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Based on transactions and capital growth data for the past 15 years, there is no doubt that property investment is one of the best ways to grow your wealth. **See Pages 10 to 12.**



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Tune Group partners ECM Libra in home sharing business venture

Tune Group Sdn Bhd and ECM Libra Financial Group Bhd via their joint venture company Tune Plato Ventures Sdn Bhd, have acquired a 50% stake in home-sharing platform SubHome.

The companies announced the investment on Tuesday at The Robertson Bukit Bintang where SubHome operates 200 units.

"[SubHome] offers homeowners and developers an alternative channel to monetise their properties and increase lodging choices with a suite-like accommodation for value-conscious travellers and loyal Tune Hotels guests," said Tune Group co-founder Tan Sri Tony Fernandes.

"We will be able to offer our extended-stay guests and families larger, more amenity-filled rooms and provide [the platform] with operational support and controls through systems, processes and expertise at Tune Hotels," he added.

Currently, SubHome manages 417 homes across Kuala Lumpur, Petaling Jaya, Penang and Johor Bahru, said its co-founder and CEO Sandeep Singh Grewal. The platform is looking to achieve 3,000 keys by end-2019.

Taman Rimba Kiara judicial review postponed

The hearing for the judicial review of the development at Taman Rimba Kiara (TRK) park, Taman Tun Dr Ismail (TTDI), Kuala Lumpur which was scheduled for Sept 26 and 27 at

Gamuda Cove Experience Gallery launched in USJ

Gamuda Bhd opened its Gamuda Cove Experience Gallery in Taipan USJ last Sunday, showcasing its latest 1,530-acre township development Gamuda Cove located near Cyberjaya.

Dubbed "Nature Sanctuary, Future City", Gamuda Cove's master plan focuses on self-sustainability, good connectivity and green-living within a dynamic urban setting. With a GDV of RM20 billion, the leasehold township is located in southern Klang Valley along the Elite Highway, opposite Cyberjaya.

"Gamuda Cove is like a city centre in a nature sanctuary; you are in the middle of a forest reserve and wetlands, but you have 360 acres or about 36 million sq ft of commercial space to serve you," said Gamuda Bhd chief executive

officer Ngan Chee Meng.

"Aside from a 60-acre Central Park, Gamuda Cove will also feature the 50-acre Discovery Park that is set amid real nature to offer exciting and unique experiences through three recreational zones, namely The Adventure Park with a wide-open space to host extreme activities, The Sports Park with

international standard sports facilities and the Hangout Village for the community to enjoy unique dining experiences," Ngan added.

The Central Park is bordered by the adjacent Paya Indah wetlands. The park is also near the gazetted Kuala Langat forest reserve.



the Kuala Lumpur High Court, has been postponed.

TTDI Residents Association in a statement on Wednesday said Kuala Lumpur City Hall (DBKL) via its solicitors had submitted a letter to the judge on Sept 24 requesting to postpone the court hearing.

"DBKL's basis for requesting the postponement is to allow time for the parties to the action to pursue discussions towards a mutual resolution of the matter, on a without-prejudice basis," TTDI RA said in the statement.

"We understand that the postponement of the hearing has been allowed by the court, and therefore the scheduled hearing will not proceed," said TTDI RA.

The RA and Save TRK group

have filed for a judicial review of the development order granted by DBKL to Memang Perkasa in June.

The proposed development entails the construction of high-rise serviced apartments and affordable housing for the relocation of the TTDI longhouse residents.

Strata Community Mediation Centre to handle high-rise resident disputes

A mediating body to handle complaints by residents of strata developments is set to be launched on Oct 1.

Federal Territories Minister Khalid Samad said Kuala Lumpur City Hall (DBKL) is the first local

authority to introduce the Strata Community Mediation Centre to address problems faced by 1.2 million people in the capital city.

A variety of problems, not stipulated under the Strata Management Act 2013 (Act 757) will be mediated by the centre, including disputes between neighbours on noise, smell, parking, rubbish disposal and boundary issues.

Nineteen DBKL staff had been specially trained in mediation to address the issues and resolve disputes.

"There are 5,859 strata developments comprising 494,263 units in Kuala Lumpur. The service will be made available for free to everyone," Khalid was quoted as saying by a local English daily.

**LAUNCHES + EVENTS**

How do I get past issues of this weekly pullout?

Go to www.EdgeProp.my to download for freeIf you have any real estate-related events, email us at editor@edgeprop.my. Events listed here will also appear on www.EdgeProp.my.**Hollywood's Crazy Rich Asians is crazy flower power!****Date:** Oct 6 (Sat)**Time:** 3pm to 5pm**Venue:** Paramount Property Gallery, PT 29, Jalan Universiti, Seksyen 13, Petaling Jaya
Did you know that the floral arrangements in the movie *Crazy Rich Asians* were made by a Malaysian florist?

She also handmade (oh yes, they were not real!) the gorgeous Tan Hua for this box office hit. Come meet Eunice Teo, and experience her crazy debut in Hollywood! She will also be doing a live demo of the making of the Tan Hua. The event is presented by EdgeProp.my and supported by Paramount Property.

Admission is FREE but seats are available on a first-come, first-served basis, so hurry and register at www.EdgeProp.my.**EdgeProp.my Talk: Are you destroying your investment in real estate?****Date:** Oct 20 (Sat)**Time:** 10am to 12.30pm**Venue:** Senja Private Lakeside Estate, Jalan Anggerik, Seri Kembangan, Selangor**Contact:** (03) 7721 8289The talk entitled "Are you destroying your investment in real estate?" will feature speakers Sri Penaga MC chairman Khaw Chay Tee, Chur Associates managing partner Chris Tan and Architect Centre accredited building inspector and trainer Anthony Lee. Register for the event at www.EdgeProp.my. Please note that this event is only for those 18 years old and above.**Lantern Festival - Colours of One Cochrane****Date:** Sept 29 (Sat)**Time:** 11am to 5pm**Venue:** One Cochrane Sales Gallery, Jalan Cochrane, KL
Contact: (03) 9200 8008
Boustead Property invites

all to celebrate the Lantern Festival with activities such as lantern painting, photo booth, Chinese calligraphy and traditional delicacies including tong yuan and mooncakes. Also to be featured are author Khalil Adis and lawyer Chris Tan who will be giving talks on property investment.

**The Waltz Residences' Open Day****Date:** Sept 29 and 30 (Sat and Sun)**Time:** 11am to 5pm**Venue:** WCT Sales Gallery, Taman OUG, KL**Contact:** (017) 301 9882

Have a fun-filled weekend at the Waltz Residences' Open Day. Indulge in a galore of snacks, fruits and activities for the young and young-at-heart including arcade and VR games.

Mid-Autumn Festival at Setia Sky Seputeh**Date:** Sept 29 (Sat)**Time:** 6pm to 9pm**Venue:** Setia Sky Seputeh Sales Galleria, No 1, Jalan Taman Seputeh, KL**Contact:** (03) 2276 5252

Celebrate the Mid-Autumn Festival with S P Setia Bhd. There will be sweet treats, lantern riddles, tea art presentation and a LED lantern workshop.

Mid-Autumn Delights cooking demo by celebrity news anchor**Date:** Sept 30 (Sun)**Time:** 1pm to 2pm**Venue:** EcoWorld Gallery @ Eco Sanctuary, Lot 41296, Persiaran Eco Sanctuary, Telok Panglima Garang, Selangor
Contact: (03) 8688 2255

Calling all those who love to cook! Join EcoWorld for a cooking demo by 8TV celebrity news anchor, Tan Chia Yong, and his mother, Madam Eng. They will be sharing (in Mandarin) three mouth-watering recipes. No RSVP required.



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Know the difference between FM and PM, says MIPFM

BY SHAWN NG

KUALA LUMPUR: There is a need to bring facility management and property management together to give the market a better understanding of the functions and roles of both fields, as well as to raise their standards, said the Malaysian Institute of Property and Facility Managers (MIPFM) president Sarkunan Subramaniam.

"There is a lot of confusion in the market," he explained, with regards to facility managers (FM) and property managers (PM).

"In fact, they are very much related, and the best practices of both areas can be cross-utilised to achieve the common goal of first class professional management techniques," he told reporters yesterday at the pre-event press conference for the third MIPFM annual conference themed "Bridging PM and FM".

"The status and the class of property and facility management that is being provided in the country is very, very lacking and the status is very worrying. So that's why MIPFM is here to educate the market, on the right practices in property management and facility management, as the community deserves better management," he added.

Sarkunan will be moderating a forum at the upcoming conference, featuring six experts who will focus on clearing the confusion surrounding FM and PM, their functions, and bridging the professional divide. The confer-



From left: MIPFM council member Faiyaz Ahmad Maruf, Rozaini Nizar, treasurer general Siew Yee Hoong, Sarkunan and Looi at the pre-event press conference.

ence which will be held on Oct 25 at Sunway Putra Hotel, will feature six sessions and a forum with speakers from Malaysia, Singapore, Hong Kong and India. EdgeProp.my is the official media partner of the conference.

MIPFM council member and organising chairman of the conference David Looi Siew Fatt added that this year's conference aims to impress upon all property and facility managers the importance of having honesty and integrity within the profession; towards owners, investors, tenants, residents, and other stakeholders.

