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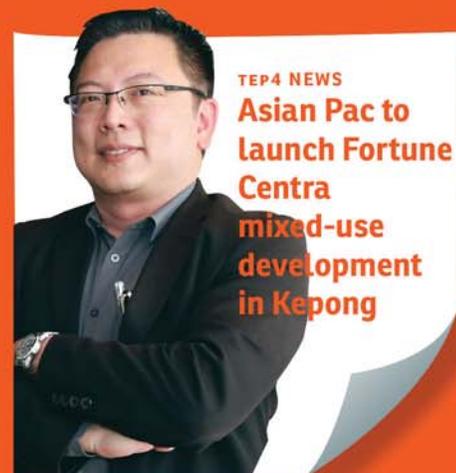
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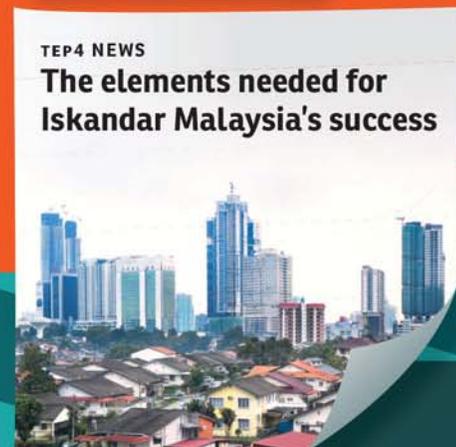
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TEP4 NEWS  
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The Edge Malaysia

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## Bandar Malaysia agreement with IWH CREC lapses

The master developer of Bandar Malaysia, TRX City Sdn Bhd, announced on May 3 that the share sale agreement (SSA) with Iskandar Waterfront Holdings Sdn Bhd (IWH) and China Railway Engineering Corp (M) Sdn Bhd (CREC) – who on July 21, 2016 had assigned its benefits and responsibilities to IWH CREC Sdn Bhd – regarding the sale of 60% of the issued and paid-up capital of Bandar Malaysia Sdn Bhd, has lapsed.

According to a statement by TRX City, despite repeated extensions being granted, IWH CREC had failed to meet the payment obligations outlined in the Conditions Precedent under the SSA. "As a result, the SSA between the parties stands null and void with immediate effect," said TRX City.

"TRX City will immediately be inviting expressions of interest for the role of master developer of Bandar Malaysia, with full ownership being preserved by the Ministry of Finance," TRX City added.

In an immediate response, IWH CREC said it was concerned with the content of the termination notice and the press release issued by TRX City, which, "given the factual matrix, does not fully and accurately reflect



## I-Bhd plans new launches worth RM5.3 bil

Property developer I-Bhd is planning to launch properties worth some RM5.312 billion from the middle of this year, said its deputy chairman Datuk Eu Hong Chew.

The new launches in the pipeline are all located in i-City, Shah Alam, namely Hill10 Residence, residential and smart office development Converge, The Jewel mixed development, and a retail development, Eu told reporters after the company's annual general meeting on May 3.

Targeted to be launched in June this year is Hill10 Residence, an Internet of Things (IoT)-ready serviced residences with a gross development

value (GDV) of RM123 million.

The indicative selling price for the 200 IoT-ready serviced suites is about RM1,000 psf, Eu said.

In 2018, I-Bhd will be launching Converge, which offers two blocks of residential towers and a smart office development with a GDV of RM559 million and RM230 million, respectively. Subsequently, from 2019, the developer will roll out the retail development with a GDV of RM470 million and The Jewel – a mixed development worth RM3.9 billion that consists of a five-star hotel, residential tower, tourism hub, medical hub and education institutions.

the circumstances and conduct of the parties in this matter".

"IWH CREC takes this matter very seriously and is at present reviewing the content of the termination notice and press release with its advisors and legal counsel," it added.

## Johor-Singapore Rapid Transit System by 2022

Discussions on the Johor-Singapore Rapid Transit System (RTS) are in the final stages. The RTS is targeted to begin operations by 2022.

"We understand that it is important to not only connect within the region but also with Singapore," said Iskandar Regional Development Authority (IRDA) CEO Datuk Ismail Ibrahim at the Second Marketplace Series of Forums held on May 2 in Johor Bahru.

"We are at the last stage of discussions to connect to Singapore and, hopefully by 2020, the BRT (Bus Rapid Transit) system in Johor will be connected to Singapore's transport system," he said, adding that the BRT system in Iskandar Malaysia should

be completed by 2020, while the Malaysia-Singapore high-speed rail is targeted to be implemented by 2026.

Ismail said there are no plans for a mass rapid transit or a light rail transit system in Iskandar Malaysia, for now.

## MRCB to offer more residences at TODs

Malaysian Resources Corp Bhd (MRCB), the master developer of KL Sentral, sees rising demand for residential properties at transit-oriented developments (TODs) by city dwellers and aims to tap more into this property segment.

MRCB chief operating officer Kwan Joon Hoe said people's perception towards the TOD concept has changed as the public transportation system in Malaysia progresses and matures. People also like the convenience and accessibility that transport hubs provide.

