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Time for
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Beware
of leaks!



KEEPING MALLS RELEVANT

How does a mall keep up with the times? It takes more than a facelift these days in light of the online shopping trend. See Pages 10 to 12.

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S P Setia offers 'Jom Pindah' campaign in Johor

S P Setia Bhd has launched its 'Jom Pindah' year-end campaign, offering a slew of products in the southern state of Malaysia, Johor.

According to the developer, the participating products will range from serviced apartments to landed homes as well as factories.



"The properties are available for sale at seven strategic locations, namely Bukit Indah, Setia Eco Gardens, Setia Eco Cascadia, Setia Indah, Setia Tropika as well as Setia Business Park 1 and 2," said S P Setia general manager Saniman Amat Yusof in a statement on Monday.

The 'Jom Pindah' campaign will offer low down payment fees as well as subsidised loan instalments and maintenance fees throughout the first year of purchase.

Bumiputera buyers will also enjoy additional discounts, added S P Setia.

On top of this, the developer will also be giving out IKEA gift cards worth RM50,000 to purchasers during the campaign period to offset furnishing costs.

YTL, Marriott plan two new hotels in KL

YTL Hotels & Properties Sdn Bhd, the hospitality arm of YTL Corp Bhd, will be teaming up with long-term partner US-based Marriott International Inc to build two new luxury hotels in Kuala Lumpur.

Management agreements were signed between the two parties on Tuesday for the design and development of hotels under the JW Marriott brand in KL Sentral and the Edition, which will be located near KLCC.

According to YTL Hotels & Properties executive director Datuk Mark Yeoh, the design and approval of the hotels may take about 18 months, with construction likely to take another two to three years.



The JW Marriott in KL Sentral will sit on a 5-acre site owned by YTL and may see completion in 2021, Yeoh said.

Memoranda of understanding for the development of two luxury

hotels in YTL Hotels & Properties' Niseko Village in Hokkaido, Japan were also signed with Marriott International for the development of the W Hotel and the Edition there.

Melaka monorail resumed on Monday

The Melaka Monorail has resumed operations on Monday, ending a four-year hiatus owing to technical issues.

Melaka City Mayor Zainal Hussin said the service would operate from 10am to 10pm on weekdays with extended service until midnight on weekends.

"Currently, only one coach, which can accommodate up to 15 people, will travel for each 30-minute round," he said.

He added that tickets will be priced at RM10 each.

The 1.6km line, which was built



at a cost of RM16.5 million, links Taman Rempah to the Hang Tuah Station at Jalan Bunga Raya.

Menara Prudential to be ready for handover in 1Q19

Menara Prudential, located at the new Tun Razak Exchange (TRX) financial district in KL, is expected to be completed with interior fit-outs and services, and ready to be hand-

ed over to its anchor tenant by 1Q19, said IJM Corp Bhd.

The group held a topping-up ceremony of the 27-storey office tower on Tuesday, marking it as the first building to reach its top within the upcoming TRX development, said IJM Corp.

The Grade A, LEED Gold-certified and MSC-status office building has a gross floor area of 560,000 sq ft and is coming up on a 1.18-acre parcel of land.

The building is expected to be completed in December next year, with 84% of its net lettable area already leased. The tower will be Prudential Assurance Malaysia's new Malaysian headquarters.

**LAUNCHES + EVENTS**

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

**Cowboy Town**

Date: Dec 9 and 10 (Sat and Sun)
Time: 5pm to 10pm
Venue: TRIO Sales Galleria, Lot 82623, Jalan Langat / KS06, Bandar Bukit Tinggi 1, Klang, Selangor
Contact: (03) 31623322
Yeehaw! Keep calm and be a cowboy at S P Setia's Cowboy Town event and enjoy exciting activities such as a Cowboy vs Apache live show, fire-eating performance, rodeo challenge, hook the bull challenge, arrow shooting, cactus hook and can toss.

Dish Out the Gourmet

Date: Dec 9 (Sat)
Time: 3pm to 6pm
Venue: Paramount Property Gallery, Lot 94, Jalan Universiti, Seksyen 13, Petaling Jaya, Selangor
Contact: (03) 7931 8091
Paramount Property invites all to join them with Chef Nathalie of Nathalie Gourmet Studio to learn how to prepare a three-course meal for Christmas this year. For interested participants, please call to RSVP.

Exclusive viewing of The Mews

Date: Dec 9 and 10 (Sat and Sun)
Time: 10am to 6pm
Venue: The Mews KLCC, 19, Jalan Yap Kwan Seng, Kuala Lumpur
Contact: (017) 266 1188
The newly completed The Mews is an international collaboration between Eastern & Oriental Bhd and Mitsui Fudosan Residential. Limited units are available.

Make Your Wish campaign

Date: Dec 9 and 10 (Sat and Sun)
Time: 11am to 3pm
Venue: Verve Suites KL South, BKP Gallery, 355, Jalan Klang Lama, Kuala Lumpur
Contact: (03) 7980 8999

Join Bukit Kiara Properties at its Make Your Wish campaign launch and win attractive prizes worth a total of RM25,000. There will also be live band performances, Santa Claus meet-and-greet sessions, sand painting, gingerbread DIY, and lucky-draw sessions during this fun-filled weekend event. A wide range of Mercedes-Benz models will be available for test drive as well.

360° Flexi Property Showcase

Date: Dec 10 (Sun)
Time: 10am to 6pm
Venue: Seri Pajam Sales Gallery, PT-9889, Jalan BBN 1/3J, Nilai, Negeri Sembilan
Contact: (06) 799 2218
Seri Pajam Development is organising a 360° flexi programme customised to suit the needs of homebuyers. Some of its features include low down payment, zero interest instalment up to 36 months and hassle-free renovations. Terms and conditions apply.

The Magical Christmas Town

Date: Dec 9 (Sat)
Time: 3pm to 10pm
Venue: Sunway Serene

Sales Gallery, Kelana Jaya, Petaling Jaya, Selangor
Contact: (017) 964 0788
Celebrate the festive holiday season with Sunway Property by taking part in a Gingerbread Man baking workshop, games booths, magic show, and Christmas dance and carols.

**The Clio Residence private tour**

Date: Dec 9 and 10 (Sat and Sun)
Time: 10.30am (Session 1), 12pm (Session 2) and 2.30pm (Session 3)
Venue: IOI Galleria @ IOI Resort City, Putrajaya
Contact: (03) 8947 8899
Get a closer look and experience the actual unit of The Clio Residences by IOI Properties this weekend. Participants will have to register and meet at IOI Galleria for a mini briefing before departing to The Clio sales gallery.



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TOGETHER WE PROGRESS





I&P to launch its first condominium in Alam Damai

BY LUM KA KAY

KUALA LUMPUR: I&P Group Sdn Bhd, now a member of S P Setia Bhd, will be launching the first condominium block at Cemara Damai Residence in Alam Damai, Cheras on Dec 16.

Situated on an 8.16-acre leasehold site, Cemara Damai Residence will have a total of 478 condo units housed within two 32-storey towers, group managing director Yuslina Mohd Yunus told EdgeProp.my. This would be I&P's maiden condominium project in its Alam Damai township development.

