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THE MRT/LRT FACTOR

It's confirmed — rail transit stations definitely give an edge to properties near them. Some have seen double-digit price growth last year. Where are they? See Pages 6 and 7.



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FT minister suggests rebranding of PPR homes

Affordable homes initiatives such as the People's Housing Programme (PPR) could be rebranded to give them a fresh image and shift people's sentiment about such properties, said Federal Territories Minister Datuk Seri Tengku Adnan Tengku Mansor.

"We don't want the houses to be called 'cheap house' (rumah murah) — perhaps 'rumah rakyat ceria' or council home, so the occupants will not feel they are staying in cheap houses.

"Furthermore, the houses are now bigger, measuring at least 750 sq ft — not like before, which was 500 sq ft," Bernama reported him as telling the media after officiating the ground-breaking ceremony for a multi-storey car park at Precinct 9 Putrajaya on April 29.

**Quek Leng Chan resigns as chairman of GuocoLand Malaysia**

Tycoon Tan Sri Quek Leng Chan has stepped down as chairman of GuocoLand (Malaysia) Bhd effective immediately, amid an internal rationalisation and streamlining exercise.

In a filing with Bursa Malaysia on April 30, GuocoLand said Quek, 74, will be replaced by incumbent non-executive director Choong Yee How as chairman.

Independent and non-executive director Tan Sri Nik Mohamed Yaacob had also resigned after serving the board for more than 12

Best Western Hotels & Resorts sets foot in Nilai

Best Western Hotels & Resorts has partnered with Green Target Group to roll out a new mid-scale hotel named Best Western Mesa Hotel in the latter's MesaHill development in Nilai, Negeri Sembilan by the first quarter of 2021.

"This hotel will be a welcome addition to our robust portfolio, as Best Western currently has 56 hotels, comprising more than 8,100 rooms

across Asia Pacific. With another 40 hotels and over 9,000 rooms in the pipeline, our Asian inventory is on track to double in the coming years," said Best Western Hotels & Resorts senior vice-president and chief operations officer Ron Pohl on May 2.

The 10-storey Best Western Mesa Hotel will feature 200 contemporary rooms and a suite of modern mid-scale facilities.

years, alongside non-independent non-executive director Datuk Poh Yang Hong, who stepped down due to work commitments.

Aspen and Singapore's Oxley in strategic partnership

Aspen (Group) Holdings Ltd has entered into a share placement agreement with Singaporean property developer Oxley Holdings Ltd to raise about RM69 million in gross proceeds for the acquisition of landbank, future developments and working capital.

"The strategic partnership with

Oxley will forge a long-term and mutually beneficial relationship that will enable the group to progress to another level of growth. We believe the synergy between Aspen and Oxley will unlock many business and development opportunities for both companies," Aspen president and group CEO Datuk Murly Manokharan said in a statement on April 30.

Both companies own valuable landbank and investment properties in strategic locations. Where possible, Oxley may engage Aspen via various joint ventures for the development of Oxley's property development projects in Malaysia and each party shall collaborate

with the other to cross-market each other's property developments. The two companies may also co-invest in suitable property developments in the region, said Aspen.

Maybank aims to disburse RM10b loans this year

Malayan Banking Bhd (Maybank) aims to provide RM10 billion in loans under its MaxiHome Ezy scheme this year, reported Bernama.

The new mortgage scheme, which is designed for first-time homebuyers, allows greater flexibility and affordability with its lower monthly repayments for the first five years, said Maybank Islamic Bhd CEO Datuk Mohamed Rafique Merican last Friday.

"The scheme allows customers to service only the interest/profit portion of their mortgage for the first five years, with full instalments commencing from the sixth year onwards," he said after the launch of the scheme in Kuala Lumpur.



He added that housing demand remains strong, with annual mortgage growth at 7.6% last year. Besides the MaxiHome Ezy scheme, Maybank had also launched its HouzKEY scheme last year — the first rent-to-own scheme in the country by a bank that offers an alternative homeownership solution without requiring a down payment.

trending NOW**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.