"Like in Japan and Hong Kong, where people are used to commuting using public transportation system, Malaysia is moving towards that direction too," he told TheEdgeProperty.com.

This is evident from the sales of the company's Sentral Suites serviced apartment project, which is located across the road from the country's first TOD, KL Sentral, developed by MRCB. Soft-launched in January, it has seen an encouraging booking rate of over 700 units out of the 976 units offered in phase one (Tower 1 and 3).

Of that, a total of RM500 million has been confirmed with buyers having signed sales and purchase agreements. MRCB is looking at launching the final tower, Tower 2, by 3Q this year.



## LAUNCHES + EVENTS



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### EcoHill Home Fiesta

**Date:** May 6 and 7 (Sat and Sun)

**Time:** 10am to 6pm

**Venue:** Setia EcoHill

Welcome Centre, No 2, Jalan EcoHill 1, 43000 Semenyih, Selangor Darul Ehsan

**Contact:** (03) 8724 2255

Exciting activities and games await visitors at the EcoHill Home Fiesta. Guests will also get the chance to know the Setia EcoHill Community. Light refreshments will be provided and admission is free.

### Mother's Day Celebration with Mayland

**Date:** May 6 (Sat)

**Time:** 12pm to 4pm

**Venue:** Level 1, Checkers Cafe @ Dorsett Kuala Lumpur, 172, Jalan Imbi, Bukit Bintang, Kuala Lumpur

**Contact:** (011) 1111 3333  
Organised by Mayland Properties, this event will celebrate mothers with refreshments provided at the venue. Homebuyers can also take home an Ogawa Imoda Chair if they purchase a property with Mayland. Terms and conditions apply.

### Bumiputera Property Exhibition

**Date:** May 5 to 7 (Fri to Sun)

**Time:** 11am to 9pm

**Venue:** Hall 3, Mid Valley Exhibition Centre, Kuala Lumpur

**Contact:** (03) 4142 1151

Organised by Medimesra Care Management, this exhibition highlights projects from various developers that offer Bumiputera units.

### Fire in the Sky 2: Ultra Fitness Festival

**Date:** May 20 (Sat)

**Time:** 12pm to 10pm

**Venue:** Icon City, 1, Jalan SS8/2, Sungai Way, Petaling Jaya, Selangor Darul Ehsan

**Contact:** (012) 354 0023 or (012) 392 7209

## TheEdgeProperty.com

### How is the Mont'Kiara-Dutamas property market faring?

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Organised by Mah Sing Group Bhd and Firestation.fit, Fire in the Sky 2 returns, bigger and grittier, with five ultra-energetic classes running simultaneously every hour. Tickets are priced at RM39.90 nett and participants will have all-day access to the fitness festival and a bunch of goodies.

### The Pacifica Exhibition

**Date:** May 6 and 7 (Sat and Sun)

**Time:** 1pm to 7pm

**Venue:** Malaya 4, Level 1, The Westin Hotel KL, 199, Jalan Bukit Bintang, Kuala Lumpur

**Contact:** (012) 770 3933

CBRE WTW is organising a preview of The Pacifica — Auckland's



tallest residential tower offering apartments over 54 levels with views overlooking the Auckland skyline and its iconic harbour. The developer from Auckland will be here to conduct private sessions with clients. You have to make an appointment.



TheEdgeProperty.com **LAFARGE**

# Happiness IN the city INDEX 2017



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# Asian Pac to launch Fortune Centra mixed development in Kepong

BY RACHEL CHEW

KUALA LUMPUR: Asian Pac Holdings Bhd will be officially launching a mixed development known as Fortune Centra in Kepong, Kuala Lumpur on May 20.

Located on a three-acre leasehold site along Jalan Metro Perdana 6 in Kepong, the project has a gross development value of RM326 million. It consists of 462 serviced apartments and 19 double-storey retail shops, Asian Pac senior manager of sales and marketing Eric Seow told TheEdgeProperty.com.

"The ground floor and first floor levels are the retail podium. The second to fifth floors are the car parks. The sixth floor is the facilities floor and from that floor onwards to the 32nd floor are the serviced apartments," he said.

He added that the serviced apartments will be housed in three multi-level residential towers, where the tallest tower with 32 storeys, known as Tower C, will offer 275 units. The 28-storey Tower B will have 115 units,

while the 17-storey Tower A will have 72 units. Their unit built-up sizes are 775 sq ft for two-bedroom units, 1,001 sq ft for dual-key three-bedroom units and 1,357 sq ft for four-bedroom units. The selling price ranges from RM490 psf to RM700 psf. All units come with kitchen cabinets, hood and hob, water heaters and air-conditioners.

"I know the price is slightly higher than the other similar projects in the vicinity but it is worth the price, given the density, design and location. We are merely 400m away from not one but two MRT (mass rapid transit) stations. A hypermarket is right behind the development and we are less than 15km from Kuala Lumpur city centre," Seow shared.

