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FRIDAY, OCTOBER 19, 2018 . ISSUE 2755/2018 . PP19055/06/2016(034530)

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**INSIDE!**

**Seri Kembangan**  
A budding location for lifestyle homes

Special focus on Seri Kembangan

EP **04** NEWS

SP Setia confident of demand in Melbourne property market

EP **04** NEWS

'Avoid new taxes and maintain RPGT rate in Budget 2019'

EP **08** FEATURE

The curious things about Bhutan

## Beware of bad apples

Many have seen their investments go down the drain when a project is abandoned or when a builder defies the law. How many developers have been blacklisted thus far? **See Pages 6 and 7.**

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**Branded residences in KL record 69% price premium**

Branded residences in Kuala Lumpur recorded a premium of 69% against non-branded luxury residences last year. This was the second-highest price premium seen among Asian cities, according to Knight Frank's Branded Residences Report: 2019.

The highest premium seen in 2017 was in Bangkok, at 132% above non-branded luxury residences, followed by Kuala Lumpur at 69%, Manila at 36% and Phuket at 8%.

Branded residences are attracting significant premiums in Asian cities driven primarily by location and can vary within the same city, stated the real estate consultancy in a press release on Oct 16.

Knight Frank Malaysia head of residential sales and leasing / project marketing Kelvin Yip said branded residences are becoming popular in Kuala Lumpur as trophy assets that offer a high level of service, facilities and quality. They continue to attract affluent end-users and investors, he added.

Yip revealed that there were some 1,691 units of branded residences completed between 2014 and the first half of 2018.

**Cabinet to deliberate on MRT2 underground deal**

Finance Minister Lim Guan Eng said on Oct 17 that he will bring up the matter of the termination of MMC-Gamuda KVMRT (T) Sdn Bhd's contract to build the underground portion of the mass rapid transit Line 2 (MRT2) for further

The government may revive the Johor 'crooked bridge' project which was mooted by Prime Minister Tun Dr Mahathir Mohamad before his first retirement as the country's premier in 2003.

Speaking to reporters at the Parliament lobby on Oct 16, Johor Menteri Besar Datuk Osman Sapian said Dr Mahathir had in a meeting with the state government last month, indicated there is "no problem" in building the crooked bridge, and the third bridge linking Johor and Singapore.

"This is what Tun wants, crooked bridge will only reach half of the Causeway Link; we won't touch the Singapore part," said Osman.

In response, Economic Affairs Minister Datuk Seri Mohamed Azmin Ali said Malaysia needs to prioritise its infrastructure projects, due to the country's fiscal situation.

"Once we receive the proposal (from the state government), the ministry will look into this matter and see whether we have the capacity at this point of time to continue with the project, or maybe we can consider when the situation is much better for us," Mohamed Azmin said, adding that the priority now are projects like hospitals, schools and roads that will directly benefit the people.

**Putrajaya may revive Johor 'crooked bridge' project**

GERBANG PERDANA

deliberation at the next cabinet meeting.

"On this matter, bear in mind it was a cabinet decision. So, if there are changes, they have to be decided by the cabinet," Guan Eng added.

On Oct 7, he had announced that the federal government will be re-tendering all the unfinished underground work of the MRT2 project through an international open tender process. He had also announced the termination of the underground work contract after the government and MMC-Gamuda failed to reach an agreement relating to a reduction



in the construction cost.

However, MMC-Gamuda said it was not being given a fair chance to work out the cost reduction as the finance ministry did not reveal the target it wanted to achieve.

It had also warned that it would result in immediate job losses of over 20,000 personnel.

**Zuraida: We will review bumiputera quota, not abolish it**

The government is reviewing the bumiputera housing quota system, not abolish it, said Housing and Local Government minister Zuraida Kamaruddin.

She added that the review in-

volves a thorough study of the quota sale of bumiputera lots with the intention of addressing the housing and property surplus of bumiputera quota units.

She said there is a high number of unsold bumiputera lots in each state and the problem requires a swift solution.

"This is not a new thing, the issue of overhang units (built but unsold units), is being given serious attention by several state governments which view this matter as a worrying trend," she said in a statement on Oct 13.



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**LAUNCHES + EVENTS**

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**Opening of Setia Alamsari Sales Galleria****Date:** Oct 20 (Sat)**Time:** 10am to 5pm**Venue:** Setia Alamsari Sales Galleria, No. 1, Persiaran Alam Sari 3, Kajang**Contact:** (03) 8736 2255

The new sales gallery of S P Setia's Setia Alamsari development is set to open its doors this weekend with exciting activities and events, such as an acrobatic lion dance, dessert-making workshops and game booths.

**Launch of Grand Ion Majestic****Date:** Oct 20 (Sat)**Time:** 11am to 10pm**Venue:** GLAMZ At Genting, No. 1, Jalan Meranti, Genting Highlands**Contact:** (019) 939 7686

NCT Group is having the official

sales launch of Grand Ion Majestic at Genting Highlands this Saturday. Guests at the event will also get to enjoy a Feng Shui talk, beatbox performance, lucky draws and other fun activities.

**Penang Street Food Fest at Tropicana Heights****Date:** Oct 20 & 21 (Sat & Sun)**Time:** 11am to 5pm**Venue:** Tropicana Heights Property Gallery, No. 35, Jalan P4/6, Bandar Teknologi Kajang, Semenyih**Contact:** (1700) 81 9566

Tropicana Corporation Bhd is organising a mouthwatering Penang Street Food Fest this weekend at Tropicana Heights. Savour delights such as assam laksa, lobak, rojak, cendol and ice-kacang.

**Ukulele classes at Eco Ardence****Date:** Oct 20 (Sat)**Time:** 10.30am to 11.30am**Venue:** Eco Ardence Sales Gallery, PT 8, Persiaran Setia Alam, Eco Ardence, Shah Alam**Contact:** (03) 3342 5522

Eco World Development Group Bhd is hosting Ukulele classes every Saturday at Eco Ardence in Setia Alam. Sign your children up for a fee of RM15 to seize this opportunity to learn an instrument.

**Free Zumba class at Sunway Serene****Date:** Oct 20 (Sat)**Time:** 7.30am to 8.30am**Venue:** Sunway Serene Sales Gallery, Lot No. 72241, Jalan SS8/2, Kelana Jaya, Petaling Jaya**Contact:** (017) 964 0788

Join Sunway Property in Sunway Serene for a free Zumba class by Tip Tap Toe Fitness Studio this Saturday.

**Oishi Ramen Sunday at The ERA****Date:** Oct 21 (Sun)**Time:** 11am to 5pm

**Venue:** The ERA Sales Gallery, No.238, Jalan Segambut, Segambut, Kuala Lumpur  
**Contact:** (1700) 818 081  
Enjoy this Sunday with your kids over a great bowl of Oishi Ramen by Sakae Sushi with JKG Land Bhd. There will also be lots of kids activities at the event.

**Food Fiesta at Bandar Bukit Raja****Date:** Oct 20 (Sat)**Time:** 10am to 5pm**Venue:** Bandar Bukit Raja Sales Gallery, No. 1E, Jalan Gamelan, Bandar Bukit Raja, Klang  
**Contact:** (03) 3361 7288

Enjoy various authentic local food favourites like vurry laksa, nasi lemak, roti bakar, char kuey teow, teh tarik, cendol and many more while enjoying an exclusive sneak peek of the upcoming AYRA 2 and AZIRA landed homes in the township.



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# S P Setia confident of demand in Melbourne property market

BY TAN AI LENG

MELBOURNE: S P Setia Bhd is optimistic about the property demand in Melbourne, Australia, as the population one of the world's most liveable cities continues to rise and is expected to surpass that of New South Wales' capital city, Sydney, in the next decade, said the company president and CEO Datuk Khor Chap Jen.

The resilient demand was also reflected in the sales of S P Setia's latest offering – Sapphire By The Gardens luxury integrated development, which has seen 95% of its residential units taken up since its launch in June last year.

“There is a mix of buyers from Malaysia, Singapore, Indonesia and Australia as well as other countries. The integrated development concept and the strategic location in Melbourne city are the main attractions for the purchasers,” he told the media after the ground breaking ceremony of Sapphire By The Gardens at its construction site at Exhibition Street on Monday.

This is also S P Setia's fifth and biggest project at Melbourne's Central Business District. The development carries a GDV of A\$960 million (approximately RM2.8 billion).

Sprawled across a 4,140-sq m (1.02-acre) plot in the heart of Melbourne city centre, the “twin tower” development, which is designed by Cox Architects and Fender Katsalidis, comprises two towers of 60 and 62 floors with a sky bridge linking both towers that house the 500-room Shangri-La Hotel in Melbourne, 345 luxury apartments as well as office and retail spaces.

S P Setia's Australia operations CEO Datuk Choong Kai Wai said there are only limited units left in Sapphire By The Gardens, mostly penthouses with higher selling prices.