**Summer Splash at Residensi SIGC****Date:** May 5 (Sat)**Time:** 10am to 4pm

Venue: 8, Jalan Residensi SIGC 1, Residensi SIGC, Seremban, Negeri Sembilan
Contact: (1800) 88 2688
Looking for some cool activities this weekend? Visit Matrix Concepts Holdings Bhd's Residensi SIGC and enjoy fun water activities including inflatables, hand-paddle water boat, water orb and trampoline.

Celebrate Parents Day**Date:** May 5 (Sat)**Time:** 11am to 5pm

Venue: Setia Seraya Residences, Lot 14124, Jalan P15H,

Presint 15, Putrajaya
Contact: (03) 8861 6500
S P Setia Bhd is celebrating Parents Day this Saturday with activities for the whole family such as free haircuts, head and shoulder massage services, personality reading with flowers, family photo booth and kids' workshop.

Casawood at Cybersouth opens for sale**Date:** May 5 and 6 (Sat and Sun)**Time:** 10am to 5pm

Venue: Cybersouth Property Gallery, Dengkil, Selangor
Contact: (011) 1722 5988
MCT Bhd will be unveiling its Casawood 2-storey terraced houses at its Cybersouth development this weekend.

**Inflatable Wonderland at Trio By Setia****Date:** May 5 (Sat)**Time:** 11am to 5pm

Venue: Trio By Setia, Lot 82623, Jalan Langat / KS06, Bandar Bukit Tinggi 1, Klang, Selangor
Contact: (03) 3162 3322

Bring your kids to S P Setia Bhd's Inflatable Wonderland and have fun together. While your children are enjoying activities such as a clown show, giant bubbles and face painting, you can get to know more about the developer's attractive packages.

Home Republic Fair at Eco Majestic**Date:** May 5 and 6 (Sat and Sun)**Time:** 10am to 6pm

Venue: EcoWorld Gallery at Eco Majestic, 1, Lingkaran Eco Majestic, Eco Majestic, Semenyih, Selangor
Contact: (03) 8723 2255
Looking for a fresh change for your home? Eco World Development Group Bhd is organising a home and

lifestyle fair at Eco Majestic's sales gallery this weekend.

Showcase of UK commercial care homes**Date:** May 5 and 6 (Sat and Sun)**Time:** 10am to 6pm

Venue: Parry Room (Level 6), Le Meridien Hotel Kuala Lumpur, 2, Jalan Stesen Sentral, Kuala Lumpur Sentral, Kuala Lumpur; Farquhar Suite (Ground Floor, Heritage Wing), Eastern & Oriental Hotel, 10, Lebuhraya Farquhar, Penang
Contact: (016) 228 8691 / (016) 228 9150



Organised by property investment consultancy CSI Prop, the event will feature Carlauren Lifestyle Resorts, a brand of luxury lifestyle care homes for the elderly and infirm in the UK.

Price, location and product mismatch in housing supply

BY SHAWN NG

KUALA LUMPUR: There is no oversupply of residential properties in the country as demand for housing has outstripped supply in 2017, said CBRE|WTW managing director Foo Gee Jen.

According to data from the property consultancy firm, Malaysia's population grew 1.3%, or about 390,000, to 32 million last year.

This brings demand for some 97,500 units of new homes, based on the average household size of four people per household.

However, the annual completion of new homes stood at 94,198 units last year, which is lower than the population growth, Foo told the audience at a conference organised by Rehda Institute in Kuala Lumpur on May 3.

"So, are we in an oversupply situation? I would say [the answer] is 'no'. Generally, there is still an undersupply," he said.

Foo was one of the speakers at the conference entitled "Utilising data to build demand-driven real estate". His session was on "Residential property trends: Where is the demand and what products to sell in 2018?"

Nevertheless, he admitted that there are mismatches in the supply of new residen-

tial properties and property developers are urged to think out of the box to meet market demand and prevent the mismatch situation from getting worse.

"We have a situation that I call '3M', which refers to the three mismatches in price, location and product," he pointed out.

During the period of 2010 to 2015, property prices had increased by a high double-digit growth rate of between 15% and 20% while salaries in the same period only grew by about 5% to 5.5%, which resulted in a big gap between house prices and buying power, he elaborated.

