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# STRATA LANDED HOMES

See Pages 4 and 5 for what you need to know.



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The Edge Property Sdn Bhd  
(1091814-P)

Level 3, Menara KLK,  
No 1 Jalan PJU 7/6, Mutiara  
Damansara, 47810 Petaling Jaya,  
Selangor, Malaysia

**EdgeProp.my**

Managing Director/Editor-in-chief  
Au Foong Yee

**EDITORIAL**

Executive Editor Sharon Kam  
Editor Lam Jian Wyn  
Deputy Chief Copy Editor  
James Chong

Copy Editor Vanessa Gnanasurian  
Senior Writers Rachel Chew,  
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Writers Natalie Khoo,  
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For New Launches/Events/  
Press Releases/News Tips  
email: [editor@edgeprop.my](mailto:editor@edgeprop.my)  
Tel: 03-7721 8211 Fax: 03-7721 8280

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## Family scammed in affordable housing racket

A family of three were scammed out of more than RM620,000 by a syndicate claiming to be able to assist them in buying three semi-detached houses developed by Selangor State Development Corp (PKNS).

Teh Kang Huat, Oh Ngan Mooi and Annie Teh lost RM159,031, RM325,721 and RM137,400, respectively, through several payments made through bank transfers and cash to the alleged scammers — Low Fook On, Low's wife Lim Lay Bee, and Parimala Damarajahu.

They realised it was a scam when they discovered that their names were not registered in the PKNS system as the homeowners on May 2016.

The victims reported their case to the police when they failed to contact Low, Lim, and Parimala.

However, no action has been taken by the authorities so far.

## SST waiver on construction materials, services alone won't bring down home prices

While some building materials will be exempted from the soon-to-be implemented Sales and Services Tax (SST), house prices may not come down, due to the increase in other cost components, said Deputy Housing and Local Government (KPKT) Minister Datuk Raja Kamarul Bahrin Shah.

## KL to attempt Unesco World Heritage site status



Kuala Lumpur has the potential to qualify as a Unesco World Heritage site listing.

Deputy Tourism, Arts and Culture Minister Muhammad Bakhtiar Wan Chik said a task force would be set up, to study ways to enhance Kuala Lumpur's appeal for the Unesco recognition.

The task force would comprise officers from Kuala Lumpur City Hall

(DBKL), National Heritage Department, Federal Territories Ministry and Tourism, Arts and Culture Ministry.

"Kuala Lumpur no doubt has a lot of potential for the Unesco listing but there are many elements that are 'disturbing' the landscape of the city," he said.

"It is still in the early stages and we need time to study the work and process required."

"Cement, [bricks] and steel will be exempted from SST and I was asked, by how many percent the house prices would come down yesterday.



"But this is impossible for me to answer because although we are lowering the prices for these materials, the cost [of building homes] can be increased by the rising cost of other components, such as land prices, development charges and compliance cost," he told reporters after the official launch of the MY.HSE: The Malaysian Future Housing Case Studies at Damansara City Mall on Aug 13.

Malaysian Institute of Architects

(PAM) president Ar. Ezumi Harzani Ismail, who was also present at the event, noted that construction costs usually only account for 30% of the overall building cost, while the remaining 70% are derived from land and compliance costs.

## ECRL's opex will be RM600m to RM1b a year, says Guan Eng

The RM81 billion East Coast Rail Link (ECRL) would incur an annual operational expenditure (opex) of RM600 million to RM1 billion if the project is executed, said Finance Minister Lim Guan Eng.

The project, tasked to China Communications Construction Co,

has been suspended and is under review.

"The opex for the project is very high. The government cannot afford it.

"Let's not talk about the capital expenditure of the project as we can't even afford the opex which is between RM600 million and RM1 billion a year. This is a huge burden for Malaysia," he added.

Hence the need to review the project, he said in reply to a question in Parliament on the status of the review and discussion with China.

Lim said the discussion with Chinese parties following the Council of Eminent Persons head Tun Daim Zainuddin's recent visit to China is showing results.

## Penangites urged to move off the island to reduce pollution woes

State executive councillor in charge of the environment, Phee Boon Poh said Penang is encouraging families to resettle in sparsely populated townships off the mainland, to reduce pollution.

The townships suggested are Batu Kawan, Kepala Batas and Nibong Tebal, said Phee in a report in a local English daily.

Climate change has caused Penang to experience record levels of rainfalls, floods, landslides and severe storms.

"We and the rest of the world should have been better prepared. Dire warnings were issued by scientists at the Earth Summit in Rio de Janeiro in 1992. We chose to ignore and now we have to seriously look into it," he said.

Urbanised areas within George Town, Balik Pulau, Butterworth, and Bukit Mertajam are not equipped to handle the full force of a strike from mother nature, he added.



## LAUNCHES + EVENTS



### A Chocolate & Coffee Fest

**Date:** Aug 18 (Sat)  
**Time:** 10am to 3pm  
**Venue:** Celebration Centre, Persiaran Sunsuria, Bandar Sunsuria, Sepang  
**Contact:** (03) 6145 7777  
Awaken your senses with the aroma and taste of coffee, while delighting in a variety of chocolates at the launch of Sunsuria City's Monet Garden and Monet Springtime show units.

### Launch of Rentak Perdana

**Date:** Aug 18 & 19 (Sat & Sun)  
**Time:** 10am to 5pm  
**Venue:** LBS Alam Perdana (Show Gallery), Persiaran Alam Perdana, Bandar Puncak Alam, Selangor  
**Contact:** (1700) 81 7978



LBS Bina Group Bhd will be launching the latest landed residential project dubbed Rentak Perdana in its Alam Perdana township development this weekend.

### Coffee tasting workshop

**Date:** Aug 19 (Sun)  
**Time:** 11am to 4pm  
**Venue:** IOI Galleria @ IOI Resort City, Lebuhr IRC, IOI Resort City, Putrajaya  
**Contact:** (03) 8947 8899  
Hosted by IOI Properties Group, this coffee tasting workshop will tell you everything you need to know about your favourite brew. Call to RSVP now.