From left: Multiplex regional managing director Graham Cottam, S P Setia deputy president and COO Datuk Wong Tuck Wai, Khor, The High Commissioner of Malaysia Datuk Sudha Devi, Capp, Wan Mohd Zahid, Lim and Choong at the groundbreaking ceremony.

The built-ups of the apartments range from 50 sq m (549 sq ft) to 660 sq m (7,104.2 sq ft) with the largest units being the penthouses, while prices start from A\$550,000 (RM1.77 million).

One of its penthouses, which comes with 10 car parking spaces, carries a price tag of A\$29 million (RM85.9 million) — making it the most expensive apartment on the Melbourne property market.

Choong noted that the most expensive penthouse has yet to find a buyer but the company has received enquiries from a few interested parties.

Meanwhile, Shangri-La Hotel will have three levels of amenities including a sky lobby, restaurants, spa, fitness centre, swimming pool and a state-of-the-art ballroom overlooking the Unesco World Heritage Carlton Gardens and Royal Exhibition Building.

The entire development is scheduled to be completed in end-2021 and the five-star Shangri-La Hotel is expected to start operation in 2022.

In his speech, S P Setia chairman Tan Sri

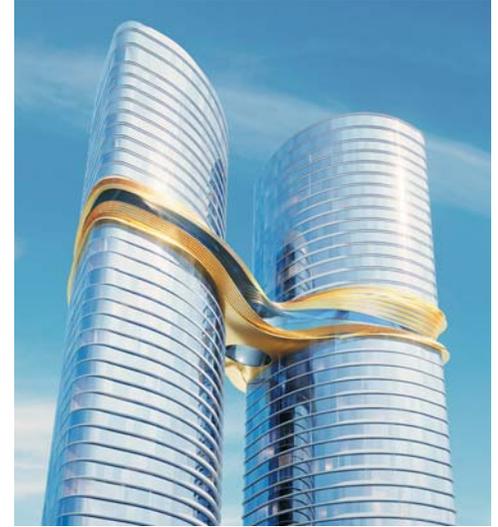
Wan Mohd Zahid Mohd Noordin said S P Setia has begun making its presence felt in Melbourne in late 2010, with the company commencing six projects with cumulative GDVs of A\$2.3 billion within the past 10 years.

To date, the developer has three completed projects – Fulton Lane, Parque Melbourne and Maison Carnegie — with a combined GDV of A\$732 million.

He said that there are another three projects underway, namely Sapphire By The Gardens, the Marque Residences at Prahran and UNO Melbourne, worth A\$1.6 billion.

With close to a decade of expansion in the Melbourne market, Khor said S P Setia has gained a strong foothold in the city's property market and with Shangri-La's participation as the hotel operator for the development, Sapphire By The Gardens will become a new iconic development in Melbourne.

“We are also constantly exploring opportunities in other cities in Australia, such as Sydney and Adelaide, but Melbourne still has more growth potential for its vibrant business activities, [and] increasing popu-



An artist's impression of Sapphire by the Gardens.

lation — migrants and students — as well as its unique lifestyle,” he added.

Shangri-La Asia Ltd CEO Lim Beng Chee concurred that Melbourne has more to offer, which is why the company chose to work together with S P Setia to bring in its five-star Shangri-La Hotel to Melbourne.

“It has been 15 years since Shangri-La first entered Australia with a hotel in Sydney. We believe it is well worth the wait given the hotel's unique location in Melbourne,” he said.

Meanwhile, Lord Mayor of Melbourne Sally Capp said Melbourne has attracted 13 million visitors in 2017. She added that there is also increasing demand for luxury hotels in Melbourne, hence, the presence of Shangri-La Hotel will definitely meet tourists' requirements and create more employment opportunities within the city.

*This story first appeared on [www.EdgeProp.my](http://www.EdgeProp.my)*

## ‘Avoid new taxes and maintain RPGT rate in Budget 2019’

BY SHAWN NG

PETALING JAYA: The government should not implement new taxes on the real estate industry, especially counter-productive ones such as a vacancy tax, said the immediate past president of the Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector Malaysia (PEPS) Foo Gee Jen.

Foo hoped that in the upcoming Budget 2019 which will be tabled on Nov 2, the government will not introduce taxes that discourage investments and that the current rates for Real Property Gains Tax (RPGT) will be maintained.

Foo, who is also CBRE|WTW managing director, added that the government should also avoid implementing “extreme measures and excessive interference” that may restrict the growth of the market.

“Given the recent change in government, the market and foreign investors especially would be seeking assurance for their confidence in



Foo: Avoid erratic changes that would trigger shock or create uncertainty in the market.

Malaysia. This is primarily instilled through consistency in policy direction.

“So avoid erratic changes that would trigger shock or create uncertainty, or confusion in the market,” he told EdgeProp.my.

Meanwhile, PEPS president Michael Kong said the government has been and is expected to continue its focus on affordable hous-



Kong: If you build at a place which is ‘undesirable’, who is going to buy?

ing and issues of affordability in the housing sector. However, he said the government should view the housing affordability issue in a more holistic way.

“Any housing policy must be holistic and looked at it in its entirety,” he stressed.

He believes that there has been too much focus on the provision of affordable housing but this does

not solve the issue of mismatch in housing supply and demand.

“Mismatch happens when there is no proper research done on the location where the affordable housing is being built. This is a critical problem because we just build wherever we think we should have such housing,” he told EdgeProp.my.

“If you build at a place which is ‘undesirable’, who is going to buy? That has contributed to the problem that we are facing now. If you do a proper survey on the demand for affordable housing within specific locations, then we won't have such a problem,” he added.

Hence, for Budget 2019, Kong urged Putrajaya to focus on the establishment of a central agency and database for relevant data and information.

“And the information and database have to be shared,” he said.

To minimise the distortion in supply and demand, Foo suggested a set timeframe to release unsold bumiputera-quota residential units.

To spur the current slow prop-

erty market, Foo called for greater flexibility in mortgage repayments or in the downpayment structure, especially for first-time homebuyers.

“And since the foreign ownership control has been in place, the MM2H (Malaysia My Second Home scheme) could be promoted further to increase foreign purchases of high-end luxury units which are out of the reach of locals, particularly the stratified properties,” he noted.

He also urged the government to give due consideration to the Mass Rapid Transit 3 (MRT3) project as the circle line will integrate all existing rail transit systems in the Klang Valley.

“Malaysians would not want to see the whole MRT initiative end up as a white elephant. If cost is a concern, the government could consider a public-private partnership,” he said.

Foo also called for more incentives to promote the adoption of the industrialised building system (IBS) to lower housing construction cost and thereafter house prices.

# Seri Kembangan

## A budding location for lifestyle homes

**This area is becoming increasingly popular with homebuyers. Aside from accessibility and affordability, what are its other attractions?**

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BY TAN AI LENG

The definition of a good location no longer refers to city centre-proximity in property buying. More people today do not mind living in places considered “far” away from the economic capital, choosing instead to commute daily from well-connected suburbs that offer them a balanced lifestyle.

As road networks and transportation connections improve, people will also become more willing to live in areas once deemed far from their workplaces or city centres, says iProp Realty Sdn Bhd managing director Victor Lim.

“Hectic city life, air pollution and traffic congestion are some of the reasons that make people feel like getting away from city centres after work. Thus, township developments with commercial, recreational and residential elements on the fringes of Kuala Lumpur city and Klang Valley are gaining attention,” he tells EdgeProp.my.

On top of this, with property prices skyrocketing in urban centres, affordability has also become an issue. This makes properties in emerging locations even more attractive. For the same price, chances are you get to own a larger home in areas beyond the city centre.

Located about 20km away from KLCC and Putrajaya, Seri Kembangan is one such place that is becoming a popular option for homebuyers.

### Accessible and affordable

Situated south of Kuala Lumpur, Seri Kembangan is deemed to be a popular location for homebuyers for its relatively affordable houses which are within easy reach to major commercial hubs in the Klang Valley, such as KLCC, Cyberjaya, Puchong and Putrajaya, says Nawawi Tie Leung Real Estate Consultants managing director Eddy Wong.

Seri Kembangan is accessible via several highways such as Besraya Expressway or Sungai Besi Expressway (SBE), Maju Expressway (MEX), Kuala Lumpur-Seremban Highway, Kajang Dispersal Link Expressway (SILK) and the South-Klang Valley Expressway (SKVE).

Other than accessibility and affordability, Wong notes that Seri Kembangan offers lush greenery and lakes that enable housing developers to offer a variety of homes that emphasise its serene and green environment.

For instance, BRDB Developments Sdn Bhd’s Senja Residence which is located next to the South Lake of Mines Resort City, offers resort-style lakeside living with well-landscaped parks and a full-fledged clubhouse. The recreational facilities available also encourage residents to take breathers outdoors.

Hartamas Real Estate Sdn Bhd real estate negotiator Vivian Tan observes that enquiries and interest from consumers for lifestyle homes in Seri Kembangan have been rising in recent years.

“Most of them are upgraders who are looking for landed homes. Their requirements include lifestyle elements like swimming pool and clubhouse with facilities, spacious units, landscaped greenery and most importantly, a safe environment or gated-and-guarded community,” she says.

