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# HOW MUCH ARE BURIAL PLOTS WORTH?

How much would one bought 10 years ago cost today, and will the price keep rising? See Pages 6 and 7.



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**TTDI RA against  
redevelopment of  
kindergarten site  
regardless of land  
status**

The Taman Tun Dr Ismail (TTDI) Residents' Association (RA) has stood firm on its decision to oppose the redevelopment of the Tadika Diyana site in the neighbourhood even after discovering that the land carries commercial status. Its main concern is that it will reduce the community's quality of living.

"We were surprised when told by the Kuala Lumpur City Hall (DBKL) that it had been commercial land, especially after DBKL had announced the developer's request to convert the land title earlier.

"However, we will not compromise our stand on this, as the redevelopment will affect all TTDI residents, especially those who stay nearby," TTDI RA chairman Abdul Hafiz Abu Bakar told EdgeProp.my after a closed door hearing on the matter at the DBKL headquarters on Wednesday.

According to Hafiz, the DBKL town planning officer who moderated the hearing had claimed that an application was made to the land office to convert the land usage of the 1.2-acre site from residential to commercial back in 1985.

Hence, DBKL was not aware that the land status had been changed and thus put up a notice at the site in February, stating the land conversion request by the new land owner,

**TSR Capital to build luxury  
homes in Kwasa Damansara**

**Kwasa Land Sdn Bhd has inked an agreement with TSR Capital Bhd to develop a 6.52-acre site in Kwasa Damansara into upmarket homes.**

**Kwasa Damansara is a 2,332-acre development in the Klang Valley that is being planned as a fully-integrated township.**

**The agreement was signed between Kwasa Land unit Kwasa Development (3) Sdn Bhd and TSR Capital's wholly-owned subsidiary TSR Development Sdn Bhd.**

**The project will comprise 260 units of residential properties that include link villas, cluster villas, exclusive villas, town villas and condominiums, with an estimated GDV of RM295 million. It is planned for completion in 2024.**

**"Kwasa Land, as the master developer, is fully committed to pro-**



**viding opportunities and collaborating with bumiputera developers that possess the right credentials, capability and proven track record to ultimately share our aspirations of what has been envisioned to become a next-generation township," said Kwasa Land managing director Datuk Mohd Lotfy Mohd Noh. Kwasa Land is a wholly-owned subsidiary of the Employees Provident Fund.**

Amalan Setar (M) Sdn Bhd, which plans to build two 7-storey office buildings containing 72 units of shopoffices.

**Ireka partners  
Japan's Hankyu  
Hanshin to develop  
Rimbun Kasia**

Ireka Corp Bhd is set to jointly develop its Rimbun Kasia project in

Nilai, Negeri Sembilan with Hankyu Hanshin Properties Corp.

Ireka said on Tuesday that Hankyu Hanshin will hold a 45% share in Meadowfield Sdn Bhd, a wholly-owned subsidiary of Ireka, while Ireka will hold the remaining 55%.

Osaka-based Hankyu Hanshin is a wholly-owned subsidiary of Hankyu Hanshin Holdings Inc, which is listed on the Tokyo Stock Exchange.

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now****LAUNCHES + EVENTS****How do I get past issues of this weekly pullout?  
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Events listed here will also appear on [www.EdgeProp.my](http://www.EdgeProp.my).**Starbucks giveaway****Date:** April 14 (Sat)**Time:** 11am to 5pm**Venue:** Setia Alamsari Sales Gallery, 189, Jalan 8/1, Bandar Baru Bangi, Selangor**Contact:** (03) 8926 7500

S P Setia Bhd will be giving out complimentary Starbucks beverage at the Setia Alamsari sales gallery. You can also take advantage of the developer's latest incentives and own a 22ft by 85ft double-storey terraced house at Setia Alamsari in Bangi with 0% down payment. Register now at <https://goo.gl/vPoGpz>.

**How to maximise your  
investment and tax savings****Date:** April 14 (Sat)**Time:** 12pm to 4pm**Venue:** M Centura Sales Gallery, G-07 Maxim Citylights Sentul 25, Jalan Sentul Pasar, Kuala Lumpur**Contact:** (03) 9212 8309

Mah Sing Group will be organising a talk on how you can maximise tax savings and investments in property. Admission is free but tickets are limited. RSVP at <https://goo.gl/esUCme>.