### Setia EcoHill 2 town park opening

**Date:** Aug 19 (Sun)  
**Time:** 9am to 6pm  
**Venue:** South Creek, Setia EcoHill 2, Semenyih, Selangor  
**Contact:** (03) 8724 2255  
Thinking of a place for some fun

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Events listed here will also appear on [www.EdgeProp.my](http://www.EdgeProp.my).



with the family this weekend? Why not head over to South Creek, the town park of Setia EcoHill 2? In conjunction with the park's opening, there will be exciting activities such as giant kite-flying, pony rides and food trucks.

### MetCon workout 5.0

**Date:** Aug 19 (Sun)  
**Time:** 7.30am to 10am  
**Venue:** Tropicana Metropark Property Gallery, No.1,



Jalan Delima 1/1, Subang Jaya, Selangor

**Contact:** (03) 5636 6888  
Have you tried MetCon, or metabolic conditioning? Join Tropicana Corp for an active MetCon workout at Tropicana Metropark to learn more about these fast paced, high intensity workouts that are completed within a short period of time. Breakfast will be provided. Fee: RM10. Whatsapp 012 6671616 to register.

### SkyMeridien Seafood Fiesta

**Date:** Aug 19 (Sun)  
**Time:** 10am to 4pm  
**Venue:** SkyWorld Gallery @ Sentul, Jalan 1/48a, Bandar Baru Sentul, Kuala Lumpur  
**Contact:** (03) 9212 3050  
Enjoy fresh and yummy seafood, free of cutlery, by Shell Out with SkyWorld Development Group. Also available are free financial status check-ups. Call to RSVP.



# LBS Perks & Plusses



**LBS Alam Perdana Carnival**

**Date:** 18 & 19 August 2018 (Saturday & Sunday)  
**Time:** 10am - 5pm  
**Venue:** LBS Alam Perdana Sales Gallery

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Waze 📍: LBS Alam Perdana (Show Gallery)  
 GPS Coordinates: N3.243694, E101.463245  
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Rentak Perdana • Developer: Kemudi Ehsan Sdn Bhd (1136545-T) | Developer's License No.: 19183-8/07-2020/0644(L) | Validity Period: 20/07/2018 - 19/07/2020 | Advertising and Sales Permit No.: 19183-8/07-2020/0644(P) | Validity Period: 20/07/2018 - 19/07/2020 | Approving Authority: Majlis Perbandaran Kuala Selangor | Building Plan Ref. No.: Bil.(24) dlm.MDKS 280/4/12/2018-03 | Land Tenure: Leasehold 99 Years (Expiry Date: 15 February 2111) | Land Encumbrances: To be charged to MBSB Bank Berhad | Expected Date of Completion: July 2021 | Property Type: Double Storey Terrace House (20'x60') | Total Units: 362 units | Price: RM 534,900 (Min) - RM 727,900 (Max) | Restriction in Interest: This land can be transferred or charged with the prior consent from the State Authority. Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities / Engineer / Architect, and the Developer and / or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply.





The Cradleton terraced homes in Eco Majestic, Semenyih, is an example of a landed strata development.

PICTURES BY LOW YEN YEING | EdgeProp.my

# Clearing the air on STRATA LANDED SCHEMES

BY **NATALIE KHOO**

**M**alaysians are beginning to get used to living in high-rises, especially city dwellers. Whether by choice, or not, many are becoming more equipped with the dos and don'ts of living within the strata community of condominiums and apartments. Less familiar are strata landed residential schemes that are now sprouting in new township developments.

By definition, a strata scheme is a property development which divides buildings or land into parcels, boxes and accessory parcels and common property under a management system. Examples include flats, apartments, condominiums, townhouses and landed houses in gated communities.

"Previously, landed strata developments used to refer more commonly to townhouses and cluster houses. Nowadays, they may include terraced, semidee and detached houses within gated-and-guarded schemes, targeting the mid to upper income population segment," says Malaysian Institute of Property and Facility Managers (MIPFM) president Sarkunan Subramaniam.

He cites Desa ParkCity in Kepong, which was launched in 2000, as one of the most

successful landed strata developments. The 473-acre multiple-award winning township development supported by commercial, institutional and recreational components started the trend in community lifestyle living, he says.

## Why are landed strata developments sprouting?

In recent years, many property developers have forayed into gated-and-guarded landed strata developments, as they resonate with discerning homebuyers who seek safety and security, social status, and lifestyle facilities, says Sarkunan.

"The demand for gated-and-guarded communities is on the rise, mainly due to security concerns," he stresses, citing Cradleton @ Eco Majestic by EcoWorld Development Group Bhd, The Glades by Sime Darby, Marvelane Homes by the Lake by Marvelane Sdn Bhd, and Armada Villa by Faber Group as examples of strata landed homes.

"The security system controls accessibility by visitors and the public. This provides certain tiers of protection and serenity," he says.

Burgess Rawson Malaysia managing director Wong Kok Soo says although it may be costly to own strata landed homes, they give peace of mind to well-to-do homeowners as

they feel safe within such strata schemes.

Besides, developers often incorporate lifestyle living into gated-and-guarded community schemes such as jogging tracks, gardens and clubhouse facilities.

Landed strata developments provide high-rise lifestyle facilities without compromising the advantages of living in landed abodes, says Sarkunan.

"One of the advantages of living in a strata-titled development is the facilities that it provides. Occupants usually get to enjoy common facilities such as a gym and swimming pool within walking distance without having to maintain these facilities themselves.

"With the aid of a Management Corporation (MC), these common facilities and residents' interests are protected," Sarkunan highlights.

Wong concurs, explaining that landed homes with separate individual land titles that have their own boom gates set up by homeowners are not regulated under the law to enable them to self-manage and collect maintenance charges. In contrast, the land parcels with strata titles are protected and governed by the Strata Management Act (SMA) 2013 and Strata Titles Act (STA) 1985.

"The contribution to charges and sinking fund by all parcel owners in a strata scheme are mandatory under the SMA 2013. Furthermore, the Act provides an avenue for the parcel owners to resolve their disputes through the Commissioner of Buildings and the Strata Management Tribunal," says Wong.

Sarkunan adds that with rising concerns over convenience, lifestyle and security, landed strata developments fit the evolving



Sarkunan: The demand for gated-and-guarded communities is on the rise, mainly due to security concerns.