Meanwhile, developments in the areas where infrastructure, connectivity, accessibility, amenities and facilities are lacking have caused the number of unsold units to spike and resulted in the mismatch of location and products.

He also noted that shoebox units such as Small-office Home-office (SoHo) and studio units have been mushrooming in the market over the past 10 years, especially in Kuala Lumpur. But many of these properties are unable to find buyers due to their compact size and density, which are not suitable and ideal for family living and long-term settlement.

"So, rather than stop building, I think



LOW YEN YEING | EdgeProp.my

Foo: Rather than stop building, we need to look at what kind of product the market can absorb, who the target groups are, where the preferred locations are and so forth.

we need to slow down and take one or two steps back to look at what kind of product the market can absorb, who the target groups are, where the preferred locations are and so forth," he said.

Foo also advised developers to think out of the box in the current challenging environment by adopting new business models

such as build-to-rent and rent-to-own or to cater for a different market, namely retirement homes and co-living projects.

However, he noted that the social acceptance towards renting a house could take a longer time and the number of aged population has yet to make up significant demand for retirement homes.

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JKPTG mulls reduced majority consent

BY LUM KA KAY

PUTRAJAYA: The Department of Director General of Land and Mines (JKPTG) under the Natural Resources and Environment Ministry is currently exploring new ways, including changes in legislation, to facilitate strata property renewals or redevelopments in Malaysia.

A task force had been set up last year to study and come up with proposals that will ensure the redevelopment process can be implemented efficiently, said department director-general Datuk Seri Dr Sallehuddin Ishak.

The study is still in the early stages and the final proposal would have to go through the Cabinet and subsequently the National Land Council before it can be tabled in Parliament, he told Edgeprop.my, adding that it is expected to take at least two years.

The initial proposal by the task force — made up of various stakeholders including property consultants and financial institutions — is to establish a tribunal to hear disputes or complaints from any stakeholder on any strata renewal plan.

“For now, the initial suggestion is to first have a simple majority of 51% of owners to consent to a strata renewal. We will then hear out the redevelopment plan submitted by the public or property developer. External valuers could be hired to assess the redevelopment plan.

“After that, we may proceed to a second voting session, which may require between 70% and 85% majority consent — we have yet to decide on the percentage.

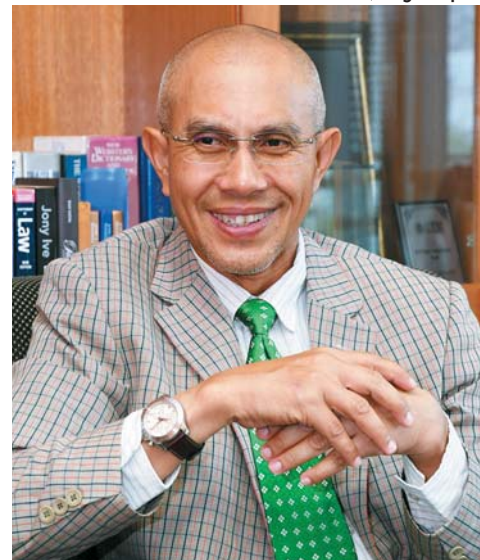
“There will also be a tribunal for strata renewal schemes. If the dispute cannot be settled at the tribunal, it will be brought to court and the court will have the final say,” offered Sallehuddin, adding that the task force is also contemplating the age of a building that is considered suitable to be redeveloped.

“It is all about empowering property owners to enter into a collective sale process for strata renewal. We are here to provide the enabling provision in the legislation to ease the process,” he said.

According to Sallehuddin, based on public feedback from an online survey carried out by the department in January, generally, 73.7% of respondents agree that there is a need to do something to “effectively, efficiently and inclusively redevelop old areas including privately-owned multi-unit strata-titled housing to achieve the high densities needed to accommodate growing populations without exacerbating social inequalities and collateral social disruption”.

“Hence, the task force is looking at how to tackle this issue and to balance the rights of the majority while safeguarding the minority,” he said.