**Athira at Bandar  
Bukit Raja launch****Date:** April 14 (Sat)**Time:** 8.30am to 5pm**Venue:** Bandar Bukit Raja

Sales Gallery, 1E, Jalan Gamelan, Bandar Bukit Raja, Klang, Selangor  
**Contact:** (03) 3361 7288  
Sime Darby Property is launching the Athira terraced homes at its Bandar Bukit Raja township with built-up sizes ranging from 2,191 sq ft to 2,788 sq ft.

**Superheroes Weekend****Date:** April 14 and 15**(Sat and Sun)****Time:** 10am to 6pm**Venue:** Lion Group Property Sales Gallery, Bandar Mahkota Cheras, Selangor**Contact:** (013) 336 4839

Lion Group Property invites you to meet your favourite superheroes at the preview of its 244-unit Resilience Residence this weekend. There will be a 12ft-tall Superheroes Display, Superheroes Graffiti, food trucks and free movie ticket giveaways.



Early-bird purchasers of the project will receive a zero-entry package. All units come with branded kitchen cabinets.

**Why invest in Germany?****Date:** April 14 (Sat)**Time:** 10am to 12pm**Venue:** JLL KL Office, Conference Room, Unit 7.2, Level 7, Menara 1 Sentrum, 201, Jalan Tun Sambanthan, KL Sentral, Kuala Lumpur**Contact:** (012) 908 6318/  
(016) 290 0353

JLL Malaysia will be organising a talk on Germany's property market outlook and investment prospects. The presentation will be conducted by JLL German Desk Asia Pacific associate director Allyce Kluver. Admission is free but seats are limited. RSVP at the numbers above.

**UK commercial care  
homes roadshow****Date:** April 14 and 15**(Sat and Sun)****Time:** 10am to 6pm**Venue:** Iris and Hibiscus (Level 2M), One World Hotel, Bandar Utama, Petaling Jaya, Selangor**Contact:** (016) 228 8691

CSI Properties is showcasing the Carlauren Lifestyle Resorts, a brand of luxury lifestyle care homes in the UK for the elderly and infirm, featuring highly-



specialised facilities including a 24/7 concierge, in-house resident chef and healthcare staff, as well as on-site facilities such as a hair and beauty salon, laundry and cleaning services. Commercial care homes are high-yielding investments in the UK. The CEO and director of Carlauren Group in the UK will share more about this development at the event.

**Rent-to-own at Setia EcoHill****Date:** April 15 (Sun)**Time:** 2pm**Venue:** Sapphire Hall, Club 360, Setia Ecohill Welcome Centre, 1, Persiaran Ecohill Barat, Semenyih, Selangor**Contact:** (012) 358 8631/  
(03) 8724 2255

Don't feel like committing to a long-term loan for now? Why not rent first and convert it to a loan later. Find out more at the event organised by S P Setia Bhd. There will be a Maybank HouzKEY presentation, a site tour and a hi-tea session. Registration starts at 1.30pm. Seats are limited.

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# Yong Tai launches maiden project in KL

BY RACHEL CHEW

KUALA LUMPUR: Yong Tai Bhd's first residential project in Kuala Lumpur called Impression U-Thant is set for launch this Saturday.

A joint development with KOF Holdings Sdn Bhd, Impression U-Thant is a high-end, low-density condominium project on a 1.2-acre freehold site along Jalan U-Thant, Kuala Lumpur.

"It is a single-block project with a GDV of RM210 million. It only has 10 floors including the facilities floor on the top level," Yong Tai CEO Datuk Wira Boo Kuang Loon told EdgeProp.my.

The 108 units available for sale have built-up sizes ranging from 782 sq ft to 1,632 sq ft, while prices start from RM1.3 million or RM1,700 psf.

The Melaka-based listed developer's existing projects are in the state. It is currently developing its flagship Impression City Melaka with a GDV of RM7 billion.

The design concept of Impression U-Thant encourages residents to enjoy both outdoor and indoor recreational activities. Facilities in the project include the barbecue pavilion, the community garden, foot reflexology path, convenience shop, poolside party pavilion, indoor and outdoor gyms, aqua gym, swimming pool, Jacuzzi, social and picnic terrace, sunset bar, and the Pilates and yoga deck.

Besides the 20 facilities within the development, another unique selling point of the project is that the units feature a dual-key design, and are semi-furnished and equipped with a smart home system.