Hence, Tan notes that newer developments with spacious homes, good landscaped common areas with facilities and safer family-friendly living environments, are meeting the demand for higher-end landed houses.

“Lifestyle homes in places like Seri Kembangan are not only conducive for families with young children to grow up in but also suitable for the elderly to enjoy their retirement years,” she adds.

### Demand for landed homes

In general, residential property transactions in the Klang Valley have marginally declined in 2017 but transaction numbers in Seri Kembangan have remained stable compared with neighbouring areas, such as Bandar Baru Sri Petaling, Bukit Jalil, Bandar Kinrara in Puchong and Cyberjaya.

CONTINUES NEXT PAGE



The beautiful lakeview of The Mines Resort City in Seri Kembangan.

# Potential for more high-end offerings

## FROM PREVIOUS PAGE

According to transaction data from the National Property Information Centre (Napic), Seri Kembangan has seen 124 terraced houses sold in 2017 compared with 30 in Bukit Jalil and 80 in Bandar Kinrara.

As for semi-dees, a total of 19 transactions were concluded in Seri Kembangan in 2017, slightly lower than Bandar Kinrara where 22 units changed hands during the period, while four transactions were recorded in Bukit Jalil.

Meanwhile, 26 detached houses in Seri Kembangan were sold in 2017 whereas Bukit Jalil and Bandar Kinrara had six and five transactions respectively over the same period.

iProp Realty's Lim is not surprised with the sales performance of landed homes in Seri Kembangan as house prices here are still considered relatively lower than other areas. This makes higher-end properties here very attractive.

Napic's data showed that the average transaction price of semi-dees in Seri Kembangan is around RM384 psf (based on land area) in 2017 or RM1.47 million in absolute price compared with RM556 psf or RM2.38 million in Sri Petaling and RM456 psf or RM1.79 million in Bandar Kinrara.

As for detached homes, bungalows in Seri Kembangan recorded an average transaction price of around RM215 psf or RM1.3 million. Similar houses in Sri Petaling were sold at RM546 psf or RM4.33 million; while those in Bandar Kinrara averaged RM312 psf or RM958,360.

Lim opines that other factors that attract homebuyers to Seri Kembangan are its living environment and friendly community.

"Residents in Seri Kembangan are friendly and people tend to know each other. A close friend of

mine told me there are quite a number of low profile wealthy families who would look for houses in Seri Kembangan rather than move away from this place," he adds.

As household incomes increase and population grows, he reckons that new higher-end developments would have no problem finding owners, especially upgraders.

Tan from Hartamas opines that Seri Kembangan is a special place with a good combination of mature commercial developments and natural beauty in the form of greenery and lakes, which provide this place with great potential for more high-end offerings.

Some of the places in the vicinity where one could spend some recreational time or get back to nature include the lake at The Mines Resort City, the Rainbow Bridge at Jalan Kuyoh Recreational Park and the Farm in the City.

Seri Kembangan is also home to the iconic Palace of the Golden Horses, The Mines Shopping Mall and Selangor Turf Club.

Being one of the oldest residential areas in the Klang Valley, Seri Kembangan also has a long list of good eats for foodies to discover around the old and new parts of the area.

## Attracting expats

Nawawi Tie Leung's Wong notes that landed lifestyle homes in Seri Kembangan have also attracted many expatriates who are looking for long-term stays for their families as there are quite a number of international schools nearby such as Alice Smith Secondary School at Taman Equine and the Australian International School at The Mines, next to Senja Residence.

He adds that Seri Kembangan also caters to the demand for accommodation from both local and



Easy access to various amenities and well-connected road networks are the pull factors for Seri Kembangan.

foreign students as well as staff of the higher educational institutions nearby.

These tertiary education institutes include Universiti Putra Malaysia in Serdang, Asia Pacific University of Technology & Innovation in Technology Park Malaysia, Infrastructure University KL (IU KL), Universiti Tenaga Nasional in Kajang and International Medical University in Bukit Jalil, which are all less than 30 minutes' drive from Seri Kembangan.

Wong notes that students from these institutions like to stay in Seri Kembangan for its easy access to their campuses and to amenities such as The Mines Shopping Mall

and a wide range of F&B options — from traditional coffee shops, restaurants to hipster cafes.

Real estate agency Propedia Consultancy founder Vicky How concurs that residential hubs that are close to international schools or tertiary education institutions in Seri Kembangan are attractive to homebuyers.

She has also observed that many upgraders look for houses which could offer outdoor space for their children to play and are close to good schools.

## Upgraders in Seri Kembangan

"Seri Kembangan was a popular place for small manufacturing industries such as shoes, machineries and consumer products. The majority of the businessmen are local and have been staying in Seri Kembangan for decades. They have the ability to purchase luxury properties in any place but they still prefer to stay here," she notes.

How adds that most of this wealthy buyers are looking for spacious homes located hillside or lakeside with modern features and safe living environments.

According to EdgeProp.my's data, as of end-September, bungalow homes that carried the highest asking prices psf in Seri Kembangan were those located at Bukit Gita Bayu (RM832), Mines Resort City (RM771), Bluwater Estate (RM506), Blu Constellation (RM464) and Taman Equine (RM300).

As for terraced houses, those that

fetched the highest asking prices psf are in Fortune Park (RM610), Karisma Hill (RM510), Bluwater Estate (RM492), Taman Pinggiran Putra (RM463) and Senja Residence (RM449).

## Future catalyst

Established since 1952, the 66-year-old Seri Kembangan, once known as Serdang New Village, is progressively being transformed into a modern town.

The future mass rapid transit MRT 2 project which aims to serve a catchment of two million from Sungai Buloh, Puchong and Seri Kembangan to Putrajaya, will have seven stations in Seri Kembangan and Serdang: Serdang Raya North, Serdang Raya South, Seri Kembangan, Universiti Putra Malaysia, Taman Universiti, Equine Park and Taman Putra Permai.

Wong from Nawawi Tie Leung anticipates that the completion of the MRT 2 will give more reason for people who are not familiar with Seri Kembangan to consider settling down here.

Lim from iProp Realty concurs that Seri Kembangan's easy accessibility has been the greatest draw for homebuyers. The improved public transport system will definitely make Seri Kembangan "closer" to the city centre and other places.

He notes that Seri Kembangan has a good mix of old and new, making it a unique community. The soft side of this city plus improved infrastructure developments will raise its attractiveness in future.



# TOP TREATS in Seri Kembangan

BY TAN AI LENG

Seri Kembangan has a good mix of leisure and recreational offerings for the whole family. Those who are new to, or unfamiliar with Seri Kembangan may discover a place worth exploring. It offers a few special Instagram-worthy spots, places where you can just relax and chill, places for fun family outings and local eateries that will have you coming back for more.

## 1 The Mines Golf Club

Tee off at one of the finest golf courses in the country! Built on the former site of the largest open cast tin mine in the world, The Mines Golf Course is designed by Robert Trent Jones Jr, an American golf course architect. The 18-hole golf course has hosted numerous international golf tournaments such as the World Cup of Golf, the Kuala Lumpur Open and the Asian Tour.



## 2 Selangor Turf Club

Bet you didn't know that the Club venue often hosts family-friendly events. The club has a history that goes back to the 1800s as the main horse racing course in the Klang Valley, hosting about 30 race days a year. In recent years however, it has opened up the club for events and activities other than horse-racing, such as the Mud Colour Festival, the Agape Family Walk, the Sungai Besi Autoworld Cup (car show) and community horse rides. There are also horse-riding lessons available for individuals and groups.



## 3 Palace of the Golden Horses

Built in 1998, the palace-style resort hotel was an icon of luxury hotels in the 1990s. As its name suggests, the hotel decor is horse-themed, so why not take a selfie with the giant sculpture of golden galloping horses and carriage? Other horse sculptures and paintings are found everywhere in the hotel. Besides the hotel, visitors could also take a sightseeing cruise on the Mines Resort lake or even have lunch or dinner on the cruise while enjoying the beautiful lake view.



## 4 The Mines Resort Lake

Take a romantic, relaxing stroll by the Mines Resort lake and watch the sunset or have a picnic with the family. The lake is located next to The Mines Shopping Mall and is within The Mines Resort City. Visitors could also take a boat ride from Palace of the Golden Horses.

The Mines Resort lake was previously one of the largest open cast tin mines in the world. It was then redeveloped into a recreational lake as part of The Mines Resort development. You can even spot some storks or swans at the lake if the weather is good.



## 5 Farm in the City

One of the most popular choices for family outings with children is a visit to Farm in the City. Farm in the City is a petting zoo within a typical Malaysian village or "kampung" setting. Among the animals at the zoo are exotic ones like the reticulated python, the common marmoset, the African crested porcupine and the Kirk's dik-dik. Guests can also visit the vegetable farm and fruit orchard as well as enjoy fun activities including a jungle walk, fishing and bird feeding. It is popular because of its educational and entertainment elements.