Currently, he explained, only en masse sale is viable in Malaysia as there is no legal



LOW YEN YEING | EdgeProp.my

Sallehuddin: It is all about empowering property owners to enter into a collective sale process for strata renewal.

provision for en bloc sales of strata properties. Unlike in Singapore where buildings aged 10 years and above need only 80% of its owners to give the nod and it is a done deal, a deal here can't go through if a single owner refuses to sell.

This was what happened in the case of Desa Kudalari along Kuala Lumpur's Jalan Tun Razak, one of the first condominiums in the country that was completed over 30 years ago. It failed in its attempt to gather

100% consent from its unit owners. Nevertheless, there are success stories, such as the redevelopment of Razak Mansion in which the developer managed to get 100% consent from property owners, although it took some time.

Currently, the challenges faced by JKPTG when it comes to strata renewals include limitations in the law and the impact on vulnerable and minority groups.

“We are well aware that renewal of occupied areas requires engagement with the existing community.

“Based on existing laws, the consent of all owners is required to allow redevelopment. This requirement makes it enormously difficult for renewal to occur and sets up a tension between what some consider as the democratic right of the majority, and the rights of the individual.

“In this light, the task force has a huge responsibility in drawing up the regulations and process that would work best, with both the development and homeowners' rights in mind.

“Our research is still at an early stage, so we are open to ideas and inspiring interventions,” said Sallehuddin.

He added that JKPTG wants redevelopment especially of aged buildings to happen with minimal hassle especially in highly dense areas where transit-oriented developments are viable and in need of public facilities and amenities.

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Gaining a foothold in the short-term rental business

BY LUM KA KAY

Have a property but can't find a buyer? Consider rental. Can't find a long-term tenant? Think short term instead.

Short-term rental not only provides property owners some income but is also a form of service to cater to those looking to be based in a city for a few short days, weeks or months.

For young entrepreneur Jocelyn Leong, the managing director of short-term rental start-up Daily Home Rental, its growing business is a testament of its popularity.

It all started when she was in college. During breaks or when she was not using her bed, she would rent it out to students who needed a place to sleep over, especially during exam seasons. She later moved out of campus to rent a room in a terraced house nearby. Subsequently though, she ended up renting the entire house and sub-letting the rooms to parents who came from outstation to visit their children studying in the city. After college, she decided to make managing short-term rentals a full-time career and business.

Extra service and added distinction

Apart from sub-letting rental homes, Daily Home Rental also provides services such as interior designing and property makeovers for owners.

"We will help property owners to furnish their bare units according to their budget or at minimal cost. The service is also provided for owners who are looking to sell their properties. A little makeover would definitely present a better impression," Leong tells EdgeProp.my.

Interestingly, despite having run the business for more than five years, she does not own a property of her own.

"I prefer the flexibility of renting a home and I like to move around, staying at different properties for different experiences," she shares.

According to Leong, the short-term rental scene is burgeoning in Malaysia, especially in city centres. Hence, Daily Home Rental differentiates itself by offering "themed short-term rentals".

"For smaller units, for instance, we give them a theme such as a karaoke TV (KTV)-concept unit where we install a KTV system so that guests can enjoy it during their stay.

"I also look into niche areas that the typical hospitality industry won't be able to cater to, such as allowing pets into the rental home. And I used to do the house-keeping on my own. But as the scale of business grew, I had to hire a team," she says.

Minimise the risk

For those looking to sublet their rented homes, Leong cautions that it is important to be transparent with the landlord about subletting the unit. A clause regarding the sublet should be included in the tenancy agreement to protect both parties and ensure a mutual consensus is reached.

According to her, it is also important to draft a set of rules and regulations for guests to adhere to in order to protect the property and avoid disruption to surrounding neighbours.

Leong's advice for those aspiring to run a short-term rental home: Don't purchase a property just because you want to turn it into a short-term rental unit.

"Many people buy properties for the sole reason of turning it into a home-sharing business. Property developers are also pitching this trending business as one of the selling points for their projects, but it doesn't work that way.

"Imagine this: Out of the project's 500 units, 80% or all of them are aiming for the same goal — what are you going to do? How are you going to compete against the rest? And short-term rental is something seasonal — it's difficult for your unit to be occupied 365 days a year.