The development is strategically located



Boo: Impression U-Thant is a significant property development for Yong Tai in its pursuit to offer unique lifestyle experiences.

along Jalan U-Thant overseeing the Royal Selangor Golf Club and is near the Embassy Row. It is well connected by major city roads such as Jalan Tun Razak.

"Impression U-Thant is a significant property development for Yong Tai in its pursuit to offer unique lifestyle experiences to its homebuyers. We are confident it will set a benchmark in the property development market with its unique and new offering," said Boo.



An artist's rendering of Impression U-Thant.

He expects a 50% take-up at the official launch this weekend. The development is slated for completion by end-2020.

Following the launch of its maiden project in Kuala Lumpur, the developer will be focusing on Impression City in Melaka. The 138-acre development comprises residences, hotels, DIY experience centres, commercial hub as well as an international standard indoor theatre with a 360-degree rotating auditorium — the Encore Melaka.

"Encore Melaka theatre in Impression City is going to be completed this May. The construction for Dawn and Amber Cove is in progress. Terra Square, the shopping mall located next to the theatre, is also under construction and currently open for lease," Boo shared.

Coming up on a 15-acre site within Impression City, Encore Melaka is also a franchise and the 10th Impression Series from China and, notably, the first outside China.

## Pay only 1% and the rest upon completion for a condo at Penang island

BY NATALIE KHOO

PETALING JAYA: Kuala Lumpur-based TPPT Sdn Bhd is launching the first block of its latest condominium project, Emerald Residence at Teluk Kumbar Heights, Penang island this weekend. The 4.37-acre build-then-sell freehold project comprises three towers offering a total of 411 units.

With a GDV of RM226 million, built-ups for the units are from 1,114 sq ft to 1,183 sq ft, with prices starting from RM428 psf or from RM476,792. The first block to be launched is Block B2.

"On top of that, the developer will be giving a 9% rebate to early-bird purchasers. Construction work commenced in early 2016 and the project is 50% completed," said Property Talk Sdn Bhd director Steven Cheah. The agency is the exclusive marketing agent for the project.

Buyers need to only pay 1% of the purchase price, with the balance 90% payable only upon completion of the project in mid-2019.

Other incentives for buyers include a RM10,000 voucher for

selected furnishing and electrical appliances from stores such as IKEA, Senheng and Harvey Norman, stamp duty exemption on the memorandum of transfer and absorption of legal fees for both the sale and purchase and loan agreements.

"Only strong and reputable developers with strong cash flow are able to undertake the build-and-sell concept. Purchasers will get to save on the instalment interest, which is quite substantial since the developer will only bill them upon completion of the property," said Cheah.

There are only six units per floor and every unit comes with two free side-by-side car park lots. Level four will be the facilities floor featuring an infinity pool, gym and recreation area. The condominium will also be installed with fibre optic cables for quick internet connectivity.

According to Cheah, demand for properties in Teluk Kumbar is expected to grow with the completion of the federal road upgrading that includes a four-lane 750m elevated road from Jalan Teluk Kumbar to Bayan Lepas, upgrading of two

overhead bridges and an elevated U-turn near the Penang International Airport, which opened in February this year.

"Travelling time from Teluk Kumbar to the Bayan Lepas Industrial Estate and the Second Penang Bridge will be shortened via the new flyover and new expanded road. The southwest district is considered a new property hot spot in Penang following the opening of the Second Penang Bridge and improvement in the road infrastructure. About 15 years ago, many would say that Sungai Ara, Batu Maung and Teluk Kumbar are remote areas. But with the improved infrastructure, property prices in these areas have appreciated and many projects are being developed in the south of Penang island," he said.

A double-storey terraced house in Batu Maung priced at RM400,000 a decade ago can fetch RM900,000 today, he added.

TPPT has developed more than 20,000 units of various housing types in major states including Selangor, Penang and Sabah, worth a total GDV of RM2 billion.



An artist's impression of Emerald Residence.

YONG TAI

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## COVER STORY



# 'INVESTING' IN BURIAL PLOTS

BY RACHEL CHEW

**D**espite it being an unavoidable eventuality, one's demise is a topic most of us steer clear of. Either due to superstition or procrastination, many are reluctant to discuss the death of our own or our loved ones.

