impian**Contact:** (06) 794 8383

Win exciting prizes by participating in a 5km 'All Wheels' route through Sime Darby Property's scenic township of Nilai Impian. Participants may opt to skate or cycle or use any mode of wheels. The event is open to all ages.

**Season's Flower Show
by Eco Majestic****Date:** Feb 13 to March 6**Time:** 9am to 9pm**Venue:** No. 1, Lingkaran Eco Majestic, Eco Majestic, Semenyih, Selangor**Contact:** (03) 8723 2255

Eco World Development Group Bhd's Eco Majestic invites the public to celebrate Valentine's Day, Chap Goh Meh and International Women's Day at the Season's Flower Show. There will be plenty of fun activities for the entire family amidst beautiful flower beds.

SP Setia CNY Open House**Date:** Feb 21 (Sun)**Time:** 2pm to 6pm**Venue:** Jalan Setia Rimba 3, Setia Eco Glades, Cyber 1, Cyberjaya**Contact:** (03) 3348 2255

Join in Chinese New Year activities such as lion dance, fortune telling, Chinese calligraphy, paper cutting and games at S P Setia Bhd's Setia Eco Glades in Cyberjaya.

**Five Legal Trends in
Property Investment****Date:** Feb 21 (Sun)**Time:** 3pm to 5pm**Venue:** Sales Gallery at Setia Eco Park, Seksyen U13, Shah Alam**Contact:** (03) 3343 2228

Lawyer Chris Tan will be giving a talk on current trends for sustainable property investment in Malaysia. Organised by S P Setia Bhd.

De Centrum CNY Open House**Date:** Feb 21 (Sun)**Time:** 11am to 2pm**Venue:** De Centrum Sales Gallery, Unipark Suria, Jalan Ikram-Uniten, Kajang, Selangor**Contact:** (03) 8738 3388

De Centrum City's festive celebrations feature an acrobatic lion dance. KK Chua will speak on investing in challenging times, and feng shui expert Alan Pool will present a brief overview of what's in store in the Year of the Monkey.

**Property Management:
What does it entail and
what does the future hold?****Date:** Feb 22 (Mon)**Venue:** Bukit Jalil Golf & Country Resort, Jalan Jalil Perkasa 3, Bukit Jalil, Kuala Lumpur**Contact:** (03) 5622 2003

This one-day programme organized by Excel Academy of Real Estate will provide an overview of successful property management, its related laws and methods of effective management. Tickets can be purchased online.

DOUBLE CELEBRATION! DOUBLE THE CHEER!

Join us for Chinese New Year on Valentine's Day!



Venue: IJM Land Sales Gallery
(Ground Floor)

Date: 14 Feb 2016 (Sunday)

Time: 10am - 5pm

Lion Dance, Monkey Drums,
God of Prosperity & more

Buffet lunch will be served

IJM LAND

May the good cheer,
adventurous spirit and
wisdom of the Year
of the Monkey bring
you prosperity, luck
and happiness.

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04-296 1288

THE LIGHT Sales Gallery

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THE LIGHT • Developer's License No.: 8140-7/12-2016/02666(L). Validity Period: 23/12/2015 - 22/12/2016. Advertising Permit No.: 8140-7/12-2016/02666(P). Validity Period: 23/12/2015 - 22/12/2016. Land Tenure: Freehold. Approving Authority: Jabatan Perancang Bandar & Desa Pulau Pinang. Car Park: Accessory Parcel (Except for Visitor Carpark). Land Encumbrances: Nil. 5% Discount for Bumiputra. THE LIGHT POINT: Approved Building Plan No.: JPBD/PG/P2/PB-0043. Min. Price: RM 1,209,600. Max. Price: RM 3,336,900. Expected Date of Completion: Jan 2013. Total Units: 88 units. Total No. of Storeys: 28 Storey. Type of Development: Condominium 170m² - 380m². THE LIGHT COLLECTION I: Approved Building Plan No.: JPBD/PG/P2/PB-0044. Min. Price: RM 823,600. Max. Price: RM 3,183,500. Expected Date of Completion: Aug 2013. Total Units: 176 units. Total No. of Storeys: 8 Storey. Type of Development: Condominium 127m² - 291m². THE LIGHT COLLECTION II: Approved Building Plan No.: JPBD/PG/P2/PB-0052. Min. Price: RM 425,000. Max. Price: RM 3,060,000. Expected Date of Completion: Jan 2014. Total Units: 297 units. Total No. of Storeys: 7 Storey. Type of Development: Condominium 48m² - 336m². THE LIGHT COLLECTION III: Approved Building Plan No.: JPBD/PG/P2/PB-0047 (PN 2). Min. Price: RM 1,530,000. Max. Price: RM 5,720,000. Expected Date of Completion: Oct 2015. Total Units: 190 units. Total No. of Storeys: 11 Storey. Type of Development: Condominium 171m² - 483m². THE LIGHT COLLECTION IV: Approved Building Plan No.: JPBD/PG/P2/PB-0048 (PN 1). Min. Price: RM 1,600,000. Max. Price: RM 18,240,000. Expected Date of Completion: Mar 2017. Total Units: 98 units. Total No. of Storeys: 6 Storey. Type of Development: Condominium 185m² - 663m².

Restriction In Interest: This land is not capable of being transferred, conveyed or disposed, charged, leased or sub-leased in the 2 years from registration of the transfer to the first purchaser without the consent in writing of the State Authority. After this period consent from the State Authority is not required for any transaction. This restriction is in conformity with clause 17.1(f) (iii) of the Agreement. All art renderings shown are artist's impression only. All information and specifications are current at the time of going to the press and are subject to amendments as may be approved or required by the relevant authorities and/or the architect. Not to be treated as an offer for sale.

SANCTUARY RESIDENCE • Developer's Licence No.: 6928-13/05-2017/0488(L) • Validity Date: 30/05/2015 - 29/05/2017 • Advertising and Sales Permit No.: 6928-13/05-2017/0488(P) • Validity Date: 30/05/2015 - 29/05/2017 • Tenure of Land: Freehold. Free From Encumbrances • Building Plan Reference No: MPSP/40/20-44/114 • Authority Approving Building Plan: MPSP • Property Type: 2 Storey Semi-Detached • Total Units: 216 units • (Type A - 96 units, Type A1 - 8 units, Type B - 92 units, Type C - 16 units, Type C1 - 4 units) • Min Price: RM710,000 • Max Price: RM1,096,000 • Property Type: 2 Storey Bungalow (Type D) • Total Units: 2 units • Min Price: RM1,304,000 • Max Price: RM1,369,000 • Expected Date of Completion: Sep 2017 • 5% Discount for Bumiputra

TRÉHAUS • Developer's Licence No.: 6212-2/06-2017/0548(L) • Validity Period: 19/06/2015-18/06/2017 • Advertising Permit No.: 6212-2/06-2017/0548(P) • Validity Period: 19/06/2015-18/06/2017 • Land Tenure: 99 Years Lease Expiring on 7 Nov 2100 • Building Plan No: MPPP/OSC/PB(6103)/13(LB) • Approving Authority: Majlis Perbandaran Pulau Pinang • Number of Units - 2-Storey Semi-Detached: 12 Units • 3-Storey Semi-Detached: 14 Units • Expected Date of Completion: October 2017 • Land Encumbrances: Nil • 2-Storey Semi-Detached: - Min. Price: RM3,091,400.00 • Max. Price: RM3,406,000.00 • 3-Storey Semi-Detached: - Min. Price: RM3,078,400.00 • Max Price: RM3,793,400.00 • 5% Discount for Bumiputra • Restrictions: This land cannot be transferred, charged, leased, sub-leased or disposed of without the written consent of the State Authority.

Huat's up: Local artists share their property goals

They do their homework and use opportunities to seek the right asset

BY TAN AI LENG & NATALIE KHOO

PETALING JAYA (Feb 2): Despite her hectic work schedules, she is making time to look at potential property investments, local singer and Astro artist Nicole Lai told TheEdgeProperty.com in an exclusive interview.