"So I would suggest that for those who would like to run a small home-rental business, start off by renting a home and then sublet it to someone else,"

she says, adding that only after the business starts to make positive earnings should they consider purchasing a unit specifically for the business.

Owners should consider using "instagram-worthy" furniture or decoration. Try to avoid expensive furniture due to the high wear and tear rate.

"You should also make an inventory list to keep track of important or valuable items in the unit such as electrical appliances. For smaller items such as utensils, or bowls and plates, you have to be prepared to lose them," she counsels.

Leong says the home-sharing business is not a very scalable business, as there are only so many properties that a team could manage.

"There will always be a risk in running this business, so be smart in knowing how to minimise your risk," she concludes.



Don't purchase a property just because you want to turn it into a short-term rental unit."
— Leong

Tips on running a short-term rental business

• BE UPFRONT WITH YOUR LANDLORD

It is important to come clean with your landlord about subletting the unit. Include a clause in the tenancy agreement to protect both parties.

• CARVE YOUR OWN NICHE

Set yourself apart from other home-sharing operators. For instance, you could allow pets into the landed home, hence drawing pet-loving tenants.

• DRAW UP A SET OF HOUSE RULES

House rules are necessary to prevent tenants from causing disruptions to neighbours or damaging the property.

• TRY THINGS OUT WITH A RENTAL UNIT

Don't buy a property just to run a home-sharing business without understanding the competition involved. Test the market with a rental unit first.

• MAKE AN INVENTORY LIST AND DON'T SWEAT THE SMALL STUFF

Although you may want to keep track of large and valuable items such as your iron, TV or air-conditioning unit, it is ok to find one or two pieces of cutlery missing from the kitchen drawer. Just replace them.

• NEVER UNDERESTIMATE A SIMPLE MAKEOVER

A new coat of paint or redecoration could immediately give the property a fresh new look. So go that extra mile — it helps.



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BY TAN AI LENG

Despite the current property market slowdown, there are still some residential properties in Kuala Lumpur and Selangor that have seen strong transacted price growth in 2017.

Notably among these properties, many were located near light rail transit (LRT) and mass rapid transit (MRT) stations. The positive impact from the enhanced rail transport infrastructure, especially with the completion of the Kelana Jaya LRT extension line and the MRT Sungai Buloh-Kajang line, cannot be denied — some of these projects even recorded double-digit price growth in 2017.

The latest data in the Malaysian Property Market Report 2017 published by the Valuation and Property Services Department (JPPH) recently showed that certain terraced houses, apartments and condominiums had witnessed significant capital appreciation. This was particularly evident among non-landed residential properties located near LRT, MRT and KTM Komuter stations.

Kuala Lumpur

In Kuala Lumpur, residential projects that experienced the highest transacted price growth of more than 10% over the year included condominiums — Tricourt Sri Sentosa in Taman Seri Sentosa, Endah Regal Condominium in Taman Sri Endah, Bistari Condominium in Chow Kit and Mahsuri Apartment in Taman Setiawangsa; and landed homes — 2-storey detached houses in Damansara Heights, 3-storey terraced houses in Mutiara Bukit Jalil, and 1-storey terraced houses in Taman Setapak Indah.

According to JPPH's data, these seven properties, which are located within a 5km drive from the rail transport system, have seen an annual price increase of between 10% and 16.3% last year.

Some flats in Kuala Lumpur that are located around 3km to 7km from rail transport systems also saw their transaction price rise by more than 10% last year. These included Desa Petaling Flat in Taman Desa Petaling (price increase of 28.4% y-o-y), Sri Shamelin Flat in Taman Shamelin Perkasa (19.7%) and Apartment Cheras in Taman Ikhsan (17.1%).

The average All House Price for Kuala Lumpur in 4Q17 stood at RM798,011, rising from RM749,305 in 4Q16.

As for the rental market, Kuala Lumpur residential properties near LRT or MRT stations or those close to higher learning institutions have experienced average rental yields of between 1.2% and 6.6%.

Selangor

Similarly in Selangor, properties located close to LRT or MRT stations, as well as other amenities such as shopping malls and higher learning institutions, have seen stable rents and capital appreciation.