In more recent times, though, the taboo has loosened its grip somewhat, as marketing campaigns present the final resting place in more palatable light. After all, there is good sense in planning ahead, because the fact is that land is becoming increasingly expensive — this includes burial grounds.

"You never know what will happen tomorrow. I could be using this [plot] sooner than I imagine," says a very open-minded owner, who only wants to be known as Chen. He bought a family plot for 10 persons in a privately-run cemetery in Semenyih two years ago at RM160,000.

Though intended for own use, Chen is not averse to the idea of reselling it. "If someone likes the plot and wants to buy it from me at a price I am comfortable with, I may sell it," he tells EdgeProp.my. "I bought the plot for my own use, but if I can make a profit from it, why not?"

"At first, I just wanted to look for a double plot, which the standard size was 12ft by 16ft. However, the cemetery did not offer any discount for double plots, and most of the plots in nice locations had been taken," he recounted.

Chen chose the family plot because of its limited supply and he reckoned he could resell it for capital gain.

"There are many choices when it comes to single and double grave plots, but probably only 10% of the total plots in a cemetery are family plots. On top of that, a family plot is usually in a better Feng Shui location, which I believe is the first thing that Chinese people would consider when searching for a plot," he explains.

He left it to the memorial park's agent to contact him if there are interested buyers.

According to a burial plot agent, Ann Chia, a similar plot to Chen's would cost as high as RM280,000 today, partly because of the limited new supply.

"Afterlife planning and burial plot investment are more common today, partly due to the rising cost [of land]. It is a fact that the Klang Valley is running out of land. If you do not mind a columbarium, then that is fine, but most Chinese still prefer the 'landed,'" says Chia, who has been a burial plot agent for more than 20 years.

### Inconsistent demand

Chia has witnessed a change in market demand over the past two decades. "In the past, many buyers were the deceased's children or spouse. Subsequently, I get older customers who buy for their own use, and today, customers come from all age groups and buy for different purposes," she shares.

However, customers are never encouraged to buy for flipping. "The concept of buying and selling burial plots is very similar to real estate. However, the market is much smaller and niche, so do not expect a big jump in price over a short period. Besides, there are still many people who avoid planning for their death arrangements, which means demand for burial plots is not consistent. The secondary market is therefore stagnant most of the time," she notes.

"In the course of my job, sometimes I see really good deals offered by operators at pre-launch. In those cases, I would buy some as 'stock' for customers' emergency use. However, I will not encourage ordinary buyers to do so because it is not that easy to sell. It is not an investment that brings fast returns. It is more like cost-savings for your own future benefit," says Chia.

Another owner, who wants to be known only as Madam Lee, bought a double grave burial plot 10 years ago. She agrees that it



Chia: The Klang Valley is running out of land. If you do not mind a columbarium, then that is fine, but most Chinese still prefer the 'landed'.



Khor: Do not expect a quick turnover because demand is not huge like real estate.



Lee: We were told that buying a burial plot could extend one's life when he or she falls sick.

PICTURES BY LOW YEN YEING | EdgeProp.my

### If you buy a burial plot now, you can expect:

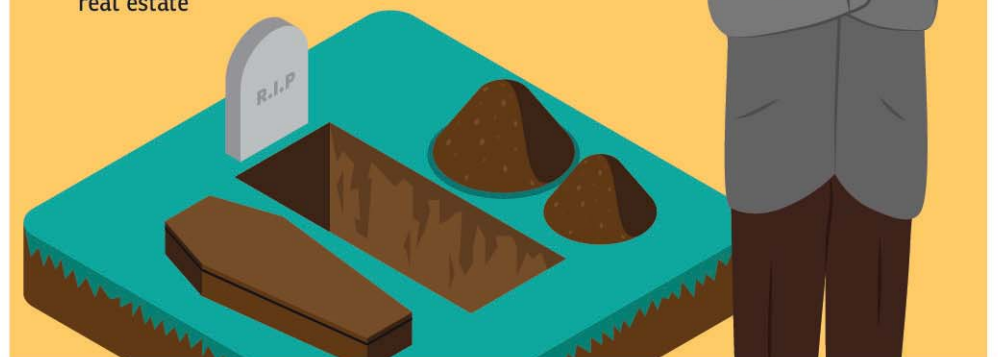
- lower entry cost compared with real estate
- it to be both for own use or for capital gains
- generally higher price appreciation than real estate

### But do not expect:

Fast turnover as demand is inconsistent

### Also keep in mind to:

- "invest" only if you can afford to
- not buy in bulk
- be mindful of the overall Feng Shui of the plot



is an investment for oneself rather than to make a profit.