Tower A, which has 239 units with a GDV of RM135 million, will be launched first. Unit built-ups range from 810 sq ft to 1,292 sq ft with prices from RM535 psf.

"It's been a while since we launched something in Alam Damai — since 2012 in fact. The market is a bit challenging right now but I feel this could mark a strong comeback for us. We are confident about the project.

"Our branding is already strong and going together with S P Setia will only make us stronger," she said. Yuslina was appointed I&P's managing director effective May 1, succeeding Datuk Jamaludin Osman who retired on April 30. Subsequently on June 22, S P Setia entered into a conditional share purchase agreement to acquire I&P for RM3.65 billion from Permodalan Nasional Bhd and AmanahRaya Trustees Bhd. The acquisition was completed on Dec 1.



Cemara Damai Residence is I&P's maiden condominium project in Alam Damai, Cheras.

LOW YEN YEING | EdgeProp.my



Yuslina: We are confident that Cemara Damai Residence will do well.

She admitted that it has been a challenging period for her due to the merger exercise with S P Setia. "But I'm glad and thankful for the support of the entire I&P team. The make or break of the merger lies with the people," she remarked.

With regards to Cemara Damai, the project is targeted at young families in Alam Damai. "It is a mature township with residents there who would like their family members to live in the same vicinity. We are responding to the demand in the area for a

condominium suitable for them. Besides, the location is superb."

I&P launched the 641-acre Alam Damai township in 1998 with the concept of "life amidst greenery". The township is already almost completed.

It is accessible via Federal Highway, Shah Alam Expressway, Jalan Cheras-Kajang and Middle Ring Road 2. Soon, the township will also be connected via the Sungai Besi-Ulu Kelang Elevated Expressway.

"We're very committed to landscaping and lush greenery across the township. For Cemara Damai, Cemara is the name of a tree, we will carry through the greenery concept.

"Based on our previous launches in Shah Alam such as Alam Impian, if you launch at the right price, you will still be able to capture the market. Nowadays consumers are very price-sensitive," Yuslina added.

The developer will also be launching 33 units of 2- and 3-storey shopoffices in the township called Damai Circles Business Suites 2 in 1Q18.

"As this is a mature township, our commercial units have done well in the past. And now with so much accessibility to this area, I'm confident it will do well," said Yuslina.

There will be more launches in many of I&P's townships next year. "We are aware that there is a void between homebuyers and landed homes supply. And our forte has always been landed homes.

"In terms of location, we're already there because our landbanks are located at strategic locations," she added.

Desaru Coast Adventure Waterpark slated to open mid-2018

PETALING JAYA: The construction of the Desaru Coast Adventure Waterpark, one of the largest theme parks in the world, is slated for opening in June next year.

The theme park is part of the Desaru Coast resort development in Johor that spans over 3,900 acres along a 17km beachfront in Desaru, Kota Tinggi.

Desaru Development Holdings One Sdn Bhd executive director and CEO Muhammad Zainal Ashikin Muhammad Rejab said Desaru Coast aims to become Asia-Pacific's leading premium integrated resort and it will reach a milestone with the opening of the theme park.

"At Desaru Coast, we can present a unique leisure offering, a place for travellers from around the world to escape in a region of stunning natural beauty. Alongside our world-class golf offering, visitors can also enjoy the Desaru Coast Adventure Waterpark, featuring the largest wave pool in Southeast Asia, as well as the 'region's first steel water coaster,'" he told EdgeProp.my.

However, he declined to reveal the development cost of the multi-phase Desaru Coast development, which also includes golf

courses, hotels and resorts, retail village and a conference centre. The development has also attracted four international hotel brands to set up the Westin Desaru Coast Resort, Anantara Desaru Coast Resort and Villas, Hard Rock Hotel Desaru Coast, and an exclusive 6-star luxury Aman Resort and Villas.

Desaru Development Holdings One is the master developer of Desaru Coast and a wholly-owned subsidiary of Desaru Development Corp Sdn Bhd, which is a subsidiary of Khazanah Nasional Bhd.

Zainal noted that one of the highlights of Desaru Coast is the Els Club golf club, which comprises two golf courses — the 27-hole The Ocean Course and the 18-hole The Valley Course. The former opened in September 2016 while the latter opened in March this year.

"Since the opening of the golf courses, we have seen a surge in tourist arrivals and we are confident that this trend will continue especially with the emergence of even more exciting premium offerings at Desaru Coast," he said.

Zainal: Since the opening of the golf courses, we have seen a surge in tourist arrivals and we are confident that this trend will continue.



DESARU DEVELOPMENT HOLDINGS ONE

Desaru Coast Adventure Waterpark will feature the largest wave pool in Southeast Asia, as well as the 'region's first steel water coaster'.

Meanwhile, the 23-acre waterfront retail and lifestyle village Desaru Coast Riverside will feature a wide range of retail as well as F&B and entertainment offerings.

Zainal said Desaru Coast could be a major catalyst to Kota Tinggi tourism as well as create jobs and business opportunities.

He estimated that there will be around 4,000 job opportunities to be generated in the coming years, creating a huge positive knock-on effect to all areas of the local economy.

"We are looking at more comprehensive ways to engage our local community with

our 'Incubation Programme', designed to develop entrepreneurial expertise in local businesses, both new and established," he offered.

"The region is thriving with opportunities, far removed from the saturated property and investment environments of some of the region's traditional markets. Our offer is enhanced by the location, perfectly situated on the southern gateway to Malaysia, with ease of access for both domestic and international travellers," he said, adding that Desaru Coast is accessible via road (highways), air and sea.



MORE THAN JUST GOLF

The Prime Model of Future Cities

Forest City spans an area of approximately 30 km², made of 20 km² comprising four reclaimed islands and 10 km² Golf Resort and IBS Base. The scheduled development of Forest City is about 25-30 years. Forest City Golf Resort is 9.6 kilometers away from the four reclaimed islands, with a highway built by CGPV scheduled to open in May 2019, which will provide quick access to the islands.



Extremely User-friendly Design, Live Simple Yet Elegant

The unique split-level design is full of sunshine, giving you happy space without limit, and adding more exquisite levels and rich aesthetic sense to your house space. The elegant master bedroom adopts a unique "four level" aristocratic space design, with four functional spaces - leisure area, rest area, dressing area, and wash area. This is to ensure there is absolute enjoyment of the user-friendly space, at the same time providing a certain sense of routine in your daily living, achieving pragmatism in luxury. The open space design is filled with graceful thoughts and unlimited pleasures of life.

A Unique Lifestyle In Nature

In pursuit of the human healthy life, our design and planning on the sun, water, golf courses and mangroves made the most scientific distribution, surrounded by three golf courses, in the face of private gardens and mangroves only a few hundred meters distance left, so that light can shine into the door inadvertently, but also to snuggle in front of the window and enjoy the fun; while the other side of the court is designed to maximize the panoramic view, let the international golf event show the elegance life in your vision.