The non-landed homes in Selangor that have recorded double-digit growth in the average transacted price in 2017 included Estana Court in Ampang, D'Melor Condominium in Cyberjaya, The Wharf Residence in Puchong, and 162 Residency and Selayang Heights in Selayang. These condominiums have seen their average price increase between 10% and 17.6% y-o-y.

Some flats in Selangor that are located close to LRT/MRT/KTM stations saw their transaction price increase by double digits last year as well. These flats include Taman Sri Batu Flat in Taman Sri Batu Caves, Kenanga Apartment in Bandar Baru Selayang, Pangsapuri Sri Meranti in Bandar Sri Damansara and Desa Mutiara Apartment in Mutiara Damansara.

The flats are located within 1.2km to 6.5km from MRT, LRT or KTM stations.

As at 4Q17, the average All House Price for Selangor has risen to RM469,518 compared with RM442,007 from 4Q16.

In terms of rental yields, condominiums in Subang Jaya, Puchong, Damansara Perdana and Cyberjaya saw more than 4% rental yields in Selangor. According to JPPH's 2017 data, among projects that recorded rental yields of above 5% were One Avenue USJ in Subang Jaya, Sri Acappella Serviced Apartments in Shah Alam, D'Pulze Residence in Cyberjaya and Unipark Condominium in Kajang.

Meanwhile, non-landed residential projects that fetched rental yields of above 4% but less than 5% in 2017 included Serin Residency in Cyberjaya, Metropolitan Square in Damansara Perdana, Riana Green Condominium in Tropicana, Subang Parkhomes in Subang Jaya, The Wharf Residence in Puchong and Venice Hill Condominium in Cheras.

Some of these condominiums are located within a 3km driving distance to an MRT or LRT station.

For instance, One Subang USJ is around 3km's drive to the Taipan LRT Station, Riana Green Condominium is around 2km's drive to Surian MRT Station while Subang Parkhomes could reach Subang Jaya LRT Station in 2.8km's drive.

Lower transaction volume

Notwithstanding the overall housing price rise, both Kuala Lumpur and Selangor have experienced a decline in overall property transaction volume in 2017.

JPPH's report revealed that Kuala Lumpur had registered 14,506 transactions with a total value of RM26.67 billion in 2017, declining by 3% and 22.1% in volume and value respectively from the previous year. The residential sub-sector contributed 74.8% to the total transaction volume, followed by the commercial sector (22.3%).

The residential sub-sector recorded 10,856 transactions worth RM9.69 billion, a marginal decline of 3.5% from the previous year but an increase of 8.1% in terms of transaction value.

As for Selangor, the review period recorded 61,500 transactions valued at RM40.5 billion, a decrease of 2.3% and 0.4% in volume and value respectively.

Residential properties retained the lion's share at 77.3% of the total transaction volume, followed by commercial (8.4%) and agricultural land (6.8%). There were 47,551 residential property transactions in Selangor valued at RM22.6 billion — a decrease of 2.7% in volume but an increase of 3% in transaction value.

Increase in new launches

Ironically, while secondary residential property transactions have waned, new launches have spiked. According to JPPH's report, the Kuala Lumpur primary market has seen a sharp increase in new launches last year by more than twofold compared to 2016. There were 22,112 new launch units in 2017 compared with just 5,816 units in 2016.

However, the overall sales performance was low at 19.5% compared with 27.3% in 2016. Most of the newly-launched units were from the affordable housing scheme RUMAWIP.

In Selangor, there were a total of 13,522 newly-launched units, an increase of 67.2% compared to the 8,086 units in 2016. Of the new launches, 44.3% were apartments and condominiums. The overall sales performance in Selangor however has improved to 45.1%, compared with 35.6% in 2016.

Desa Petaling Flat in Taman Desa Petaling saw a price increase of 28.4% y-o-y.