## 6 Jalan Kuyoh Recreational Park

Enjoy the outdoors at this 20-year-old community park which has recently been rehabilitated by local volunteers and reopened in February this year. The recreational park offers many Instagram-able spots such as the colourful rainbow bridge, the wishing tree, the moonlight house and a large word sculpture of "I love Serdang". After the rehabilitation, the park has become a popular place to hold community events such as Chinese New Year celebrations.



## 7 939 ABC Ice House

Quench your thirst and beat the heat with a bowl of air batu campur or ABC at the ABC Ice House located in an old part of Seri Kembangan. Open since 1995, this family-owned business is famous for their mixed-fruit shaved ice but there are also other items on the menu which are popular such as the red bean soup and the curry chee cheong fun. You can easily spot this stall along Jalan Besar as there is always a long queue of customers especially during late afternoons.



## 8 Iron House Kopitiam

Located in Serdang new village, this cafe is set up to resemble an old-style kopitiam. Under its simple corrugated zinc roofs lies one of the most hipster eateries in Seri Kembangan with many drawn by its olden-day nostalgic charm. Business starts from 6pm daily (except Mondays). You will be surprised by the crowd that gathers there at meal times as they hone in on its specialty dishes - nasi lemak, chili pan mee and Hainanese chicken chop.

## 9 Black Horse

This cafe with its rustic industrial design is a popular hangout for Seri Kembangan folks who are looking for a place to chill out and have a cuppa. Guests will be greeted by a black horse sculpture and a unique hand drawn piece of art on the blackboard. There are also unusual decor items placed at various nooks and crannies that entice customers to explore. It offers a variety of fusion dishes like wasabi seafood salad, Kimchi Carbonara and desserts like Nutella toast and ice-cream waffles.



## 10 Mural art at The Atmosphere

After a nice meal, take a walk around Taman Prima Tropika's The Atmosphere, an integrated commercial development comprising retail and office, and admire its 3D art and street murals which were done by 20 local talented artists. Artsphere 20/8ty@The Atmosphere is definitely another insta-worthy spot one should visit when in Seri Kembangan.

Property developers have moved on from building basic shelters to providing quality, sustainable homes that offer lifestyle elements that meet the discerning needs of homebuyers today.

The current trend in lifestyle homes is to cater to the growing sophistication and affluence of the people as well as their preference for a living environment that is curated to complement their needs and aspirations.

This means a blend of carefully selected offerings from state-of-the-art clubhouse, recreational and wellness facilities, nice landscaped green spaces and more, all within a gated-and-guarded environment.

"A home is more than just a shelter for homebuyers, it is an amalgam of the environment, infrastructure, surrounding neighbourhoods, as well as the amenities that align with their adoption of the live-work-play-learn philosophy," says BRDB Developments Sdn Bhd (BRDB) CEO Kajendra Pathmanathan.

"The concept of building lifestyle homes is not just putting all the 'hardware' into the project, but a developer will need to think about the interaction of modern features with the natural settings of the land to create the right formula of the lifestyle homes," he says, adding that the challenge is to create value for homebuyers and build communities that inspire.

Since its inception in 1964, BRDB has drawn up a track record of creating exclusive lifestyle developments including One Menerung and the Serai Bukit Bandaraya in Bangsar, Kuala Lumpur, The Troika in KLCC, the 35.2-acre The Straits View Residences and Emerald Bay in Puteri Harbour, Johor Bahru, as well as Tamansari in Rawang, Selangor. BRDB Developments also has a presence in Pakistan, the UK, Oman and Australia.

"Our properties have stood the test of time and continue to appreciate in value. The company's success stems from our distinctive brand promise — 'Inspired by the richness of life', which is anchored on three pillars — intelligent design, uplifting aesthetics and embracing cosmopolitan," offers Kajendra.

More recently, BRDB introduced exclusive lakeside residences in Seri Kembangan, Selangor which is seeing rising demand for lifestyle homes.

The 47-acre resort home development Senja Residence is surrounded by lush greenery and its location by the South Lake of The Mines Resort City has become one of the focal points of Senja's design concept of lakeside living. Its master plan is designed to allow residents to reconnect with nature and with each other. It offers homebuyers a peaceful sanctuary away from the hustle and bustle of city life.



# The Senja rises

## Indulge in fine living

Senja which in Bahasa Malaysia means twilight or dusk, conveys the time of day for reflection, calm and tranquillity. The name also reflects the developer's vision to craft a project that offers its residents an "indulgence in fine living".

According to Kajendra, the leasehold lakeside development consists of well landscaped parks as well as a clubhouse located at the heart of the development.

"The centrepiece of the development is an oasis that captures the day's changing



Kajendra: Our properties have stood the test of time and continue to appreciate in value.

colours as the sun passes, cool and soothing in the heat of the afternoon, soft and bathed with golden light as evening falls," he says. Notably, the clubhouse boasts a wide range of offerings for all age groups.

For working adults, the signature clubhouse is custom-designed to complement the work-life-integration of the modern executives' lifestyle. Within it is an elegant business lounge complemented by the adjacent elevation lounge and discussion area. The well-equipped gym will also be a definite asset to busy executives.

Children can live out their adventures amidst the lush greenery, while the central park with children's playground is perfect for the little ones.

The elderly will relish the resort-inspired living perfect for dawn or dusk walks by the lake or have a group wellness activity or just moments of tranquillity. For the more active ones, there is the tennis court which is surrounded by lush greenery, giving it a true country club ambience.

As for the homes, light and space play a big part in each residential unit's design. Tall, floor-to-ceiling windows let in shafts of sunlight and shade, while wide verandas and broad balconies offer direct access from home to nature within a gated-and-guarded community.

Currently, Senja Residence offers homebuyers 114 residences comprising 62 luxury terraced homes, 24 semi-dees, 26 villas and two bungalows.

The terraced homes measure 26ft by 92ft with built-ups ranging from 3,250 sq ft to 3,697 sq ft. The semi-dees have land area sizes from 3,496 sq ft and built-up of 4,380 sq ft.

The villas are even bigger at 46ft by 98ft or 4,508 sq ft, with built-ups of 4,680 sq ft and 4,675 sq ft. The two exclusive bungalow homes have land area sizes of 7,621 sq ft and 8,804 sq ft and built-ups of 5,621 sq ft and 6,570 sq ft respectively.

"We have stayed true to our three pillars when developing Senja Residence — creating an environment that is liveable, designed for functionality and conducive to the cosmopolitan lifestyle. Each of Senja Residence's luxury residences has been designed to enhance its residents' enjoyment of lakeside living. Lush greenery abounds with resort-inspired facilities, all which bear the hallmarks to quality and craftsmanship that BRDB is known for," says Kajendra.

## Strategic location and healthy fundamentals

Residential property values in Seri Kembangan have been climbing over the years as the area has become a popular choice for those looking for spacious lifestyle homes with convenient amenities at hand.

Senja Residence is in a private enclave within the Bluwater Estate in Seri Kembangan. It is surrounded by the townships of Sri Petaling, Bukit Jalil, Puchong, Bandar Kinrara, Cyberjaya and Putrajaya. It has easy access to various highways such as Damansara-Puchong Expressway (LDP), Shah Alam Expressway (KESAS), Kuala Lumpur Middle Ring Road 2 (MRR2), North-South Expressway Central Link (ELITE), Sungai Besi Expressway (SBE) and Kajang Dispersal Link Expressway (SILK).

Kajendra believes that in future, the MRT Line 2 or the Sungai Buloh-Serdang-Putrajaya line will attract more people to work and stay in Seri Kembangan.

The MRT line will run from Sungai Buloh to Putrajaya with the proposed Serdang Raya North, Serdang Raya South, Seri Kembangan, Universiti Putra Malaysia, Taman Universiti, Equine Park and Taman Putra Permai stations serving the Seri Kembangan and Serdang areas.

Senja Residence's neighbours include prestigious schools such as The Australian International School of Malaysia and the Alice Smith School Secondary Campus. Tertiary education institutes nearby include Universiti Putra Malaysia (UPM), Multimedia University (MMU) and Limkokwing University of Creative Technology.

Seri Kembangan is also home to landmarks such as The Palace of Golden Horses, the Selangor Turf Club, and The Mines Shopping Mall.

The recent announcements on the transformation of the Mines International Exhibition and Convention Centre (MIECC) into the Mines Car City Centre (MCCC), touted to be the first and largest automotive expo centre in Asean will also add economic vibrancy to the area.

"Seri Kembangan is a self-sustaining mature township with plenty of amenities where one can basically get everything from daily needs to education, shopping and leisure as well as commercial activities," offers Kajendra.

Call 03-2727 7555 for more details.



The signature clubhouse, located by the lake, is custom-designed to complement the activities of all the residents regardless of age.