Asian Pac is no stranger in Kepong, having previously developed several projects there including Fortune Square, Fortune Park, and Fortune Avenue.

"We have here in Kepong since 2002 and this is pretty much the last piece of land in Kepong we have for

development for some time to come," said Seow.

Seow said Fortune Centra has been designed based on demand in the area.

"Kepong already has a matured property market with many incoming affordable housing supply. We wanted provide something different to a niche group of buyers," he explained.

He believes Kepong lacks a modern, low-density high-rise development that facilitates a good work-life balance for its residents. Some of the facilities planned at Fortune Centra are a maze garden, herb garden, gyms, swimming pools, cabana, yoga deck, gourmet kitchen and reflexology path.

"High-rise living is the trend, yet many people still miss the outdoor spaces that landed homes provide, hence one of Fortune Centra apartments' selling point is the balcony. We make sure every unit comes with at least one balcony. One of the unit types has as many as five balconies,"



LOW YEN YEING | TheEdgeProperty.com

he offered, adding that up to 20% of current buyers have placed their bookings because they like the multi-balcony design.

Fortune Centra's soft launch since December last year has already seen 80% of the serviced apartment units taken up. It is expected to be completed by December 2019.

As for the 19 double-storey retail shop units, the developer has yet to decide on whether to sell or rent them out.

"We will most probably keep the shop lots to bring in the right ten-

**We wanted to provide something different to a niche group of buyers. — Seow**

ants. However, if we are to sell them, we are not likely to sell to individuals but to institutions to make sure these shops will bring value to the entire development," Seow noted. Asian Pac is also a mall operator.

It owns Imago Mall in Kota Kinabalu and Imago Mall in Shanghai, China.

Seow added that the company is actively looking for more land in its existing markets in Klang Valley, Johor and Kota Kinabalu. "We will also look into other property hotspots such as Penang and Melaka — even overseas if the opportunity arises," Seow said.

## The elements needed for Iskandar Malaysia's success

BY SHAWN NG

JOHOR BAHRU: Infrastructure, connectivity, branding, economic activity and educational facilities are essential elements of Iskandar Malaysia's success, according to stakeholders of the economic zone in Johor who shared their views at the second Marketplace Series of Forums organised by the Asian Strategy & Leadership Institute and the Full Gospel Business Men's Fellowship on May 2.

Among them was Johor Petroleum Development Corp (JPDC) chief operating officer Izhar Hifnei Ismail, who said JPDC has been taking proactive action to upgrade the infrastructure and connectivity in the Pengerang Integrated Petroleum Complex (PIPC) to ensure that the 20,000-acre mega project is ready to support the growth of Johor.

"About 30% of the land in PIPC has been taken up and there are some 12,000 acres of land available for downstream oil and gas developments, so we are actively seeking investors.

"But many of them are still taking a wait-and-see approach because of the relatively soft oil prices. However, we cannot wait for the oil prices to recover because the state-of-readiness of PIPC must be in top condition for us to market the location, receive new investments and be able to support the growth of the state," he said.

He added that JPDC is building and upgrading roads in Pengerang to improve connectivity and accessibil-



LOW YEN YEING | TheEdgeProperty.com

(From left) Kho, Izhar, Full Gospel Business Men's Fellowship governing council member Wong Hong Meng, Khairil, Wee Bee and Samuel at the second Marketplace Series of Forums.

ity, including road-widening works on Jalan Kota Tinggi — Pengerang from two to four lanes, which will be completed by this year end.

The company has also been training local youths to prepare them for jobs in the PIPC.

"We have been training about 2,000 youths from Johor to help them acquire new skills in downstream oil and gas activities, plus giving them the impetus to secure entrepreneurship or business opportunities within the new economic centre," he said.

Themed "Building Cities, Enriching Communities", the forum aims to encourage sharing and deliberate on effective ways to create holistic lifestyles in developing and developed cities, using Iskandar Malaysia as the point of reference. TheEdgeProperty.com was the event's media partner.

Izhar was also a panellist in one

of the discussions at the forum entitled "The Untold Story: Insights on Developments and New Opportunities in Johor". The session, which was moderated by KGV International Property Consultants executive director Samuel Tan, saw three other panellists, namely Iskandar Investment Bhd's president/CEO Khairil Anwar Ahmad, Sunway Bhd property development division (Malaysia and Singapore) deputy managing director Tan Wee Bee, as well as Medini Iskandar Malaysia Sdn Bhd (MIM) chief marketing officer Gerard Kho.

Wee Bee noted that MIM has been doing a great job in putting in excellent infrastructure to support the growth of Iskandar Malaysia, but now it is time to bring in the "software" — people and businesses.

"When the Coastal Highway Southern Link (CHSL) is completed

in July this year, it will only take less than 10 minutes to drive from here to Singapore, so Singaporeans are able to come and see what Iskandar Malaysia offers, instead of just looking on the map," he said.

CHSL is a 5.2km extension of the Iskandar Coastal Highway that links Medini to the Port of Tanjung Pelepas Highway interchange of the Second Link Expressway.