"Being an independent woman at my age, now is the time to start looking for a property – be it for investment or own stay. In my opinion, this year will be a good year for investment as long as you are financially prepared as there are a lot of choices in the market," said the 27-year-old singer who won the Astro Star Quest competition in 2012.

Lai, together with Geraldine Gan and Uriah See — the winners of the Astro Star Quest Competition in 2011 and 2014 — were part of Astro's Chinese New Year entourage who brought festive cheer to The Edge's office here on Tuesday.

The three artists shared their views on property investment with TheEdgeProperty.com after an afternoon of fun and auspicious activities that culminated in a lion dance performance.

Lai still manages to do her "homework" in her quest for a piece of real estate by attending property launches or other marketing events organised by property developers.

"Besides that, my elder sister who is a real estate agent is helping me to find a



From left: Gan, See and Lai. Photo by Patrick Goh

property which suits my needs and budget."

What is she aiming for? "Currently, I am looking at studio units which are catered for a professional woman's trendy lifestyle."

Although she has plans to eventually own a house, Lai is not in a hurry to make any purchases. "Property is a big ticket item, for

the young working class who want to own a house, it is better for them to plan their finances properly before making any decision," she advised.

Gan concurred, adding that buying a property requires careful planning and due diligence.

"Property is a good asset that can preserve one's wealth. Women should plan to own a property without relying on their other half," said the 24-year-old singer who is also well-known for her soundtrack for the hit movie *The Journey*.

What's her dream home? For Gan, it is a condominium with various lifestyle facilities that enables her to relax and exercise.

"A condominium unit with high security features and in a strategic location will be one of my choices of a dream home," she added.

Meanwhile, the 20-year-old See is no stranger to real estate as his father is a property developer in Johor Baru.

Currently, he has no plans yet to own a property as he is still researching and looking for the right one.

"I think investing in a property and buying a property for my own stay are two different things. If I were to buy a property for my own stay, I would buy a landed home which is in a gated-and-guarded scheme because it has more privacy," he said.

He added that if for investment purpose, he would opt for condominiums instead as they offer plenty of amenities such as gyms and swimming pools and may see higher demand in the future due to land scarcity.

This story first appeared on *TheEdgeProperty.com*.

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Only shortlisted candidates will be notified

The Ascent Paradigm offices 50% taken up

BY TAN AI LENG

PETALING JAYA: The Ascent Paradigm by WCT Holdings Bhd (WCT), which opened in the third quarter of last year, has seen half of its 504,084 sq ft total net lettable area taken up.

According to WCT Holdings managing director Taing Kin Hwa, The Ascent Paradigm is a Grade-A 32-floor corporate tower located on Lebuhraya Damansara-Puchong (LDP), and within the mature Selangor suburb of Kelana Jaya. The tower is part of the RM1.8 billion Paradigm Integrated Commercial Development.

"The Ascent Paradigm has been designed and developed to meet the needs of today's fast-growing and dynamic businesses. Its prime location with easy access to expressway, amenities and public transport is also a significant appeal factor for corporations and businesses that are operating in the Klang Valley and beyond," said Taing in a press statement.

Tenants include DKSH Malaysia Sdn Bhd, Chr Hansen Malaysia Sdn Bhd and Keyence (Malaysia) Sdn Bhd and American based pharmaceutical company Eli Lilly (Malaysia) Sdn Bhd.

"This MSC-status office building fea-



The Ascent Paradigm is a Grade-A 32-floor corporate tower, which is also part of Paradigm Integrated Commercial Development.

tures a column-free layout to maximise efficiency and flexibility for its tenants. It is ideal for the companies in financial, insurance and real estate business," Taing said.

The Ascent is divided into high and low zones, and units are available for rental only.

Each lettable unit is between 5,000 sq ft and 18,000 sq ft and is priced at approximately RM5.50 psf, excluding Goods and Services Tax.

The Ascent Paradigm is also WCT's new headquarters. It has taken up three levels, or approximately 46,000 sq ft of net lettable area in the tower, since the last quarter.

"WCT Group will be celebrating its 35th Anniversary in 2016. As such, it is both timely and appropriate for our group to move its headquarters into a world-class and advanced corporate tower. The Ascent Paradigm will be able to facilitate WCT's further growth and success while providing our team

with a cutting-edge corporate lifestyle environment," said Taing.

In addition to The Ascent, WCT's Paradigm Integrated Commercial Development is made up of Paradigm Mall, New World Petaling Jaya Hotel and The Azure Serviced Residences, providing an 'integrated work-and-lifestyle environment'.



申 shēn

According to the Chinese zodiac, the year of the Fire Monkey brings the bright hope of a better future. An auspicious symbol of vitality and positive energy, this is the perfect time to embrace new beginnings and experiences.

Celebrating auspicious beginnings together

Chinese New Year is a day of meaning and traditions, a special day spent in the circle of family and friends.

At IJM Land, we are ever grateful because family to us is YOU.

As we usher in the year of the Fire Monkey, let's celebrate the precious gift of togetherness.

May every moment be full of love, exciting possibilities and pure joy.

Happy Chinese New Year!



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Marec shows the way

NEXUS Bangsar is going to be a hive of activity on March 11 and 12 when the Malaysian Annual Real Estate Convention (Marec) takes place there. Marec is organised by the Malaysian Institute of Estate Agents (MIEA).

Marec has been held annually for 30 years and has become the largest platform for real estate practitioners and property investors to discuss the future of the profession and identify future trends. Four hundred participants are expected to attend Marec this year.

MIEA is the national body of real estate agents in Malaysia. Established in 1974, it has close to 800 registered estate agents as members and nearly 2,000 real estate negotiators as affiliate members. As the main society representing registered estate agents in the country, MIEA empowers its members by promoting professionalism and protecting the public interest. It has been the leading voice of the profession since its inception.

The property market last year entered a period of consolidation and uncertainty. The imposition of the Goods and Services Tax and turbulent political environment caused market uncertainty and dampened sentiment. This scenario is widely expected to continue into 2016. Property buyers and sellers have reacted sharply to this situation and support for the



local property market has been subdued.

For the first time in many years, the total value of property transactions in the country declined, a rare occurrence in the otherwise buoyant Malaysian property market.

Supply far exceeded demand in some market segments, especially high-rise condominiums, serviced apartments and small units. Investors in these properties are now uncertain of how to respond to market conditions.

"It is on this premise that we felt the time was right to organise a convention that would not only cater to real estate practitioners but also to property investors and the public at large", says Siva Shanker, immediate past president of MIEA and advisor to the organising committee.

"We believe the uncertainty in the market will prove to be the stimulus for the investing public to continually seek information that can clarify the situation. Many people depend on the advice provided by real estate agents to navigate the maze of property transactions.

"Marec attracts between 300 and 400 participants annually. Our programmes are usually power-packed, full of information and relevant to the current market scenario. The topics for the two-day convention are carefully chosen by a select group of real estate

practitioners," says Amanda Goh, organising chairwoman of Marec '16.

"We have a diverse range of topics planned for Marec '16, from the much sought after market outlook to even a discussion on the psychology of selling. There is something for everyone and no one is expected to leave dissatisfied."

As seats are fast filling up, MIEA urges those interested to attend this convention to quickly book your seats. The usual price is RM999 for members but those who sign up by next week will be offered a discount by MIEA, with tickets priced at RM688 for group bookings of eight persons and above.

For more details, contact Ms Nancee at the MIEA Secretariat at (03) 79602577 or projects@miea.com.my.