**Date:** Saturday, 20 October 2018

**Time:** 10.00am-12.30pm

**Venue:** Nippon Paint (M) Sdn Bhd, Nippon Paint Forward Coatings Expo 2.0 @ Lot 2A, Taman Perindustrian Subang Jaya, Jalan SU4, Shah Alam

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- Khaw Chay Tee

**Moderator:** Au Foong Yee, Managing Director & Editor-in-Chief, EdgeProp.my

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# How many ROGUE DEVELOPERS are there?

Number of blacklisted developers (as of Sept 14, 2018)

Abandoned projects  
**169**

Failed to pay compound  
**474**

Unlicensed developers  
**91**

Defied the Tribunal for Homebuyers Claims  
**312**

Total as at Sept 14, 2018  
**1,046**

SOURCE: NATIONAL HOUSING DEPARTMENT

The Boss, a mixed development in Klang, has been categorised as an abandoned project since 2016.

BY TAN AI LENG

The first question a homebuyer should ask is probably “who’s the developer?” The biggest nightmare for a property buyer is when a project fails to be delivered or when it is delayed for a prolonged length of time. Prevention is definitely better than cure but how do you spot a bad apple? That’s the tricky part.

For a start, the Housing and Local Government Ministry (KPKT)’s National Housing Department has a blacklist of property developers which one could refer to. A total of 1,046 developers have been named on the National Housing Department’s blacklist. Up till Sept 14 this year, the list showed 169 developers involved in abandoned housing projects; 91 unlicensed developers; 474 developers who failed to pay compounds for breaking the law; and 312 developers who defied the Tribunal for Homebuyers Claims (TTPR).

Based on the list of developers involved in abandoned projects, EdgeProp.my trawled the web to find the names of the affected projects and the current status of each. Unfortunately, there was very limited information online as all the developers were registered as private limited companies.

Unlike public-listed entities, private limited companies have no obligation to disclose company information including directorship, financial results and ownership to the public.

Nevertheless, the public could request for a company’s details from the Companies Commission of Malaysia (SSM) for a fee of between RM5.30 and RM105.30.

The National House Buyers Association’s (HBA) Chinese division head Tan Chong Leng says it is normal for property development companies to register a private limited entity (Sdn Bhd) as a subsidiary, for joint ventures and accounting purposes, when undertaking the construction and marketing of a project.

The private limited company is deemed as a separate entity from the mother company or its owner, to protect the shareholders from personal liability.

The minimum requirement for setting up the private limited company is to have two directors. These directors may not be the owners of the company.

“There are loopholes in this system because in some cases, the real owners or investors use their employees’ or someone else’s name to set up the company; if anything happens, they could easily get away from any legal action,” Tan says.

“Instead of stating the name of the private limited company, revealing the name of the directors or owners will be a more effective way in

preventing unscrupulous developers from taking advantage of the loophole in the system as personal reputation matters in business,” offers Tan.

TAN CHONG LENG



Tan: Instead of company names, the directors’ names of blacklisted companies should be revealed to the public.

SUHAIMI YUSUF | THE EDGE



Soam: Current enforcement and penalties are sufficient to stop developers from breaching the law and regulations.

According to Real Estate and Housing Developers’ Association (Rehda) president Datuk Soam Heng Choon, Rehda will cancel the membership of the company which has been blacklisted by the government.

He opines that unlike two decades ago, current enforcement and penalties are sufficient to stop developers from breaching the law and regulations.

“A majority of the companies on the blacklist has been there for a while. I don’t see a need to disclose the names of the directors of these old companies. However, if there are any new names [going forward], the authorities could consider revealing the names of the directors to alert homebuyers and even industry players,” Soam says.

## Ministry may review current penalties

KPKT Minister Zuraida Kamaruddin tells EdgeProp.my that the ministry takes the issue of rogue developers seriously, especially those responsible for abandoned projects.

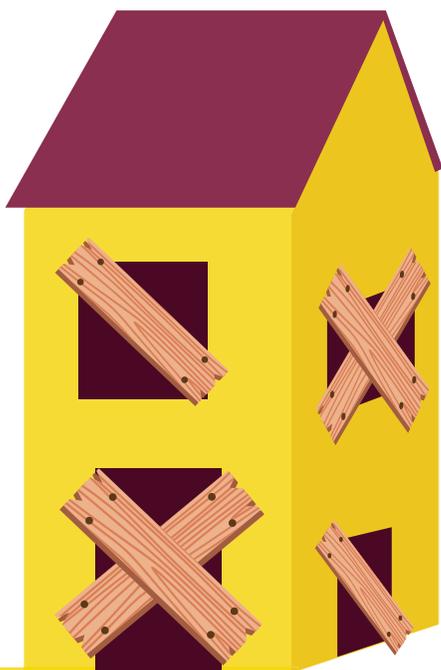
“People use their hard-earned savings to purchase a property and that might be the only house they are buying in hope of owning a home. I think there is a need for a review on current penalties against these developers who fail to deliver on their promises,” she says.

Under the amendments to the Housing Development (Control and Licensing) Act 1966 (HDA 1966), in order to enhance protection of homebuyers, all licensed housing developers who fail to complete a housing project or have caused a project to be abandoned shall be deemed to have committed a criminal offence.

Upon conviction, a developer is liable to a fine of not less than RM250,000 and not more than RM500,000, or jail of up to three years, or both.

Besides this, under section 8A of the HDA 1966, a purchaser who has obtained written consent from the end-financier could request to terminate the Sale and Purchase Agreement if they discover that a developer has not carried out, delayed or ceased work for a continuous period of six months.

Zuraida notes that legal action has been taken



## Klang Valley projects that came under the ailing projects list in 2018 (as of Aug 31, 2018)

NO	COMPANY	PROJECT NAME	SCHEDULED COMPLETION DATE	STATES	TYPE OF PROPERTY
1	Putrajaya Homes Sdn Bhd	Aura	30/01/2018	Kuala Lumpur	Strata high-rise
2	Maju Bena Properties Sdn Bhd	(Maju Bena Properties Sdn Bhd)	07/01/2018	Selangor	Landed
3	Project Controline Sdn Bhd	Taman Dato' Hormat	14/01/2018	Selangor	Landed
4	Chong Sang Onn Sdn Bhd	(Chong Sang Onn Sdn Bhd)	01/02/2018	Selangor	Landed
5	Micro Mart Sdn Bhd	25 Unit Rumah Teres 1 Tingkat	05/02/2018	Selangor	Landed
6	Outrecorp Sdn Bhd	Taman Budi 2	05/02/2018	Selangor	Landed
7	Timbunan Tunas Dev Sdn Bhd	Timbunan Tunas	18/02/2018	Selangor	Strata high-rise
8	Chong Sang Onn Sdn Bhd	(Chong Sang Onn Sdn Bhd)	03/03/2018	Selangor	Landed
9	GSM Sdn Bhd	GSM Sdn Bhd	01/04/2018	Selangor	Landed
10	PNSB Acmar Sdn Bhd	Palm Garden Apartment	01/04/2018	Selangor	Strata high-rise
11	Harp Soon Construction Sdn Bhd	Taman Andalas Jaya	30/05/2018	Selangor	Landed
12	Khatammi Development Sdn Bhd	Taman Desa Intan	06/06/2018	Selangor	Landed
13	Sukma Melati Sdn Bhd	Taman Dataran Abadi	22/06/2018	Selangor	Landed

KENNY YAP | THE EDGE

LOW YEN YEING | EdgeProp.my



Zuraida: KPKT takes the issue of rogue developers seriously, especially those responsible for abandoned projects.

Lim: Real estate agents will do their due diligence to avoid representing problematic projects.

on the blacklisted developers involved in abandoned projects, and [the ministry will] find ways to revive the project or resolve the issue.

The ministry is now reviewing the list of abandoned projects and looking at shortening the time for white knights to take over these projects, she says.

A National Housing Department report dated June this year stated that a total of 14 developers or 30 directors from the blacklisted companies have been prosecuted.

The report stated that there are a total of 254 abandoned projects in Peninsular Malaysia with Selangor having accumulated 82 followed by Johor and Negeri Sembilan, which have 44 and 25 projects, respectively.

The department also has a list of ailing projects (Projek Sakit) in Peninsular Malaysia. As of Aug 31, 2018, there were 295 projects on the list.

Ailing projects are projects where their onsite works have fallen behind schedule by more than 30% or have fallen behind the stipulated date of completion as stated in the Sale and Purchase Agreement. Reasons for the delay are usually related to land problems or disputes, human resource and building material sourcing problems.

Selangor recorded the highest number of ailing projects (82 projects), followed by Pahang and Perak which had 36 projects each. Terengganu and Kelantan were next with 32 ailing projects each.

According to the report, some projects were behind schedule by a few months while others had been delayed for years. For instance, Empire Residence developed by Mammoth Empire Land Sdn Bhd in Damansara Perdana, Petaling Jaya is in the list as its original completion date should be in December 2014.