"At the end of the day, there are similarities

and differences [between FM and PM]," Looi said, adding that in areas where there are similarities, MIPFM will be looking into ways of enhancing both professions.

As for differences, he pointed out that both FM and PM professionals can still take away relevant lessons, in order to excel within their own areas of expertise.

"We are very passionate about moving the industry to the next level and I think in order to do that, bridging PM and FM is one of the key steps," said Sarkunan.

This first appeared on www.EdgeProp.my

Fix the economy to address office and retail spaces oversupply, urges MIPFM

BY SHAWN NG

KUALA LUMPUR: The Malaysian Institute of Property and Facility Managers (MIPFM) president Sarkunan Subramaniam said instead of putting a halt on new retail and office developments, the government should bring the country's economy back on the right track to address the space glut.

"There is an oversupply of retail and office space and there is more supply than occupants. But my opinion is, it is not [about] the number of buildings that are coming into the market, [it is about] why there isn't enough occupants," said Sarkunan, who is also Knight Frank Malaysia managing director, at a press conference today.

"Those are the questions we have to ask ourselves. Why are we not having more businesses to take up the space? What is wrong with the economy?"

"If you fix the economy, you will fill up your office spaces and shopping centres and everything will fall in place."
— Sarkunan

"So don't go and look at the space and say 'too much'. [Instead], look at the economy and think of what we can do to improve it in order to attract business from the region and bring more occupants to this country — that's what we need to do," he added.

Sarkunan was speaking at the pre-event press conference for MIPFM's third annual conference themed "Bridging PM and FM". EdgeProp.my is the official media partner of the event.

He said "something went wrong" with Malaysia's economic growth over the past 10 years and the issues must be urgently dealt with to attract more foreign investments into the country.

"If you fix the economy, you will fill up your office spaces and shopping centres and everything will fall in place."

"I think the current Pakatan Harapan government is aiming to fix that — something that had not been looked into for some time and I think that is important. The train went off course and now we are turning back to the right direction and I just hope that as we turn, we don't get derailed again," he added.

Looking ahead, he expects the process to take at least five years and the prospects for the retail and office segment will likely worsen in the medium term before slowly recovering in the next two years.

The residential property sector, on the other hand, is expected to pick up in 2019 as strengthening investor confidence is expected to attract more foreign buyers from Hong Kong, Singapore and India to the local housing market, he added.

This first appeared on www.EdgeProp.my

Trinity confident of 50% take-up in three months for Mont'Kiara project

BY RACHEL CHEW

PETALING JAYA: Trinity Group Sdn Bhd is confident that it will achieve 50% take-up for its latest condominium project Trinity Pentamont located in Mont'Kiara, within three months of its official launch.

Officially launched yesterday, the project sits on a 2.9-acre freehold site along Jalan Kiara 5.

The 41-storey project has an estimated gross development value (GDV) of RM437 million.

"We have received many registrations of interest since four months ago, and to date, we have received 35% bookings for this project.

"We are confident that we can reach 50% take-up in three months after this launch," said Trinity Group chief marketing officer CY Ng.

"Trinity Pentamont — which is a hybrid of the words 'penthouse' and 'Mont'Kiara', is a new category of game-changing condominium that truly deserves a class of its own," said Trinity Group managing director Datuk Neoh Soo Keat in his welcoming address at the launch ceremony.

The project comprises 330 units with built-up sizes ranging from 1,379 sq ft to 4,115 sq ft, of which 195 units are dual-key units. All of the units come with at least three car park bays.



From left: Trinity Group's chief operating officer Chung Oon Sien, Neoh and Ng in the official launch of Trinity Pentamont.

The selling price starts from RM640 psf. Commenting on the government's call to developers to lower property prices in line with the Sales and Service Tax exemption on certain building materials and construction services, Neoh said Pentamont is selling at

RM640 psf, a lower price compared to most condos in Mont'Kiara which are selling at prices starting from RM800 psf.

"We are chopping our profit to support our government's policy," said Neoh.

Trinity Pentamont is touted as the first adventure themed development in the Klang Valley, with facilities such as a hanging tree nest, a starlight theatre, a celebrity kitchen, junior rock climbing, an infinity edge pool, and 7-metre cascading falls.

Nearby amenities include the Mont'Kiara International School, Garden International School, Plaza Mont'Kiara, Hartamas Shopping Centre, Global Doctors Hospital, KPJ Damansara Specialist Hospital and ParkCity Medical Centre as well as leisure spots such as the Kuala Lumpur Golf and Country Club, Bukit Kiara Equestrian Club and Royal Selangor Club.

The project is accessible via several major highways, including the Damansara-Puchong Expressway, SPRINT Highway, New Klang Valley Expressway, Duta Ulu-Kelang Expressway (DUKE) and DUKE 2 Highway.

To ease traffic flow for future residents, there will be two new entry points into the project via Jalan Kiara 5 and Jalan Kiara 3 to enhance accessibility.

The project is targeted for completion by 2022.

This first appeared on www.EdgeProp.my



TALK

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Time: 10.00am-12.30pm

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Founder and Managing partner,
Chur Associates

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- Anthony Lee Tee
- Chris Tan
- Khaw Chay Tee

Moderator: Au Foong Yee,
Managing Director & Editor-in-Chief,
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Please note that this is an 18 years old and above event.

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FT minister hopes to include KL Declaration in KL City Plan

BY NATALIE KHOO

KUALA LUMPUR: Federal Territories Minister Khalid Samad plans to incorporate the KL Declaration — sustainable cities resolutions formed during the World Urban Forum 9 — into the Kuala Lumpur City Plan 2020-2040 (KL 2040) to ensure inclusivity, transparency and accountability in city planning, development and management.

In his keynote address at the 10th International Conference on World Class Sustainable Cities 2018 (WCSC 2018) yesterday, Khalid said the time is right to adopt the KL Declaration resolutions and include them in the master plan for KL 2040. He said the items and strategies in the KL Declaration will assist the city in achieving its objectives for a better Kuala Lumpur.

“It is a comprehensive policy to ensure that we achieve the goal of Cities for All and that no one is left behind. Towards that end, the Kuala Lumpur Structure Plan 2020, which is under the process of being reviewed, has to include the latest concepts, policies and strategies that have evolved and adopted at both national and global levels.

Highlights of the KL Declaration include strengthening the role of the urban governance systems, to ensure continuous dialogue and participation among different levels of government and stakeholders; increasing multilevel and cross-sectoral coordination, transparency and accountability; as well as sharing of creative solutions and innovative practices among cities.

He also emphasised that city planning, development and management is critical in an era where 77% of the nation’s population is already living in cities.



From left: MIP president Ihsan Zainal Mokhtar, DBKL project management executive director Datuk Mahadi Che Ngah, Khalid, WCSC 2018 organising chairman Michael Fu and PAM president Ezumi Harzani Ismail.

“A large population in our cities will mean urbanisation challenges such as solid waste disposal, traffic congestion, air pollution, limited water resources, inadequate supply of housing and an increase in the ageing population. Malaysia will become an ageing society by 2040 in which almost 20% will be 65 years and above, bringing about new challenges,” he explained.

Khalid also cited the importance of the city’s role in national economic development, as it needs to be liveable, yet be competitive enough to attract foreign investments.

“A competitive city needs to leverage its location and functions, keeping costs low and effective to encourage and assist firms to become competitive.

“Good urban governance is a vital prereq-

uisite. Efficient management can contribute towards the healthy economic growth of a city, ensuring the effective and optimum use of resources, besides providing fast and efficient services. Kuala Lumpur needs to be a competitive city within this region as well as the world if we are to meet the ever changing needs and demands of its future population,” he said.

WCSC 2018 is co-organised by the Real Estate & Housing Developers’ Association Malaysia Wilayah Persekutuan Kuala Lumpur (REHDA KL), the Malaysian Institute of Planners (MIP) and the Malaysian Institute of Architects (PAM), with the support of Kuala Lumpur City Hall (DBKL).

This first appeared on www.EdgeProp.my

New structure for Kampung Baru Development Corp to be revealed soon

BY NATALIE KHOO

KUALA LUMPUR: The Federal Territories Ministry will reveal the new management structure of Perbadanan Pembangunan Kampung Baru or Kampung Baru Development Corp by end-October pending the Prime Minister’s approval.

“The names are all there, but it is just the procedure and process of getting the approval. Our Prime Minister gives a lot of emphasis and importance to Kuala Lumpur and Putrajaya, so any appointments [to the Board], I have to talk to him about it,” said Federal Territories Minister Khalid Samad yesterday.

Speaking to reporters at the 10th International Conference on World Class Sustainable Cities 2018 (WCSC 2018), he said the government is also looking at incorporating the Kampung Baru redevelopment plan into the Kuala Lumpur City Plan 2020-2040.

However, the challenge is in ensuring the rights of the property owners there are protected.

“There may be a need to legislate to allow us to redevelop the whole of Kampung Baru without denying the rights of the heirs.

“All in all, there are over 300 acres of potential land for redevelopment right smack in the city provided we are able to handle all the legal aspects.”

Meanwhile, the new mayor of Kuala Lumpur is expected to be sworn in sometime next week, Khalid said.

This first appeared on www.EdgeProp.my

A chance to see the Tan Hua ‘bloom’ before your very eyes

LOW YEN YEING | EdgeProp.my



Teo with a Tan Hua, constructed for the famous Tan Hua party scene in *Crazy Rich Asians*.