Wong: Strata living in Malaysia is still a learning process for locals, as well as foreign property owners.

preference of the modern society.

"Landed strata developments are built based on the ideology of a gated-and-guarded development with security and exclusivity in mind.

"The concept of gated-and-guarded communities, or GACOS under land title developments, gained demand and popularity in the late 1990s. They were regulated by deed of mutual covenants (DMC) (entered between developer and first purchaser), constitution







## The differences between owning a landed and a non-landed strata scheme

Based on SMA 2013 and Strata Titles Act 1985 (STA 1985)

LANDED (LAND PARCEL OF STRATA SCHEMES)	NON-LANDED (SUBDIVIDED BUILDING OR BUILDING PARCEL)
1. Share unit is based on the land area of the parcel and its accessory parcels.	Share unit is based on the built-up area of the parcel and its accessory parcels.
2. The building is private property that has to be maintained by the owner. This includes the roof, external walls and building facade including repainting.	The management body maintains the common property, comprising the roof, external walls, building facade and common areas using the common funds in the maintenance account and the sinking fund account.
3. The onus to get fire insurance coverage for the property is on the parcel owner.	The onus to get fire insurance coverage for the entire subdivided building including the individual building parcels is on the management body.

SOURCE: WONG KOK SOO OF BURGESS RAWSON MALAYSIA

of society/memorandum of association (upon formation of Residents' Association (RA) or homeowners' company), before the STA amendment 2007 took place.

"STA amendment 2007 allowed the land parcels to be regulated under SMA 2013 which is statutorily enforceable," Sarkunan explains.

As such, under a strata scheme, developers have more flexibility in designing development layouts and regulate them for sustainability.

### The challenges

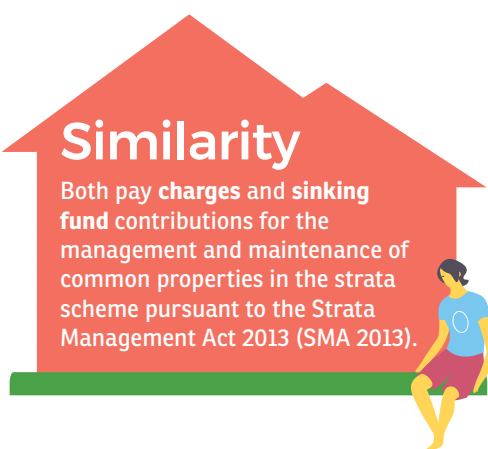
Sarkunan notes that not many purchasers are well-versed with the STA provisions especially when it comes to land parcels. Most of them do not realise their respective properties are governed by the STA/SMA.

"They tend to forget that they have purchased a land parcel, not a 'landed property'. Land parcels are regulated under SMA (in the Third Schedule) and it carries restrictions on renovation works. An owner cannot change the facade of the building without prior approval from the MC. Facade includes external windows, balconies, terraces, open areas, and all other visible parts of the building. In short, you cannot even change your compound's main gate without approval. Developer specifications are usually for a 5-ft steel gate and a solid timber door.

"For those who have paid a huge premium for corner units - expanding your parcel to accommodate more floor area is a no-no. This sometimes causes furore among those who don't understand the concept. Forthright information by the developers at first disposal is vital here," Sarkunan stresses.

According to Wong, many strata land parcel owners expect the management body to maintain and repair their roofs, to repaint their building facades and to insure their buildings against damage by fire although they are not entitled to such benefits under the SMA.

The terraced homes in Taman Impian 2, Cheras are in a non-strata landed development. The residents here have the option to form a residents' association.



### Civic consciousness lacking

"Strata living in Malaysia is still a learning process for locals, as well as foreign property owners such as the many Chinese nationals and Middle Eastern purchasers who buy into the strata schemes. The majority do not know the SMA, and even if they know something of the Act, they still prefer to do as they like. This is probably due to the lack of enforcement by the authorities," Wong says.

He also points out that in such community living, there is certainly a need for parcel owners to be civic-conscious and to be considerate of their neighbours and other parcel owners. Sadly, this aspect is still lacking in most strata communities in the country.

"Every parcel owner has to be cooperative and supportive of his or her management body and its appointed management agent in order to ensure the success of his or her strata scheme. This aspect is found to be lacking in most strata schemes due to selfish attitudes, different interests and vested interests of the parcel owners, particularly in mixed-use strata schemes," Wong says.

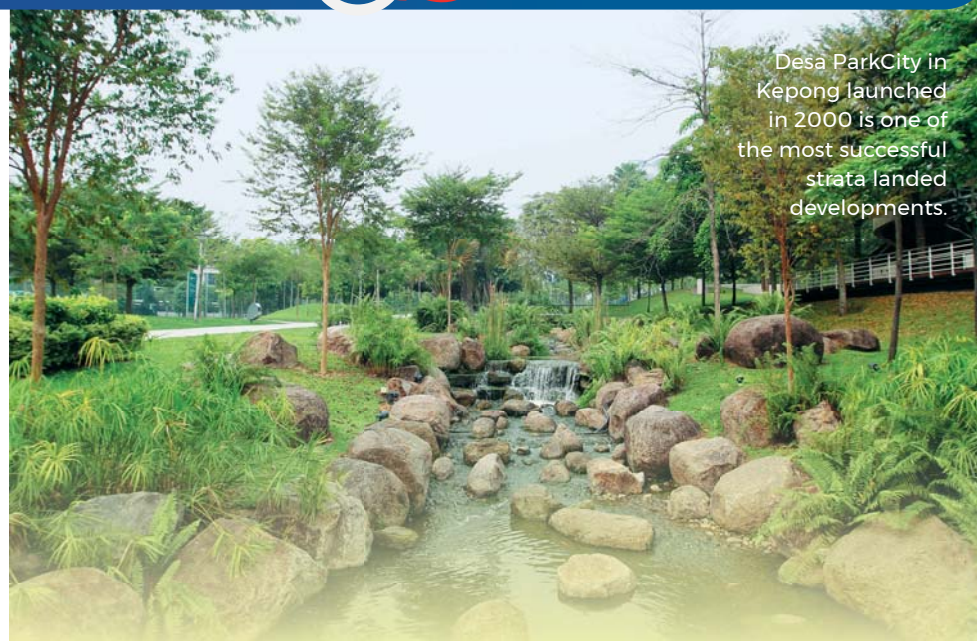
Nevertheless, managing strata landed developments is generally easier than strata non-landed developments, especially the physical aspects.