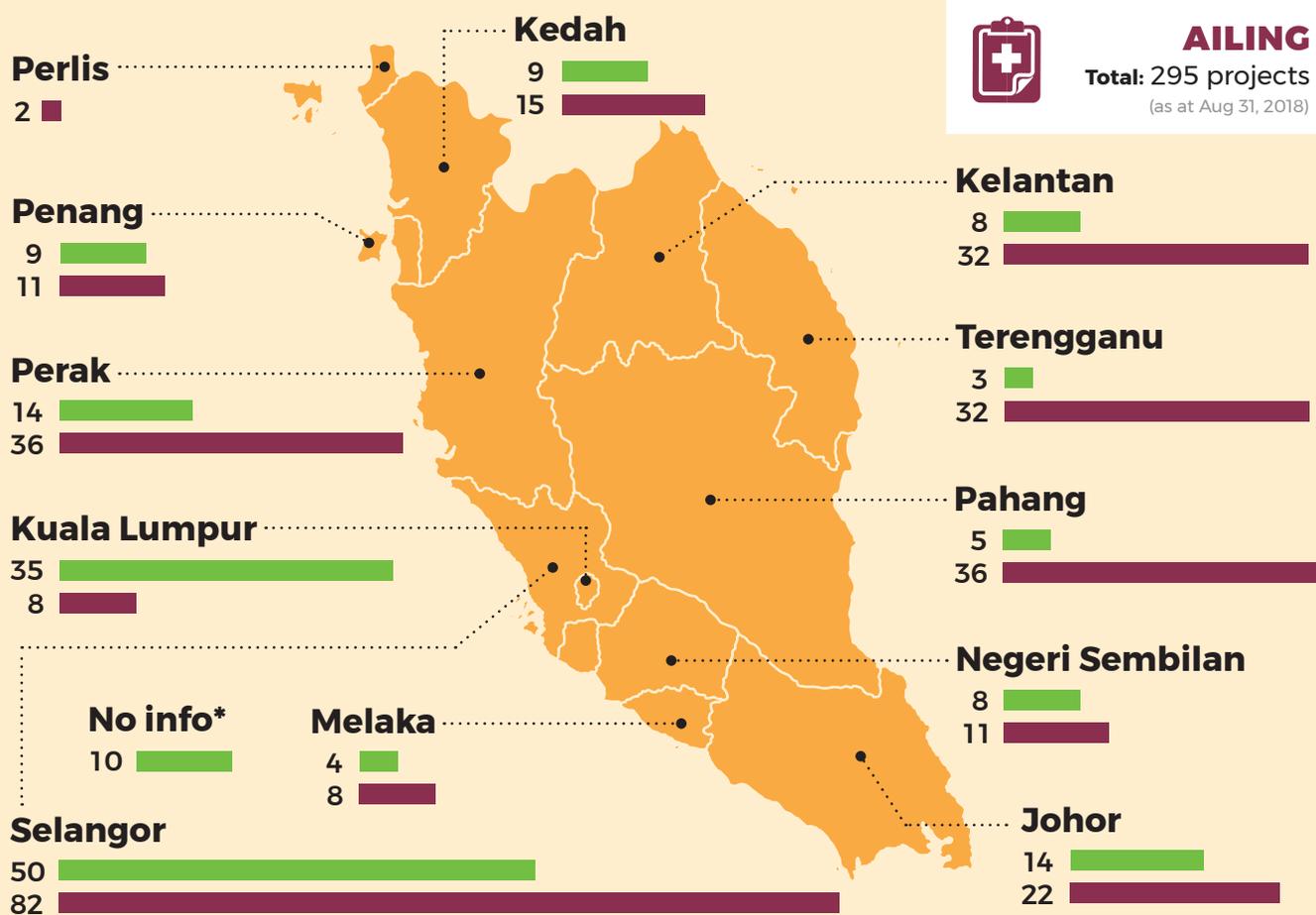
### Property agents as gatekeepers

The Malaysian Institute of Estate Agents (MIEA) president-elect Lim Boon Ping explains that the number of developers on the blacklist has been accumulated from 20 years ago. Hence, the public should not worry about the numbers. They should

## Developers involved in abandoned projects and ailing projects in Peninsular Malaysia

**ABANDONED**  
Total: 169 developers  
(as at Sept 14, 2018)

**AILING**  
Total: 295 projects  
(as at Aug 31, 2018)



\* No information shown on the National Housing Department's list  
For the updated blacklist and list of ailing projects, go to <http://ehome.kpkt.gov.my/index.php/pages/view/386>

**BLACKLISTED!**

Look out for the online version of this story at [www.EdgeProp.my](http://www.EdgeProp.my) which will have the full list of blacklisted developers as well as abandoned and ailing projects.

however, be aware of the names of the companies involved in abandoned projects and the names of unlicensed developers, he says.

"Some unlicensed developers or small players have no track record or stable financial background. They like to spend a lot on advertisements in social media and brochures to attract buyers but buyers should beware as it could be dangerous for the buyer if they trust these developers," Lim warns.

To avoid buying dubious projects, Lim advises one to look out for the Advertising Permit & Developer's Licence (APDL) number on an advertisement. This is because property developers will need to apply for the licence before selling or advertising their projects on the local media.

"For those looking for residential properties in the primary market, the first thing is to search for the APDL number and its valid date to make sure that the project has been approved by the ministry," he adds.

He notes that there are quite a number of licensed real estate agents or registered negotiators who are focused on primary market products and they could act as gatekeepers for homebuyers.

According to Lim, there have been cases where the marketing agents have been confronted by buyers demanding refunds when the developer failed to deliver the property.

"Agents who are working with developers will need to do their due diligence to make sure that they do not represent problematic developers as that might cost them their reputations and sales commission if any problems arise with the developers," he says.

He adds that KPKT should take proactive action in educating homebuyers by frequently updating the blacklist.

It should also participate in property expos to inform the public and enable homebuyers to check the status of a developer on the spot, says Lim.

## FEATURE



BY RACHEL CHEW

**L**andlocked in the eastern Himalayas, Bhutan is a small country of only 38,394 sq km sandwiched between Tibet to the north and India to the south, east and west. To the west, Bhutan is separated from Nepal by the Indian state of Sikkim; and further south it is separated from Bangladesh by the Indian states of Assam and west Bengal. Due to its geographical location, Bhutan enjoys strong cultural links with Tibet.

The country's landscape ranges from lush subtropical plains in the south to the sub-alpine Himalayan mountains in the north, where there are peaks in excess of 7,000m. The highest mountain in Bhutan is the Gangkhar Puensum, which is also a strong candidate for the highest unclimbed mountain in the world.

However, what makes Bhutan well-known may not be so much the untouched Gangkhar Puensum, but the first-of-its-kind Gross National Happiness (GNH) index. Bhutan made its name in the world as the first country that measures the happiness level of its people by using the GNH index.

According to the GNH Centre Bhutan website, the GNH Commission is the highest government body mandated to formulate and monitor policies. It is an institution that fosters a conducive environment and steers national development towards the promotion of happiness for all Bhutanese, guided by the philosophy of GNH.

The vision explains why the Bhutan government offers free education and medication to all its people to make a worry-free life possible in Bhutan.

The policy also shows that the government is taking the mental and physical health of its people very seriously, hence it is not surprising to know that Bhutan is the only country in the world that completely bans the sale and production of tobacco.

In a tag-along trip organised by Apple Vacations — the only travel agency providing chartered flights directly from Kuala Lumpur to Bhutan — EdgeProp.my was told that smoking in public places is considered a crime in Bhutan that could send you behind bars for three years!

In addition, it was also learnt that Bhutan's royal family and government strongly believe that keeping a balance of the natural and traditional, as well as modernity and westernisation is the secret in maintaining the GNH level. This is why the ban on television and the Internet was only lifted a mere 20 years ago.