Unlike her contemporaries, Lee wanted to buy a burial plot 20 years ago but her late husband was strongly against the idea because he believed it was a taboo for a healthy person to plan for their afterlife.

"He changed his mind when he fell ill 10 years ago. Back then, we were told that buying a burial plot could extend one's life when he or she falls sick. So we bought a double grave plot 10 years ago for a total of RM70,000," she recalls.

Today, a similar plot in the same location costs RM140,000, according to agent Chia.

"For me, I will not resell even if someone offers a higher price because it is priceless, especially when you really like the place. I encourage people to invest in their afterlife, but not to make money," says Lee, adding that it is an investment beyond monetary returns as it offers peace of mind with regard to where you will rest after death.

"It is also the last gift that one could give to the family. When you have everything settled as you wish, your children will not be at a loss when [you pass away]. Your departure will also put less pressure on them. It is a fact that burial plots are getting more expensive. Buying a burial plot is like buying a home for retirement. We shouldn't feel afraid to plan for it," she notes.

### All rounded investment

Similarly, another "investor" cum burial plot agent, Koh Chor Kian, holds more than one plot for business purposes.

"It is not so much to make money as to maintain my job. Imagine when someone comes to you but you have no stock to sell. Of course, just like any other investment, when you hold the stock for years, you will need to sell it at market price so as not to crash the market," he says.

He adds that burial plots are similar to real estate but investors should only invest when they understand how this secondary market works.

"First, do not expect a quick turnover because demand is not huge like real estate. After all, not everyone chooses burial like the way he or she buys property. Secondly, invest only when you have extra money. Some people buy thinking it will bring good returns just by looking at the price growth of a minimal 10% to 15% in a year or two. In many cases, it takes years to look for a buyer," notes Koh. Generally, it takes at least two to three years to resell a plot.

Unlike real estate, a burial plot is considered a product, hence it is not easy to find a cash-rich buyer who can come up with the immediate cost.

"For first-hand buyers, many cemetery operators do provide instalment plans for four to five years. However, if you are buying from a first-hand buyer, you need upfront cash. This has restricted the growth of the secondary market," Koh points out.

Also, the purchase decision is not based on the address but on sentimental factors — for instance, it could be because the buyer's late family members are buried at the same cemetery.

"That's why to pick a 'sure sell' plot for future resell is very difficult because the decision making is not based on data or value," he explains.

However, having been in the industry for 24 years, Koh believes it is one of the best investments to make because it could be for your own use, capital gains or charity.

"I do have some customers who bought a few plots for charity purposes. Some older Chinese people believe that helping a poor family arrange a resting place for the deceased is the greatest act of philanthropy," he concludes.

BY LUM KA KAY

**T**he good thing about not having four seasons in our country is that buildings and structures are spared from extreme weather changes.

On the other hand, we do have to deal with high heat, heavy down-pour and humidity, with the latter subjecting buildings to dampness.

According to Wayne Restoration and Engineering Sdn Bhd principal Kuan You Wai, changes in temperature could affect buildings. Citing the simple science of expansion and contraction, roofs will "move" owing to the vast temperature difference during the day and night.

"If movement joints [of the roofs] are not constructed, flat roofs will suffer from progressive and pervasive cracking. The cracks on building envelopes will induce water seepage into the building due to high surface tension of water and wind forces.

"Based on value engineering, monolithic flat roofs without beams and movement joints are common [in Malaysia]," he tells EdgeProp.my.

Heavy precipitation or extreme down-pours, which are a result of climate change, may also affect building foundations in Malaysia as they are predominantly supported by clay soil.

"Soil erosion, landslide and differential settlement are common on clay soil, which expands and softens in wet conditions, but shrinks and hardens during the dry season.

"Meanwhile, acidic rain caused by pollutants discharged in the combustion of fossil fuel is a strong degradation agent to building envelopes, as it etches and damages the surface of buildings and leaves unsightly stains on glass, metal cladding and walls," Kuan explains.

The rapid urbanisation taking place in Malaysia and the global warming phenomenon will cause increasing rainfall, soil erosion, air pollution and dampness, all of which are detrimental to buildings.