Kho admitted that the biggest challenge is to get people and businesses in. However, he believes that as the commercial projects and spaces begin to be filled, the area will gradually be transformed and be more vibrant. He cited Medini as an example. "There will be 1.5 million to 1.8 million sq ft of commercial space ready in Medini by the end of next year, not including the adjacent areas in Puteri Harbour. The com-

mercial space should be enough to drive about 18,000 people into the city itself."

Meanwhile, to attract businesses into Iskandar Malaysia, Iskandar Investment Bhd is funding co-working spaces in the economic zone to encourage young entrepreneurs to set up business here.

It also plans to organise more promotional events for Iskandar Puteri as well as help the education institutions in EduCity attract more students, said Khairil.

"One of the things that we want to do is to undertake more destination branding for Iskandar Puteri.

"In EduCity, we hope to continue to support the partners to nurture their operations and attract more students to create a spillover effect," Khairil said, adding that the 300-acre education hub is targeting a student population of 15,000 in the future.

Formerly known as Nusajaya, Iskandar Puteri is the administrative capital of Johor. It spans 22,000 acres and comprises EduCity, Legoland, Pinewood Studios, Southern Industrial and Logistics Clusters, Puteri Harbour, and developments such as East Ledang by UEM Sunrise Bhd and Medini.

EduCity is a fully integrated education hub and among the institutions located there are Raffles University Iskandar, University of Southampton, Netherlands Maritime Institute of Technology, Newcastle University Medicine Malaysia and Management Development Institute of Singapore.



# Can we build a city's happiness?

BY RACHEL CHEW

**T**he field that you used to play football in is now fenced up for a property development. The normal two-lane road that leads to your house has been widened to six to ease traffic flow. And the once-quiet neighbourhood that you live in is now filled with the din of construction from the latest public transport infrastructure project. Are you happy with what is happening? Happy or not, it is time to accept the fact that the place you call home is actively undergoing urbanisation.

"While urbanisation may create some negative impact, such as higher living cost and housing prices, we cannot deny that rapid urbanisation offers a lot of opportunities in terms of jobs and economic growth, and it can unlock potentials for future growth of a place," Master Builders Association Malaysia (MBAM) secretary-general Dennis Tan tells TheEdgeProperty.com.

"Even in a concrete jungle like Kuala Lumpur, many happy families have been formed and continue to be formed. It has been proven that urbanisation is not the reason for a not-that-happy city," he adds.

Tan believes urbanisation is a norm in any city and if done in a proper way, it is meant to build a competitive, clean, safe and happy city.

"The balance of development with the natural environment is crucial in the urbanisation of a place. In my opinion, a city should have substantial green lungs where people can unwind and take a breather from a busy city life," he shares.

Real Estate and Housing Developers' Association Youth Malaysia (REHDA Youth) chairperson Carrie Fong shares the same sentiment. She cites an example in Seoul, the capital of South Korea, where an urban design project called the Cheonggyecheon project was undertaken to transform a seedy industrial area into a green public space.

"I believe a happy city comes from a good balance of people's needs. People are provided with what they need to live, earn a living, interact with others, raise a family and be a community. We often think that we have to move to the suburbs to raise a family or to have wholesome living. However, within the heart of a city, it is possible for property developers to also provide for all these. Of course, there is a



**I believe a happy city comes from a good balance of people's needs. — Fong**

**What are the three things that will make you happier living in your city?**

- Improved travelling time
- Covered walkways
- Conveniences within reach



**The balance of development with the natural environment is crucial in the urbanisation of a place — Tan**

**What are the three things that will make you happier living in your city?**

- Feeling safe
- Affordable and good connectivity via mass transportation system
- More natural open spaces

difference in terms of space and population density," Fong adds.

There are a lot of factors that come together for people to live happily in the heart of a city. One of them is the transportation system.

"A bad city mass-transportation plan not only wastes time and resources, it also puts everyone in a bad mood," she says.

Overall, Fong is happy with Malaysia's roads and highway connectivity, as the network allows citizens to drive to the north and south of Peninsular Malaysia. However, continuous improvements to the public transportation system is necessary, especially the connectivity within the "work-live" radius.

"The faster you can reach your destination, the more productive you will be. The rise of the Uber and Grab method of transportation, as we could see, has been much welcomed. This is actually the carpool idea which has been mooted many times before but never with any success. Seems like everyone just needed the right incentive," she says.

Fong also believes that urbanisation has to be done with a conscious effort to ensure that the infrastructure is kept up to pace. Without proper planning, city living will be in disarray.

## Happy home, happy city

As a property developer, Fong believes a good development masterplan plays an important role in urbanisation, as it can enhance the liveability of an area.

"A developer's role is to ensure that they

create spaces that balance out the whole live-work-play ideology, should the land size allow for it. We can take the effort to understand our target market and consider putting in facilities that not only cater for that age group, but also for the elderly," she notes.