BY RACHEL CHEW

PETALING JAYA: Remember the blooming of the “Tan Hua” party scene in the Hollywood blockbuster *Crazy Rich Asians*?

The “Tan Hua” in the movie looked real but the flower that blooms only once a year is certainly not something you can get from anywhere, hence the plants in the movie had to be handmade from scratch.

Now, EdgeProp.my and Paramount Property are offering you the opportunity to join another “Tan Hua party” with the person who made and arranged the flowers in the movie — Eunice Teo who will also give a live demonstration on the making of the Tan Hua.

Happening next Saturday (Oct 6) at Paramount Property Gallery, Sekyen 13, Petaling Jaya, Teo, the principal of Amtrol Flower Designing and an American Institute of Floral Designers (AIFD)-certified florist will be sharing her debut experience in Hollywood as *Crazy Rich Asians*’ main florist.

Guests can also take photos at the first *Crazy Rich Asians*-themed photowall created specially for the occasion.

Presented by EdgeProp.my and supported

by Paramount Property, the highlight of the event will be the recreation of the blooming of the Tan Hua as seen in the movie.

Tan Hua, also known as the “Queen of the Night”, is a cacti that only blooms once a year and at night. There was no doubt that it was impossible to get the real flowers for such an important scene in the movie. As such, Teo offered to make the flowers herself.

“Clearly we couldn’t rely on the real thing. The original plan was to purchase ready-made artificial versions of the flower but they looked fake and plastic.

“So, I offered to make a sample and after fine-tuning the process, I was commissioned to create 26 flowers in varying stages of bloom,” she told EdgeProp.my.

Each flower required Teo’s full concentration — it took about four hours to make one.

“I worked on them in the late of the night to avoid distractions. While the process was tedious and time-consuming, I was thrilled at how delicate and life-like the flowers turned out,” said Teo.

The ‘Hollywood’s *Crazy Rich Asians* is crazy flower power’ event is free and open to all.

Crazy Rich Asians is crazy flower power!

DATE: 6 October 2018

TIME: 3.00pm – 5.00pm

VENUE: Paramount Property Gallery, PT 29, Jalan Universiti, Seksyen 13, Petaling Jaya, Selangor

Register now at

www.EdgeProp.my

Seats are available on a first-come, first-served basis.



SCAN NOW to watch “A Floral Affair with Crazy Rich Asians”

Hollywood's CRAZY RICH ASIANS is crazy flower power!

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She also handmade (oh yes, they were not real!) the gorgeous *Tan Hua* for this box office hit that is getting rave reviews.

FREE!
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first-served

Come
witness
the actual
making of the
Tan Hua!



Meet Eunice Teo and experience her crazy debut in Hollywood!

For the icing on the cake, Eunice will be doing a live floral arrangement.

DATE: 6 October 2018

TIME: 3.00pm – 5.00pm

VENUE: Paramount Property Gallery 
PT 29, Jalan Universiti, Seksyen 13
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Limited seats available.

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Nature sanctuary
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Gamuda Cove— The nucleus of Southern Klang Valley

With decades of experience in town making, Gamuda Land knows a good township stems from mindful planning. It is about bringing all the right components together thoughtfully to create a place where nature, community and city living can come together in harmony.

The philosophy is not just an abstract idea but has been embodied in every township project by Gamuda Land such as Jade Hills, Gamuda Gardens and twentyfive.7 in Selangor and Horizon Hills in Johor. All these have been carefully crafted to a perfect balance between nature and modern development.

“It is our DNA... Gamuda Land’s townships are unique because we’re very focused on the environment. We listen to what the land has to tell us. Our projects are all very green and never maximises the density because we respect nature and the environment. We want to build a place that people would proudly call home,” says Gamuda Land’s project director Aw Sei Cheh.

Similarly, in its latest township development Gamuda Cove, the upcoming development’s master plan shows a meticulous integration of commercial, residential and leisure components with nature.

The new nucleus of Southern Klang Valley will feature among others landed and high-rise residential precincts, a central business district, leisure and entertainment, knowledge and information corridors and districts, a wellness oasis, an art, culture and tourism village and a 60-acre Central Park, all coming together to offer a vibrant nature-enriched city living to its future residents.



Aw: We also think about tomorrow, to make this place a future-ready city. It is all about having the right components in place.

PRESERVING NATURE

Located south of the Klang Valley along the Elite Highway and opposite Cyberjaya, Gamuda Cove is a comprehensive 1,530-acre township master-planned to create a sustainable thriving community.

“A good township is a good community. When we create the Central Park around the lake with play areas and gathering spaces, or when we craft beautiful streetscapes with walkability and bike-ability in mind, we create places for people to interact with each other and with nature,” Aw says.

He adds that the Central Park is poised to be the place-making element of the township, where it will be open not only to residents, but also the public.

“Gamuda Cove is on a beautiful site not likely



An actual shot of Paya Indah Wetlands next to Gamuda Cove

to be overwhelmed by any other developments nearby because the surrounding lands are the gazetted Kuala Langat North Forest Reserve and Paya Indah Wetlands. We wish more people could come and see this place and enjoy the environment,” he enthuses.

Given the natural endowment of the site, the township’s blueprint gives due consideration to the wetlands and forest reserve.

“We preserve nature by separating the water that runs off the land, and we shape the water-

ways to give the town a unique personality. We then think of the elements needed for growing the community, and seamlessly connect them together to make the town work.

“We also think about tomorrow, to make this place a future-ready city. It is all about having the right components in place,” Aw shares. He highlights that when Gamuda Land builds a town, it not only plans it as just a home place but a shopping, gathering, play, learning, work, park and wellness place.



The 60-acre Central Park

A rendering of an aerial view of Gamuda Cove.



A TOURISM DESTINATION IN THE MAKING

At Gamuda Cove, the developer has upped the ante as it plans to turn it into a tourism destination. The new township will offer recreational and leisure attractions such as a theme park and a discovery park.

Gamuda Land kick-started its research on building and operating a theme park two years ago. "One thing we can be assured of is the theme park will be run by specialists and a professional talent team under Gamuda Land."

Meanwhile, Gamuda Cove Discovery Park is set amidst Mother Nature to offer exciting and unique experiences through three recreational zones – Adventure Park, Hangout Village and Sports Park. Adventure Park is a wide open space to host extreme activities, while Hangout Village is the place to discover unique dining experiences, and the Sports Park will feature international-standard sports facilities.

"We will link the different components through good connectivity and open spaces, and activate it all to become a world-class tourism destination," Aw offers.

"We're riding on the fact that the site is so close to KLIA. We want to harvest the tourist market to make Gamuda Cove the first or the last stop for both local and international tourists. We want to build a vibrant township, not just houses," he adds.

He emphasises the importance of branding the township and attracting visitors and businesses before residents move in. Hence the Central Park, theme park and the 50-acre Gamuda Cove Discovery Park will be developed concurrently with the first three residential phases, says Aw noting that this is only the beginning with more to come in future phases.

"Our target is when the first batch of resi-



At the recent Grand Opening of Gamuda Cove Experience Gallery on Sept 23, 2018, an overwhelming crowd of more than 3,000 turned up.

dential units are ready in 2021, the surrounding amenities and business activities are already in place to serve the public and residents," he says.

"It is true we have to fork out more resources to get all these facilities and infrastructure in place but we do not mind doing it because we want to make sure the township can stand the test of time and create long-term value for our customers," Aw notes.

A TOWNSHIP FOR ALL

The first three residential phases – two phases of terraced houses and one apartment project – will comprise about 2,000 units in total.

According to Aw, the indicative price for the first phase terraced houses will be from RM680,000, with sizes ranging from 20ft by 70ft to 28ft by 65ft. While the apartment project's details are still being finalised, the indicative selling price is from RM350,000.

The total GDV for the first three phases is an

estimated RM1.5 billion. The official launch of the first landed residences is expected to take place in November.

Aw adds that the township will have more than 20,000 residential units when completed in 20 years. The entire project has a GDV of RM20 billion.

On the developer's expectation for the upcoming launch, Aw is confident that the project will be well received, as some 10,000 online registrations of interest have been received in the past six months. At the recent Grand Opening of Gamuda Cove Experience Gallery on Sept 23, 2018, an overwhelming crowd of more than 3,000 turned up.

Aw attributes the good response to Gamuda Land's strong brand name, as well as the project's strategic location.

"It is a project for all. We did not set a certain target market group because we are now creating a project of regional standard. It is for

everyone with different purchasing purposes – self-occupation or investment, for residing or to do business. I'm confident with the project because good projects can sell no matter when," Aw stresses.

A CONNECTED TOWN

Gamuda Cove is located along the Elite Highway which has links to Putrajaya-Cyberjaya Expressway, South Klang Valley Expressway, Maju Expressway, North South Expressway, Lebuhraya Shah Alam, Lebuhraya Damansara-Puchong and the proposed West Coast Expressway.

It is 20km away from Putrajaya and 15km from Cyberjaya. KLIA and KLIA 2 are only 20km from the township. In future, there will also be shuttle buses connecting Gamuda Cove to surrounding amenities including KLIA, KLIA2 and Putrajaya Sentral Station.