TICKET TYPE	MEMBER'S RATE	NON-MEMBER'S RATE
*Festival promotion (till Feb 15)	RM688/-	RM688/-
Early bird promotion (till Mar 7)	RM999/-	RM1,299/-
Full ticket price (from Mar 8)	RM1,099/-	RM1,399/-

*For group bookings of 8 persons and above

CONVENTION PROGRAMME

DAY 1 - FRIDAY 11TH MARCH 2016

- 8.00 Registration and Networking
- 9.00 Opening Remarks by Emcee
- 9.05 Welcome Remarks by Ms. Amanda Goh, - Convention Chairlady, MAREC'16
- 9.15 Address by Mr. Erick Kho, President, MIEA
- 9.30 Address by Guest of Honor
- 9.50 Opening Ceremony
- 10.00 Morning Tea & Press Conference
- 10.30 Economic Outlook for 2016 (TBC)
- 11.30 Industry Trends and Insights Topic (TBC)
- 12.30 Lunch
- 14.15 Psychological and Professional Requirements to Success In Real Estate by Mr. Colin Tan - ColinTan Group of Companies
- 15.15 Secrets of Super Power Agents by Ms. Shermine Lim, - CBD Properties Sdn Bhd
Mr. Gerard Chan, - Three Acres Real Estate Sdn Bhd
Mr. Wong Yau Long, - Cornerstone Realty
Mr. Chris Tee, - Property Hub Sdn Bhd
Mr. Colin Wong, - H.Simon Real Estate
Mr Nick Lu, - CBD Properties Sdn Bhd
- 16.00 Afternoon Tea
- 16.30 Next Generation Leadership Forum
MODERATOR:
Mr. Stephen Tew, - Hectares & Stratas Sdn Bhd
PANELISTS:
Mr. Raphael Wong, - Real Estate Finders (MY) Sdn Bhd
Mr. Ben Lee, - Three Acres Real Estate Sdn Bhd
Mr. Teh Young Khean, - Knight Frank Malaysia
- 17.15 Networking Cocktail

DAY 2 - SATURDAY 12TH MARCH 2016

- 8.00 Registration and Networking
- 9.00 Positioning Malaysia In The International Real Estate Market : The Roles Of Real Estate Agents by Ms. Veena Loh, - Malaysia Property Incorporated
- 9.45 Industry Trends and Insights – Retail Sector By Mr. Tan Joon Kai - Fair Star Shopping Sdn Bhd / PPK Malaysia
- 10.30 Morning Tea
- 11.00 Selling Properties via Auction By Mr. Lim Boon Ping - Kim Realty
- 11.45 Using Social Media to Boost Real Estate Sales By Dr. Frank J. Peter, Ph.D., - FJP Marketing Sdn Bhd
- 12.30 Lunch
- 14.00 How To Close Sales FASTER Than You Ever Thought Possible By Mr. Jeevan Sahadevan - Leveragelab Sdn Bhd
- 15.00 Head Down Under: How To Generate Unstoppable Confidence And Beat The Odds By Mr. Gary Dean-Atkins - MindMaxPlus
- 16.00 Afternoon Tea
- 16.30 Million Dollar Round Table Forum
MODERATOR:
Mr. Nixon Paul - Carey Real Estate Sdn Bhd
PANELISTS:
Mr. Eric Lim - Hartamas Real Estate Sdn Bhd
Dato' Adrian Wang - CBD Properties Sdn Bhd
Mr. Alex Ting - Kozin Real Estate
Mr. Wan Choy Heng - Property Hub Sdn Bhd
- 17.30 Lucky Draw & Closing Ceremony

The organiser reserves the right to make changes to the event programme. If necessary, changes may be made to its content, before or during the event, insofar as these changes do not substantially diminish the described benefits of the event for the participants. Kindly refer to MIEA website for updates.



Siva believes that the uncertainty in the market will encourage investors to continue to seek more information for clarity, including from real estate agents and negotiators. **Photo by MIEA**



Goh describes Marec as a power-packed, informative and relevant event with topics carefully picked by a select group of real estate practitioners. **Photo by MIEA**

5 things you need to know about a private caveat

A private caveat is a formal legal notice to the world that you have an interest in a particular property or land. For example, a purchaser who has paid a deposit under a sale and purchase agreement could enter a private caveat on the land to prevent any further dealings related to the land, thus securing his or her interest in it.

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 that you would like to ask 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

The purpose

A private caveat is a creature of statute under the National Land Code 1965. The purpose of a private caveat includes:

- i. To maintain the status quo pending court proceedings where there is a dispute over the land title or interest in the land;
- ii. To protect a claim of registrable title or interest pending registration; and,
- iii. To give actual notice of the caveator's claim.

Private caveats can offer interim protection of rights to the title or other registrable interest in the land that is under dispute. For example, if there are two persons claiming interest on a piece of land, and if one has lodged a caveat on the land and the other has not, then the one who lodged the caveat will prevail, all things being equal.

2

The applicant

One can apply to the Registrar for entry of a private caveat when:

- i. Claiming a land title or the right to the land title; or,
- ii. When claiming registrable interest or the right to registrable interest on a piece of land.

Basically, whoever has a 'caveatable' interest has a right to lodge a private caveat. In order for the interest to be caveatable, it must be capable of being registered. Circumstances where a caveatable interest is present include:

- i. A purchaser under a sale and purchase agreement claims a right to the land title;
- ii. When there is an option to purchase under an unconditional binding contract;
- iii. Once a deposit is paid; a paid deposit is sufficient to give rise to a caveatable interest even though no contract was concluded; and,
- iv. Equitable chargees can enter into private caveat pending registration of the charge.

Situations such as a tenancy; the owing of the balance of the purchase price, where the option of purchase has lapsed; and where the vendor has validly terminated the sale and purchase agreement, will not give rise to any caveatable interest.

3

The procedure

The application for a private caveat must be in Form 19B and be accompanied by the relevant prescribed fee. The application must state the nature of the claim on which the application is based on and whether the caveat is to bind the land itself or is only of a particular interest.

The Registrar who receives the application will then exercise a purely administrative function which means the Registrar would not be concerned to enquire into the validity of the claim. In other words, the Registrar has no power to reject the application of a private caveat. As long as the claim of the caveator to an interest in the land is prima facie good, the caveat shall then be registered.

4

Effect and duration

A private caveat has the effect of prohibiting the registration, endorsement, or entry of any instrument of dealing to be executed by or on behalf of the registered proprietor. The caveat, under the Torrens system, has often being likened to a statutory injunction of an interlocutory nature restraining the caveatee from dealing with the land pending determination by the court of the caveator's claim. A private caveat will be in force for a period of six years unless it is withdrawn by the caveator, or lapses, or removed by the Registrar pursuant to an order of the court.

5

Removal

Firstly, a private caveat may be withdrawn at anytime by the caveator by submitting the necessary and required form for withdrawal. Thereafter, the Registrar shall cancel the entry of the caveat in the register document and issue a notice to the caveatee regarding the withdrawal.

Secondly, the Registrar can remove a private caveat. Only the person or body with registered title or interest can apply to the Registrar for removal by submitting Form 19H together with the prescribed fee. The Registrar will then serve on the caveator a notice of intended removal in Form 19C. The caveat shall lapse and be of no effect at the expiry of two months specified in the notice unless the caveator applies to the court for an extension order before the expiry date. In deciding whether to allow for the extension, the court will use a three-stage test, which includes:

- i. Whether the caveator has a caveatable interest;
- ii. Whether the caveator's claim raises a serious question to be tried; and,
- iii. Whether on a balance of convenience, it would be better to allow the caveat to remain until trial.

Thirdly, a private caveat may be removed by an order of the court. Applicants for the removal by court order could be any person or body aggrieved by the existence of the private caveat. The caveatee bears the responsibility and obligation to prove to the court that there are sufficient grounds for him or her to apply for the removal. Once the caveatee is successful in proving this, it is then for the caveator to prove that the caveat should remain by satisfying the three-stage test above.

THE EDGE FILE PHOTOS

The aerial view of
Johor Bahru.

Give it time

After the exuberance surrounding the Iskandar region's early years,
the long-term prospects are looking better

BY RACHEL CHEW

Despite its proximity to Singapore, the Johor Bahru property market had never received the same kind of attention as the Klang Valley or Penang markets until the launch of the Iskandar Malaysia development corridor in 2006. Iskandar Malaysia encompasses an area of 2,217 sq km, and is three times the size of Singapore. Its development is concentrated in five flagship areas, namely Johor Bahru city centre, Nusajaya (now known as Iskandar Puteri), the Western Gate development (focusing on the Port of Tanjung Pelepas), the Eastern Gate development (focusing on Pasir Gudang) and the Senai-Skudai zone.