Landed developments are quite straightforward as they comprise less mechanical, electrical, and vertical services such as lifts, plumbing, fire system and telecommunications. Moreover, there are no inter-floor leakage issues and no common insurance requirements for landed homes.

Nevertheless, Sarkunan says it entails a lot more owner education of the dos and don'ts. It is also important to create community bonding to raise awareness of their common ownership.

"The most common misconception is that 'the house/property is mine. I can do what I want/like', including renovating, extending, painting the exterior, planting trees, having parties, and other things that they would be able to do in a non-strata landed home.

"Many homeowners do not realise that



Desa ParkCity in Kepong launched in 2000 is one of the most successful strata landed developments.

PATRICK COH | THE EDGE

## Pros and cons of owning a landed strata development

### PROS

1. A Management Corporation (MC) will be formed to protect and prioritise the residents' interest.
2. The internal service roads and infrastructure will not be surrendered to the government and will remain the property of the MC. Roads, back lanes, clubhouse and the rest of the facilities are part of the common areas and belong to the MC. Every owner has equitable rights.
3. Management and maintenance of the common areas can be conducted in a timely manner.
4. Gated-and-guarded developments provide a sense of community and security.
5. Residents enjoy exclusive use of the common areas and facilities.
6. Residents have access to a variety of lifestyle and recreational facilities.
7. Landed strata developments often form part of a township that provides amenities such as parks, commercial centres and schools.
8. Property values are protected with effective management and maintenance.
9. It is statutorily regulated under SMA 2013. Disputes can be brought to a tribunal or civil court for deliberation or determination.
10. Unlike gated non-strata housing areas, owners cannot get away with not paying the maintenance fees as it is mandatory for every owner of a strata land parcel to do so.

### CONS

1. Owners have to pay maintenance fees to cover security and maintenance of common facilities such as roads, drainage and clubhouse.
2. Funds may not be sufficient especially when some owners refuse to pay maintenance fees, and this may lead to rundown common infrastructure and facilities.
3. If some owners refuse to comply, the MC has to resort to legal action, which will incur legal costs to be borne by the management fund.
4. Owners have to pay for the maintenance of the common facilities even though they may not use the said facilities.
5. The management has the right to disallow any renovation works being done to the facade of the building or any extension of the building (deed of mutual covenants).
6. Corner lot/end lot owners are unlikely to be able to carry out any extensions for the premium they have paid.
7. Maintenance costs can be high. Landed strata has relatively larger development footprint and housekeeping cost can be higher as more manpower is required for gardening, cleaning, security, etc.

living in a landed strata is very much like living in a condominium, where many activities/actions are bound by regulations," Sarkunan explains.

Payment of service charges may also be misunderstood. The share unit for landed strata is derived from the land parcel size whereby the end lots and corner lots usually pay higher service charges because of their bigger land sizes, even though the building size is typically the same as intermediate units.

According to Sarkunan, some corner lots come with huge plots of land and when the purchaser cannot do any extension, it may become extremely frustrating to the individual owner.

"Although the SMA allows flexibility to the MC to make additional by-laws pertaining to renovations (which requires approval by way of special resolution at a general meeting), the rule of passing and implementation is subject to receiving 75% of votes from those who attend the meeting, upon establishment of a quorum. So it will

not be easy, for instance, for the end/corner lot purchasers to receive approval from fellow purchasers, if the majority of those who attend the meeting are intermediate unit owners," Sarkunan adds.

At the end of the day, it boils down to educating homeowners on what strata living entails. Secondly, it requires competent property managers who can foster a community spirit among the residents and homeowners.

"This can be fostered through activities that encourage togetherness. It becomes a nightmare when they come from different socioeconomic backgrounds or cultures and cannot grasp the concept of togetherness," says Sarkunan.

As for Wong, he believes that one will always have to be tolerant, civic-minded and considerate of each other, when living within a strata scheme community. Each homeowner also has to take responsibility for his or her own parcel, and also the common property which he or she has joint ownership of with all parcel owners.

SOURCE: MIPFM PRESIDENT SARKUNAN SUBRAMANIAM





# Vienna replaces Melbourne as the most liveable city in the world



BY RACHEL CHEW

KUALA LUMPUR: Vienna, the capital of Austria, has replaced Melbourne, Australia as the most liveable city in the world in 2018. Melbourne was “dethroned” to second place after seven consecutive years at the top.

The Economist Intelligence Unit’s (EIU) Global Liveability Index 2018 ranked 140 cities globally.

“Vienna has succeeded in displacing Melbourne from the top spot, ending a record seven consecutive years at the head of the survey for the Australian city,” the research and analysis division of The Economist Group said in its overview of this year’s rankings.

The EIU noted that although both Melbourne and Vienna have registered improvements in liveability over the last six months, Vienna’s rise in ratings especially in the stability category had been enough for the city to overtake Melbourne.

The two cities are now separated by 0.7 of a percentage point, with Vienna scoring a near-ideal 99.1 out of 100 and Melbourne scoring 98.4.

Two other top-ranked Australian cities were Sydney (5th) and Adelaide (10th), while only one other European city made the top ten namely Copenhagen in Denmark taking 9th place, after its score increased by 3.3 percentage points from the last survey cycle.

Also among the top-ranked

cities are two in Japan — Osaka in 3rd place and Tokyo in joint 7th with Toronto.

“Osaka stands out especially, having climbed six positions, to third place, over the past six months, closing the gap with Melbourne. Osaka’s improvements in scores for quality and availability of public transportation, as well as a consistent decline in crime rates, have contributed to higher ratings in the infrastructure and stability categories respectively,” EIU said.

The rest of the three top-ranked cities are all in Canada — Toronto (joint 7th with Tokyo), Calgary (4th) and Vancouver (6th).

EIU highlighted that the ranking movements do not necessarily arise from a change in liveability in the cities themselves, but reflect how cities compare with one another.

For example, although four cities have fallen from the top ten over the past year — Auckland (from 8th to 12th), Perth (from 7th to 14th), Helsinki (from 9th to 16th) and Hamburg (from 10th to 18th) — none of these have seen a fall in their overall scores during this period.