"To further enhance the connectivity of the township, we have proposed two direct accesses to Cyberjaya and Putrajaya. On top of that, we are building a direct interchange to Gamuda Cove from Elite Highway, which will be ready by mid-2019, way before we hand over our first batch of residential units in 2021," he explains.

What's more is the mindful traffic and transportation system being planned within Gamuda Cove. According to Aw, Gamuda Cove will feature dedicated cycling paths surrounding the township, a smart traffic system and its very own trams.

The tram system, the details of which are still being finalised, will first be implemented in Gamuda Cove's central business district on a 4km-long rail line on the main street. It will eventually connect the entire township.

"We have considered other options before we finally agreed to use the tram, though we have to invest more in planning the railway track. We can decorate the tram for festival celebrations to make the township feel more like home and create a sense of belonging. Won't it be cold if we see only the colour of concrete in the central business district?"



The developer opened up 150 units for registration on Sept 23 and they were fully taken up.

GAMUDA
COVE



KLCC's property prices are perceived as at high levels currently but the uptrend is expected to continue as it is the one of the major financial hubs in the country.

PICTURES BY LOW YEN YING | EdgeProp.my

This is why WE INVEST in property

BY TAN AI LENG

Property investment is definitely not a short term play. The majority of us do understand this basic rule of the game, but how long do we need to wait before the harvest?

The experts reckon that it will take at least five years to enjoy a significant capital gain from property investment, depending on location. For established areas, it may take a shorter time.

To better explain how property investment can help you accumulate wealth, let's check out the growth of average house prices in selected areas in the Klang Valley over the past 17 years based on Savills (Malaysia) Sdn Bhd's (Savills Malaysia) collection of transaction data from 2001 to 2017.

To put things in perspective, if you had purchased a single-storey terraced house for RM150,000 in Puchong, Selangor in 2001, after 10 or 15 years, how big would be the capital gains?

According to the data, if the house was sold in 2010, it would probably receive an average price of RM237,500, which means that the capital appreciation was close to 40%.

By 2017, the average selling price had surged to RM512,500, so if the same house was sold last year (2017), you would enjoy a capital growth of around 241%!

Another example are double-storey terraced houses in Segambut, Kuala Lumpur. According to Savills' data — this house type in Taman Sri Sinar and Taman Segambut Indah had recorded an average transaction price of RM178,500 in 2001, but the average price climbed to RM571,500 in 2017, a capital appreciation of 220%.

Condominiums in Bangsar, KL have appreciated by around 94% to 167% over the past 17 years. For instance, condominiums in Bangsar (Sri Penaga, Cascadium and Tivoli Villa) had been transacted at an average RM366,333 in 2001 before rising by about 167% to almost RM980,000 in 2017.

Savills Malaysia managing director Datuk Paul Khong says housing prices will continue to appreciate as land gets scarcer and population continues to grow. Hence, most people see property investment as a good hedge against inflation.

"But the caveat is that it must be a good property type in a reasonable location, as there are also many cases of failed property investments," Khong cautions.

Although the entry cost to own a property is quite substantial, the good thing about property investment in Malaysia is that prices will not fluctuate as much as the equity market or other high-return investment tools and it is low-risk for owner-occupiers.

Annual returns on value of around 8%

Malaysian Institute of Estate Agents (MIEA) president-elect Lim Boon Ping thinks that buying property is the best way to accumulate wealth as it could offer returns from both rental and capital appreciation.

Lim says a property in the Klang Valley could fetch an average of around 3% rental return yearly and a minimum 5% capital appreciation annually, which comes up to an investment return of about 8%. Compared with other low-risk wealth accumulation tools, such as fixed deposits which provide around 3% to 4% returns, a property would be a better choice to preserve one's wealth.

Nevertheless, MIP Properties senior negotiator Freeman Woo points out that the current oversupply in the market of certain property types might put pressure on price growth in the secondary market. He, however, also believes that land scarcity and the growing population will provide the fundamental support for price growth in the long run.

"Like other developing nations, Malaysia is now at the stage of 'robust production.' Oversupply is normal at this stage, but as the population increases, the market will absorb the supply, thus pushing prices up," Woo explains.

Khong observes that residential property



SAVILLS (MALAYSIA)

Khong: Malaysia property price growth is more stable compared with the equity market.



HARIS HASSAN | THE EDGE

Lim: Property purchase could offer owners rental income and capital appreciation.



MOHD IZWAN MOHD NAZAM | THE EDGE

Woo: The slow market offers good investment opportunities.

prices in the Klang Valley have been climbing for the past 20 years and have staged a strong rebound after every trough.

"Property investment is considered a good hedge with an average compound annual growth rate (CAGR) of 7% to 10%.

"Compared to the high-rise residential segment, landed properties have performed slightly better over the longer term," he notes.

Savills Malaysia has collated annual transaction data of several established residential areas in the Klang Valley, tracking their housing price trends from 2001 till 2017 and found that among some of the best-performing areas in terms of capital growth were Cheras, Bangsar, Puchong, KLCC and Mont'Kiara.

Let's see how they fared.





Mont'Kiara is popular as a home choice among many expats for its community and amenities.



Bangsar

Evergreen high-end address

Bangsar, an affluent neighbourhood a mere 5km away from KL city centre, is one of the most sought-after addresses as it offers complete amenities, great accessibility and a strong sense of community.

This old neighbourhood comprises terraced houses, bungalows, apartments and high-end condominiums.

According to Savills' data, single-storey terraced houses in Bangsar which averaged RM375,000 in 2001, jumped to RM635,000 in 2010 and RM1.27 million in 2017, recording a capital appreciation of 239%.

Double-storey terraced houses in Bangsar, which were sold at around RM620,000 in 2001, saw their average selling price climb past the RM1 million mark in 2010 and reached RM1.65 million in 2017, a price increase of 166%.

MIP Properties' Woo notes that

Bangsar has a good mix of expats and local residents, which makes it a unique community with a good variety of offerings in terms of F&B, retail and entertainment. For example, while the Lucky Garden shops attract more locals, the Jalan Telaui area has a good mix of retail and F&B offerings that attract both locals and expats.

"The good mix of different cultures and elements within the neighbourhood is what makes Bangsar attractive to homebuyers. In addition, land scarcity, growing population and the business activities there also support the price growth of the properties in Bangsar," he opines.

Savills' Khong notes that although Bangsar's property prices are far from what one would call affordable, homes here are still in high demand.

"For instance, a single-storey terraced house located close to the

"Although Bangsar's property prices are far from what one would call affordable, homes here are still in high demand."
— Khong

main road has exceeded RM1.2 million and is still moving northwards whilst the old 2-storey terraced houses in Jalan Terasek are asking for around RM1.7 million," Khong reveals.

He reminds interested buyers to set aside another RM750,000 to RM1 million for refurbishment as most landed houses in Bangsar are old and may require renovations and improvement to suit modern needs.

KLCC and Mont'Kiara

Waiting for the next upswing

Landed property values are backed by land value, which is one of the most valuable and limited resources on earth, but high-rise properties also have investment value especially projects in prime locations such as KL city centre and Mont'Kiara.

As shown in Savills' data, condominiums in the KLCC area (such as Corinthian, Marc Service Residence, Park View Service Apartment and Stonor Park) have an average selling price of RM500,000 in 2001. Subsequently, their transaction prices exceeded RM1 million in 2008 and reached RM1.12 million in 2017, equivalent to a capital appreciation of 123%.

For Mont'Kiara, the average transaction price in 2017 was around RM800,000 compared with RM411,667 in 2001, thus fetching a capital appreciation of over 94%.

Lim from MIEA says KLCC, Mont'Kiara and Bangsar are mature and established areas. The housing prices in these locations are perceived as at high levels currently but he believes the uptrend will still continue as these locations are major commercial hubs.

MIP Properties' Woo points out that the KLCC and Mont'Kiara residential property markets have dipped since hitting their peak in 2013. Price growth of non-landed residential property on the secondary market has slowed, thus offering investment opportunities

to cash-rich investors.

However, for owners who are looking to realise their investments, the near term will not be a good time as the asking prices in the secondary market have declined.

"Both Mont'Kiara and KLCC have strong advantages that could support future price growth and demand. For instance, Mont'Kiara is popular as a home choice for many expats due to its community, amenities and international school choices," Woo says.

"For KLCC, land scarcity is also another factor that will support price growth." — Woo

"For KLCC, which is in the capital city of Malaysia, it will definitely be the first choice when foreigners consider visiting Malaysia or to settle down in this country. In addition, land scarcity is also another factor that will support price growth," he elaborates.

Khong from Savills says many of the older condos in these two locations fall short due to their bigger built-ups (over 2,000 sq ft and selling above RM1.5 million). Newer products have since reduced in size and many of them have performed well in the past few years.

CONTINUES NEXT PAGE



Bangsar's Lucky Garden comprises quite a number of traditional mom and pop stores and local coffee shops.

COVER STORY



Landed homes in Cheras have enjoyed a stable price growth, where prices for double-storey terraced houses in some areas have seen double-digit growth every five years.

FROM PREVIOUS PAGE

Cheras

New catalysts from integrated developments

As one of the biggest and oldest residential areas in the Klang Valley, Cheras is a well-established neighbourhood with the majority being business owners and home owner-occupiers.