Part of the half-sheltered wood grille and daylighting patio tables are designed in the garden where sunlight can penetrate into your room through your external living space, this effect is to create a more sunshine space for you. When the sunlight slipping into the sofa inside the house through the slits, and then to the carpet, its shadow seems to be moving with the direction of the sun ...

All of the design is designed to allow you to savor the beauty and joy of life after a busy day and after dinner, the unique natural taste in the air makes time, family and friends seem particularly meaningful in this golf resorts located in the middle of the jungle.



Relax With A Panoramic View Of All

The Forest City golf villas all featuring a large garden space surrounded with sunlight, and every turn, nook and corner of the golf resort is sure to satisfy the boundless imagination of your artistic life. At the same time, an extra large and generous balcony space offer you the luxury of placing a rocking chair under a big umbrella. In the afternoon, you can enjoy the breath of nature and hours of tranquility. You can also invite your friends and relatives or business partners to come for a gathering or a dinner party, indulge in a light chat over a glass of wine, discussing anything under the sun, or you can ascend to higher ground and look out to a panoramic view, enjoying boundless waterscape and stretches of a green landscape. As you look out to the vast and spectacular scenery of the entire golf eco-resort area that is surrounded by over 17 kilometers of water system, nearly 2,000 acres of ecological wetlands and 540 acres of golf course, everything in life seems to become clear at once, ensuring clarity of thoughts and a life that is rich in happiness and joy.

- River
- Golf Course
- Fringe Villa
- 1895sq.ft. Roof Garden
- 2767-5102sq.ft. Private Garden
- Fringe Villa's Private Road
- Mangrove Reserve



V380 Villa Model Site View
For detailed information, please refer to the SPA(Sales & Purchase Agreement).

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- 📍 Forest City Golf Resort Hotel Reception, Persiaran Golf 5, Forest City Golf Resort, 81550, Gelang Patang, Johor
- 📱 Forest City 森林城市 🌐 forestcity_countrygarden



Developer License: 14188-12/07-2019/0554(L) • Validity Period: 28/07/2017-27/07/2019 • Advertising & Sales Permit: 14188-12/07-2019/0554(P) • Validity Period: 28/07/2017-27/07/2019 • Developer Name: Country Garden Pacificview Sdn Bhd • Address: Jalan Forest City 1, Pulau Satu, 81550, Johor Darul Ta'zim • Phone No.: +6072886666 • Land Tenure: Freehold • Land Encumbrance: Nil • Description: Serviced Apartment • Name of the Housing Development: Nigella Park • Expected Completion Date: May 2020 • Selling Price: RM2,989,000 (MIN)-RM19,188,000 (MAX) • Total: 136 units • Approving Authority: MPJBT • Nomor Rujukan: MPJBT/BJR/16/2017(27) • Developer Name: Country Garden Pacificview Sdn Bhd • Address: Jalan Forest City 1, Pulau Satu, 81550, Johor Darul Ta'zim • Phone No.: +6072886666 • Land Tenure: Freehold • Land Encumbrance: Nil • Description: Serviced Apartment • Name of the Housing Development: Alaraxia Park 1 • Expected Completion Date: July 2019 • Selling Price: RM189,000 (MIN)-RM3,203,000 (MAX) • Total: 2905 units • Approving Authority: MPJBT • Nomor Rujukan: 11910101.MPJBT/BJR/16/2016 • Developer License: 14188-10/01-2019/043(L) • Validity Period: 21/01/2017-20/01/2019 • Advertising & Sales Permit: 14188-10/01-2019/043(P) • Validity Period: 21/01/2017-20/01/2019 • Description: Serviced Apartment • Name of the Housing Development: Alaraxia Park 2 • Expected Completion Date: May 2020 • Selling Price: RM259,400 (MIN)-RM2,972,300 (MAX) • Total: 3562 units • Approving Authority: MPJBT • Nomor Rujukan: MPJBT/BJR/16/2016 • Developer License: 14188-8/06-2018/0498(L) • Validity Period: 01/07/2016-30/06/2018 • Advertising & Sales Permit: 14188-8/06-2018/0498(P) • Validity Period: 01/07/2016-30/06/2018 • Description: Serviced Apartment • Name of the Housing Development: Alaraxia Park 3 • Expected Completion Date: July 2019 • Selling Price: RM187,000 (MIN)-RM2,211,000 (MAX) • Total: 2251 units • Approving Authority: MPJBT • Nomor Rujukan: (0)jtm.MPJBT/BJR/16/2016 • Developer License: 14188-8/06-2018/0717(L) • Validity Period: 20/09/2016-19/09/2018 • Advertising & Sales Permit: 14188-8/06-2018/0717(P) • Validity Period: 20/09/2016-19/09/2018 • Description: Serviced Apartment • Name of the Housing Development: Alaraxia Park 4 • Expected Completion Date: February 2020 • Selling Price: RM231,000 (MIN)-RM3,790,000 (MAX) • Total: 4033 units • Approving Authority: MPJBT • Nomor Rujukan: 11410101.MPJBT/BJR/16/2016 • Developer License: 14188-8/04-2018/0295(L) • Validity Period: 29/04/2016-28/04/2018 • Advertising & Sales Permit: 14188-8/04-2018/0295(P) • Validity Period: 29/04/2016-28/04/2018 • Description: Strata Landed Housing • Name of the Housing Development: Pecoy Litoral • Expected Completion Date: May 2019 • Cluster House: 108 units • Selling Price: RM1,620,000(MIN)-RM9,800,000(MAX) • Semi-Detached House: 98 units • Selling Price: RM1,600,000(MIN)-RM14,740,000(MAX) • Bungalow: 27 units • Selling Price: RM5,630,000(MIN)-RM26,980,000(MAX) • Approving Authority: MPJBT • Nomor Rujukan: (12)0101.MPJBT/BJR/16/2016 • Developer License: 14188-13/08-2019/0656(L) • Validity Period: 26/08/2017-25/08/2019 • Advertising & Sales Permit: 14188-13/08-2019/0656(P) • Validity Period: 26/08/2017-25/08/2019 • Developer Name: Country Garden Pacificview Sdn Bhd • Address: Jalan Forest City 1, Pulau Satu, 81550, Johor Darul Ta'zim • Phone No.: +6072886666 • Land Tenure: Freehold • Land Encumbrance: Nil • Description: Serviced Apartment • Name of the Housing Development: Carmelian Tower 1 • Expected Completion Date: December 2020 • Selling Price: RM502,000 (MIN)-RM4,200,000 (MAX) • Total: 297 Units • Approving Authority: MPJBT • Nomor Rujukan: MPJBT/BJR/16/17/2017(21) • Developer License: 14188-14/10-2019/0868(L) • Validity Period: 31/10/2017-30/10/2019 • Advertising & Sales Permit: 14188-14/10-2019/0868(P) • Validity Period: 31/10/2017-30/10/2019 • Developer Name: Country Garden Pacificview Sdn Bhd • Address: 3rd Floor Reception, Phoenix Hotel, Jalan Forest City 1, Pulau Satu, 81550, Johor Darul Ta'zim • Phone No.: +6072886666 • Land Tenure: Freehold • Land Encumbrance: Nil • Description: Strata Landed Housing • Name of the Housing Development: Fringe Villa • Expected Completion Date: October 2019 • 2-Storey Cluster House: 148 units • Selling Price: 1,030,000 (MIN)-RM 5,071,000 (MAX) • 3-Storey Cluster House: 204 units • Selling Price: RM 1,754,000 (MIN)-RM 8,200,000 (MAX) • Semi-Detached House: 76 units • Selling Price: RM 4,327,000 (MIN)-RM 19,842,000 (MAX) • Approving Authority: MPJBT • Nomor Rujukan: MPJBT/BJR/16/2017 •



AYDA 2017 winners revealed

BY LUM KA KAY

KUALA LUMPUR: Ng Wai How from Universiti Malaya and Shahmeena Labeeb from Taylor's University took home the Gold Awards for the Architecture and Interior Design categories in the Asia Young Designer Award (AYDA) 2017.