## Overall rise in liveability across all cities

The rankings also showed that overall liveability across all cities surveyed increased by 0.7% in the past six months and 0.9%

in the past year. Improvements were recorded across all five categories measured — infrastructure, stability, education, healthcare, and culture and environment

EIU also highlighted that stability has significantly increased by 2.5% overall.

“This trend reflects positive developments in this category, despite threats of terrorism and unrest that cities around the world continue to grapple with. Only 10 cities have registered a decline in their liveability ratings over the past six months, largely reflecting an impact on cultural and environmental indicators,” the report showed.

Of the poorer-scoring cities, 11 occupy the very bottom tier of liveability, where ratings fall below 50% and most aspects of living are severely restricted.

Damascus, Syria has seen a stabilisation in its dramatic decline in liveability but remains ranked at the bottom of the 140 cities surveyed, with a liveability score that is 7.3% lower than the second lowest-ranking city in the survey, Dhaka in Bangladesh.

“The relatively small number of cities in the bottom tier of liveability partly reflects the intended scope of the ranking — the survey is designed to address a range of cities or business centres that people might want to live in or visit. For example, the survey does not include locations such as Kabul in Afghanistan or Baghdad in Iraq,” EIU said.

## The ten most liveable cities

COUNTRY	CITY	RANK	OVERALL RATING*	STABILITY	HEALTH-CARE	CULTURE & ENVIRONMENT	EDUCATION	INFRA-STRUCTURE
Austria	Vienna	1	99.1	100.0	100.0	96.3	100.0	100.0
Australia	Melbourne	2	98.4	95.0	100.0	98.6	100.0	100.0
Japan	Osaka	3	97.7	100.0	100.0	93.5	100.0	96.4
Canada	Calgary	4	97.5	100.0	100.0	90.0	100.0	100.0
Australia	Sydney	5	97.4	95.0	100.0	94.4	100.0	100.0
Canada	Vancouver	6	97.3	95.0	100.0	100.0	100.0	92.9
Canada	Toronto	7	97.2	100.0	100.0	97.2	100.0	89.3
Japan	Tokyo	7	97.2	100.0	100.0	94.4	100.0	92.9
Denmark	Copenhagen	9	96.8	95.0	95.8	95.4	100.0	100.0
Australia	Adelaide	10	96.6	95.0	100.0	94.2	100.0	96.4

\* 100 = IDEAL

## The ten least liveable cities

COUNTRY	CITY	RANK	OVERALL RATING*	STABILITY	HEALTH-CARE	CULTURE & ENVIRONMENT	EDUCATION	INFRA-STRUCTURE
Senegal	Dakar	131	48.3	50.0	41.7	59.7	50.0	37.5
Algeria	Algiers	132	44.1	50.0	45.8	45.4	50.0	30.4
Cameroon	Douala	133	44.0	60.0	25.0	48.4	33.3	42.9
Libya	Tripoli	134	42.9	45.0	41.7	40.3	50.0	41.1
Zimbabwe	Harare	135	42.6	40.0	20.8	58.6	66.7	35.7
P. New Guinea	Port Moresby	136	41.0	30.0	37.5	47.0	50.0	46.4
Pakistan	Karachi	137	40.9	20.0	45.8	38.7	66.7	51.8
Nigeria	Lagos	138	38.5	20.0	37.5	53.5	33.3	46.4
Bangladesh	Dhaka	139	38.0	50.0	29.2	40.5	41.7	26.8
Syria	Damascus	140	30.7	20.0	29.2	40.5	33.3	32.1

## Five biggest improvers (last five years)

CITY	COUNTRY	RANK (OUT OF 140)	OVERALL RATING (100=IDEAL)	FIVE YEAR MOVEMENT %
Abidjan	Cote d'Ivoire	124	52.2	6.3
Hanoi	Vietnam	107	59.7	5.5
Belgrade	Serbia	82	72.2	5
Tehran	Iran	128	50.8	5
Ho Chi Minh City	Vietnam	116	57.1	4.4

## Five biggest decliners (last five years)

CITY	COUNTRY	RANK (OUT OF 140)	OVERALL RATING (100=IDEAL)	FIVE YEAR MOVEMENT %
Kiev	Ukraine	118	56.6	-12.6
San Juan	Puerto Rico	89	69.8	-8.9
Damascus	Syria	140	30.7	-7.7
Caracas	Venezuela	126	51.3	-5.1
Asuncion	Paraguay	102	64.3	-4.5

SOURCE: THE ECONOMIST INTELLIGENCE UNIT LIMITED 2018

# CIDB chairman: Quality neglected in public housing

BY SHAWN NG

KUALA LUMPUR: The construction quality of public housing is often neglected, owing to the demand for such homes which leave buyers with no choice but to take what they are offered, said Construction Industry Development Board (CIDB) chairman Tan Sri Ahmad Tajuddin Ali.

In his speech at the Quality Assessment System in Construction (QLASSIC) Day 2018 yesterday, he said that out of 237 projects that achieved QLASSIC scores of above 70% last year, only about 4% are public housing projects.

“The drive [for public housing developers] to build quality homes is not there,” he said.

“So, I urge the public sector, especially those who are delivering medium-cost homes to adopt [QLASSIC] to ensure the quality of their projects. Sometimes people are concerned that it will cost a lot if they apply QLASSIC. But I can say that the cost

of no quality is even bigger, apart from the reputation of the builder,” he added.

Works Minister Baru Bian, who officiated the event, told reporters that participation of the public sector in QLASSIC should be increased.

“The QLASSIC issue is very important as the world is going into the Industrial Revolution 4.0, which is a technology-driven principal.

“I will try to get QLASSIC into the policies under my ministry, which means we will introduce this system in our housing and infrastructure projects,” he said.

He added that this will reassure the public that the homes built by the public sector are of good quality.

CIDB chief executive Datuk Ahmad ‘Asri Abdul Hamid said that there is a proposal by the Works Ministry to apply a pilot QLASSIC system for roadworks, to assess the building quality of the Pan Borneo Highway.