Overall, landed homes in Cheras have enjoyed a stable price growth. The average selling price of a single-storey house in Cheras was around RM151,000 in 2001; the average price climbed to RM215,000 in 2010, then surged to RM430,000 in 2017 – that is a capital growth of close to 185%.

For double-storey terraced houses, the average transaction price in 2017 was RM593,333,

but back in 2001, these properties were sold at an average price of RM199,333, equivalent to a capital appreciation of 198%.

Khong from Savills notes that Cheras' proximity to Kuala Lumpur city centre makes the neighbourhood attractive to both homebuyers and business owners.

"The newer redevelopment areas along Jalan Cochrane and Jalan Cheras are focused on strata residences while the older parts of Cheras (towards Cheras Leisure Mall) are established landed housing areas interspersed with some strata

commercial and industrial offerings," Khong says.

There are a few significant new mixed commercial developments in the neighbourhood such as Ikea MyTown Shopping Centre, Sunway Velocity Mall and EkoCheras Mall. These plus the well-established Aeon Taman Maluri and Cheras Leisure Mall, will be the catalysts for the future growth of the area. He notes especially the EkoCheras integrated development next to the Taman Mutiara LRT Station as it is expected to refresh the eastern Cheras corridor.

Puchong

The centre of the Klang Valley

Puchong, popularly known as the centre of the Klang Valley, offers easy highway access to the various parts of Klang Valley including Kuala Lumpur city centre, Petaling Jaya and Subang Jaya. Puchong has been attracting new homebuyers and families as well as people relocating from other states into the Klang Valley for work.

Taman Kinrara, Bandar Kinrara and Puchong Perdana are some of the most established residential areas in Puchong. These areas are highly populated with various amenities.

According to Savills' data, in 2001, the average transaction price for single-storey terraced houses was at RM150,000. The same type of houses were transacted at RM512,500 in 2017, equivalent to a capital appreciation of close to 242%.

Double-storey houses in Puchong fetched an average transaction price of RM243,333 in 2001, and prices rose 174% to RM666,667 in 2017.

Savills' Khong says improved public transportation coupled with an existing well-connected road network have enabled

development to move further to the inner parts of Puchong, such as Puchong Utama and areas close to Bukit Jalil, Seri Kembangan and Cyberjaya.

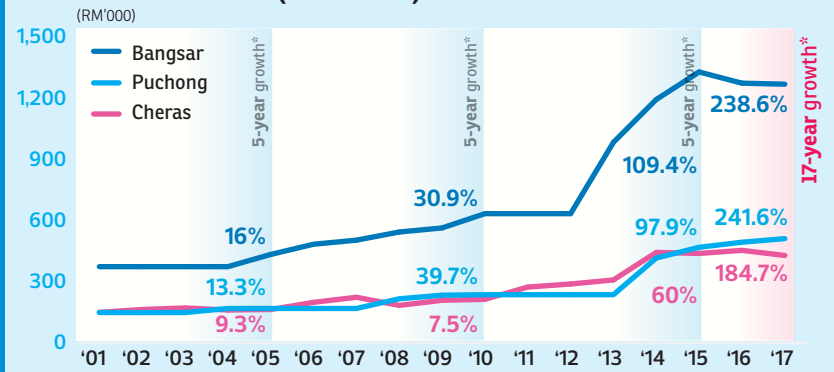
The LRT Line Extension has seen eight stations linking Puchong to neighbouring areas such as Bukit Jalil, Sri Petaling, Putra Heights and KL city centre.

"Puchong, Kinrara and Bukit Jalil areas are now considered semi-prime locations with various major developments in place, namely IOI City Mall, Pavilion Bukit Jalil and the KL Sports City," he adds.

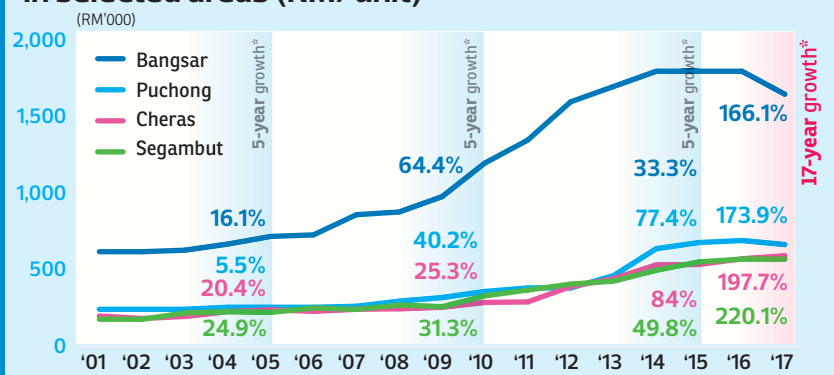


Taman Kinrara is one of the most established and popular residential areas in Puchong for its easy accessibility and various amenities.

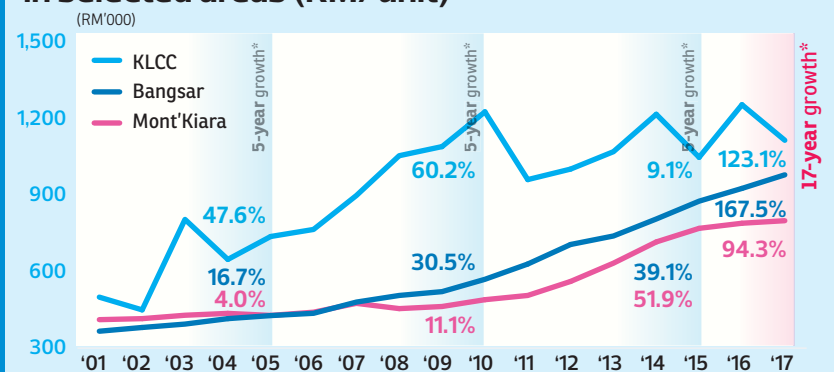
Single-storey terraced house price trend in selected areas (RM/unit)



Double-storey terraced house price trend in selected areas (RM/unit)



High-rise residential price trend in selected areas (RM/unit)



* Estimated value. Data is based on transaction value of selected projects (from 2001 to 2017).

OUTLOOK

The data has shown us large and exciting investment return figures but Lim from MIEA reminds interested players that property investment is a long-term game which will take about five to 10 years to see returns.

"For individuals struggling to make ends meet, they should take prudent steps in choosing the right property that could possibly fetch good returns while not over-stretching themselves financially," Lim advises.

He opines that the potential growth of new and emerging areas with rising populations such as southern Klang Valley's Semenyih and Dengkil shouldn't be underestimated.

Lim notes that the location element might be the main consideration in property investment but one should consider the future potential of an area and once future catalysts or growth prospects have been identified, buying decisions should be made at the early stage when prices are low.

"Take Bandar Utama and Puchong as examples. These places were known as 'no-where' some 20 – 30 years ago.

The majority of the market would not buy anything here at that time. However, as urbanisation took place, these two places are now among the most wanted locations for property buyers," he highlights.

MIP's Woo opines that although asking prices and transactions in the secondary market have declined over the past three to four years, this has opened up an opportunity for purchasers to look for properties that suit their budgets, especially in prime areas such as KLCC and Mont'Kiara.

As for investment timing, Khong from Savills expects the market to be relatively flat for the next half of this year (2018). This will be a good time for purchasers to look out for bargains during the slow market, he says.

"We hope for a basket of goodies for the property sector in the next Malaysian National Budget in the fourth quarter this year, on whether there will be relaxed guidelines on end-financing as this could be a major catalyst to boost market demand," says Khong.

BY SHAWN NG

After going through the tedious home-buying process which involves a lot of calls, meetings and paperwork, you finally get the keys to your new home — hooray!

Now you have another thing to contend with — furnishing and decorating your dwelling before you move in. Where do you start?

You could hire an interior designer to do all the work but if you prefer to do it yourself, perhaps you can get some tips from Terry Leong and Jennifer Eng who decorated their 1,076 sq ft condominium unit all by themselves. Other than the sense of fulfilment you get from watching your handiwork come to life, the perks include significant cost-savings.

Housed in D'Aman Residence in Puchong, the couple's Nordic-style abode is airy and offers clean lines that give it a tranquil and laidback feel.

The use of light colour tones that feature a combination of white, gray, yellow and neon green adds cheer and a sense of space. The fittings and furnishings on the other hand are modern and functional with some pieces having multi-functional and extendable features.

"This condo is our first house.

Both of us are from Pahang and we have been renting in the Klang Valley for more than 10 years before we purchased this [property] in 2013," Eng tells EdgeProp.my, adding that they moved into the 3-bedroom residence in June last year.

It took them six months of home-hunting before they came across the new condominium project. What sealed the decision were the facilities and the fittings including kitchen cabinet, water heaters and air-conditioners.

Working along their own inclinations, Leong focused on the large and essential items such as beds, sofa set, refrigerator and TV cabinet, while Eng zoomed in on the soft furnishing and fittings. Thus, Eng drew up the design concept and decor for the space while Leong took charge of renovations and sourcing for large furniture.

"We do not have a background in interior design but Eng is a graphic designer and I believe she has some aesthetic sense," quips Leong.

The couple eventually chose the Nordic style which is marked by its light colours along a minimalist style, which makes it easier to DIY, they say.

Overall, the couple spent between RM50,000 and RM60,000 on some light renovations, interior fit-out and decor for their home.