Ng's winning design "War Museum — an extension of Tugu Negara" combines history and contemporary desires to create a rejuvenated narrative for Tugu Negara, which at the same time upholds its importance among youths.

His design balances the nuances of heritage and the natural landscape with modern elements to give a refreshed dimension to the idea of conventional war museums.

Meanwhile, Shahmeena — who hails from Maldives — named her winning design, a city beekeeping project, "Plan Bee" to bring attention to the drastic decline of honey bees around the world.

Plan Bee is a futuristic design that not only seeks to regenerate old spaces by repurposing degenerated sites in Kuala Lumpur city centre, but also helps create an ecosystem to assist in bee conservation, ensuring the food chain will remain undisrupted for years to come.

Themed "You for Tomorrow: Future Living as Envisioned Today", the annual competition was jointly organised by Nippon Paint Malaysia Sdn Bhd and developer IJM Land Bhd.

The announcement of the results was made in conjunction with the 10th anniversary of AYDA.

Both Ng and Shahmeena will represent Malaysia to compete against 14 other Asian countries — Singapore, the Philippines, Bangladesh, Thailand, Pakistan, Indonesia, Iran, Vietnam, China, Japan, Hong Kong, Taiwan, India and Sri Lanka for the Asia Young Designer of the Year for 2017 in March 2018.

Malaysia will play host for the four-day AYDA regional Learning Programme, which



(From left) Blu Water Studio chief executive designer and chief judge of the interior design category Lai Siew Hong, Goh, Shahmeena, Ng, Chong, and Sarly Adre Sarkum Architecture Sdn Bhd chief architecturalist/managing director and chief judge of the architecture category Sarly Adre Sarkum

will be rebranded as the Asia Young Designer Summit.

"We have received more than 5,000 student entries from design schools throughout Asia, of which 1,109 entries from 44 Malaysian design institutions this year and the number is organically increasing each year," said Nippon Paint Malaysia group general manager Gladys Goh in her opening speech at the AYDA 2017 award ceremony held on Dec 5.

"In celebrating the 10th anniversary of AYDA this year, I could hardly believe that the years have passed this fast. We envisioned AYDA to be a platform for young designers to showcase their design ideas and to closely engage with industry professionals and practitioners.

"When I look at the entries this year, I am impressed by the forward-thinking capability of our young designers, which truly reflects their ability to think critically.

"We have received entries that cover a wide range of areas such as regeneration of old spaces in order to create better value, disruptive innovation for the betterment of tomorrow, redefining spaces for the future as well as preserving culture and traditions for future generations," she added.

Meanwhile, as the collaborative partner of the event, IJM Land managing director Edward Chong said the developer's support for AYDA in Malaysia is a natural extension of IJM Land's enduring passion for good design and innovation.

"The youths are the fresh leaves in our book of the future. We believe that as advocates of creative thinking, playing the role to nurture young creative talents and shape future minds is our responsibility, which is why we have partnered with Nippon Paint Malaysia for the past four years.

"In support of this initiative, we provide

six-month internships to both gold and silver winners of each category. This is definitely a great opportunity for the winners to go behind the scenes to look at some of IJM Land's projects including large townships to smaller niche projects.

"I was impressed to see young designers harness and integrate the strength of the environment into their concepts. It is such detail that proves to me that you all indeed could just be the future this industry needs," said Chong in his speech.

AYDA is supported by the Ministry of Higher Education, Malaysian Institute of Architects, Pertubuhan Arkitek Malaysia, the Construction Industry Development Board Malaysia, the youth wing of Real Estate and Housing Developers' Association, The Malaysian Green Building Confederation, and the Ministry of Energy, Green Technology and Water.

MIPEAC: Property market to stabilise and improve in 2018

BY LAM JIAN WYN

PETALING JAYA: The Malaysian property market is expected to stabilise and improve next year on the back of an uptick in transaction volume, said the Malaysian Institute of Professional Estate Agents and Consultants (MIPEAC).

"The market may have slowed down slightly but there are still significant transactions recorded and movements in the property industry," said MIPEAC deputy president See Kok Loong in a press statement on Dec 5.

The institute is rebuking recent claims that the property market was headed for a crash in 2018 as consumers could not afford to own homes by then.

He highlighted recent figures by the National Property Information Centre (Napic) which showed an increase in transaction volume — up to 77,582 transactions worth RM33.3 billion in 2Q17, from 76,147 transactions worth RM34.52 billion in 1Q17.

Residential property transactions have improved to 48,076 transactions worth RM16.47 billion in 2Q17, from 46,916 transactions worth RM16.39 billion in the previous quarter.

"These figures showed that despite the sluggishness, the property market remains healthy and will continue to record sizeable amount of transactions," he said.

"People are still selling and buying properties, it [the property market] was not a complete standstill, so we disagree fully with such claims made," he said.

Moreover, the 20,807 overhang units recorded in 1H17 were not a precursor to a property crash, he explained.

"If we compare the number of transactions recorded and the number of overhang units, a total 94,992 transactions were recorded for residential units in the first two quarters of this year while there were only 20,807 units of unsold units in the first half of this year," he pointed out.

MIPEAC secretary-general Low Weng



See: People are still selling and buying properties, it [the property market] was not a complete standstill, so we disagree fully with such claims made,

Soon added that properties are long-term investments, and that historically, property values grow.

He cited a 2-storey terraced house in Bangsar as an example, saying it was priced

at RM150,000 in 1988, which increased to RM250,000 just after 1990, then up to RM550,000 just before the currency crisis in 1997.

Currently, such homes are transacted at RM1.8 million, he said.

He noted that similar patterns in housing values can be seen in areas such as Old Klang Road, Taman Oversea Union, Taman Melawati, and various housing estates in Cheras, Ampang, Johor Bahru, and Penang.

"Demand for housing grows continually. The population is growing, people grow up and require housing either for independence or to start families. A slowdown in property development due to sluggish demand will result in a spike in prices a few years later.

"Another reason why we do not believe there will be a property crash is, unlike in 1985 and 1997 where property owners could not service their loans due to large scale re-trenchments, this is not the scenario in 2017. We have no evidence of a state of widespread panic selling of properties," said MIPEAC.