Kuan, who is also a postgraduate researcher on building pathology, notes that current regulations — the Uniform Building By-Laws 1984 (UBBL 1984) — do little to address concerns over dampness control in indoor spaces.

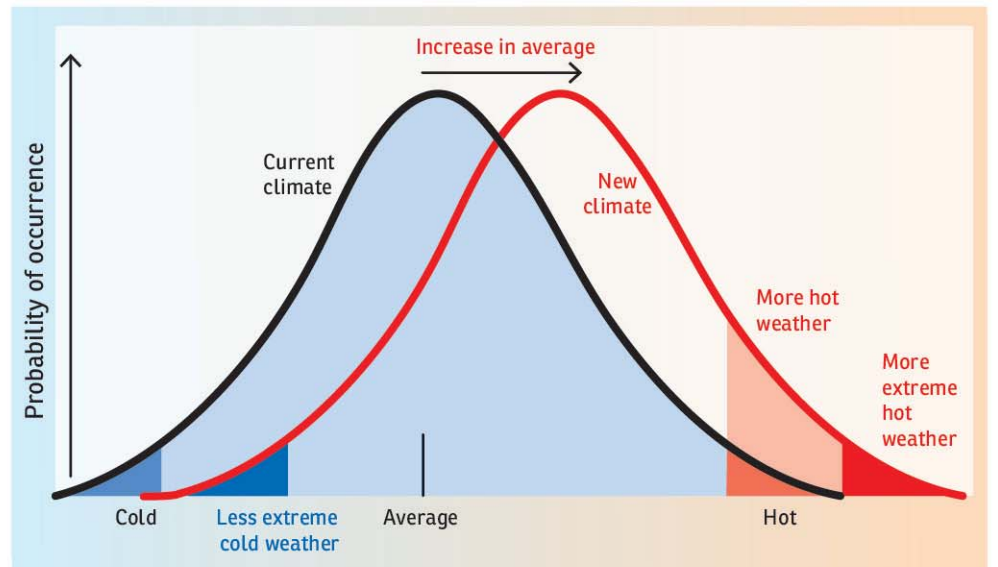
"The UBBL 1984 does not have provisions for damp proofing except for basements. Besides, waterproofing technology is not taught in civil engineering courses in universities. We may have Malaysian

Kuan: More in-depth studies are needed to establish stronger building codes for Malaysia.

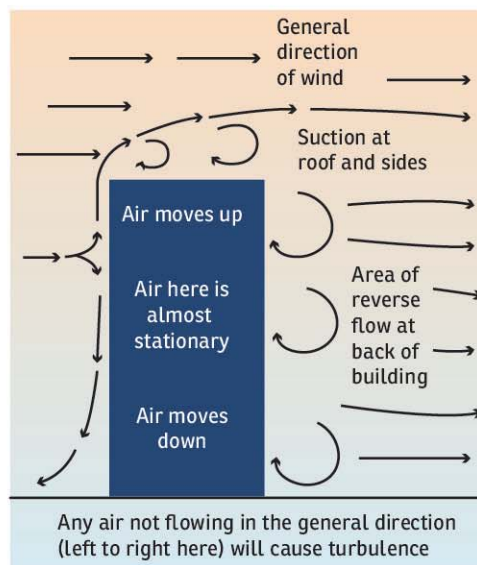


# How the weather affects your home

## Climate change and extreme weather



## Airflow around a building



standards for certain practices but if it is not stipulated in the UBBL 1984, it is not mandatory.