Below are some tips from the couple for those who intend to DIY on a limited budget.

Fitting-out your NEW HOME



Leong (left) and Eng furnished and decorated their home by themselves.

PICTURES BY LOW YEN VEING | EdgeProp.my

1 Start early

Moving into your new home and doing the interior design yourself is no joke. You will be living amidst chaos and mess for some time. So, the best advice is to start early, especially if you are taking baby steps. In the case of Leong and Eng, the couple started to think about the design and colour theme as soon as they made the decision to purchase the unit.

To start with, you can draw up simple space and layout designs based on the plans provided by the developer, says Eng.

2 Be clear about what you want

While you would probably get a lot of suggestions and unwelcome advice during the process, Eng notes that it is important to stick to the plan and your preferences because at the end of the day, it is your home and it is going to be you who will be living there.

"Just stick to the things you like. If you do that, you will not regret your choice because they are the things you like," Eng says.

She adds that before you proceed to the next stage, you should choose a set of colours based on a theme. "I have chosen four colours for my home – gray, white, yellow and neon green. From my experience, compared with dark colours, bright colours are not as easy to mess up," she offers.

3 Learn from the experts

Fret not if you have no idea how to decide on the colours and design concept. Just learn from the experience of others who have taken the DIY route or even professionals who post their completed works on the web or other channels, says Eng.

However, she says it is best to consult an expert when in doubt. "It would be great if you have friends who happen to be experts."

"One of my friends is a contractor and he helped us with the renovations including wiring works, false ceilings and the kitchen extension at a good price. He even gave some suggestions on the wall colours," says Leong.



Eng bought all the LED ceiling fans in their home online.



A bench seat with storage saves space and keeps your home tidy.

4 Look for multi-function and extendable furniture

Having the correct measurements is key to buying the right furniture, but even with that, there could be a change in the future layout plans to suit the occupants' taste or needs. So, in order to lower the risk of having to discard or replace the furniture, you could consider multipurpose and even extendable furniture items as these are more flexible and can be "shaped" or "sized" accordingly. For example, the dining chairs in Leong and Eng's condo can be transformed into a ladder or a small table. The couple also has an extendable coffee table.

Storage solutions and dual-function items certainly help to save space and keep your home tidy such as a bench seat with storage.

5 Be smart with your money

While you may have lofty plans for your home, you should also not forget to first work out your budget. In order to find the best value-for-money furniture and fittings, be on the lookout both online and offline.

"We spent months shopping for furniture and fittings, and comparing prices in order to stay within budget," says Leong. The couple visited about a dozen physical home fairs and expos and checked out numerous online stores a year before

their condominium was completed.

"We spent a lot of time and effort to find the things we want," he recounts.

Their strategy was to purchase the big-ticket items such as the refrigerator, sofa, mattress and TV cabinet from local stores and order the smaller products online including the curtains, TV, ceiling fans and study desk to save cost.

"Although there is a risk of getting a lemon when you buy online and you may not get a refund for that, the things that we bought online have been alright so far," Leong shares.



Extendable furniture allows you to cater for more people when needed.

FEATURE



LOW YEN YEING | EdgeProp.my



Chee says virtual platforms give her more options compared to brick-and-mortar set-ups.

Tips for buying furniture ONLINE

BY NATALIE KHOO

One way to save cost when buying home furniture and fittings in this time and age, is to shop online. Armchair shopping also saves you the hassle of running around various shops in town to hunt for pieces of furniture that suit your style and budget.

Florence Chee, a regular user of global online shopping websites such as Taobao, believes there is a paradigm shift in the way consumers buy furniture now, as the convenience and attractive prices of cyber shopping have set off a new trend.

"I run an e-commerce and web

agency. I am also involved in a co-working space business with my sister and brother-in-law. Both of them are architects, which is why we are quite familiar with the real estate sector. In our co-working space business, I am tasked to buy furniture for the space, so I try to order [them] online to reduce the outlay," Chee tells EdgeProp.my.

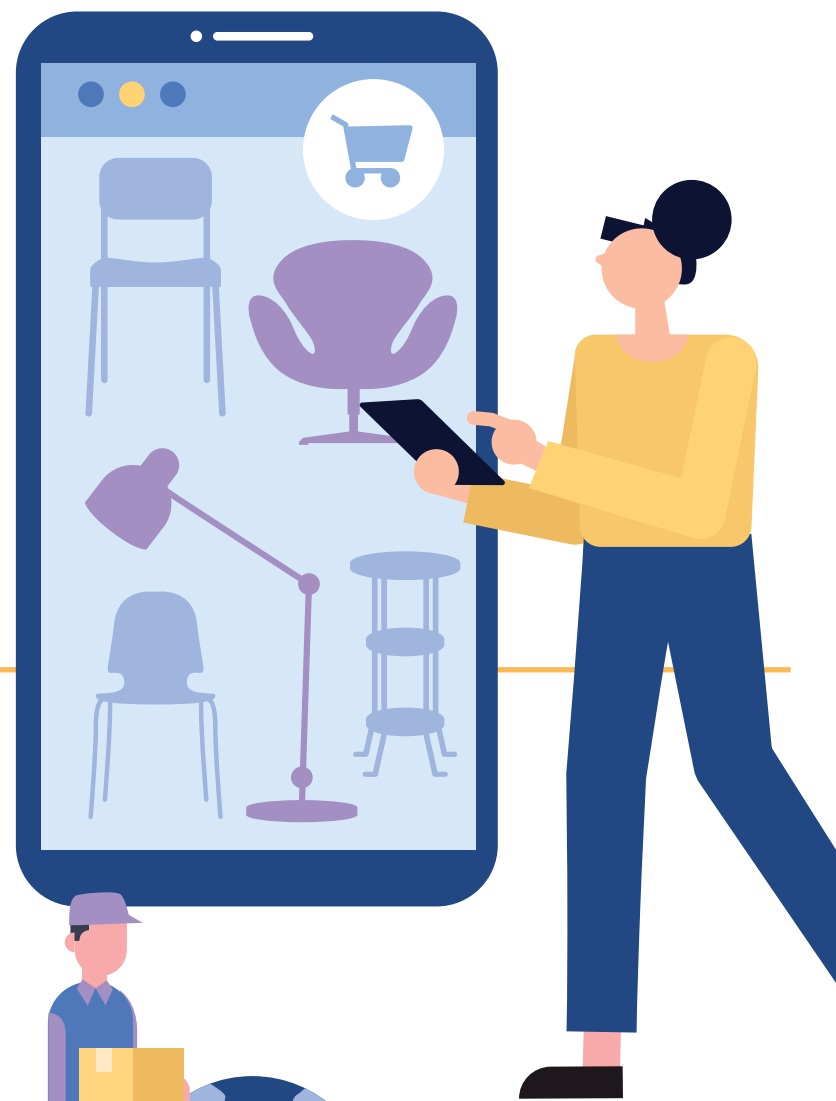
You can save as much as 30% to 50% from the normal price, she says, citing a coffee table she bought for her house. She paid slightly more than RM1,000 for the table excluding shipping cost. Even after factoring in the delivery fees, the total price was cheaper than buying it from a local furniture store.

"The market rate for shipping cost is about RM400 to RM500 per

cubic meter, and if you buy more, you can negotiate with the forwarder for a better shipping rate," she shares.

Chee adds that virtual platforms give her more options compared to brick-and-mortar set-ups. "I like modern contemporary styles. I can get the small and basic things from furniture stores around town but for the big items such as dining table or outdoor table, I want to have more choices and maybe even choose a different style," she notes, adding that she can freely browse as much as she wants for choices from around the world without being limited to having to travel to physical stores one by one.

Chee shares with EdgeProp.my some steps to take when buying furniture online.



1 Start with small items and avoid high-risk items

It is neither advisable to get big items such as sofas as you can't feel the material or quality, nor high-risk items such as marble as they may get cracked or scratched during transportation. Start small with items such as chairs, a coffee table or lamps and experiment around. If you order high-risk items such as marble and it gets cracked during transportation, there is usually not much you can do, as returning it is equivalent to shipping your item back to China if you are buying from Taobao.

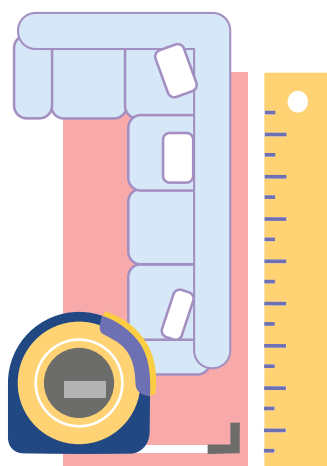


4 Ask for photos of the actual product

Ask the seller for photos of the actual product instead of a generic photo. It would be suspicious if he or she can't provide any.

5 Take accurate measurements of space to fit furniture

It is important to get an accurate measurement of the space in your home that you want to place the furniture. You want to make sure the item fits the space you have in mind before ordering it. Most of the furniture sold online provide accurate sizes.