“There are different standards for housing

and infrastructure projects. For houses, we use the CIS (Construction Industry Standard) 7 while roadworks are assessed using the CIS 19, which is just completed and we are planning to do a pilot.

“The Works Minister mentioned a proposal of applying the CIS 19 pilot project on the Pan Borneo Highway,” he told reporters at a media conference after the event.

The potentially higher cost is a concern for industry players that results in a low adoption rate of the QLASSIC system in the country, although the number of applications has been on the rise since 2007, said UiTM faculty of architecture planning and surveying associate professor Dr Fadzil Hassan.

However, a study by the university revealed that the cost increase in projects applying QLASSIC is estimated to be a minimal rate of less than 3%, he said.

“But there were less than 2% to 3% of total projects which participated in QLASSIC last year,” he said.

Fadzil was one of the speakers at the event with his talk entitled “Learning from Best Practice QLASSIC Implementation in Construction Projects”.

Based on statistics from CIDB, there were 341 projects assessed with QLASSIC in 2017, compared with 311 projects in 2016 and 60 in 2007.

To promote the adoption of QLASSIC, CIDB has inked a memorandum of understanding (MoU) with Bank Pembangunan Malaysia Bhd (BPMB).

Under the MoU, the future infrastructure projects financed by BPMB will undergo QLASSIC assessment while CIDB will provide training for staff of the bank.

Also present at the signing ceremony were BPMB chairman Tan Sri Wan Abdul Aziz Wan Abdullah and chief financial officer and acting operating officer Afidah Mohd Ghazali.

This article first appeared on EdgeProp.my





# Strata retail elements to boost commercial vitality in Seremban 2

BY TAN AI LENG

The 3,800-acre Seremban 2 master-planned development south of the border in Negeri Sembilan is in for a boost in commercial vitality, as developer IJM Land Bhd will be introducing the first strata retail shop development with a lifestyle concept in the 22-year-old township.

The upcoming project to be launched in 1Q19 is called Grand Central. The development will be located on a 26.8-acre freehold plot close to Mydin Hypermarket and will be developed in three phases over the next five to seven years.

"We plan to make it the commercial business district of Seremban 2. It will consist of retail, shopping mall, healthcare, convention centre and serviced apartments," IJM Land senior general manager (central region) Datuk Hoo Kim See told EdgeProp.my.

Phase 1, which carries an estimated GDV of RM110 million, consists of 156 units of 3-storey lifestyle strata shop office units measuring 24ft by 80ft and 24ft by 70ft, or a built-up size of around 5,500 sq ft. The selling price will be determined at a later stage.

"We are still fine-tuning the plans for the second and third phases. We will unveil the details after we have launched the first phase," said Hoo.

He highlighted that the strata shop concept in the heart of the township will enable the developer or property manager to inject liveliness to the common areas, with themed or festive decorations, and fun activities to attract the crowd to Grand Central.

He pointed out that existing shop offices in Seremban 2 have enjoyed strong demand due to the township's growing population. They



IJM LAND

Hoo: Grand Central will develop into the commercial business district of Seremban 2.

also serve the needs of neighbouring towns and residential areas such as Bahau, Sendayan, Seremban and Lukut.

Seremban 2's current population is close to 65,000 people and rising, with many young families.

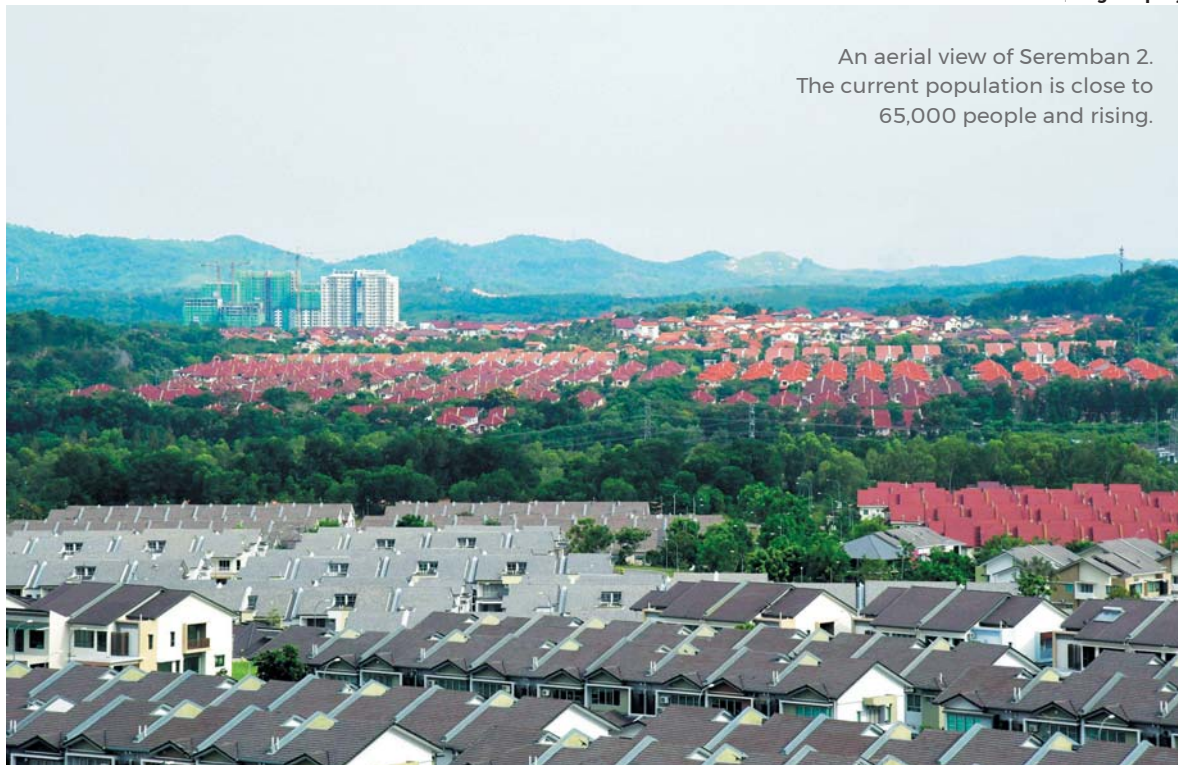
The strong demand for the shop offices is reflected in the price trend. For instance, a 3-storey shop office which was sold at RM700,000 in early 2010, is now asking for RM1.5 million.