She adds that it all lies in the details of a project. For instance, to create a peaceful home within a busy city, a developer may need to consider the acoustics of a home it is building to reduce traffic noise from outside. The developer can also use landscaping to create a comforting and safe area, spread out the facilities across different floors to prevent overcrowding and maintain privacy, and even the lighting can be chosen to provide a relaxing or soothing environment for a resident when he or she returns home.

"Sustainable designs are also becoming essential these days for any building. It eases the energy consumption of the building over time, reducing utility costs from lighting and air-conditioning. By taking into consideration the alignment of the building, it maximises natural sunlight and airflow so there's less reliance on electricity for the interiors of the building," Fong notes.

For MBAM's Tan, buildings make up the city, and good and sturdy buildings and infrastructure come from good-quality building materials, among other factors.

"In MBAM, we encourage the use of sustainable building materials. In fact, the Ma-

laysia government has been very strict with regards to the quality of building materials used in construction. Our standard of building in terms of quality and safety is fairly high," Tan shares.

He says the quality required for Green Building Index (GBI) qualified buildings are even higher. To obtain GBI certification, it is necessary that the building materials are also green-certified.

"While everyone knows the benefits of using good-quality building materials to build long-lasting buildings, the challenge lies in the economic aspect of doing so. Financially, it may not be viable for some builders to build the green way," Tan says.

He urges policymakers to provide more incentives or tax reliefs for green building materials, as well as innovative heavy machineries for construction.

"If we have the platform to use innovative building materials, building methods or machineries, the building could be real 'green' from the moment we start construction' with more energy, time and labour-cost savings, as well as reduced waste production," Tan says.

## Feeling safe is key

Another key to being happy in the city, Tan says, is safety. "Personally, I will be happy if I could feel safe in the town I grow up in, even if it is undergoing massive infrastructure and property developments." And he is not talking about crime; as a builder in the construction industry, "if I can walk on the streets without worrying whether any construction debris or parts from a bridge or building would fall or collapse on me, I would be happy".

"It is a chain effect. If we are building with good materials and methods, there will be less accidents on site, so people do not feel indirectly threatened by urbanisation and will learn to embrace the change," Tan concludes.

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**2017**





Pandan Indah comprises mostly mid- to low-range, non-landed residential properties.

# Where young income earners dwell

BY LUM KA KAY

## Who lives in Pandan Indah

Low-medium working class age between 25 and 29 (majority)

## Pros and cons of living in Pandan Indah



**+** Wide range of amenities, accessibility and public transportation

**-** Traffic congestion, noise and air pollution

## Amenities in Pandan Indah

- MidPoint Shopping Complex
- Pandan Kapital Mall

- Pantai Hospital Ampang
- Hospital Ampang

- Sekolah Kebangsaan Pandan Indah

- Majlis Perbandaran Ampang Jaya (MPAJ)

SOURCE: TheEdgeProperty.com | GRAPHICS: MAISARAH ALI

Located strategically at the fringe of Kuala Lumpur city centre, Pandan Indah is a major township in Ampang, Selangor. It is also the administration centre of Ampang Jaya Municipal Council, or Majlis Perbandaran Ampang Jaya. Sandwiched between Pandan Perdana and Pandan Jaya, Pandan Indah enjoys good infrastructure, facilities and amenities nearby.

Pandan Indah comprises mostly mid- to low-range non-landed residential properties such as low- and medium-cost flats as well as higher-end condominiums like Le Jardin Condominium, Nuri Court and Pandan Mewah Heights. There are also single- and double-storey terraced homes located in Taman Pandan Indah, Taman Lembah Maju and Taman Maju Jaya.

According to the Department of Statistics Malaysia, the estimated population of Selangor stands at about 6.3 million as at 2010, with the population of Ampang Jaya at 342,676. In Ampang town alone, the estimated population as at 2010 is about 56,085.

Although it seldom comes up on the radar of property investors, Pandan Indah's close proximity to Kuala Lumpur city centre makes it highly attractive for urban workers looking for affordable housing, says property consultancy firm MacReal International Sdn Bhd founder Michael Kong.

"It is one of the highest popu-

lated towns in Malaysia due to a concentration of socioeconomic activities.

"And due to its relatively cheaper housing rentals and prices compared to KL downtown, a majority of the working class prefers to reside in or relocate to Pandan Indah," he tells TheEdgeProperty.com. Thus, it is also a popular area for urban migrants.

### Affordability sells in Pandan Indah

Jordan Lee & Jaafar Sdn Bhd executive director Chin Shioh Wei concurs. "Pandan Indah is only about 8km (via Lebuhraya Sungai Besi) to KL. It is located at the fringe of KL city centre, so it is close to the amenities and commercial areas available in the city centre," she says.

Chin also notes that transactions of non-landed residential properties in Pandan Indah have slowed due to the market slowdown, although they have remained strong.

"This is due to a few possible reasons, such as location, affordability, connectivity and the taste for the modern city lifestyle with the abundance of amenities in the area.

"Pandan Indah is considered a low-medium-income locality but a relatively young population where the largest age-group in the area is between 25 and 29 years. These are young people who are generating income," she says.