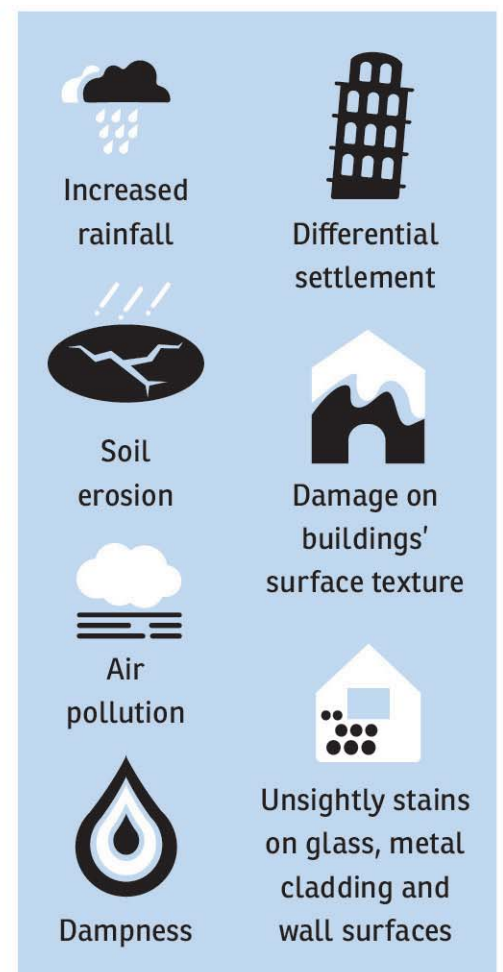
"In the commercial pursuit of property development, artistic and innovative designs are adopted to increase property values but when selecting contractors for the job, cost is always a major consideration.

"Value engineering' is a new buzzword in the construction industry to bring down construction cost in view of rising expenses due to GST (goods and services tax), inflation and rising petrol prices. So long as minimum requirements are met, developers, engineers and contractors often try to bring down costs to maximise profits," he says.

Kuan feels that the UBBL 1984 should be reviewed and improved or the construction industry will adopt more cost-saving measures that may be detrimental to the durability and health of the built environment.

For instance, modern glass walls may contribute to indoor dampness. "The heat, excessive moisture and air pollutants can degrade the sealant between glass pieces. Degraded sealant will then crack and allow water ingress and air leakage. Both water and vapour diffusions contribute to damp indoor spaces," Kuan elaborates.

## How climate change can damage your home



The engineer urges local authorities to look into the issue of building dampness and take more proactive measures to review UBBL 1984 and the suitability of new construction designs and materials for the Malaysian climate.

"Until and unless the UBBL 1984 is strengthened, we architects and engineers will continue to adopt international practices when it comes to damp-proofing as there are no specific provisions in UBBL 1984.

"However, conditions vary from country to country and in Malaysia, the climate is hot and humid. Also, international practices have not been tested in Malaysia. Hence, more in-depth studies are needed to establish stronger building codes for Malaysia," Kuan concludes.

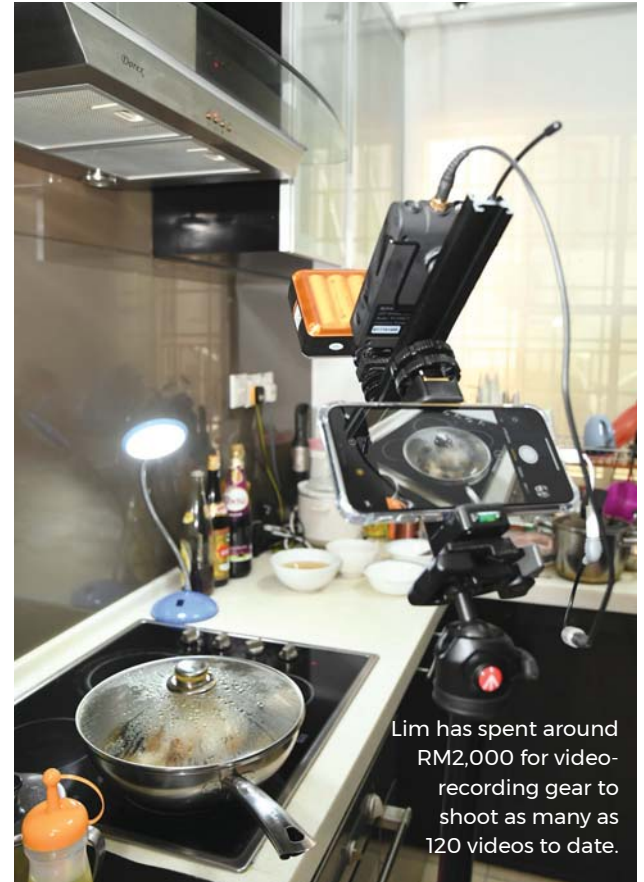


# What's cooking, Ah Pa?

PHOTOS BY LOW YEN YEING / EdgeProp.my



Besides being an accomplished real estate agent of over 20 years, Lim has even started his own cooking "show" on Facebook to share his passion for food and cooking.