The 2-storey shop offices close to Mydin Hypermarket fetched a price of RM1.2 million last year, from RM400,000 seven years ago.

Seremban 2 was a joint venture between IJM Land and the Negeri Sembilan state government. The 2,300-acre satellite city has been enlarged with the addition of the 1,500-acre Seremban 2 Heights in 2009.

Hoo revealed that the proposed Grand Central site is one of the few remaining commercial plots in Seremban 2.

"As its young population grows, consumers will have different retail demands. Starbucks couldn't survive 10 years ago but now is a popular hangout place for youngsters. We need to offer something different, creating a lifestyle place with ambience within a safe environment," he explained.



An aerial view of Seremban 2. The current population is close to 65,000 people and rising.

LOW YEN YEING | EdgeProp.my

## More launches this year

Prior to Phase 1 launch of Grand Central, IJM Land will be rolling out three residential projects with a total estimated GDV of RM188 million in Seremban 2, in the second half of this year.

The 16-storey Safira Apartment, to be launched in 3Q18, will offer 242 freehold apartment units with a built-up area of 873 sq ft. It carries an estimated GDV of RM75 million with selling prices ranging between RM280,000 and RM320,000.

Slated for launch in September is Ara Impian, which has an estimated GDV of RM56 million. It comprises 119 units of freehold 2-storey link houses measuring 20ft by 65ft with a built-up size of 1,688 sq ft and prices from RM450,000.

In 4Q18, landed housing project Rimbun Alam will be unveiled in Seremban 2 Heights. With an estimated GDV of RM57 million, Rimbun Alam will offer 102 units

of 2-storey link houses measuring 20ft by 70ft or a built-up of 2,224 sq ft with indicative selling prices starting from RM560,000.

"Seremban 2 has been gaining buyers' attention for its matured infrastructure development, varied amenities as well as good connectivity and accessibility.

"We are targeting young homebuyers in their late 20s and early 30s," said Hoo.

Currently, Seremban 2 is left with just a few plots of residential land, parts of which will be used for Safira Apartment and Ara Impian, while Seremban 2 Heights has approximately 400 acres of untouched raw land that will be developed in the coming years.

"Moving forward, we are looking at offering something different, such as smart homes with Internet-of-Things features to meet the needs of young buyers who are IT-savvy and who are looking for

homes with facilities that can incorporate their gadgets at home," he added.

Hoo highlighted the company's emphasis on infrastructure development, including fibre optics infrastructure to provide a good foundation for the incorporation of smart home features in future projects.

"Technology is evolving. Smart homes will be a new trend where a house will have the basic facility, such as a control panel, to enable the homeowner to integrate all the gadgets in the house," he explained.

In March 2018, IJM Land launched Rimbun Ara, a cyber home project with smart features. Over 65% of the units were taken up within five months.

"Properties in Seremban 2 have always been in demand and housing price growth have been resilient, supported by owner occupiers who choose to grow their families here," he said.

# Airbnb to launch more home-sharing buildings

BY OLIVIA ZALESKI

SAN FRANCISCO: Airbnb Inc is set to debut another almost-hotel — and, according to its development partner, it has many more to come.

The latest project for the Silicon Valley home-rental behemoth is a branded apartment complex in Nashville, Tennessee.

The property will be the company's second announced Airbnb-branded building, and will lease apartments to a hybrid of long-term renters and short-term visitors.

The new project is a takeover of an existing 328-unit building, called

the Olmsted, in the SoBro neighbourhood of downtown Nashville, a popular tourist destination for music lovers and bachelor parties. Airbnb's partner Niido purchased the building last week.

Under Niido's new ownership, current residents of The Olmsted will be encouraged to sublet their units to Airbnb travelers for a maximum of 180 days per year.

Airbnb and Niido will take 25% of the income the residents generate from home-sharing. The two companies will jointly rent a portion of the remaining vacant units through Airbnb's platform

for short-term stays.

The concept, called "Niido Powered by Airbnb," is part of a larger push by Airbnb to team up with real estate developers and facility managers, a group that has frequently argued that the home-sharing company enables renters to illegally sublet their apartments.

In December, Brookfield Property Partners LP agreed to invest as much as US\$200 million (RM821 million) into Niido's efforts to turn residential apartment buildings into Airbnb-branded complexes.

By the end of 2019, Airbnb and Niido will open as many as 14

Airbnb-branded complexes across the country, said Cindy Diffenderfer, co-founder and chief marketing officer for Niido Powered by Airbnb. "We have a pretty aggressive growth strategy," Diffenderfer said.

A representative for Niido said the plans could change. Airbnb declined to comment.

As part of a push to broaden its appeal to more up-scale clientele, Airbnb has added more hotels and hotel-like listings under the label Airbnb Plus.

Those sites get regular visits from an inspector to confirm towels are fresh, sheets are matching and that

appliances commonly found in hotels, including hair dryers and irons, are stocked.

Working in partnership with real estate developers like Niido will help Airbnb offer a more hotel-like experience while operating out of homes and apartments.

Not all residents are thrilled about their new neighbours, however. Earlier this year, Niido and Airbnb revealed a conversion of a 324-unit complex in Kissimmee, Florida.

That prompted some residents to claim that they "didn't agree to live in a hotel!" — *Bloomberg*



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LIDM01012752

**RM1,330,000**

**Kiaramas Cendana, Mont'Kiara, Kuala Lumpur**

Type: Condominium Tenure: Freehold  
Built-up: 1,839 sq ft Bedrooms: 3  
Bathrooms: 3