"The young demography of the area has contributed to the popularity of non-landed properties in Pandan Indah. The bulk of purchas-

ers comprise the younger generation and first-time buyers as they find the non-landed residences more affordable than the landed properties," she adds.

An analysis of transaction data by TheEdgeProperty.com found that the average transacted price of non-landed residential properties in Pandan Indah has increased to RM201,700 in 2015 from RM151,746 in 2012 — up nearly 33%.

For the first nine months of 2016, the average transacted price for non-landed homes in Pandan Indah has risen to RM230,446, or RM270 psf, representing a growth of about 12% in terms of absolute price from the same period in 2015. Since 1Q2016, the average transacted price seems to be on a downward trend. However, it must be noted that the average transacted price in



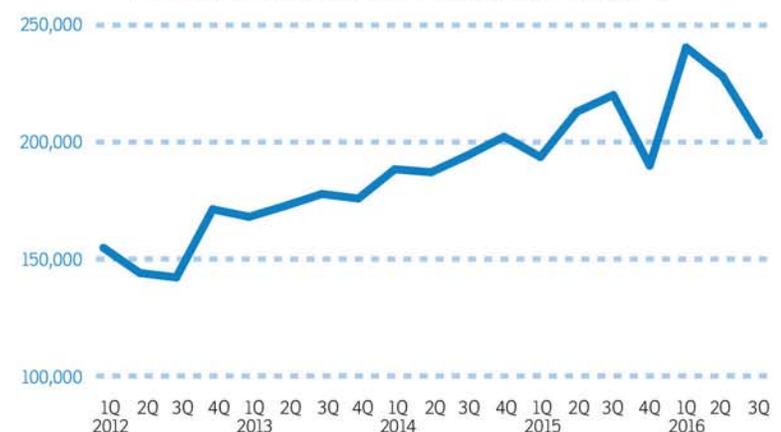
Kong: A majority of the working class prefers to reside in or relocate to Pandan Indah.

1Q2016 was RM237,510, based on 51 transactions, while in 3Q2016, the figure was RM200,200, based on only eight transactions.

Chin expects the average transacted price to be stable or to grow at a slower pace in the next few years.

On the average asking rents for condos in Pandan Indah, Chin says they usually hover between

### Average transacted price of non-landed homes in Pandan Indah (RM)

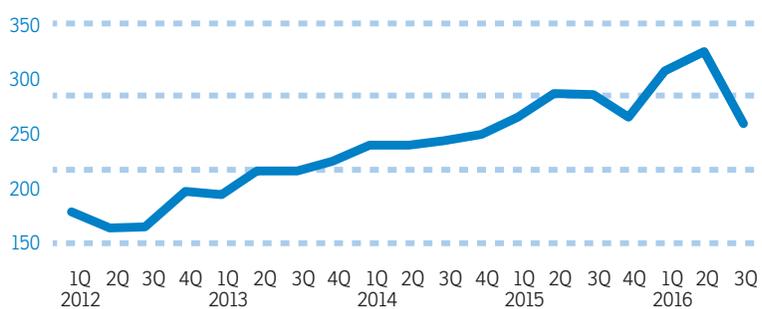




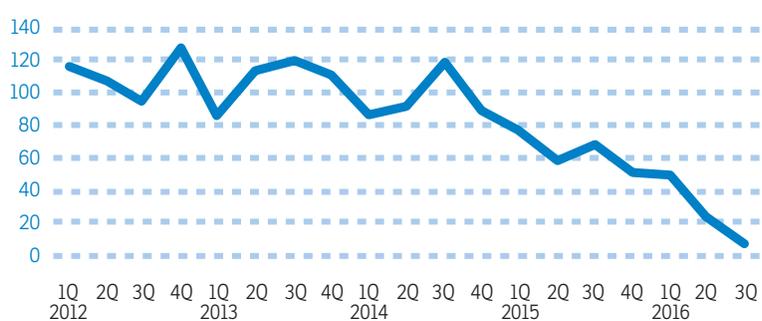
LOW YEN YEING | TheEdgeProperty.com



**Average transacted price psf of non-landed homes in Pandan Indah (RM)**



**Transacted volume of non-landed homes in Pandan Indah**



RM1,400 and RM1,800 per month, with an indicative rental yield of 4% to 5%. The average asking rent for flats is between RM500 and RM800 and they usually could fetch a higher indicative rental yield of about 6%.

**Upcoming high-rise homes**

According to Chin, the young working class, which makes up the majority of Pandan Indah's population, enjoys the convenience of the ample amenities at their doorsteps including hos-

pitals, shopping centres and schools, such as MidPoint Shopping Complex, Hospital Ampang and Sekolah Kebangsaan Pandan Indah.

Kong concurs. He also noted that as Pandan Indah is categorised as a high-density area by the local government, it means new property developments in the area will mostly likely be high-rise stratified homes.