Homes near

LRT/MRT

among 2017's best performers





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SOURCE: JPPH MALAYSIAN PROPERTY MARKET REPORT 2017



Top 10 condominiums in Selangor that enjoyed rental yield of more than 4%

PROJECT	AREA	BUILT-UPS (SQM)	MONTHLY RENTAL RANGE (RM)		RENTAL YIELD (%)	STATION / EST DRIVING DISTANCE
			2016	2017		
One Avenue USJ	Subang Jaya	126	2,000 – 3,500	2,150 - 3,500	6.1	Taipan LRT / 3km
Sri Acappella Serviced Apartment	Shah Alam	140	2,400 - 2,500	2,400 - 2,500	5.9	Batu Tiga Komuter station / 3.7km
D'Pulze Residence	Cyberjaya	52	NA	1,500 – 1,800	5.6	Opposite to bus station that connects to Putrajaya Sentral
Unipark Condominium	Kajang	101	NA	1,600 – 1,800	5.4	Taman Universiti MRT / 11km
Serin Residency	Cyberjaya	121	NA	1,900 - 2,500	4.8	Near to Cyberjaya DTS bus station
Metropolitan Square	Damansara Perdana	115	2,100 – 2,700	2,100 – 2,700	4.5	Mutiara Damansara MRT / 1.6km
Riana Green Condominium	Tropicana	126	2,200 - 2,600	2,500 - 2,800	4.4	Surian MRT / 2km
Subang ParkHomes	Subang Jaya	165	3,500 – 3,800	3,500 – 3,800	4.4	Subang Jaya LRT / 2.8km
The Wharf Residence	Puchong	90	1,500 - 2,200	1,500 - 2,200	4.4	Puchong Perdana LRT / 4km
Venice Hill Condominium	Cheras	139	NA	700 – 1,000	4.4	Bandar Tun Hussein Onn MRT / 5.7km

* The rental yield data collated by JPPH is calculated based on the owner's purchase price and monthly rental.



Estana Court, which is located in Ampang, has seen its transacted price increase 17% last year.

Top 10 flats in Selangor that enjoyed double-digit growth in 2017

PROJECT	AREA	BUILT-UPS (SQM)	PRICE RANGE (RM)		CHANGE (%)	STATION / EST DRIVING DISTANCE
			2016	2017		
Taman Sri Batu Flat	Taman Sri Batu Caves	63	115k - 130k	130k - 160k	18.4	Batu Caves Komuter / 2.6km
Kenanga Apartment	Bandar Baru Selayang	66	100k	100k - 160k	18.2	Batu Caves Komuter / 6km
Pangsapuri Taman Desa Batu Caves	Batu Caves	75	178k - 185k	212k	17.1	Batu Caves Komuter / 1.6km
Pangsapuri Sri Meranti	Bandar Sri Damansara	57	85k - 140k	95k - 130k	16.4	Kepong Sentral Komuter / 4.5km
Desa Mutiara Apartment	Mutiara Damansara	62	250k - 270k	290k	13.7	Mutiara Damansara MRT / 1.2km
Apartment Lestari	Damansara Damai	60	100k - 150k	120k - 140k	13.4	Kampung Selamat MRT / 4.6km
Saujana Ria Apartment	Wangsa Permai	61	110k - 130k	125k - 150k	13.3	Kepong Sentral Komuter / 3.4km
Flat PKNS Sekyen 19	Shah Alam	49	100k - 130k	100k - 160k	13	Shah Alam Komuter / 1.5km
Pangsapuri Angsana	Bandar Bukit Puchong	62	110k - 128k	100k - 165k	12.9	Puchong Prima LRT / 6.5km
Flat Taman Bukit Rawang Putra	Bukit Rawang Putra	81	100k - 127k	115k - 143k	12.6	Rawang Komuter / 1.6km



One Avenue USJ has the highest rental yield of 6.1% in the last year.

Condominiums and landed homes in the Klang Valley that enjoyed double-digit growth in 2017