Time for property managers to embrace proptech

BY SHAWN NG

The advancement of new technology has changed not only the way we live but also the way we manage our properties.

Coupled with the Internet of Things, which connects people, things, data and processes, the interaction between people and devices is experiencing a major change and is transforming the way the world works.

In view of the future, it is inevitable that the property management industry will need to embrace and adopt technology in its operation.

"A lot of large global consultancy firms are appointing tech experts to head the technology revolution in all aspects of property technology (proptech) — not only property management, but in various areas.

"Hence, if we — be it small or big firms — do not leverage on the trend, there will be a big world out there that we may not be part of," said Malaysian Institute of Professional Property Managers (MIPPM) president and Knight Frank Malaysia managing director Sarkunan Subramaniam during a forum at the MIPPM Property Management Conference 2017 themed "PropTech: Driving the Future of Property Management" on Nov 29.

Joining the forum to discuss the "Challenges in implementing proptech in property management" were MIPPM vice-president and Exastrata Solutions Sdn Bhd CEO and chief real estate consultant Adzman Shah Mohd Ariffin; iSAP Solutions founder and CEO Kelvin Wong; Propconsult Services Sdn Bhd principal Eugene Liu; Cushman & Wakefield global technology solutions technology partner for India Nitasha Sreekumar; and Knight Frank Malaysia executive director of commercial property management Natallie Leong. The forum was moderated by Sarkunan.

Among the challenges faced by property managers was the low acceptance of technology by end-users. They also admit that property managements themselves sometimes lack the experience and knowledge in implementing prop-



PICTURES BY SAM FONG | THE EDGE MALAYSIA

(From left) Adzman, Wong, Sarkunan, Liu, Nitasha and Leong at the forum

erty technology adoption.

In view of this, Adzman said costs have been decreasing as new technology and applications become more popular.

"I'm sure we don't have to spend that much except for customisation [to meet specific requirements]. We have to start somewhere. Explore the apps that are available in the market and find those that meet your needs," he offered.

According to iSAP Solutions' Wong, end-users generally view technology positively but the challenge lies in getting them to invest in it.

Hence, he opined proof-of-concept initiatives would be one of the best approaches to address the issue, as such initiatives require less funding and allow end-users to experience the apps themselves.



Liu: The MCs and JMBs in Malaysia are still very cost-cautious when it comes to technology adoption.



Wong: A property management has to be very clear about its objectives in adopting proptech.



Leong: Depending on the size of your organisation and manpower that you have, let's not bite more than one can chew.

erty technology which could result in a painful and costly experience.

Start with the basics

In response to these concerns, Leong suggested to begin with the fundamentals and to not bite off more than you can chew.

"I think the top three challenges hindering the successful adoption of proptech can be summed up with three questions: 'what do we want to do?', 'why do we want to do it?' and 'how should we do it?'"

"There are so many areas that proptech and IoT have ventured into, so depending on the size of your organisation and manpower that you have, let's not bite more than one can chew.

"It is very important to know how much your organisation and team members can do — that is the most fundamental thing," she said.

Wong concurred. He said a property management has to be very clear about its objectives in adopting proptech.

"At the end of the day, you need to understand, if you want to apply a certain technology for your purpose or your specific domain, ask what exactly you are trying to get out of it," he said.

On top of that, Leong noted that due to the fact that people usually do not like changes, it is crucial for property managers who want to embrace technology to prepare and educate their clients to ensure a smooth process.

"Let's put ourselves in the shoes of the end-user and think — how do we make these changes more bearable? In the context of residential or commercial properties, advance information and lots of planning from management are

required. Give them three to six months of early notice to prepare and educate them so that they can see the vision of the management," she said.

Cushman & Wakefield's Nitasha believes that the property management industry is at a very good place currently to start embracing technology, as there is already a lot of relevant apps available in the market.

"You can start looking at incorporating some of the newer technologies — be just like a child and be willing to try new things," she said.

Meanwhile, PropConsult's Liu pointed out that although the attitude towards changes brought on by technology is better now compared to the past few years, the management corporations and joint management bodies in Malaysia are still very cost-cautious when

Integration, or differentiation?

End-users are also probably finding it frustrating to deal with the variety of apps available in the market, which is already very fragmented.

Adzman said there are shortcomings in the app development segment. For instance, he says some developers seem to ignore what is already widely available in the market and come up with similar products.

Thus, should there be one complete integrated app that offers various functions or should the industry remain specialised in a specific area? Opinions were mixed.

"I personally believe in differentiation. If all the apps have very little differentiation from each other, I don't see how they can exist in the market for a long time.

"At the end of the day, you still have to segmentise the users that you want to serve and do the things you are good at. And you have to make sure that you have some differentiation so that no one can copy you," said Wong.

Sarkunan concluded that there is no such thing as a best app that can cater to every need, but the best apps would be those that are able to integrate and upgrade when it is necessary.

He also believed that an app or system that cannot integrate with others will ultimately be phased out.

SOURCE: KNIGHT FRANK MALAYSIA

SOURCE: KNIGHT FRANK MALAYSIA

The 4Ws and 1H in adopting proptech

WHY would you adopt technology in property management?

IoT and mobile apps help ease the property management process including planned preventive management, client management,

keeping files, follow-through with ongoing tasks and staff recruitment.

HOW to start? You can...

- buy something that is already available in the market
- partner with an

existing mobile app developer

- hire an app writer to customise whatever features you want

WHERE to start?

Technology can be introduced in something as simple as visitor

management to the entire complex process of property management. Hence, one should first identify the critical function that technology can play or identify the area that is causing the most problem as a start.

WHAT is the cost?

Usually, the area of coverage would also determine the cost.

WHO is the target recipient?

Identify the target recipient (property owners or managers) that should benefit from the technology.

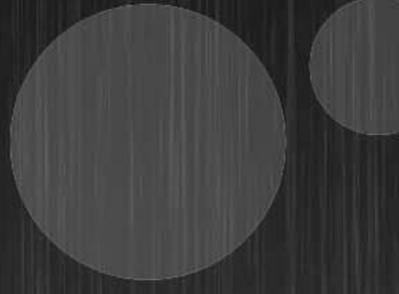
Four steps to ensure successful implementation of proptech in property management

1 Training — for all levels of staff in the organisation

2 Consistency — be committed to the implementation

3 Motivation — embrace the fact that technology is the way forward

4 Audit, check and balance — ensure the process is in line with the organisation's vision




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IPC

An artist's impression of
IPC after the facelift

Staying ahead of the RETAIL CURVE

BY LUM KA KAY

KNIGHT FRANK MALAYSIA



A mall today is not just about buying things.
— Phan

Malls, malls and more malls. The retail supply in the country especially in the Klang Valley has continued to expand rapidly despite the growing challenges in the industry such as market dilution and the expanding e-commerce trend.

Nevertheless, up till June 2017, the retail mall market has remained stable in terms of occupancy based on data collated by the National Property Information Centre (Napic) under the Valuation and Property Services Department of the Finance Ministry Malaysia.