"Property projects have been mushrooming in Johor, especially in prime areas like Johor Bahru city and Nusajaya since a decade ago. Property investors can finally visualise the potential value appreciation of the properties here," says Mabest Properties principal Liew Toh Sen.

During the height of the hype over Iskandar Malaysia, both local and overseas property investors and developers were "rushing to grab assets in other areas in Johor, previously a relatively quiet state," adds Liew. They included developers from overseas such as China developers Greenland Group and Country Garden Holdings, which are developing Greenland Danga Bay and the 1,400ha Forest City, respectively.

Oversupply of high-end, high rises

"There was a spike in mid to high-end, high-rise residential projects being planned and built in Johor Bahru because they bring higher profits. However, this is also causing an oversupply situation

of high-end, high rises," Liew says, adding that the glut became more apparent in 2015.

However, he says oversupply is not the only reason for the current lacklustre market. The Johor Bahru property market continued to go south as market sentiment was dampened further by the implementation of the Goods and Services Tax, the petrol price plunge, higher inflation, and external issues such as China's economic slowdown.

And there is no sign the market will improve any time soon. "We have to wait at least another two years for the market to absorb the existing supply before the market goes up again," he says.

According to TheEdgeProperty.com's analysis of transactions, the average transacted price of non-landed homes in Johor Bahru (the areas of Pasir Gudang, Skudai, Plentong, Taman Johor Jaya, Taman Setia Indah, Johor Bahru city centre and Nusajaya) had been rising in 2012 and have plateaued since mid-2013.

The average transacted price retreated slightly to RM234 psf in 1Q2015, a 2% drop from the peak of RM239 psf in 3Q2014. Nonetheless, this still represented a 15% y-o-y growth from RM204 psf in 1Q2014, following a 6.3% y-o-y appreciation in the preceding year (Chart 1).

However, transaction activity declined notably from 2014. Total transaction volume for the 12 months to 1Q2015 fell 43.9% y-o-y to 1,802 units from 3,214 units (Chart 2).

C H Williams Talhar & Wong Sdn Bhd (WTW) director Tan Ka Leong says the current Johor Bahru property market situation hasn't changed much recently.

"Generally, it remains soft compared with a few years ago, with

fewer transactions," Tan shares.

"The primary market is seeing fewer launches while take-ups are slower. In the secondary market, transaction volumes for non-landed residential property is much lower (by 70% to 85%) compared with two years ago," Tan says. "However, the difference in prices is relatively minimal, in the range of 5% to 15% since 2013."

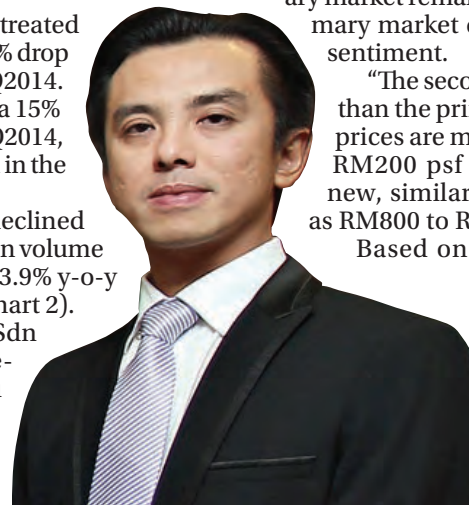
Tan notes that the average transacted price for non-landed homes on the secondary market in the second half of 2015 was in the range of RM220 psf to RM430 psf, depending on location.

The highest average transacted price was recorded in Nusajaya where several high-end developments were transacted at more than RM500 psf, followed by Permas Jaya and Tebrau corridor, with average transacted prices of RM335 psf and RM325 psf, respectively.

Mabest Properties' Liew says Johor's secondary market remains stronger than the primary market despite the poor overall sentiment.

"The secondary market is stronger than the primary market because its prices are more realistic, at between RM200 psf and RM400 psf, while new, similar projects go for as high as RM800 to RM1,000 psf," he notes.

Based on transactions analysed



Tan: Generally, the Johor Bahru property market remains soft compared with a few years ago, with fewer transactions taking place.

Source: TheEdgeProperty.com

Source: TheEdgeProperty.com

Chart 1: Johor Bahru non-landed residential average price

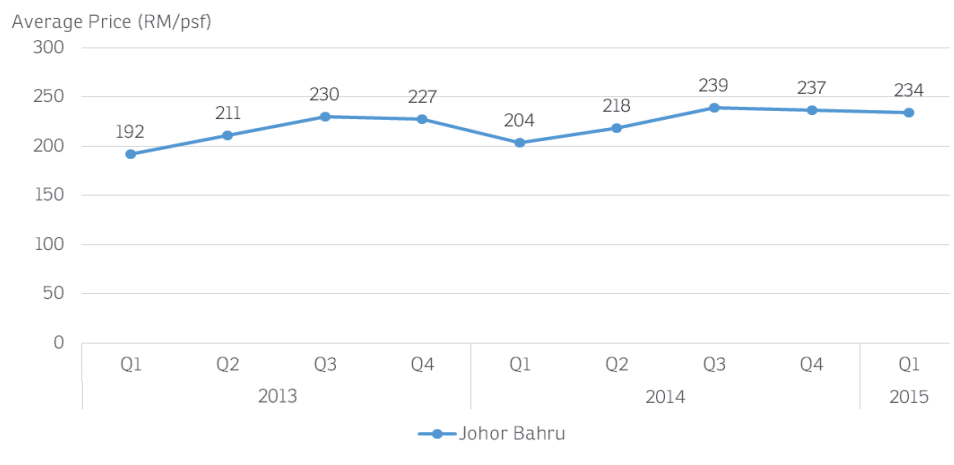
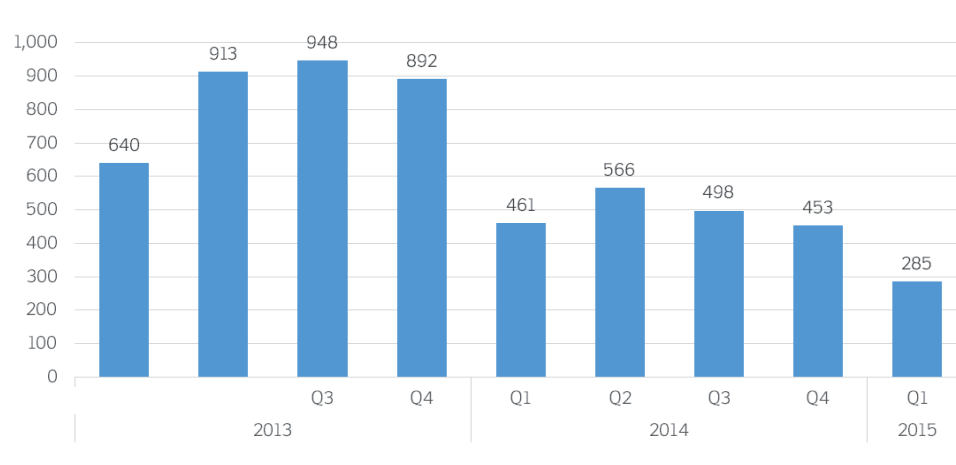


Chart 2: Johor Bahru non-landed residential transaction volume



by TheEdgeProperty.com, non-landed residential property transacted prices were as low as RM74 psf for low-cost flats in the 12 months to 1Q2015, and were as high as RM564 psf for a resort condominium.

The data shows that the majority (47.4%) of transactions in the 12 months to 1Q2015 were for units priced under RM200 psf, while 42% were for units in the RM201 psf to RM400 psf range. Only 9.2% were for units priced between RM401 psf and RM600 psf.