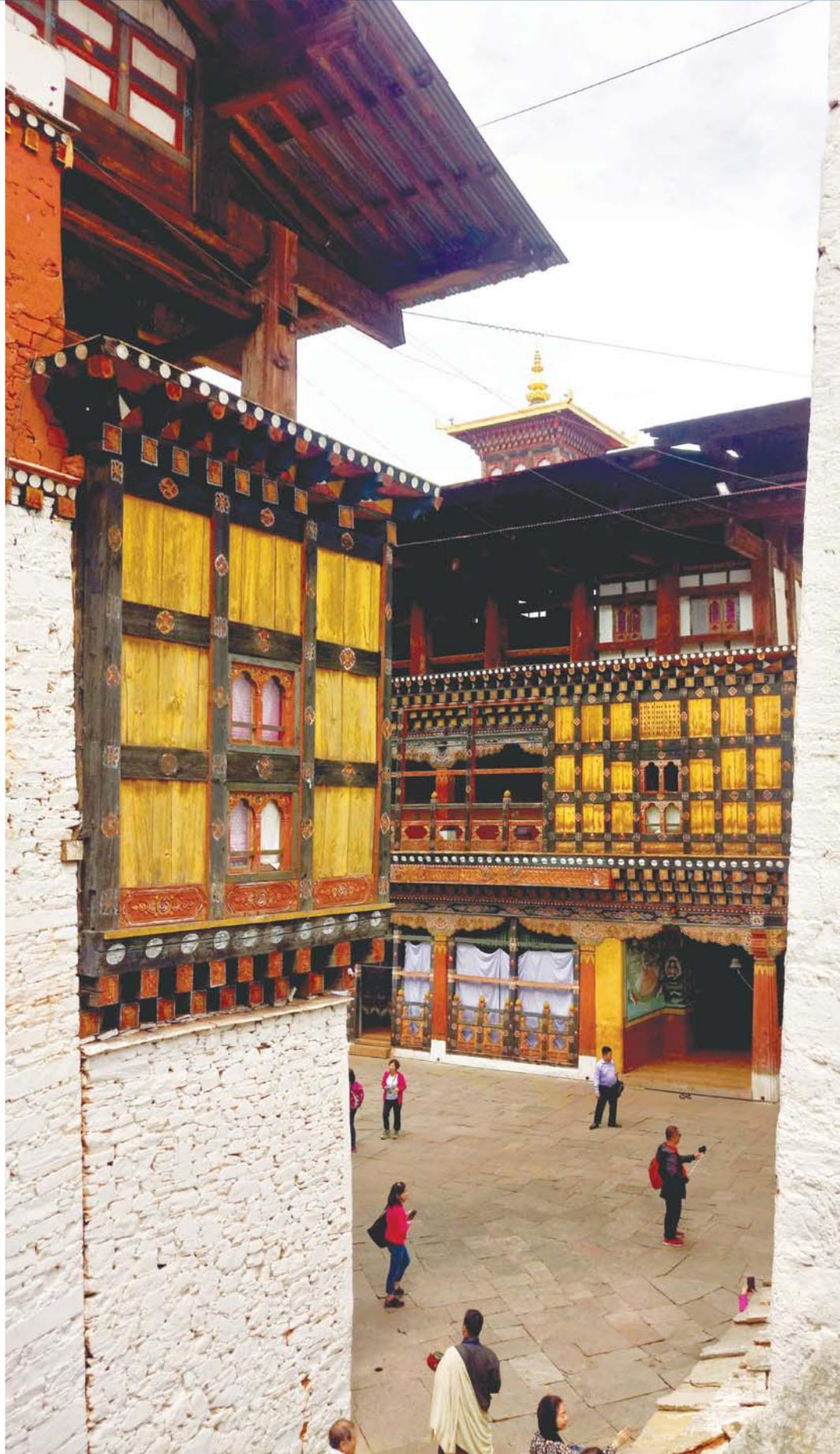
The local tour guide of the trip, Sonam Phuntsho also reveals that the number of tourists is placed under strict control. The daily visa cost is US\$250 (RM1,035) — the most expensive in the world. The US\$250 covers a guide and a bespoke itinerary including transportation, accommodation, sightseeing, meals and US\$65 daily government tax that goes to public services like education and health care.

So, do not expect to travel freely. Bhutan is not a budget destination or a place for backpacker-style drifting.

Nevertheless, the harsh travel regulations have not deterred tourists. In fact, it has made Bhutan one of the most exclusive destinations which many travellers are dying to visit, thanks to the fact that it is one of the few countries in the world that is not only carbon neutral, but carbon negative. It literally means that every breath you take is pure, clean and fresh oxygen.

The abovementioned facts are just the tip of the iceberg about Bhutan, under which lies many more curious practices.

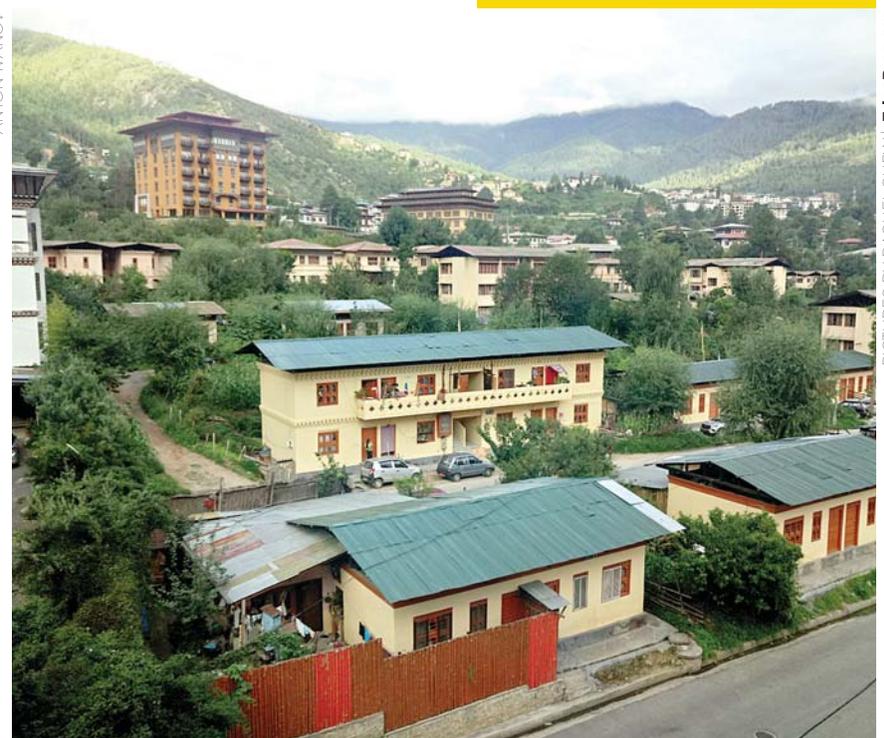
Here are seven interesting facts about Bhutan that make great conversation pieces.



The traditional Bhutanese buildings were built from stone, sand and wood.



Girls from the Ngalops tribe walk along a bridge in Thimpu.



A view of Thimpu city.

# The curious things about

# Bhutan



## 1 Bhutan's unique address format

Bhutan is a tiny country compared to its neighbours — India and China, so much so the joke is that everyone knows each other in Bhutan.

Its unique address format is a reflection of this community feel. Here is one real example: "Le Meridien Hotel, Choten Lam, opposite Clock Tower Square, Thimpu, Bhutan."

Though there are newer buildings that are given numbers, the majority of the buildings still use the traditional address format. Of course, it is easy to spot a landmark such as the Le Meridien Hotel, as it is the only 5-star hotel in Thimpu. But how about a normal house?

The address format is the same but most mail senders will include the recipient's full name and phone number in case the house can't be found, so that the postman can call and ask around.

## 2 No factory and slaughter house in Bhutan

Buddhism is the official religion of the country, embraced by 80% of its population. In line with the religion's No 1 precept against taking life, the country has banned slaughter houses. However, people are free to choose to consume meat. Meat is also sold in the market. According to Sonam, most meat is imported from India.

Besides slaughter houses, factories are prohibited too. Industrial activities are banned to keep the environment and air free from pollution. Hence, most of the manufactured goods in Bhutan are imported.

Nevertheless, small workshops are allowed with minimal involvement of machinery, especially traditional productions such as local species plant-made paper.

## 3 Only Bhutanese-style buildings are allowed

Bhutan was united by a Tibetan, Zhabdrung Ngawang Namgyal in 1627. He was also the man who introduced Buddhism to the country. The historical connection explains the similarities between Tibet and Bhutan in terms of culture, language, food and architecture.

A few special features mark a typical Bhutanese building. Most of them are built using only three natural resources — wood, stone and sand; walls and pillars are usually painted or carved with Buddhist tales or symbols; and windows are maximised to encourage natural light and airflow.

These traditional buildings' DNA can still be seen even in Bhutan's modernised structures. In fact, a law decrees that all buildings in the country including new ones must incorporate traditional Bhutanese elements, at least on the exterior. This is intended to preserve the tradition and let the buildings tell the story of the country.

## 4 No building can go beyond six storeys

Thimpu and Paro are the biggest cities in Bhutan. Both cities are modernised. You can find western restaurants and cyber cafes easily. Most of the foreign corporate offices are set up here.

Nonetheless, there is no skyscraper in the cities, in fact, not even a tall building because no building can go beyond six storeys in the country. One reason is because Bhutan is earthquake-prone — in 2009, the kingdom was hit by a 6.1 magnitude earthquake. Most deaths occurred when houses collapsed on the victims. Since then, a regulation has limited all buildings to within six levels.



The country's landscape ranges from sub-tropical plains in the south to sub-alpine mountains in the north.



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Bhutan!



**Bhutan is one of the few countries in the world that is not only carbon neutral, but carbon negative.**

## 5 Foreigners own no land nor property

Bhutan is taking its time to open up to the world as it prioritises culture preservation and the happiness level of its people.

It is not possible for a foreigner to own property in Bhutan. According to Sonam, no foreigner can own any immobile asset in the country. One may rent a house or office but can never own one.

Even if you want to do business there, you may think twice as the initial investment and compliance cost may put you off. For foreigners who wish to do business in Bhutan, a joint venture with a local party is a must. The investment proportion is between the two parties but one thing for sure — the foreigner will not be owning any asset, land or building in the country, no matter how much he or she has invested in building one.