PROJECT	AREA	PROPERTY TYPE / BUILT-UPS (SQM)	PRICE RANGE (RM)		Y-O-Y CHANGE (%)	STATION / EST DRIVING DISTANCE
			2016	2017		
Estana Court	Ampang, Selangor	Condominium / 74	210k - 215k	250k	17.6	Sri Rampai LRT / 6km, Setiawangsa LRT / 6km
Tricourt Sri Sentosa	Taman Sri Sentosa, KL	Condominium / 80	200k - 255k	230k - 300k	16.3	Jln Templer KTM / 3km
Damansara Heights	Damansara Heights, KL	2-storey detached house / 557	4mil - 5mil	5.65mil	15.3	Pusat Bandar Damansara MRT / 3km, Semantan MRT / 3.5km
Mutiara Bukit Jalil	Bukit Jalil, KL	3-storey terraced house / 130	1.03mil - 1.15mil	1.245mil	13.7	Alam Sutera LRT / 750m, Muhibbah LRT / 1.5km
D'Melor Condominium	Cyberjaya, Selangor	Condominium / 120	475k	535k	12.6	Walking distance to Cyberjaya DTS bus station
Endah Regal	Taman Sri Endah, KL	Condominium / 95	390k-400k	440k	11.4	Sri Petaling LRT / 2.5km, Bukit Jalil LRT / 1.7km
Bistari Condo	Chow Kit, KL	Condominium / 123	580k - 670k	660k - 720k	10.9	PWTC LRT / 120m
The Wharf Residence	Puchong, Selangor	Condominium / 77	380k	460k	10.8	Puchong Perdana LRT / 4km
162 Residency	Bandar Baru Selayang, Selangor	Condominium / 75	255k - 280k	295k	10.3	Taman Wahyu Komuter / 5.5km
Mahsuri Apartment	Taman Setiawangsa, KL	Condominium / 76	330k - 383k	350k - 420k	10.1	Setiawangsa LRT / 1.5km
Taman Setapak Indah	Taman Setapak Indah, KL	1-storey terraced house / 89	500k	550k	10	Taman Melati LRT / 1km
Selayang Heights Apartment	Bandar Baru Selayang, Selangor	Condominium / 116	305k - 380k	320k - 420k	10	Kepong Sentral station / 12km

* The price growth data collated by JPPH is based on the number of transacted properties in a location within the review period.

Flats in Kuala Lumpur that enjoyed double-digit growth in 2017

PROJECT	AREA	BUILT-UPS (SQM)	PRICE RANGE (RM)		Y-O-Y CHANGE (%)	STATION / EST DRIVING DISTANCE
			2016	2017		
Desa Petaling Flat	Taman Desa Petaling	49	70k-149k	120k-155k	28.4	Southern Integrated Terminal (TBS) / 3km, Bandar Tun Razak LRT / 6km
Sri Shamelin	Taman Shamelin Perkasa	57	155k-200k	200k-225k	19.7	Maluri LRT / 3.5km, Pandan Jaya LRT / 3km
Apartment Cheras	Taman Ikhsan	52	110k-132k	120k-150k	17.1	Maluri LRT / 3.5km, Salak Selatan LRT / 6km
Flat Pudu Impian 1	Taman Kobena	62	140k	178k	13.4	Maluri LRT / 2km, Taman Pertama MRT / 1.5km
Flat Seri Cendekia	Taman Connaught	45	88k-130k	98k-140k	13.4	TBS / 7km, Bandar Tun Razak LRT / 6.5km
Flat AC4	Sri Sentosa	58	80k-150k	100k-145k	12.7	Jalan Templer KTM / 2km, easy access to RapidKL buses
Desa Pantai Flat	Bangsar	57	150k-170k	165k-180k	11.8	Universiti LRT / 2.3km, Pantai Dalam KTM / 3km
Apartment Desa Tasek	Sungai Besi	82	180k-250k	200k-273k	11.8	TBS / 5km, Sg Besi LRT / 2km
Hock Ann Mansion	Chow Kit	82	185k-200k	195k-240k	11.7	Chow Kit Monorail / 200m
Taman Angkasapuri Flat	Pantai Dalam	64	160k-220k	171k-240k	10.3	Angkasapuri KTM / 2.5km, Kerinchi LRT / 2.5km
Apartment Abdullah Hukum	Mid Valley City	70	200k-300k	250k-300k	10.1	Abdullah Hukum LRT / 1km, Bangsar LRT / 1km
Flat Kampung Malaysia	Kampung Malaysia Tambahan	61	150k-180k	160k-190k	10	TBS / 2.7km

Properties along the MRT or LRT lines have slowly seen their selling prices and rentals rise, pushed by increasing demand.





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