"Based on our research, there is no new landed residential developments in Pandan Indah," he

says. However, there are a number of upcoming and ongoing non-landed residential projects in the surrounding vicinity including Residensi Pandanmas, which is a Federal Territories Affordable Housing Scheme project jointly developed by Aset Kayamas Sdn Bhd and Faber Vista Sdn Bhd in Kampung Pandan; 28 Boulevard by Beverly Group's subsidiary Best Boulevard Sdn Bhd and Mapletree Investments Pte Ltd, which is a redevelopment project of the former Pandan Lake Club in Pandan

Perdana; Shamelin Sky Residence in Taman Shamelin by HKS Development Sdn Bhd; and several 1Malaysia People's Housing projects in Pandan Indah, Pandan Jaya and Taman Cempaka.

For landed homes, there is only one newly completed townhouse project called Neos @ Taman Pandan Mas by Trans Loyal Development Sdn Bhd located in Taman Pandan Mas, Pandan Jaya.

**Growing interest despite challenging outlook**

On its outlook, Jordan Lee & Jaafar's Chin says in the short term, the non-landed residential property market in Pandan Indah will be slightly challenging due to the current tight lending policy by financial institutions.

"[This applies] especially on the young and income-generating group where their income level may not be high and they are generally already quite in debt. We foresee growth in transactions albeit at a slower pace," she says.

However, MacReal's Kong believes there is still much interest and housing demand in Pandan Indah, owing to its accessibility to the city centre, existing and upcoming infrastructure as well as amenities.

Pandan Indah is accessible via the Middle Ring Road 2, which runs through the western flank of the area, linking it with Ampang (KL and Selangor), Ulu Kelang as well as neighbouring Cheras and Sri Petaling.

"The extension of the Besraya Expressway has also reduced travelling time from Ampang and Pandan Indah to downtown KL, Sungai

Besi and Petaling Jaya.

There are already three existing Light Rail Transit stations on the Ampang Line that serves Pandan Indah and the surrounding vicinity, namely the Pandan Indah station, the Pandan Jaya Station, and the Cempaka Station," says Kong.

Furthermore, the soon-to-be-completed Mass Rapid Transit (MRT) Line 1 will further enhance the accessibility of the area. MRT Line 1, which runs from Sungai Buloh to Kajang, offers three stations not too far - estimated all less than 10km by driving - from Pandan Indah, namely the Maluri interchange station, Taman Pertama and Taman Midah stations, he notes.

On the flip side, however, traffic congestion, noise and air pollution as well as being crime-prone are some of the drawbacks of living in Pandan Indah, says the real estate consultants.

Kong notes that living in high-density areas can put a lot of stress on facilities, amenities and other resources as they are being shared by a large number of people.

"Hence, it is important that the local authority manages and maintains the local infrastructure, facilities and amenities well, and carries out enforcement dutifully so as to not allow the area to turn into an urban slum - which is common among areas with high-density low-to medium-income population," warns Kong.



**LURKING ENEMIES IN YOUR HOME**

**Encroaching on your personal space**

BY RACHEL CHEW

In Malaysia, the most common species of cockroaches found in our homes are the German and American species.

These dinosaur-age insects are highly resilient and can breed rapidly. They love clutter and hidden dark areas.

"Cockroaches are the carrier of pathogens that may cause food poisoning. Its droppings are linked to eczema and asthma flares," Rentokil Initial Malaysia managing director Carol Lam and technical director Juliana Soo tell TheEdgeProperty.com.

Beyond health risks, cockroaches produce an obnoxious odour that taints food and objects they come into contact with.

**Damage to health and property**

Food poisoning

Eczema

Asthma

**Keep them away**

**Eliminate food sources**



**Clear all food waste and spillage**



**Seal entry points**

such as gaps around doors, pipes and cracks

**Check grocery items**

before placing them in the pantry cabinet or fridge

**Remove old stacks** of newspapers and magazines, unused cardboard boxes and all other forms of clutter



**How to inspect**

- 1 Droppings** —black grainy droppings can be found in cabinets and along walls
- 2 Moulted skin** —these can be found close to where they breed as immature cockroaches shed about five to eight times as they become adults
- 3 Smear marks** —where water is abundant, brown and irregular-shaped marks will appear on horizontal surfaces and wall floor junctions
- 4 Nibbled packages** —look for nibbled damage on food packaging and organic goods, including leather and books
- 5 Live cockroaches** —usually found around bathrooms and kitchens
- 6 Egg cases** —they appear as small dark-brown oval-shaped casings
- 7 Unpleasant odour** —a distinct musty smell where cockroaches are present in large numbers

SOURCE: TheEdgeProperty.com | GRAPHICS: MAISARAH ALI



# Living like aristo-cats in Catzonia

BY LUM KA KAY

Quietly tucked in Metropolitan Square in Damansara Perdana, Petaling Jaya is Catzonia, which was founded by Muhammad Syahir Zainal in 2015. When his cat-boarding business started, Catzonia was based in Flora Damansara just down the road, with a somewhat different concept.

"We started in 2015 in Flora Damansara with a different concept — a wooden one — as we thought that cats were happier in more natural surroundings. However, we found that it was very challenging to maintain wooden facilities.