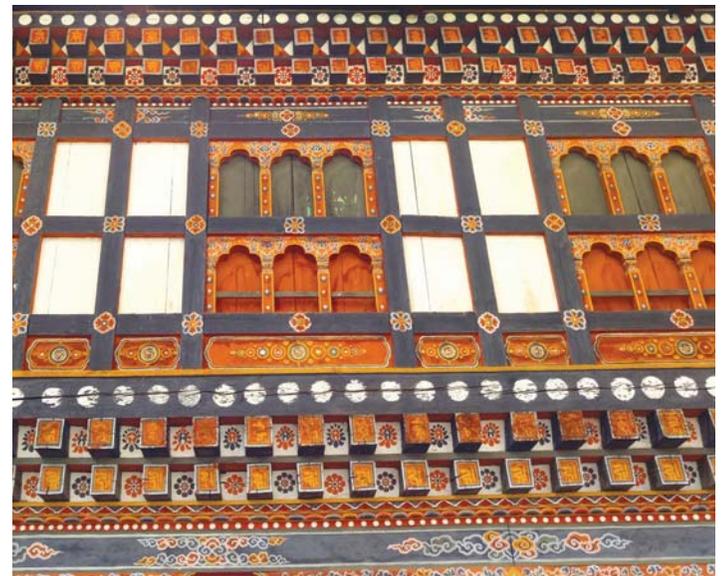
## 6 No housing welfare in Bhutan

With free education and basic public healthcare, we may think the government would also take care of the people's housing, but it does not.

According to Sonam, the government of Bhutan does not provide any housing subsidy to the people. Land and houses are traded in the free market.

Property development is not a big industry as most Bhutanese still prefer to buy a piece of land and build their own home. However, more low-rise apartments are coming up. In building their own homes, they will have to purchase building materials, such as wood and limestone from the government. Supply of the desired quantity depends on the current reserve.

Bhutan's tourism website shows that the government has enacted a law to maintain at least 60% of its forest reserve at all times. As at August 2018, there is 72% forest coverage, reveals Sonam.



Many traditional structures are built without using a single nail.

## 7 One of the world's most dangerous airports

According to Paro Airport's website, it is the only international airport of the four airports in Bhutan. It was the first and only airport in Bhutan until 2011.

The airport has been ranked as one of the most dangerous in the world by engineering website — [www.interestingengineering.com](http://www.interestingengineering.com).

The website stated that pilots require a special certificate before they are allowed to land at Paro Airport due to its complexity — it has a short runway of 1,964m and is surrounded by 5,500m peaks.

As at August 2018, direct flights to Bhutan are only available from four countries: Thailand (Bangkok), India (Delhi, Kolkata, Gaya, Mumbai, Guwahati and Bagdogra), Nepal (Kathmandu) and Singapore.

*The visit to Bhutan was courtesy of Apple Vacations which is organising the next chartered flight and tour to Bhutan in December.*

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LIDM01020458

**RM1,180,000**

**One Central Park, Desa ParkCity, Kuala Lumpur**

Type: Condominium Tenure: Freehold  
Built-up: 1,066 sq ft  
Bedrooms: 2 Bathrooms: 2



**Sam Chai** (REN 16483)  
CORNERSTONE REALTY  
(E (3) 1198)  
+6012 280 5101



LIDM01024975

**RM2,700,000**

**The Breezeway Park Homes, Desa ParkCity, Kuala Lumpur**

Type: Terraced house Tenure: Freehold  
Built-up: 3,211 sq ft Land size: 1,926 sq ft  
Bedrooms: 3 Bathrooms: 5



**Sam Chai** (REN 16483)  
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LIDM01029952

**RM2,700,000**

**28 Mont'Kiara (MK 28), Mont'Kiara, Kuala Lumpur**

Type: Condominium Tenure: Freehold  
Built-up: 3,000 sq ft  
Bedrooms: 5 Bathrooms: 5



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



LIDM01030042

**RM4,650,000**

**Bukit Jalil Golf & Country Resort, Bukit Jalil, Kuala Lumpur**

Type: Bungalow Tenure: Freehold  
Built-up: 4,600 sq ft Land size: 5,798 sq ft  
Bedrooms: 5 Bathrooms: 5



**Janet Lau** (REN 04781)  
MEGAHARTA REAL ESTATE SDN BHD  
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+6012 395 2984



LIDM01016317

**RM7,000/mth**

**Solaris Mont'Kiara, Mont'Kiara, Kuala Lumpur**

Type: Shop Tenure: Freehold  
Built-up: 1,680 sq ft



**Kelly** (PEA1960)  
CBD PROPERTIES SDN BHD  
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+6012 266 0695



LIDM01018364

**RM1,150,000**

**Charming Essex, Setia Eco Templer, Rawang, Selangor**

Type: Terraced house Tenure: Leasehold  
Built-up: 2,394 sq ft Land size: 1,760 sq ft  
Bedrooms: 5 Bathrooms: 5



**Louis Lee** (REN 28159)  
HARTAMAS REAL ESTATE (MALAYSIA) SDN BHD  
(E (1) 1439)  
+6016 117 9478



LIDM01025276

**RM3,500/mth**

**Bayu ParkVille, Balakong, Selangor**

Type: Townhouse Tenure: Leasehold  
Built-up: 2,100 sq ft Land size: 2,000 sq ft  
Bedrooms: 3 Bathrooms: 2



**Adib Kamaruddin** (REN 21206)  
REALTY APPRAISAL SDN BHD  
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+6010 239 5263



LIDM01029293

**RM560,000**

**Shang Villa, Petaling Jaya, Selangor**

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



**Celia Ng** (REN 24136)  
RGROUP 6 SDN BHD  
(E (1) 1707/6)  
+6012 557 2240



LIDM01029270

**RM430,000**

**Perdana View Condominium, Damansara Perdana, Selangor**

Type: Condominium Tenure: Leasehold  
Built-up: 949 sq ft Bedrooms: 3  
Bathrooms: 2



**Celia Ng** (REN 24136)  
RGROUP 6 SDN BHD  
(E (1) 1707/6)  
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LIDM01023343

**RM650,000**

**Bandar Enstek (Timur), Labu, Negeri Sembilan**

Type: Terraced house Tenure: Freehold  
Built-up: 1,352 sq ft Land size: 3,040 sq ft  
Bedrooms: 5 Bathrooms: 4



**Mohamed Fahmi** (REN 17851)  
VIVAHOMES REALTY SDN BHD  
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+6018 367 6238



LIDM01024263

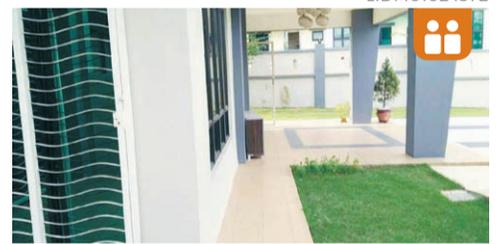
**RM685,000**

**Land Lot Kampung Changkat, Gombak, Selangor**

Type: Residential land  
Tenure: Malay Reserved Land  
Land size: 8,000 sq ft



**Mohamed Fahmi** (REN 17851)  
VIVAHOMES REALTY SDN BHD  
(E (1) 1670/5)  
+6018 367 6238



LIDM01024372

**RM1,100,000**

**Ivory Villa, Nilai, Negeri Sembilan**

Type: Semidee Tenure: Freehold  
Built-up: 3,374 sq ft Land size: 6,168 sq ft  
Bedrooms: 7 Bathrooms: 7



**Mohamed Fahmi** (REN 17851)  
VIVAHOMES REALTY SDN BHD  
(E (1) 1670/5)  
+6018 367 6238



LIDM01010456

**RM1,800,000**

**Restrees, USJ, Selangor**

Type: Semidee Tenure: Leasehold  
Built-up: 3,800 sq ft Land size: 2,800 sq ft  
Bedrooms: 5 Bathrooms: 5



**Lisa Chow Ai Yin** (PEA1818)  
MAXLAND REAL ESTATE AGENCY  
(E (3) 0769)  
+6012 321 8111



LIDM01021028

**RM5,300,000**

**TSB Commercial Centre, Sungai Buloh, Selangor**

Type: Shop Tenure: Freehold  
Built-up: 9,800 sq ft



**Rachel Lee** (REN 27514)  
LANDMARK VALUERS & CONSULTANTS  
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+6012 992 2872



LIDM01017954

**RM6,500,000**

**Tropicana Indah, Tropicana, Selangor**

Type: Bungalow Tenure: Leasehold  
Built-up: 5,500 sq ft Land size: 11,400 sq ft  
Bedrooms: 5 Bathrooms: 5



**Rachel Lee** (REN 27514)  
LANDMARK VALUERS & CONSULTANTS  
(VE (3) 0022)  
+6012 992 2872



LIDM01027706

**RM820,000**

**Taman OUG, Kuala Lumpur**

Type: Terraced house Tenure: Freehold  
Built-up: 1,600 sq ft Land size: 1,760 sq ft  
Bedrooms: 6 Bathrooms: 2



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