Lim has spent around RM2,000 for video-recording gear to shoot as many as 120 videos to date.

BY RACHEL CHEW

Family bonding over a meal is one of Lim Boon Ping's most treasured moments and nothing pleases him more than to see his family enjoying a meal he has prepared.

Indeed, Lim — who is Kim Realty's director of training and development and also the Malaysian Institute of Estate Agents president-elect — loves to cook. "I lost my elder brother and mother when I was 13. That was the year I started cooking for the family," he tells EdgeProp.my.

His love for cooking has grown over the years — today, besides being an accomplished real estate agent of over 20 years, Lim has even started his own cooking "show" on Facebook to share his passion for food and cooking.

He is none other than Ah Pa on the Facebook page called "Cooking Ah Pa" for cooking fans ([www.facebook.com/cookingahpa](http://www.facebook.com/cookingahpa)), which was set up by Lim at end-2016. The fan page had about 1,100 followers in its first year but the number has grown tenfold over the past four months.

"Earlier in my own personal Facebook page, I had uploaded photos of food and cooking tips, but people started complaining that my Facebook wall is very messy, and for cooking fans, it was difficult to look for my old cooking tips, as they were all jumbled up with my posts about my family as well as my career as a property agent and trainer. So I created a fan page for those who were interested in my cooking tips. This was how Cooking Ah Pa started," Lim recounts in between recording a cooking demo of yellow wine chicken for Cooking Ah Pa.

He initially only shared photos and texts in the first year of the fan page, but this changed four months ago after he received a gift from his wife — a flexible long-arm smartphone holder.

"The holder has a clamp that allows you to secure the mobile phone on the bed frame, so you don't have to hold the phone when you are watching videos in bed. It inspired me to use it to record my cooking on video," he says.

With the help of the smartphone holder

and his mobile phone, Lim shot and uploaded his first cooking demo video last year. Since then, he has constantly strived to improve the quality of the videos and has spent around RM2,000 for video-recording gear to shoot more than 120 videos to date. Investing in the videos has certainly paid off. Cooking Ah Pa's Facebook followers have increased from 1,100 to more than 11,000 since the first video was uploaded in December last year.

He has also started a YouTube channel recently ([www.youtube.com/cookingahpa](http://www.youtube.com/cookingahpa)), which has garnered more than 760 subscribers and more than 130,000 minutes of viewing time.

"The response is beyond my expectations. I did not do all these to compete with young YouTubers. I try to improve the video quality all the time because I have my own demands on the quality. I enjoy doing it and I want my next video to be better than the previous one," he says.

## Food bonds a family

To Lim, dinner time is the most important time for the family. "My mum was a very good cook but she passed away when I was only 13. That was the time that my dad, my brother and I ate out quite a lot. So I decided to cook something simple every day so the family would get the chance to sit down at the table together," he says.

He continues to do that now that he has his own family. He lives in a condominium with his wife, daughter and mother-in-law.

"I don't mind eating out, but I always prefer to cook simple, healthy meals and enjoy it with my family at home. Some people hate the oily smell at home after cooking, but to me, that is the smell of a family," he enthuses.

To him, the kitchen is the most important space in a home.

"You do not need a big kitchen. It just has to be very practical and functional, allowing you to cook what you want for your beloved family," he shares.

Cooking is also a homage to his late mother. "I did not realise the deep influence she had on me until I started cooking more frequently," he notes, citing one of his cooking habits of tapping the spoon at the side

of a pot to make sure nothing is left on the spoon. "Some fans commented that the spoon tapping is irritating so I reminded myself to do it less."

"Where did I get this habit from? It was from my late mother. When I was little, I sat at the kitchen and watched my mum cook. It was her signature move when cooking. The tap was a signal that a dish is almost ready. I did not know I had picked up the habit until I found myself doing it while cooking after I got married. Sometimes I have a feeling that my mum is cooking with me," he says.

The purpose of the Cooking Ah Pa Facebook fan page and the YouTube channel is to share his passion and knowledge about cooking.

"I always tell my followers that I'm not here to teach — because I'm not a professional chef — but to inspire them to come up with more home cooking ideas and to encourage family bonding over the dining table," offers Lim.



**SCAN NOW**  
to watch  
Cooking Ah Pa  
in action.



Lim: You do not need a big kitchen. It just has to be very practical and functional, allowing you to cook what you want for your beloved family.