**Yeap Yew Foong** (PEA1643)  
FORTRESS REAL ESTATE SDN BHD  
(E (1) 1761)  
+6016 738 9620



LIDM01012754

**RM820,000**

**Pinnacle, Petaling Jaya, Selangor**

Type: Office Tenure: Leasehold  
Built-up: 828 sq ft



**Yeap Yew Foong** (PEA1643)  
FORTRESS REAL ESTATE SDN BHD  
(E (1) 1761)  
+6016 738 9620



LIDM01012755

**RM640,000**

**Solaris Dutamas, Dutamas, Kuala Lumpur**

Type: Office Tenure: Freehold  
Built-up: 640 sq ft



**Yeap Yew Foong** (PEA1643)  
FORTRESS REAL ESTATE SDN BHD  
(E (1) 1761)  
+6016 738 9620



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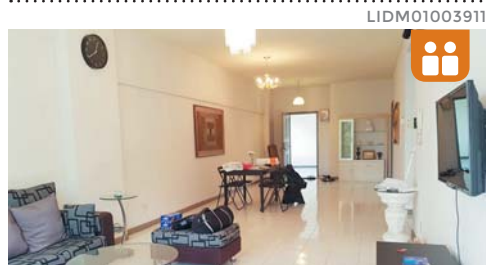
**RM1,800,000**

**Kiaramas Danai, Mont Kiara, Kuala Lumpur**

Type: Condominium Tenure: Freehold  
Built-up: 2,055 sq ft Bedrooms: 4  
Bathrooms: 5



**Kevin Teh** (REN 02206)  
PROPSTAR REALTY  
(E (3) 1591)  
+6013 555 7333



LIDM01003911

**RM980,000**

**Cascadium, Bangsar, Kuala Lumpur**

Type: Condominium Tenure: Freehold  
Built-up: 1,088 sq ft Bedrooms: 2  
Bathrooms: 2



**Kevin Teh** (REN 02206)  
PROPSTAR REALTY  
(E (3) 1591)  
+6013 555 7333



LIDN01275953

**RM1,750,000**

**Damansara City Residency, Damansara, Kuala Lumpur**

Type: Condominium Tenure: Freehold  
Built-up: 1,200 sq ft Bedrooms: 2  
Bathroom: 1



**Kevin Teh** (REN 02206)  
PROPSTAR REALTY  
(E (3) 1591)  
+6013 555 7333



LIDM01006994

**RM675,000**

**Taman Mastiara, Jalan Ipoh, Kuala Lumpur**

Type: Terraced House Tenure: Leasehold  
Built-up: 1,200 sq ft Land size: 900 sq ft  
Bedrooms: 4 Bathrooms: 3



**Adan Soh** (REN 06916)  
VIVAHOMES REALTY SDN BHD  
(E (1) 1670/1)  
+6013 272 8668



LIDM01014636

**RM11,900,000**

**The Residence, Mont Kiara, Kuala Lumpur**

Type: Bungalow Tenure: Freehold  
Built-up: 7,500 sq ft Land size: 9,700 sq ft  
Bedrooms: 6 Bathrooms: 6



**Rosli Ghazali** (REN 24107)  
ESPRIT ESTATE AGENT SDN BHD  
(E (1) 1448)  
+6013 393 7332



LIDM01012710

**RM1,280,000**

**Expressionz Professional Suites, KL City, Kuala Lumpur**

Type: Condominium Tenure: Leasehold  
Built-up: 868 sq ft Bedrooms: 2  
Bathrooms: 2



**Terence Wong** (REN 21398)  
QUINCO REALTY SDN BHD  
(E (1) 1796)  
+6012 671 6682



LIDM01007655

**RM2,300,000**

**Nouvelle Industrial Park, Kota Damansara, Selangor**

Type: Factory Tenure: Leasehold  
Built-up: 12,000 sq ft Land size: 16,000 sq ft



**Terence Wong** (REN 21398)  
QUINCO REALTY SDN BHD  
(E (1) 1796)  
+6012 671 6682



LIDM01012709

**RM4,600/mth**

**Expressionz Professional Suites, KL City, Kuala Lumpur**

Type: Condominium Tenure: Leasehold  
Built-up: 868 sq ft  
Bedrooms: 2 Bathrooms: 2



**Terence Wong** (REN 21398)  
QUINCO REALTY SDN BHD  
(E (1) 1796)  
+6012 671 6682



LIDM01001885

**RM789,000**

**Bukit Rimau, Shah Alam, Selangor**

Type: Terraced house Tenure: Freehold  
Built-up: 2,100 sq ft Land size: 1,650 sq ft  
Bedrooms: 4 Bathrooms: 3



**Sherry Chew** (REN 07011)  
CBD PROPERTIES (PUCHONG)  
SDN BHD (E (1) 1197/4)  
+6016 218 2301



LIDM01012933

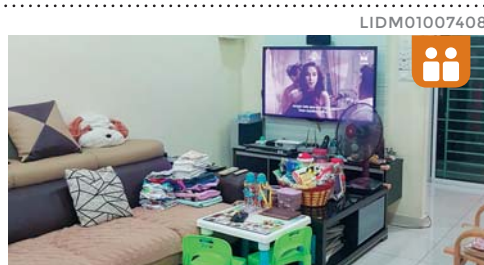
**RM1,325,000**

**Jalan Hujan Emas 4, Taman OUG, Kuala Lumpur**

Type: Terraced House Tenure: Freehold  
Built-up: 2,600 sq ft Land size: 2,850 sq ft  
Bedrooms: 5 Bathrooms: 3



**Suki Tan** (REN 06909)  
VIVAHOMES REALTY SDN BHD  
(E (1) 1670/3)  
+6013 277 8668



LIDM01007408

**RM775,000**

**Kepong Baru, Kepong, Kuala Lumpur**

Type: Terraced house Tenure: Freehold  
Built-up: 1,100 sq ft Land size: 1,430 sq ft  
Bedrooms: 3 Bathrooms: 2



**Suki Tan** (REN 06909)  
VIVAHOMES REALTY SDN BHD  
(E (1) 1670/3)  
+6013 277 8668



LIDM01013062

**RM2,000,000**

**Taman Midah, Cheras, Selangor**

Type: Shop Tenure: Freehold  
Built-up: 4,000 sq ft Land size: 1,400 sq ft



**Terence Tih** (REN 01644)  
TECH REAL ESTATE SDN BHD  
(E (1) 1537)  
+6017 668 2669



LIDM01013058

**RM370,000**

**Green Suria Apartment, Seri Kembangan, Selangor**

Type: Condominium Tenure: Freehold  
Built-up: 1,212 sq ft Bedrooms: 3  
Bathrooms: 2



**Terence Tih** (REN 01644)  
TECH REAL ESTATE SDN BHD  
(E (1) 1537)  
+6017 668 2669