Its Property Market Brief for 1H17 noted that the retail sub-sector's occupancy performance was at 81.5% (2H16: 81.4%) amounting to 320,000 sq m (about 3.4 million sq ft).

Overall, retail occupancy rates remained "encouraging" with 10 states securing about 80% occupancy. However, Kuala Lumpur saw a slight decline from 86.9% to 84.9% whilst Selangor maintained an average occupancy of 85.4%.

"Most states recorded positive take-up led by Kuala Lumpur with nearly 104,000 sq m (about 1.12 million sq ft), attributed to the good take-up in new shopping complexes namely MyTown, Pavilion Elite and KL Gateway," said the report.

As at end-June 2017, there were 15.1 million sq m of existing retail space from 983 shopping complexes across the country with 17 new mall completions injecting more than 384,000 sq m of space. This was a 25.3% reduction against the 513,934 sq m recorded in 2H16. On the contrary, starts totalled nearly 289,000 sq m, an increase of more than 36,658 sq m from the preceding half.

Another 58 complexes (1.85 million sq m) are incoming while planned supply totalled 29 complexes

(0.85 million sq m). Selangor has the highest amount of existing retail space whilst Johor dominated the incoming supply and KL the planned supply.

In KL, the average rental rates of retail space were generally stable with isolated upward movements recorded in selected complexes.

"Suria KLCC remained in a class of its own, securing rental rate of more than RM2,000 p sq m for its lower ground floor units," noted Napic.

According to property consultancy Knight Frank Malaysia in its "Real Estate Highlights 1H2017" report, by end-2017, another five shopping centres are slated for completion in the Klang Valley including Empire City Mall, KL Eco City Podium, Amerin Mall in Cheras Selatan, Melawati Mall (already opened) and Evo Shopping Mall.

Collectively, they will offer a total net lettable area (NLA) of about 3.52 million sq ft in the Klang Valley, stated the report.

Hence, not only do shopping malls have to compete with the onslaught of online shopping retailers, they also have to compete with each other as supply mounts. What then can a mall do?

More than just a facelift

As consumer spending habits evolve and the competition from online shopping increases, it is crucial for malls to create "the right shopping environment" for different types of consumers, says Knight Frank Malaysia retail consultancy and leasing associate director Rebecca Phan.

"Most shoppers still enjoy the mall experience and physically shopping for their merchandise as online shopping is still in its infancy [in Malaysia].

"However, a mall today is not just about buying things. It has evolved to become a place for meeting people, for bonding and serves as a pillar in the community," Phan tells EdgeProp.my.

While malls do regularly schedule renovations and

upgrades, Phan notes that sometimes, it takes more than just a facelift to rejuvenate a mall. Mall owners may need to also analyse the consumer market.

"Who are they? What do they want? Why are they not visiting the mall and how to bring them back to the mall? Consumer studies need to be done every five years before one considers a facelift," she says.

The analysis allows the mall to know which major retailer doesn't yet have a presence at a location; new technology that makes it convenient to navigate the mall or find parking; concierge services that deliver shoppers' packages; or dining and entertainment options that draw people to the centre, she adds.

Knowing how crucial it is to refresh their look and enhance the customer experience to draw new customers and maintain current ones, several malls in the Klang Valley are currently undergoing major transformation works. They include IPC Shopping Centre in Mutiara Damansara; Lot 10 in Bukit Bintang, Kuala Lumpur; Subang Parade in Subang Jaya; AEON Maluri and Cheras Leisure Mall in Cheras KL.

IPC Shopping Centre

Home to Malaysia's first IKEA store, the 14-year-old IPC Shopping Centre in the heart of Mutiara Damansara is undergoing a centre-wide facelift and upgrade. Established in December 2003, IPC attracts over 15 million visitors annually.

The renovations began in March this year and are being carried out in stages. On July 1, its LG1 and LG2 floors reopened upon the completion of the first phase of its redevelopment.

The upgrading works will see the relocation of tenants and the addition of new ones. Sporting a new concept and design, LG1 is now known as Foodland, welcoming the return of popular F&B tenants such as Uncle Lim's Cafe, De Irrfan's Café,



and Noodle Shack. New tenants include AEON Wellness, Penang Road Famous Teochew Chendul and Ben's Independent Grocer, which opened on Oct 12.

IKEA Southeast Asia shopping centre director Thomas Malmberg says the facelift is meant to keep in step with the changing needs of the local community. The centre intends to increase the number and variety of F&B options, offer new sports outlets and bring in new fashion retailers. He reveals that there will be an exciting new outdoor alfresco dining area where patrons can enjoy a range of enticing food offerings.

"This upgrade will not only include a relocation of the tenants that will remain with us but also the addition of fresh, attractive new tenants to diversify the mix of our centre's offerings," says Malmberg, adding that IPC has an NLA of 37,346 sq m (about 402,000 sq ft) and is currently 95% occupied.

IPC is prioritising family-friendly features with its redevelopment and will be creating an all-new kids' play area, featuring a sweets and confectionery space called Funland on level 2. This will also be home to the second Young Chefs Academy in Malaysia, offering fun and creative cooking classes for children.

As part of its long-term strategy and commitment to sustainability, the redeveloped IPC will meet green building accreditations under the Leadership in Energy and Environmental Design for Existing Buildings & Operations and Malaysia's own Green Building Index.

The grand opening will be sometime early next year in conjunction with the mall's 15th anniversary celebrations.

Lot 10

Located in the heart of KL, Lot 10 is also in the midst of a rejuvenation effort which began in June 2016. It is targeting millennial shoppers as they are the ones to shape the retail future, says YTL Land & Development Bhd and YTL Hotels vice-president Joseph Yeoh.

The youthful new branding, Meet.Play.#lovelot10, announced in 1Q2017, will focus on Lot 10 becoming the social destination of choice for millennials to gather, have fun and connect.

"With their strong disposable income and excellent product and brand awareness sourced from

online platforms including social media, they are defining how malls and retail experiences are fast changing. While they do shop extensively online, they still enjoy visiting malls and stores for fresh and exciting retail experiences. Capturing the moments on social media is key and they value experiences more than just brands.

"In Lot 10, we focus on creating engaging and stimulating experiences with the right retail mix of international and local brands including pop-up store concepts to attract and retain these millennial shoppers.

"We need to be constantly connected with them to stay in touch with their fast changing trends and aspirations, and respond by regularly updating our retail mix and fine-tuning our events and activities," Yeoh tells EdgeProp.my.

According to Yeoh, there is already an increase of 50% footfalls in Lot 10 in August 2017 compared to August 2016, while businesses in Lot 10 Hutong Food Court has also seen a 20% growth with the help of the new Bukit Bintang MRT stop.

It has a healthy occupancy of more than 90% for both its retail and office spaces. Lot 10 has an NLA of 390,000 sq ft.

Some physical changes have already been completed, including a remodelled interior ceiling inspired by sunlight piercing through a treetop canopy, a new main entrance right next to Isetan the Japan Store with its colour-changing smart LED lights and Lot 10's new mascot Lottie, a 4m white bear welcoming all shoppers at the new front entrance.