In the 12 months to 1Q2015, the least expensive projects were led by the low-cost flats such as those at Taman Cendana, Bandar Selesa Jaya and Taman Melawati.

The top five least expensive non-landed homes by average price psf were Taman Cendana Flats (RM74 psf), Bandar Selesa Jaya Flats (RM74 psf), Taman Melawati Flats (RM78 psf), Setia Baiduri Apartments (RM81 psf) and Flat Sri Lanang (RM88 psf).

Liew says the older and lower-end projects are enjoying stable value appreciation and better potential due to their low capital base.

TheEdgeProperty.com's analysis confirms that the highest price growth and highest asking rental yields during the period under review were led by the older properties.

The highest percentage growth in price psf can be found at the low-cost flats in Taman Desa Cemerlang (+44.7% y-o-y to RM101 psf) and and Taman Bukit Mewah (+44.1% y-o-y to RM144 psf).

Taman Desa Cemerlang flats are among the closest residential quarters to the

136-acre award-winning Frontier Industrial Park development by WB Land Sdn Bhd. Elsewhere, the flats at Taman Bukit Mewah are located just behind WCT Holdings Berhad's upcoming Paradigm Mall Johor Bahru in Tampoi.

The highest indicative annual rental yields can be found in the older, non-landed homes in Larkin, where the main bus services to Singapore depart from Larkin Bus Terminal.

Projects in Larkin with the highest indicative rental yields were led by Sri Impian Apartment (9.1%), Larkin Utama (8.2%) and Larkin Idaman (8.1%). The current indicative monthly rental range for Sri Impian Apartment is between RM1.04 psf and RM1.24 psf; while for Larkin Utama it is between RM0.79 psf and RM1.50 psf and for Larkin Idaman, it is between RM1.18 psf and RM1.65 psf.

In general, rental yields as calculated from asking rentals observed in June 2015, range between 3.9% and 9.1%, with the district-wide average rental yield at around 6.6% per annum.

"Based on our survey, the current average yield for high-rise residential property is approximately 4.5% to 5.5%. Developments in Nusajaya and Permas Jaya enjoy higher yields of 6% to 6.5%, given their prime location, while lower yields are recorded at developments located in Johor Bahru city centre," says WTW's Tan.

Cautious optimism

Tan says there will be an added 13,700 and 26,000 units of high-rise residential units in Iskandar Malaysia by end of 2016 and 2017 respectively.

"Most of the ongoing or future developments are focused in Johor Bahru city centre and Iskandar Puteri (Nusajaya). The market definitely needs a reasonable period of time to absorb this new supply," Tan notes.

However, he remains positive on the longer-term outlook for Johor Bahru because several catalysts are likely to boost the market, such as the Rapid Transit System (RTS) and High Speed Rail (HSR) project from Kuala Lumpur to Singapore.

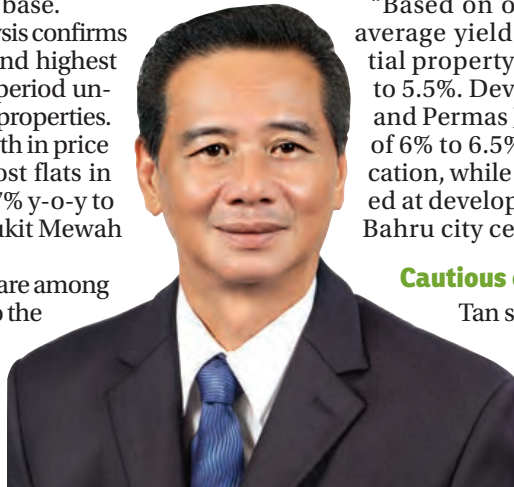
"I am of the opinion that the catalyst projects such as the RTS and HSR will not affect the property market immediately as the impact will only be seen when the projects kick off or are at the advanced stages of completion," Tan shares.

These apart, he believes the rehabilitation of Sungai Segget, expected to be completed in 3Q2016, will help to stimulate the property market in the near future.

Sungai Segget flows along Jalan Wong Ah Fook in Johor Bahru. In late 2013, the Iskandar Regional Development Authority and the Johor Bahru City Council were tasked with monitoring the implementation of the RM240 million Sungai Segget Rejuvenation Project that aims to turn the river into a new tourist attraction.

Tan believes such projects could help encourage local and foreign property buyers to choose to live in Johor Bahru.

"However, potential purchasers may need to be cautious in choosing the right project for their own use or for investment. Some guides such as choosing a reputable developer with a good track record, of quality projects and good capital appreciation, should be followed regardless of when they choose to buy," Tan notes.



Liew: The secondary property market here is stronger than the primary market but overall sentiment is still poor.

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



The long-term outlook for the Johor Bahru property market remains positive.

FOR SALE [in Johor Bahru]**Indah Samudra**

Type: Condominium/ serviced residence
Tenure: Leasehold
Asking price: RM650,000
Built-up area: 1,844 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Low-density condo next to Thistle Hotel, close to the Customs, Immigration and Quarantine Complex (CIQ). High-floor unit with a sea view.
Agent/negotiator: Khor Soo Ling of SLK Realty (E 1735)
Tel: (012) 709 7208

Molek Pine

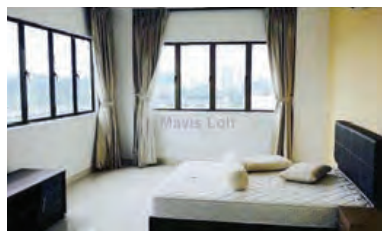
Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM630,000
Built-up area: 1,190 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Fully furnished unit, including four air-con units, fridge and washing machine. Sold with tenancy. Molek Pine is an exclusive property located at the heart of Taman Molek. The area is a commercial hub with restaurants, cafes and banks. Features: landscaping, swimming pool, tennis courts, barbecue area, basketball court, playground, sauna, gym, multi-purpose hall and 24-hour security. Accessible via Jalan Persiaran Molek Utama, Jalan Masai Baru, Persiaran Bumi Hijau and Jalan Pandan, with easy connectivity to Pasir Gudang Highway and North-South Expressway.
Agent/negotiator: Stella Chia of Starcity Property Sdn Bhd (REN 09839)
Tel: (016) 725 8016

Horizon Residence

Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM480,000
Built-up area: 1,045 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Horizon Residence is located in Bukit Indah. Facilities include clubhouse, swimming pool, wading pool, gymnasium, tennis court, playground and 24-hour security. Close to Medini Iskandar, Legoland, Hello Kitty and Puteri Harbour.
Agent/negotiator: Patrick Daniel of Aczeon Properties Sdn Bhd (09281)
Tel: (012) 798 9661

Horizon Residence

Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM530,000
Built-up area: 1,213 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Luxury condo with full facilities including a clubhouse, infinity pool, gym, tennis court, playground, multipurpose hall, BBQ area, 24-hour CCTV surveillance and security, smart card access and intercom system for individual units linked to guard house. Easy access to coastal highway, North-South Highway and Perling Highway. Close to Columbia Asia Hospital, Horizon Hill Golf Club, Taman Nusa Idaman, East Ledang, Aeon, Tesco and Giant Bukit Indah.
Agent/negotiator: Ann Lai of The Roof Realty (REN 16650)
Tel: (016) 520 7909

Danga View

Type: Condominium/ serviced residence
Tenure: Leasehold
Asking price: RM1,190,000
Built-up area: 2,176 sq ft
Bedroom(s): 3 + 1
Bathroom(s): 3 + 1
Description: Fully furnished unit with balcony and view of Danga Bay. Comes with maid's room and powder room. Condo offers resort living with full facilities; several large swimming pools, tennis courts, gym, etc. Location, between Legoland Nusajaya and JB town, close to Senai Airport, Sultanah Aminah Hospital, Aeon, Tesco and Giant; short drive to Bukit Indah and Larkin.
Agent/negotiator: Mavis Loh of Aczeon Properties Sdn Bhd (J) (REN 10857)
Tel: (017) 348 9961