"So we decided to work around the concept and level it up a little to the VIC (very important cat) concept that you see today," he tells TheEdgeProperty.com.

"The design we have provides a 'homey' feel," adds Syahir who is an engineer.

Syahir relocated Catzonia to Damansara Perdana in December last year to a corner shop unit in the mixed development of Metropolitan Square. He used his expertise as an engineer to work out a better ventilation and air-conditioning system with his team of six to integrate it with the loft design of the unit. He also added a mezzanine floor.

"We have 35 'rooms' which can fit up to 200 cats, as there are owners who have more



Syahir: Catzonia's services and facilities are what make us different from other cat boarding service providers.

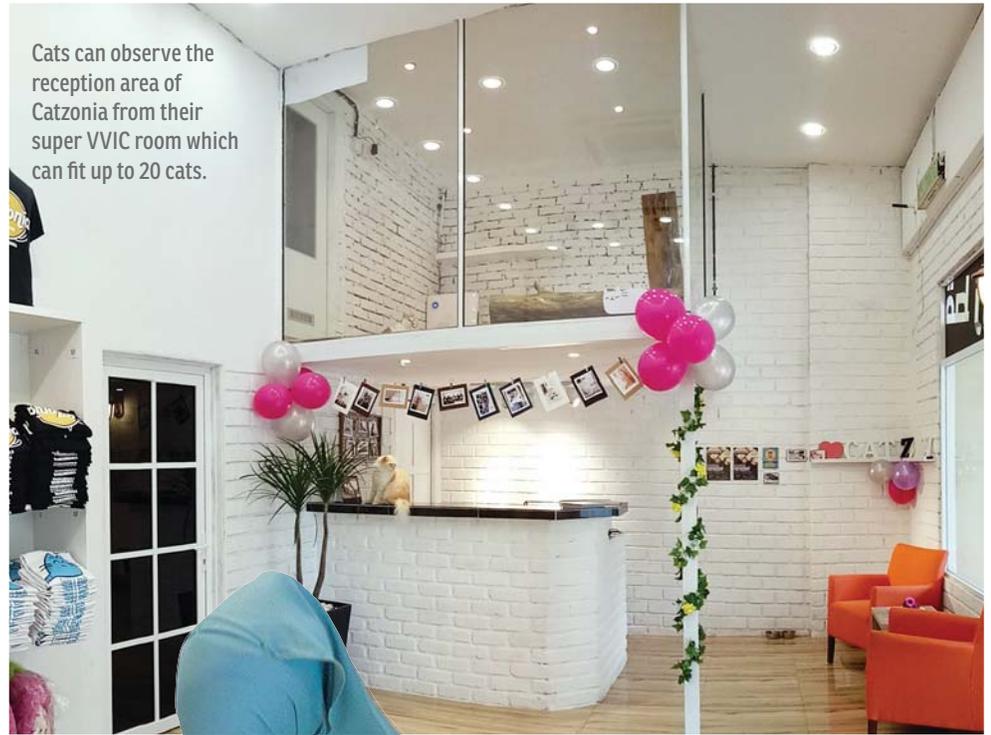
than one cat," he notes, adding that the VIC room (at RM69.90 per night) is the customers' favourite. Room rates at Catzonia start from RM25 and can go up to RM150 per night.

Syahir plans to open five cat hotels this year within the Klang Valley as well as in the northern and southern regions of Peninsular Malaysia.

## So what makes Catzonia a five-star cat hotel?

Besides having different categories of rooms akin to a real hotel for cat owners to choose

Cats can observe the reception area of Catzonia from their super VIC room which can fit up to 20 cats.



Grooming services are also provided by Catzonia upon request.

from — ranging from economy to super VIC — Catzonia also provides grooming services.

Moreover, some of the rooms are equipped with closed-circuit television cameras (CCTVs) so that cat owners can watch and check on their beloved felines from their smartphones.

According to Syahir, more than 40% of Catzonia's customers are frequent travellers.

"The biggest challenge for us in running a cat hotel is to capture a niche market, which is the luxurious and personalised or very important person (VIP), or in this case VIC, market.

"So far, we have captured a few celebrity customers and to have them endorse our business has definitely helped us a lot," says Syahir.

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*Garden Tea Party*

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**10am - 6pm**  
**Venue: 28 Dutamas**

We would like to invite you and your family to celebrate a new beginning of 28 Dutamas and its completion. See you there!

20 May (Sat)	21 May (Sun)
<p>Experience the newly completed freehold development, show units &amp; exclusive one-on-one ID consultancy. Refreshments will be served. Don't miss this!</p> <p><b>28 Dutamas</b></p>	<p><b>2.00pm</b> Property price trends and insights by <b>TheEdgeProperty.com</b></p> <p>More enquiries, please email <a href="mailto:propertyevents@bizedge.com">propertyevents@bizedge.com</a></p> <p><b>3.00 pm</b> Feng Shui Presentation</p> <p><b>10.00 am - 6.00 pm</b> Garden tea party, 28 drums &amp; lion dance, clown show, ice-cream, popcorn &amp; sand art</p>

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