There will also be a brand new Lot 10 entrance and façade facing the MRT station entrance on Jalan Bukit Bintang with a set of new escalators leading from the street level to level 1 shops, redesigned car parks and new "Play Walls" with interactive activities for shoppers to have fun on every floor.

"From the software perspective, shoppers have already experienced mall events which are more engaging and interactive, such as the Red Escape Room during the Lunar New Year celebration, and new activities such as busking performances on the weekends.

"Supporting young entrepreneurship and growth of local brands, we showcase more pop-up concept stores to give strong visibility to locally-designed products and young local designers," says Yeoh.

CONTINUES ON PAGE 12



The upgrade of IPC will include new tenants to diversify our offerings. — Malmberg



In Lot 10, we focus on creating engaging and stimulating experiences. — Yeoh



The refurbished Cheras Leisure Mall will add more space for promotions and events. — Chew

Mall space supply and occupancy in the Klang Valley as at June 2017

Existing supply (sq m)	Incoming supply (sq m)	Planned supply (sq m)	Occupancy rate (%)
NATIONWIDE			
15.1m	1.85m	0.85m	81.5
KL			
3,058,200 (110 complexes)	227,653	435,430	84.9
SELANGOR			
3,430,024 (144 complexes)	394,662	19,800	85.4

Major new mall completions in the Klang Valley (1H17)

Location	Net floor area (sq m)
KUALA LUMPUR	
IKEA Cheras/MyTown, Cheras	92,902
Pavilion Elite, Bukit Bintang	23,226
Damansara City Mall in Damansara Heights	29,729
KL Gateway Mall in Bangsar South	37,160
KL Eco City (retail hub), Federal Highway	20,774
SELANGOR	
Starling Mall	42,000

SOURCE: NAPIC'S OVERVIEW OF THE PROPERTY MARKET REPORT (1H2017)

Tips for some 'pick-mall-ups'



1. Create new concepts/zones to strengthen demand and/or to fill in the gaps. Instead of terminating retailers, help them to resize or relocate based on their business performance.
2. Strengthen a few key trades that cannot be purchased online such as entertainment, food and service-based retailers.
3. Create a personality for a space. Marketing plays an important role in creating a sense of place.
4. Create a crowd that was once not there. If your mall has a lack of office crowd during the day, try converting upper floors or hidden areas into start-up offices or co-working spaces.

Highly-occupied malls have these in common:

- A balanced mix of shoppers from residents, office workers and tourists from an integrated development and/or the mature surrounding catchment from residential, offices and hotels
- Well-managed malls cover all sectors from operations, tenancy, security, cleanliness to marketing
- Ambience and amenities are up to scale and up-to-date
- Balanced mix of anchors, specialty shops, local and international tenants and variety of F&B.
- Good relationship between landlord and tenants



An artist's impression of Lot 10's new entrance



Abandoned land has eaten up an area of Japan the size of Denmark

TOKYO: In Japan's declining regions, land gets abandoned.

The ownership of about 11% of Japan's landmass is now unclear, with the current owners unable to be contacted, or unknown. That's about 41,000 sq km, which is equivalent to the size of Japan's southwestern island of Kyushu, or almost as large as Denmark.

By 2040, land equivalent to Japan's second-largest island of Hokkaido will be unclaimed or abandoned, according to a panel of experts and government representatives. This will cost the nation roughly 6 trillion yen (RM220 billion) over the period 2017-2040, including lost development opportunities and uncollected taxes, the panel says.

Part of the problem is that land registries don't get properly updated after someone dies, and it becomes impossible to track down all the heirs to a piece of property. Sometimes this is because people don't want to inherit and take on responsibility for the land and taxes, while in other cases people are simply unaware of land that's been bequeathed by relatives. With the nation aging and more and more people dying each year, that problem looks set to get worse.

When land becomes a burden rather

than an asset, people don't bother to register ownership, said Akio Yamanome, a professor of law at Waseda University in Tokyo, who chairs two government panels to tackle the problem of unclaimed land.

"Land prices are falling in the depopulating regions," Yamanome said. "Not only is it impossible to make money by owning some land, but also you can't get rid of it because regional real estate markets are stale."

The 2011 earthquake and tsunami brought the problem into focus when development plans to build houses for survivors of the disaster were delayed by unclaimed plots of land, according to Yamanome, who was born and raised in Fukushima, where much of the damage was concentrated.

Tracking down all the heirs long after someone dies can be tricky because in Japan it's not mandatory to update land ownership registrations. In one case, the registration for a cemetery hadn't been updated since 1958, and the number of heirs reached about 240 by 2015, according to the land ministry. A public works project stalled because the government couldn't find three of them.

— Bloomberg



A rapidly shrinking population in rural Japan means places such as Yubari in Hokkaido are becoming almost like ghost towns, and land gets abandoned.

COVER STORY



Old malls with new looks

FROM PAGE 11

Embracing the online shopping trend, Lot 10 will also introduce online and offline retail concepts to enhance the overall retail experience, even after the mall closes.

"Our upcoming tenant Reebonz (luxury fashion store) is opening its first store in Malaysia integrating its online and offline shopping experiences as one.

"As a mall focused on tapping new technology for a more seamless retail experience, shoppers in the future can also expect convenient e-payments made available," adds Yeoh. The transformation is slated for completion by 1Q18.

Cheras Leisure Mall

Owned and managed by PPB Group Bhd, Cheras Leisure Mall in Taman Segar, Cheras is being refurbished and will see 20,000 sq ft added to the existing 260,000 NLA.

Although located in a suburban area, the mall has enjoyed a 94% occupancy rate so far and this is expected to increase when the

upgrading works are completed.

PPB Group Bhd and director of PPB Property Development Sdn Bhd chief operating officer (properties) Chew Hwei Yeow tells EdgeProp.my that the main purpose for extending the mall space is to link Cheras Leisure Mall to the newly operational Taman Mutiara MRT station.

"It will also add more space for promotions and events. We are also sourcing new tenants especially F&B tenants. With the additional 20,000 sq ft, we can have about 40 new shoplots in Leisure Mall, depending on the built-ups of these shops," he says.

Chew also notes that more consumers are moving to online shopping, hence the refurbishment is also part of an effort to create a more attractive atmosphere and ambience to continuously attract visitors to the mall.

The refurbishment works and the link bridge to the Taman Mutiara MRT station will be completed by mid-January 2018 and operational by end-January 2018.

Subang Parade

First opened in 1988, Subang Parade is undergoing upgrading works under Hektar Real Estate Investment Trust's (Hektar REIT) asset-enhancement initiative. Based on a report in April 2017 by theedgemarkets, Subang Parade has an occupancy rate of 93%.

Chief executive officer of Hektar REIT manager Hektar Asset Management Sdn Bhd Datuk Hisham Othman had in the report said the upgrading works will see an addition of 20,000 sq ft to the current over 500,000 sq ft NLA, giving room to another 24 new shops.