Fairway Suites

Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM1,000,000
Built-up area: 1,266 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Fairway Suites is located in Horizon Hills. This is a fully furnished high-floor unit with a view of the golf green. Close to Giant, Tesco, Aeon, Marlborough College, Newcastle University, Lego Land Theme Park and Puteri Harbour. Short drive to Second Link Tuas Checkpoint and Johor Bahru Causeway.
Agent/negotiator: Jacky Chua of Centrepoint Estate Agency (REN 00736)
Tel: (018) 7611 662

Palazio Serviced Apartment

Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM350,000
Built-up area: 1,097 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: New, high-floor unit in Block C2. Located in Mount Austin, a short drive to AEON Tebrau City, Tebrau City Shopping Centre, Carrefour Johor Bahru and proposed IKEA store. Close to Pasir Gudang highway.
Agent/negotiator: David Lau of Sinouis Realty Sdn Bhd (REN 15958)
Tel: (016) 754 0835

Perling Apartment

Type: Condominium/ serviced residence
Tenure: Leasehold
Asking price: RM350,000
Built-up area: 1,238 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Close to Tesco, Aeon, Giant, Second Link Causeway, Legoland, Puteri Harbour, Medini, Kota Iskandar, Johor Premium Outlet and Senai International Airport.
Agent/negotiator: KL Wong of GS Realty Sdn Bhd (REN 12582)
Tel: (019) 710 6570

Sri Impian Apartment

Type: Condominium/ serviced residence
Tenure: Leasehold
Asking price: RM258,000
Built-up area: 966 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Renovated unit; all rooms air-conditioned. Short drive to CIQ and JB City Centre. Walking distance to shops, restaurants and other amenities.
Agent/negotiator: David Chan EU AS Properties (REN 14106)
Tel: (013) 287 1668

Larkin Idaman

Type: Condominium/ serviced residence
Tenure: Leasehold
Asking price: RM165,000
Built-up area: 850 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Partly furnished with sofa, coffee table, freezer and washing machine. Windows installed with grilles.
Agent/negotiator: Avid Choy of The Roof Realty Sdn Bhd (REN 15187)
Tel: (016) 773 5093

Mewah View

Type: Condominium/ serviced residence
Tenure: Freehold
Asking price: RM1,280,000
Built-up area: 2,573 sq ft
Bedroom(s): 5
Bathroom(s): 5
Description: Duplex unit on the 16th and 17th floors. Very convenient for those working in Singapore; short drive to Johor Customs, Sutera Shopping Mall and Woodlands Checkpoint. Currently tenanted at RM7,500 a month.
Agent/negotiator: Mr Teh ZC Transact Properties (J) (REN 03904)
Tel: (017) 271 6656

FOR RENT [in Johor Bahru]**Indah Samudra**

Type: Condominium/ serviced residence
Tenure: Leasehold
Asking rent: RM5,000
Built-up area: 1,800 sq ft
Bedroom(s): 3
Bathroom(s): 3
Description: Newly renovated unit. Condo is about five minutes drive to Danga City Mall, KSL Shopping Mall, Holiday Plaza, Plaza Pelangi, City Square and CIQ.
Agent/negotiator: David Chan of EU AS Properties (REN 14106)
Tel: (013) 287 1668

Molek Pine 4

Type: Condominium/ serviced residence
Tenure: Freehold
Asking rent: RM3,800
Built-up area: 1,376 sq ft
Bedroom(s): 2
Bathroom(s): 2
Description: Fully furnished unit with 24-hour security.
Agent/negotiator: Luis Lim of Starcity Property Sdn Bhd (REN 15586)
Tel: (016) 666 7751

Horizon Residence

Type: Condominium/ serviced residence
Tenure: Freehold
Asking rent: RM3,000
Built-up area: 1,230 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: New unit facing swimming pool. Near Tesco, Giant and Aeon Bukit Indah and Legoland. Easy access to highways and Second Link and Horizon Hills Golf Club, Marlborough College, Tanjung Pelepas and Tuas.
Agent/negotiator: Allen Wong of One Global Properties Sdn Bhd (REN 08423)
Tel: (014) 981 3293

Danga View

Type: Condominium/ serviced residence
Tenure: Freehold
Asking rent: RM2,000
Built-up area: 1,038 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Fully furnished and renovated mid-floor unit with city views. Danga View is located a short drive from the Causeway and University Teknologi Malaysia. Breathtaking view of Johor Bahru, Singapore skyline and Straits of Tebrau. Close to Grand Straits Garden Restaurant. Accessibility: North-South highway, Jalan Tun Abdul Razak, Jalan Skudai and Tebrau highway. Walking distance to Danga Bay.
Agent/negotiator: Jacky Chua of Centrepoint Estate Agency (REN 00736)
Tel: (018) 761 1662

Fairway Suites, Horizon Hill

Type: Condominium/ serviced residence
Tenure: Freehold
Asking rent: RM2,100
Built-up: 1,110 sq ft
Bedroom(s): 3
Bathroom(s): 2
Agent/negotiator: Celine Yong of GS Realty (JB) Sdn Bhd (REN 16246)
Tel: (012) 7111899

Palazio Serviced Apartment

Type: Condominium/ serviced residence
Tenure: Freehold
Asking rent: RM1,250
Built-up area: 484 sq ft
Bedroom(s): 1
Bathroom(s): 1
Description: Low-floor, intermediate unit on facing swimming pool; balcony faces northwest. Fully furnished. Available immediately. Located in Taman Mount Austin; near Aeon, Tesco and Mount Austin CBD.
Agent/negotiator: Tim Lee of Propmax Realty Sdn Bhd (REN 10137)
Tel: (011) 219 5182

Perling Apartment

Type: Condominium/ serviced residence
Tenure: Freehold
Asking rent: RM1,700
Built-up area: 1,238 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Fully furnished well-maintained unit with a cosy and comfortable environment. Near Second Link.
Agent/negotiator: Benson Neoh of Aczeon Properties Sdn Bhd (E 2477)
Tel: (017) 786 7069

Sri Impian Apartment

Type: Condominium/ serviced residence
Tenure: Leasehold
Asking rent: RM1,100
Built-up area: 936 sq ft
Bedroom(s): 3
Bathroom(s): 2
Description: Unit in Block D, 22nd floor. Comes with fan, grilles, lights, water heater.
Agent/negotiator: Kelly Lim of Chester Properties Sdn Bhd (REN 03713)
Tel: (010) 933 3819

Mewah View Luxurious Apartments

Type: Condominium/ serviced residence
Tenure: Freehold
Asking rent: RM1,500
Built-up area: 1,800 sq ft
Bedroom(s): 3
Bathroom(s): 2
Agent/negotiator: Chong Siew Nyin of SLK Realty (REN 07597)
Tel: (012) 717 8875

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6 quick DIY **CNY** decor ideas

BY NATALIE KHOO

The Lunar New Year will be here in a few days and you have yet to get your home decked up for the festivities? Do not fret for we have picked a few easy jiffy DIY decor ideas to put you in the right mood for the celebrations.



1. LANTERNS

The Chinese lantern is believed to have been created to replace the open flame as the shade protects the flame from being extinguished by the wind. You can make your very own DIY (do-it-yourself) lantern by following these steps:

You will need a sheet of A4 sized red paper, a sheet of A4 sized gold paper, a pencil, a ruler, scissors and glue.

First, fold the red paper into half and use a pencil and ruler to trace lines perpendicular to the folded side leaving a small space on top and at the bottom. Then cut through the lines.

Roll the gold paper lengthwise to form a tube. This will be the centre of the lantern. Secure it with some glue. Then, glue the portion of the red paper with the space on top and bottom to the gold sized paper. Cut off the excess gold paper at the bottom of the lantern. You can make a handle from the excess gold strip.

MIRIAM HOFFMANN



MIRIAM HOFFMANN



2. PAPER FIRECRACKERS

Firecrackers carry a symbolic meaning of driving away evil spirits with the noise they make. But if all you're after is the symbolic meaning and not the real thing, you can try making your own paper firecracker decor.