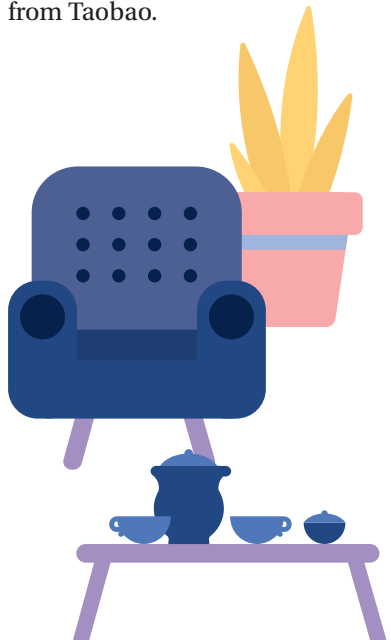


2 Save pictures of items you like

Online shopping mobile applications such as Taobao have a function which allows you to upload a photo of what you are looking for. Based on the photo, a list of similar products for sale will be collated for you. This helps especially for those who have difficulty describing specifically the items they want to buy. Thus, saving photos of similar items you would like to buy will help especially if you don't know Chinese but are buying from a Chinese-language portal.

3 Read customer reviews

Look through reviews of past customers and their comments on the product. A product that has a lot of reviews from past customers are usually fine and the feedback which they provide is credible.



7 Plan your delivery time in advance

Shipping furniture from overseas will take some time and it can go up to one or two months. Thus, it is important to gauge when you need the furniture, as it will not be delivered overnight or even over a week. You also need to be at home to receive your goods so, it is recommended that you compile a list of the items you want to buy and get them delivered on the same day rather than at different times. That saves cost and time.



6 Get a reliable forwarder

A forwarder is a person who handles the logistics of how your furniture, especially from China, will be delivered to your home in Malaysia. Getting a reliable forwarder is important as he or she will be the one making sure that the furniture will be delivered to your home in one piece. You can search for forwarders via websites such as EziBuy, Alibaba or simply type in Google: "Forwarder China to Malaysia". As it is a very competitive business, the forwarders offer you really good service with competitive shipping fees.



The Hamptons of Asia: Where the ultra-rich buy their weekend retreats

BY FREDERIK BALFOUR

As the Hamptons empty out with the post-Labour Day exodus, half way around the world some of Asia's favourite weekend retreats are gearing up for the best weather of the year. Summer monsoons are giving way to drier and cooler temperatures across Southeast Asia and India, while autumns in Japan are a leaf peeper's dream.

Indeed, while the season at Sag Harbor and Amagansett lasts a few short months, Asia's moneyed class enjoy their holiday homes all year long thanks to subtropical climates. Although there's no direct equivalent to the Hamptons for most of the big financial centres in Asia, the region's excellent rail and air networks (and growing fleet of private jets) allow wealthy weekenders to congregate in second homes that are only a couple of hours from the office.

Here are five popular havens for rural opulence where the rich and famous can be rich and famous together. Soaring prices over the past decade ensure ownership in the best areas is increasingly restricted to one-percenters, but many also rent out their properties for at least part of the year.

Bali

Asia's best-known holiday retreat has been enticing celebrities since Mick Jagger's marriage to Jerry Hall there in 1992, and the island's unique culture, wave-swept beaches and terraced rice paddies have been captivating travellers for more than a century.

A 2½-hour flight from Singapore, the Island of the Gods is also a favourite haunt for those escaping the North Asian winter and an increasing number of retirees who wish to spend their sunset years watching the sun set into the Indian Ocean. The most coveted properties are in areas zoned for tourism where foreign owners can lease out their villas.

Land prices in Seminyak and Sanur, two of the most popular high-end beaches, cost as much as US\$2,700 (RM11,179) per sq m. Local property agent Harcourt Seven Stones is asking US\$4.95 million for a new 12-room villa with 45m of beachfront, not far from a large development being built in partnership with Trump Hotels.

Karuizawa

Just 80 minutes by bullet train from Tokyo, the mountain retreat of Karuizawa has many guises: offering golf and an escape from the

sweltering capital in summer; forests ablaze with colours in the autumn; and hot springs and skiing in the winter. John Lennon and Yoko Ono were regular visitors, and Emperor Akihito and Empress Michiko first met there on the tennis court 61 years ago.

The town of 20,000 is a testament to "stealth wealth", where design and the desire to blend with the natural surroundings trumps size or ostentation. Here is some of the country's finest avant-garde architecture. A modest two-bedroom home, a short stroll from the Mampei Hotel where John and Yoko stayed, is on the market for US\$1.3 million.

Alibaug

In the time it takes to go five blocks in Mumbai's infamous rush-hour traffic, wealthy Mumbaikars can zip by speedboat to Mandwa jetty on the peninsula to enjoy the rural life in Alibaug. Here the country's top industrialists, financiers and Bollywood stars including Shah Rukh Khan can bump along ragged rural roads to secluded villas that seem a world away from the seething city. In the past 15 years the area has lured rich individuals "who want a lifestyle that can be talked about", said Shveta Jain, executive director of residential services at Cushman & Wakefield India.

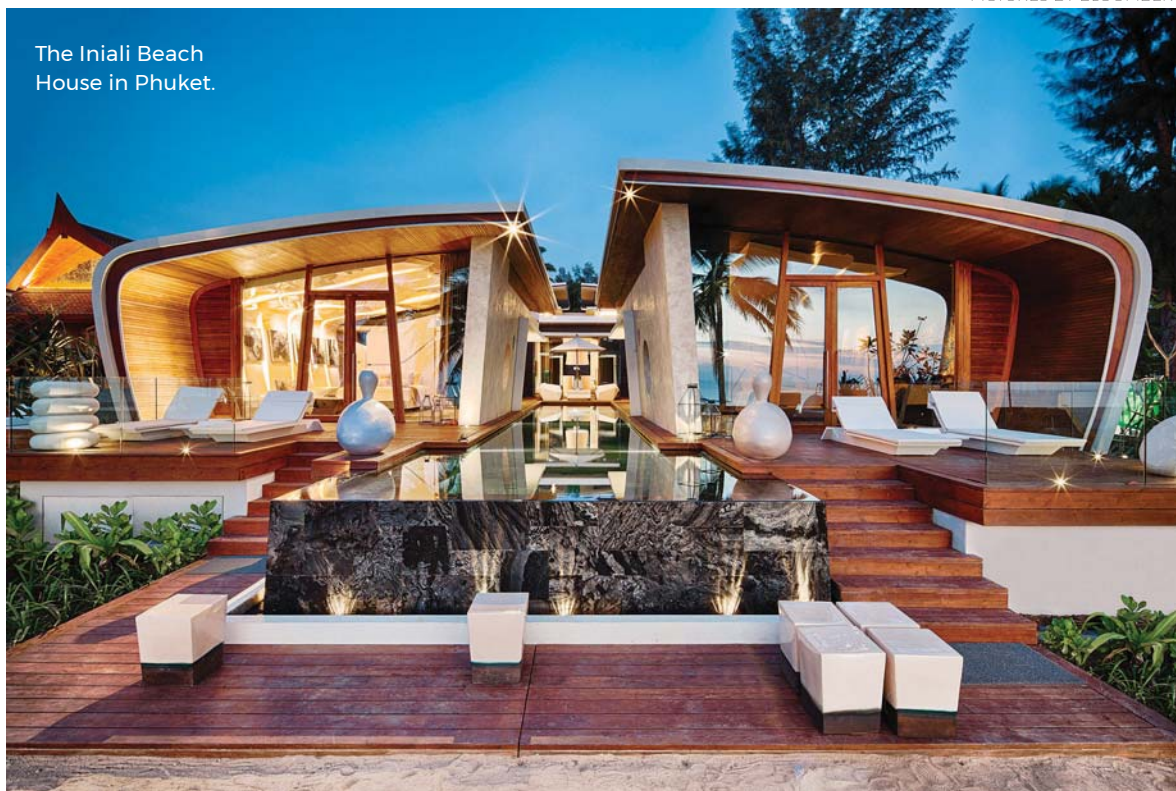
Navigating the thicket of red tape to acquire land and build a villa has kept supply scarce, so most sites range from 500 square yards to half an acre with prices from about 50 million rupees (RM2.85 million) up to 140 million rupees.



Beachfront property in Tabanan, Bali.



House Crane in Karuizawa, Japan.



The Iniali Beach House in Phuket.

Tagaytay Highlands

Surrounded by an urban sprawl of some 25 million people, escaping the heat and grime of Manila isn't easy. The answer for the city's elite is to head to the hills. Tagaytay, at about 2,000 feet above sea level in Cavite province, offers temperatures in the mid-seventies year round, and the 2½-hour drive from the capital could drop to less than half that once a planned expressway is completed.

Compared to other weekend getaways in Asia, property prices are modest, with the most expensive

villa on the market asking for US\$1.5 million. The eight-bedroom home backs onto one of three golf courses within the Tagaytay Highlands gated community, and like many of the best properties, enjoys views overlooking the spectacular Taal Lake.

Phuket

Off the west coast of Thailand in the Andaman Sea, the island of Phuket has become a perennial favourite for Asia's well heeled and well keeled. A burgeoning base for visiting superyachts, the steep forested slopes descending to dozens of beaches and bays are peppered

with the villas of expats, celebrities and billionaires.

More modest properties start at about US\$1 million, but the island's recent rise as a second-home destination has been decreasing the modesty and increasing the prices. The US\$24 million Iniali Beach House, the ne-plus-ultra in luxury and over-the-top design, built by British owner Mark Weingard, has been rented to jetsetters including Usain Bolt and the Kardashians. Rates for the entire three-villa complex reach US\$30,000 per night, complete with 101 staff, said Tim Skevington managing director of Richmond's Luxury Real Estate in Bangkok. — Bloomberg



A five-bedroom villa in the village of Awes, Alibaug.