Subang Parade's renovation works, he said, will be implemented in stages, with the first stage involving the expansion of its F&B area. Completion of the transformation works is expected by mid-2018.

AEON Taman Maluri Shopping Centre

After 28 years of operations, AEON Taman Maluri Shopping Centre is undergoing a major upgrade and refurbishing, according to AEON Co (M) Bhd in its 2016 annual report.

"The upgrade is timely not only in the face of competition but also to provide a new refreshing level of shopping experience for customers with expanded space, a better retail mix and merchandise assortments," said AEON Malaysia in the report which also noted that the revamp had commenced in February this year.

In March, NewStreamAsia quoted AEON Malaysia managing director Shinobu Washizawa as saying that the upgrading works in phase one covers building expansion over a period of 26 months while phase

PICTURES BY LOW YEN YEING | EdgeProp.my



The 29-year-old Subang Parade has an occupancy of 93%.



The renovation works of AEON Maluri will be completed end-2019.



Cheras Leisure Mall will soon be connected to the Taman Mutiara MRT Station via a link bridge.

two encompassing renovation of the existing store spaces will be over a six-month period.

The existing supermarket and departmental stores continue to be opened for business during the renovation period while certain sections will be closed in stages. The renovation works are estimated to be completed by end-2019.

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Beware of leaks!

BY TAN AI LENG

Inter-floor leakage is probably the most common problem faced by residents in non-landed strata homes. It is also a problem that poses the biggest headache, as the source of the leak is difficult to identify and fix.

Wayne Restoration and Engineering Sdn Bhd principal Kuan You Wai tells EdgeProp.my that one of the main contributing causes of inter-floor leakage problems is the lack of knowledge or expertise in dampness prevention.

“Inter-floor leakage means dampness in buildings caused by water leakage and condensation. The problems need to be solved as soon as possible, otherwise it will cause secondary damage such as indoor microbial growth and concrete degradation,” says the specialist contractor in inter-floor leakage.

Water leakage can't be avoided as long as water is present including the water brought into the building through pipes and faucets, waste pipes that drain out used water and rain water.

Any leakage from pipes or cavities in the buildings would cause water to pool and penetrate into the concrete floor. As dampness increases, it leads to degradation of the concrete floor and corrosion of the reinforcement steel bars within.

Kuan notes that the degradation will cause cracks on the floor or wall, which offer passages for water ingress, thus worsening the problem.

Reasons for water leakage

There are a number of causes that can lead to water ingress and dampness in buildings. Building flaws caused during construction could be the beginning of the problem.

“At the design stage, the basic and mandatory requirements for building practices are outlined in the Uniform Building By-laws 1984. In a country blessed by non-availability of major natural disasters, many good practices are compromised by cost-cutting or a trendy look,” he adds.

For instance, window ledges above windows are normally provided in houses in Malaysia. They serve as caps and prevent water ingress via surface tension. However, the ledges are not compulsory and a flat facade is common in European countries (which have less rain). In Malaysia, such a design would cause a widespread case of leakage.

During construction, premature removal of formwork — especially with the excessive heat from the Malaysian weather — during the concrete placement could cause cracks.

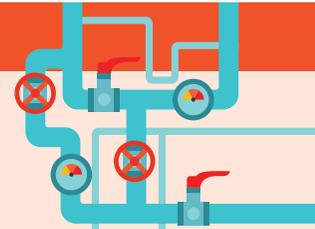
“Such erroneous practices can contribute to the development of cracks on the concrete structures and roofs,” says Kuan.



Opting for quick fixes instead of addressing the degradation mechanism always brings about more frequent and higher maintenance costs.” – Kuan

Causes of leaks

1. Building design flaws
2. Construction flaws
3. Water piping leakage
4. Water ingress via cavities



Signs of excessive dampness

1. Musty odour
2. Circular black or coloured spots on surfaces
3. Rust or corrosion on the metal elements of the building
4. Rot on wooden elements of the building



Lifespan of certain building elements

- Normal sealant — Lifespan varies depending on temperature and how often it is replaced
- Plastic pipes — 15 years
- Mild steel pipes — 5 years
- Roof tiles — 20 years
- Water-proofing system — 5 to 10 years



SOURCE: KUAN YOU WAI

Besides this, weathering and cracks on flat roofs and external facades have been posing major headaches among building managers in Malaysia, he adds.

Under the intense sun and pumelled by heavy rain, the building envelopes suffer from differential thermal stress at different components. For instance, coefficient of thermal expansion of concrete is almost double of clay bricks.

In other words, under the exposure to the sun, concrete expands twice the speed of bricks, which causes crack lines on the roofs and the joints between the concrete slabs and brick walls at the highest floor.

Besides thermal movement, building envelopes crack due to a

number of other reasons, such as moisture movement, creep, wind pressure and settlement.

Kuan says the direction where the house faces and wind speed could also contribute to water leakage, as strong winds add force and push water through cavities while misaligning roof tiles.

Other weathering factors like carbonation, chloride, acid rain, ozone and other pollutants also contribute substantially to the propagation of cracking, degradation of concrete, as well as corrosion of metal components such as gutters and steel pipes.

Fixing the problem

“We must first of all identify the source of the leak and understand

the degradation mechanism before remediation actions are taken,” stresses Kuan.

For the crack lines caused by temperature, turning the crack lines into control joints would be feasible. For smaller crack lines, elastomeric coating could bridge the crack lines and limit the movement of the crack lines.

“In many instances, building owners and contractors repair and maintain buildings based on the lowest acquisition costs practicable. Nevertheless, opting for quick fixes instead of addressing the degradation mechanism always brings about more frequent and higher maintenance costs due to the ease of wear and tear,” he notes.

On the other hand, the Ministry of Urban Wellbeing, Housing and Local Government recommends a European standard in the repair of building structures known as EN1504. It is a holistic approach that looks into the chemistry of concrete degradation, repair and protection with the most reasonable life-cycle costs.

Kuan also points out that all building elements have their respective service lifespan and the property management and property owners should inspect the condition of their properties regularly and mend a problem as soon as possible.

For instance, he explains, normal sealants need to be replaced regularly while plastic pipes can typically last 15 years. Compared with plastic pipes, mild steel pipes have shorter lifespan of around five years.

Roof tiles have a lifespan of around 20 years and waterproofing systems only last around five to 10 years.

“Life-cycle management denotes refurbishment or replacement of these elements before they cause subsequent damage to other building elements. It also denotes consideration for the selection of materials and methods based on full ownership costs rather than cheaper acquisition costs but higher maintenance costs later in the life cycle,” Kuan says.

Severe consequence of neglect

Leaving leakage problems unattended for years could cause severe consequences as it could affect the building structure.

“Building materials — be it masonry, metal, polymer or timber — suffer from loss of strength and functionality when exposed to excessive dampness,” he explains.

Besides this, biological contamination such as mold, dust mites, bugs, protozoa and bacteria can multiply excessively.

“These organisms emit microbial volatile organic compound, mycotoxins, spores and waste that can cause deterioration of the indoor air-quality and cause allergy and other ailments,” Kuan warns.

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