You will need a piece of red paper, a piece of gold paper, scissors, glue, a cord or string, and a hole puncher.

First, cut the red paper into squares. You can choose the size you want. Cut strips of gold paper to stick on the squares.

Then roll and glue the squares to form tubes. Punch two holes at the top and bottom of the tube.

Push the string into the holes and tie a knot in the middle of the "firecracker". Keep doing this on alternating sides until a twin row of "firecracker" is formed.

MIRIAM HOFFMANN



3. CHINESE PAPER FAN

You will need a piece of A4 red and a piece of gold paper, scissors and glue. Trim the red paper into a square. Cut one strip of gold paper and stick it on to one end of the red square leaving some space from the edge. Then, starting from one end, fold pleats in an accordion style, about two to three centimetres apart. With the pleats together, fold the fan into half and glue the middle together. At the bottom pleat, you can use the scissors to cut a small nick to make a hole which you can thread a small piece of gold ribbon through to hang up the fan.



4. ORNAMENTS ON PLANTS

It is important to the Chinese community to have plants as decorations as plants signify growth and flowers symbolize wealth. Two of the most popular plants in a Chinese household during Chinese New Year are the cherry blossom and the pussy willow. Cherry blossoms represent reliability and perseverance while the pussy willows signifies wealth and new beginnings.

Get small lanterns and hang them on the branches of the pussy willow or cherry blossoms for an instant festive feel.



5. UPSIDE DOWN CHINESE WORD FOR PROSPERITY

The Chinese word for prosperity is Fu in Mandarin or Fook in Cantonese. The Chinese stick the word Fu on their walls and doors to invite abundant prosperity into the house. To make your own Fu, get a square red paper and write the word Fu in the middle of the diamond shaped red paper. Then, turn the word upside down and stick the it upside down. This is because the word upside down in Chinese also sounds like the Chinese word for arrive, which means prosperity has arrived!



Arrival of Good Fortune



6. RED TABLECLOTH OR TABLE MATS

There will be many dinners and lunches taking place during Chinese New Year as families and friends gather to celebrate. One simple way to decorate the dining table then is to lay a red table cloth or get some red table mats. You just can't go wrong with auspicious red during Chinese New Year.

Enjoy these quick decorative tips and have a very auspicious and prosperous Year of The Fire Monkey!

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- Spot story ideas in the data and turn them into reports
- Turned on by deadlines
- A team player who can work with minimal supervision

Of course, you would command excellent communication and writing skills.

Salary will commensurate with experience and last drawn salary (if applicable) to be stated in resumé.

Please send in your resumé to:
 The Manager
 Human Resource Department
 Level 3, Menara KLK, No 1 Jalan PJU 7/6
 Mutiara Damansara, 47810 Petaling Jaya
 Email : hr.my@bizedge.com
 Fax : 603-7721 8008

Only shortlisted candidates will be notified



1. Fortifications of Portobelo, Panama

Located in the town of the same name 30 miles from the city of Coln, the fortifications comprise a number of forts, batteries and fortified positions to make up significant examples of Spanish military architecture. Built between the 17th and 18th centuries, some fortifications were rebuilt after attacks by pirates and privateers, most notably in 1668 by Captain Henry Morgan, and by Admiral Edward Vernon in 1739. The latter attack caused a decline in trade activity, which was transferred to safer routes. These fortifications were recognised on the World Heritage List in 1980. WMF is emphasising the need for better landscape management.



5. Agua da Prata Aqueduct, Portugal

Evora's old Roman aqueduct was rebuilt in 1537, and named the Agua da Prata Aqueduct (Aqueduct of Silver Water), supplying the city with water for more than four centuries until 1979. Now a World Heritage Site of Evora, effort is required to preserve the aqueduct while allowing it to maintain its current function of irrigating parks and gardens. Its brick and stone masonry need regular maintenance while other sections require bigger repairs to ensure structural stability.



6. Sao Cristovao Church, Portugal

The current church dates from the 16th century, perched atop the steps of Sao Cristovao in the historic centre of Lisbon. With walls covered in 17th-century oil paintings, the church survived the 1755 Lisbon Earthquake surprisingly well, with the damaged flanking bell towers swiftly reconstructed. Restoration and conservation works were carried out to the church's facades, interior and roof from the mid-19th century to 2004. Despite this, deterioration of wooden surfaces from termite damage, the ceiling's water damage and decay, as well as wax deposits and pollution which have darkened the oil paintings, have yet to be addressed. Since its inclusion on the Watch, it was declared that €75,000 (RM345,127) would be allocated to the conservation of the church.

World Monuments Watch 2016 (Part 2)

COMPILED BY EWE SHU FEI

The World Monuments Fund (WMF) lists 50 sites around the world at risk from the impact of social, political, economic and climate change including natural disasters. Founded in 1965, the WMF launched the World Monuments Watch in 1996 and is prepared to assess damage, undertake emergency conservation and plan the recovery for the sites on the list. *The Edge Property* featured 25 of the sites on this year's watch last month. Here are the other 25.



2. La Ermita de Barranco, Peru

Barranco started out as a fishing village, and La Ermita was said to have been built by a group of fishermen during the second half of the 18th century, who had spotted a light ashore while lost at sea. This shrine was replaced with a church in 1901, which closed after a 1940 earthquake damaged the adobe masonry structure. The church remains closed to the public despite several attempts at restoration.



3. Rumiqolqa, Peru

This is an ancient quarry used between the middle of the 6th century and 900 AD, when Wari rulers founded a second city next to the site. It is located within the Pikillaqta Archaeological Park, less than 30 miles southeast of Cusco, and covers an extensive area containing more than 500 architectural structures distributed in different sectors corresponding to different periods of usage. Uncontrolled mining activity and the extraction of sand nearby are threats to the site.



4. Boix House, Philippines

Situated in the Quiapo district of Manila, the house dates back to the late 19th century with its first owner being renowned poet, translator and academician Jose R Teotico, who received the Premio Zobel (given by the oldest literary award-giving body in the world). After serving as a dormitory, business office and printing company, it has recently become a dwelling for illegal tenants. Its Spanish colonial architecture has become emblematic of the challenges facing vernacular architecture in Southeast Asia. The Watch will galvanise local stakeholders to use Boix House as a primary catalyst to enrich the surrounding neighbourhoods.



7. Bucharest, Romania

Comprising examples of many cultural expressions, including architecture based on foreign stylistic models (primarily French), expressions of the Neo-Romanian style of the 19th and 20th centuries, modernism and avant-garde architecture, Bucharest is threatened by abandonment and demolition of historic buildings, uncontrolled development and inappropriate rehabilitation. Many older buildings stay shuttered and neglected due to ownership disputes and lengthy legal processes, while the growing economy has raised land values in the city centre to provide a strong incentive for demolition and redevelopment. That, coupled with inadequate legal protections and a lack of technical resources to reproduce certain building structures, mean inappropriate interventions risk irreversibly altering Bucharest's characteristic historic features.



8. Rosia Montana Mining landscape, Romania

Intimately associated with a history of mining for gold deposits and a consequent underground network, the site has been developed over a period of more than two millennia. Consisting of traditional buildings from the 18th and 19th centuries as a home to a multi-ethnic and religiously diverse community, Rosia Montana was threatened with almost complete destruction due to plans to resume and expand open-pit mining, removing four mountain peaks surrounding the town in the process. Though protests managed to temporarily reject the proposal in 2013, there is still a need to reverse certain land use regulations to allow for more sustainable forms of economic activity.



9. Shukhov Tower, Russia

Named after its designer Vladimir Shukhov, the 350m tower was built between 1919 and 1922 and is an emblem of modernist architectures in the years following the Russian Revolution. The monument's lightweight structure was balanced by its stable design, and was the site from which the first public radio and television signals were transmitted in Soviet Russia. After it ceased function in 2002, the structure now suffers from corrosion, catalysed by inappropriate repairs in the 1970s, with a looming threat of demolition.