Taal Lake in Tagaytay.

PICTURES BY BLOOMBERG

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LIDM01007557

RM389,000
Palm Spring, Sunway Damansara, Selangor
 Type: Condominium Tenure: Leasehold
 Built-up: 936 sq ft Bedrooms: 3
 Bathrooms: 2

James Ang (PEA1056)
 GREENFIELD PROPERTIES
 (E (2) 1064)
 +6012 680 8996



LIDM01022989

RM148,000
Taman Pandan Indah, Pandan Indah, Selangor
 Type: Flat Tenure: Leasehold
 Built-up: 614 sq ft Bedrooms: 3
 Bathroom: 1

Jacky Ng (REN 13820)
 TD AZIZ SDN BHD
 (VE (1) 0019/1)
 +6012 268 6862



LIDM01011848

RM1,850,000
Danau Kota, Setapak, Kuala Lumpur
 Type: Shop Tenure: Leasehold
 Built-up: 4,950 sq ft Land size: 1,650 sq ft

Jacky Ng (REN 13820)
 TD AZIZ SDN BHD
 (VE (1) 0019/1)
 +6012 268 6862



LIDM01013368

RM898,000
Ceriaan Kiara, Mont'Kiara, Kuala Lumpur
 Type: Condominium Tenure: Freehold
 Built-up: 1,830 sq ft Bedrooms: 3
 Bathrooms: 3

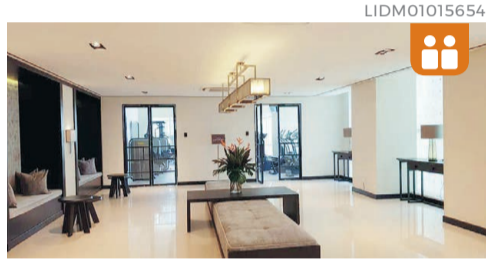
Jacky Ng (REN 13820)
 TD AZIZ SDN BHD
 (VE (1) 0019/1)
 +6012 268 6862



LIDM01014754

RM360,000
Alam Sanjung, Shah Alam, Selangor
 Type: Serviced apartment Tenure: Freehold
 Built-up: 864 sq ft Bedrooms: 3
 Bathrooms: 2

Allen Ang (REN 21649)
 VIVAHOMES REALTY SDN BHD
 (E (1) 1670/11)
 +6014 930 4937



LIDM01015654

RM1,650,000
Pavilion Hilltop, Mont'Kiara, Kuala Lumpur
 Type: Condominium Tenure: Freehold
 Built-up: 1,496 sq ft Bedrooms: 4
 Bathrooms: 4

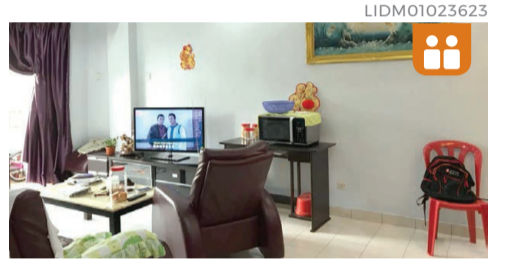
Kevin Teh (REN 02206)
 PROPSTAR REALTY
 (E (3) 1591)
 +6013 555 7333



LIDM01020162

RM1,500/mth
Dynasty Garden, Kuchai Lama, Kuala Lumpur
 Type: Condominium Tenure: Freehold
 Built-up: 1,200 sq ft Bedrooms: 3
 Bathrooms: 2

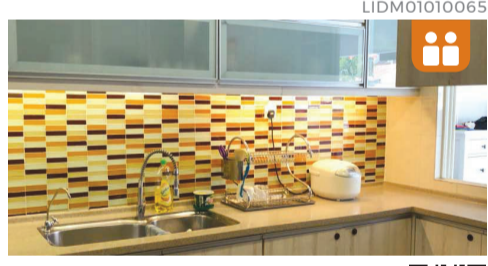
Kent Tan (REN 19050)
 CHESTER PROPERTIES SDN BHD
 (E (1) 1321/6)
 +6012 637 8528



LIDM01023623

RM428,000
Vista Mutiara, Kepong, Kuala Lumpur
 Type: Condominium Tenure: Leasehold
 Built-up: 1,001 sq ft Bedrooms: 3
 Bathrooms: 2

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



LIDM01010065

RM730,000
KiPark Sri Utara, Jalan Ipoh, Kuala Lumpur
 Type: Terraced house Tenure: Leasehold
 Built-up: 1,830 sq ft Land size: 1,080 sq ft
 Bedrooms: 4 Bathrooms: 3

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



LIDM010101548

RM645,000
Taman Selayang Utama, Selayang, Selangor
 Type: Terraced house Tenure: Leasehold
 Built-up: 1,500 sq ft Land size: 1,400 sq ft
 Bedrooms: 5 Bathrooms: 3

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



LIDM01022390

RM1,600,000
Bandar Bukit Mahkota, Bangi, Selangor
 Type: Bungalow Tenure: Freehold
 Built-up: 3,500 sq ft Land size: 5,877 sq ft
 Bedrooms: 4 Bathrooms: 3

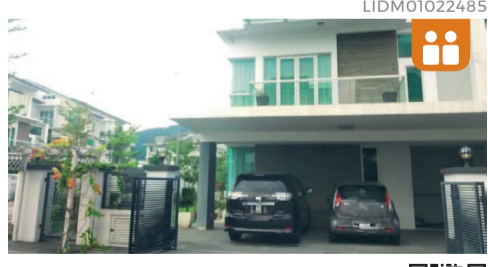
Anne Annuar (REN 21203)
 FIRDAUS & ASSOCIATES PROPERTY PROFESSIONALS SDN BHD
 (VE (1) 0091/3) +6013 298 8635



LIDM01022442

RM815,000
AU 3, Keramat, Selangor
 Type: Terraced house Tenure: Leasehold
 Built-up: 1,600 sq ft Land size: 1,650 sq ft
 Bedrooms: 4 Bathrooms: 3

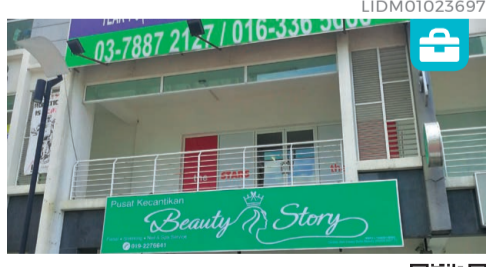
Anne Annuar (REN 21203)
 FIRDAUS & ASSOCIATES PROPERTY PROFESSIONALS SDN BHD
 (VE (1) 0091/3) +6013 298 8635



LIDM01022485

RM3,500,000
Laman Damaisari, Segambut, Kuala Lumpur
 Type: Bungalow Tenure: Freehold
 Built-up: 6,000 sq ft Land size: 3,940 sq ft
 Bedrooms: 7 Bathrooms: 8

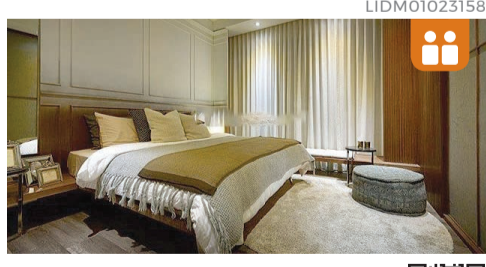
Anne Annuar (REN 21203)
 FIRDAUS & ASSOCIATES PROPERTY PROFESSIONALS SDN BHD
 (VE (1) 0091/3) +6013 298 8635



LIDM01023697

RM2,200,000
Zenith Corporate Park, Petaling Jaya, Selangor
 Type: Shop house Tenure: Leasehold
 Built-up: 4,728 sq ft Land size: 1,920 sq ft

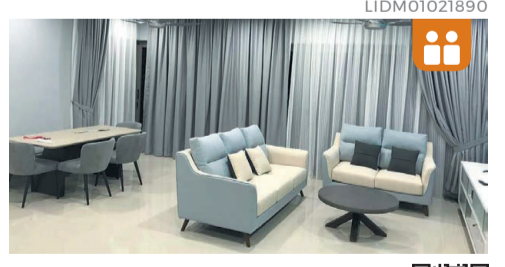
Ono Chong (REN 00841)
 DREAMVEST REALTY SDN BHD
 (E (1) 1634)
 +6012 373 1456



LIDM01023158

RM1,098,000
The Rainz, Bukit Jalil, Kuala Lumpur
 Type: Condominium Tenure: Freehold
 Built-up: 1,772 sq ft Bedrooms: 4
 Bathrooms: 4

Ono Chong (REN 00841)
 DREAMVEST REALTY SDN BHD
 (E (1) 1634)
 +6012 373 1456



LIDM01021890

RM1,680,000
KM1, Bukit Jalil, Kuala Lumpur
 Type: Condominium Tenure: Freehold
 Built-up: 2,028 sq ft Bedrooms: 4
 Bathrooms: 3

Ono Chong (REN 00841)
 DREAMVEST REALTY SDN BHD
 (E (1) 1634)
 +6012 373 1456