10. Vyborg Historic Centre, Russia

The centre's previous functions include as a hub of trade between East and West, as well as a medieval fortified city. It reflects a history of Russian, Swedish and Finnish control between the 13th and 20th centuries. The redrawing of borders in 1944 put the city under Soviet control, resulting in additional degradation after experiencing heavy destruction during World War II. Although the Russian Federation designated it a historic city in 2010, the city retains numerous abandoned and ruined buildings due to the lack of a clear master plan and insufficient enforcement of the existing heritage protection laws.



11. Former Apia Courthouse, Samoa

Built in 1902 by German colonial powers governing the islands of Upolu (on which the courthouse is located) and Savai'i from 1900 to 1914, it was used as an administrative centre. The two-storey timber frame building is one of the last surviving colonial structures in the South Pacific. The old courthouse lost its former function to a new courthouse in Apia in 2010. Limited upkeep and the lack of plans for reuse are threatening the monument, and the 2016 Watch calls on efforts to preserve the building through local mobilisation and international collaboration.



12. Bunce Island, Sierra Leone

The island was once home to the most lucrative illegal slave trading operations in West Africa between the late 16th century and 1807. Fortified trading posts with ancillary buildings were erected on the island, which are now facing erosion and uncontrolled growth of vegetation. A project involving outreach programmes for local schools and community members to develop national consciousness surrounding the history of slavery on the site has been worked out in order to recognise its historic and social significance.



13. Bo-Kaap, South Africa

From its establishment in the 17th century, Bo-Kaap was a multi-ethnic and multi-lingual community consisting of South and Southeast Asian nationals who had been forcibly relocated for skilled labour work. It is now recognised for its distinctive vernacular architecture and enduring Muslim culture in addition to the preservation of the largest collection of pre-1850 architecture in South Africa as well as the nation's oldest mosques. However, the community's oral history, time-honoured skills and other traditions are slowly being eroded, and the Watch intends to create an informed and inclusive conservation management plan for the city in order to enhance local knowledge and promote awareness through research and documentation.



14. Simwonjeong Pavilion, South Korea

Simwonjeong is the only remaining Korean won-lim (forest garden) within the Geyongsang province, built under the direction of a Confucian scholar named Cho Byeong-Seon in 1937. The site comprises a traditional hanok pavilion surrounded by gardens and a forest area, with poems inscribed in various locations throughout its vicinity. In 1995, the pavilion was converted into a restaurant, which fell out of use shortly afterwards. Rising land values and a lack of legal protection pose a risk to this heritage site. Since the 2016 Watch was announced, the Simwonjeong Pavilion was donated to the National Trust of Korea, which pledged to make every effort to ensure the protection of the site in October 2015.



15. Averly Foundry, Spain

The foundry is the subject of an ongoing legal battle for its protection as a significant industrial heritage site. Built in 1880 in the then-budding Zaragoza, the complex occupies roughly less than 2.5 acres and encompasses a residential zone and an industrial sector, which has retained late 19th century architectural features as well as most of the original furniture and machinery. Only a third of the monument is protected as a municipal landmark, leaving the other buildings to potential demolition.



16. Cloistered Convents of Seville, Spain

The decline in monastic communities and maintenance availability have challenged the survival of the cloistered convents built between the 13th and 17th centuries. As of 1993, Seville consisted of 41 cloistered convents and only 15 remain today. Religious celebrations and festivals were held in the cloistered convents by local communities. There is still opportunity to integrate public use or programmes, as well as tourism, at other Seville convents to generate economic resources for conservation and upkeep.



17. Sabu-Jaddi rock art sites, Sudan

The Sabu and Jaddi settlements are surrounded by rock drawings stretching over a three-mile area, carrying great archaeological, artistic and spiritual meaning with depictions of figures and scenes from prehistoric and modern times denoting 6,000 years of human occupation. The drawings are not fully protected or documented, and are constantly attacked through vandalism, improper usage, and unmanaged exploration that cause surface erosion.



18. Kucapungane Rukai, Taiwan

Formerly home to one of Taiwan's indigenous Austronesian tribes, the village faced a decreasing population 1974, when the council decided to move in to be closer to modern infrastructure, and once more in 2009 after a flood. Now, the community comprises just over 3,000 members spread across Pingtung and Taitung counties. Since its abandonment, the 163-house village has witnessed uncontrolled vegetation growth and collapse of houses, and frequent typhoons have damaged the structures of the homes.



19. Kua Ruins, Tanzania

The Kua Ruins are all that remain of a medieval Swahili town, offering insight into an island civilisation that saw Portuguese and Omani control as well as independence, enslavement and abandonment. Traces of early settlement and trade have been found on site, such as Islamic and Chinese ceramics dating back to the 13th and 14th centuries, and currency from mainland Tanzania. Some surviving structures at Kua include ruins of homes, mosques and what is believed to be the sultan's palace. The site is constantly threatened by harsh climate, digging by explorers, unmanaged tourism and potential commercial development.



20. Moseley Road Baths, UK

Birmingham's Moseley Road Baths in Balsall Heath opened between the 1880s and 1914, and contained baths as well as two swimming pools. The first-class gala pool, which has filigree cast iron arches spanning over spectator galleries on three sides, was closed in 2003, while the second-class pool retains remnants of historical periods with its glazed brick walls, terrazzo floors, leaded windows, and wood joinery and fittings. Its most significant structures are its rare, century-old fixtures, such as steam-heated drying racks, believed to be the last surviving pieces of such equipment in the UK. The Birmingham City Council plans to close the baths in 2016 due to cutbacks in government spending.



21. Wentworth Woodhouse, UK

The largest privately owned house in the UK, Wentworth Woodhouse was built and expanded to a colossal scale by successive generations of owners in the 18th century, and became a hub of political and social life in the north of England. Its grounds were mined for coal during the shortage after the end of World War II, and its subsequent damage hastened its steady deterioration.



22. Mission San Xavier del Bac, the US

Established by a Jesuit priest in 1692, the European-style church was known as the White Dove of the Desert because of its bright lime-washed exterior. The mission now operates as a parish and school serving the Tohono O'odham tribe. It was recognised as one of the first National Historic Landmarks by the National Parks Service in 1963, and is also a tourist destination. A misinformed restoration campaign led to structural degradation after moisture was trapped in the walls after cover they were covered in cement. The damage has been reversed since 1988, and the church's west tower was completely restored in 2009. A fundraising campaign for the restoration of its east tower is being held.



23. San Esteban del Rey Mission, the US

Located in the *pueblo* of Acoma (known as 'Sky City' for its position atop a 350ft high mesa), the church was built in the first half of the 17th century under the direction of Spanish colonisers. The building was the only survivor of the Pueblo Revolt of 1680, and became the site of one of the earliest restoration programmes in the US. The mission was previously included in the 2002 Watch, arising from a need for intervention to protect its earthen structure. Even with the previous campaigns, the WMF states that there is still a need for a comprehensive restoration programme to address the biggest problem facing the church — the overdue repair of the traditional roof.



24. Great Zimbabwe, Zimbabwe

A national monument and World Heritage Site, Great Zimbabwe covers areas of archaeological remains such as the Hill Ruins, the Great Enclosure and the Valley Ruins. At its peak in the 14th century, the city housed more than 10,000 residents, which eventually resulted in its abandonment and ruin after the 15th century. The site not only holds significance as a national symbol and link to Zimbabwe's pre-colonial past, but also for the local Charumbira, Mugabe, Murinye and Nemanwa clans. One of the primary threats to the preservation of this site is the uncontrolled growth of vegetation and the risk of veld fires.

25. Unnamed Monument

The 2016 Watch includes the Unnamed Monument, an attempt to highlight the deliberate, calculated damage to thousands of cultural heritage sites worldwide as a result of political and economic turbulence. As seen from the list above, sites of forgotten traditions and historical context are constantly jeopardised. The WMF has added the Unnamed Monument to shift the focus to local populations losing their cultural heritage and history.