

# EdgeProp.my

A PULLOUT EVERY FRIDAY WITH **THE EDGE** FINANCIAL **FD** DAILY MARKET RECORDS

FRIDAY, NOVEMBER 30, 2018 . ISSUE 2783/2018 . PP19055/06/2016(034530)

**PRINT + DIGITAL**



**MISSED OUR PAST ISSUES?**

Scan this code to visit our digital archive!

[www.EdgeProp.my](http://www.EdgeProp.my)

## WHAT ARE YOU PAYING FOR?

Strata residential unit owners have to pay maintenance fees every month for the upkeep of the common property but how is the amount calculated?

**See Pages 8 and 9.**

**EdgeProp**  
MALAYSIA'S BEST MANAGED PROPERTY AWARDS **2019**

**ENTER NOW!**  
Download entry forms on [go.edgeprop.my/awards2019](http://go.edgeprop.my/awards2019)

**SUBMISSION DEADLINE**  
5pm, Monday, Jan 14, 2019

**Setia**  
TOWNSHIP SPECIAL REPORT **INSIDE**

Working within a vertical "forest"

TEP **06** FEATURE



**Home co-created by Malaysians for Malaysians unveiled**

TEP **04** NEWS

LAFARGE **EdgeProp**  
**MY HOME**  
By Malaysians For Malaysians  
Built by **Setia**

**NEWS HIGHLIGHTS** from [www.EdgeProp.my](http://www.EdgeProp.my)**EdgeProp.my****The Edge Property Sdn Bhd**  
(1091814-P)Level 3, Menara KLK,  
No 1 Jalan PJU 7/6, Mutiara  
Damansara, 47810 Petaling Jaya,  
Selangor, Malaysia**EdgeProp.my****Managing Director/Editor-in-chief**  
Au Foong Yee**EDITORIAL****Executive Editor** Sharon Kam  
**Editor** Lam Jian Wyn**Deputy Chief Copy Editor**  
James Chong**Copy Editor** Vanessa Gnanasurian**Senior Writers**

Rachel Chew, Tan Ai Leng

**Writers**

Natalie Khoo, Shawn Ng

**Art Director** Sharon Khoh**Design Team**

Jun Kit, Rajita Sivan

For New Launches/Events/  
Press Releases/News Tips  
email: [editor@edgeprop.my](mailto:editor@edgeprop.my)  
Tel: (03) 7721 8211 Fax: (03) 7721 8280**ADVERTISING & MARKETING****Associate Account Director,****Advertising & Marketing**

Heidee Ahmad (019) 388 1880

**Senior Account Manager**

Ian Leong (012) 359 1668

**Marketing Support & Ad Traffic**

Madeline Tan (03) 7721 8218

email: [marketing@edgeprop.my](mailto:marketing@edgeprop.my)**BUSINESS DEVELOPMENT****Manager** Nimalen Parimalam**Account Manager** Stannly Tan**PRODUCT DEVELOPMENT****& CUSTOMER ADVISORY****Senior Manager** Elizabeth Lay**Associate** Omar NawawiFor enquiries and listings  
email: [support@edgeprop.my](mailto:support@edgeprop.my)  
Tel: (03) 7721 8174 / 8173EdgeProp.my pullout is published  
by The Edge Property Sdn Bhd. It is  
available with *The Edge Financial*  
*Daily* every Friday. The pullout  
is also distributed at more than  
200 offices, shopping complexes,  
condos, medical centres and F&B  
outlets in the Klang Valley. You can  
also download it for free at  
[www.EdgeProp.my](http://www.EdgeProp.my)

## The Edge Malaysia

**Publisher and Group CEO**  
Ho Kay Tat**EDITORIAL****Editor-in-chief** Azam Aris**CORPORATE****Chief Operating Officer**

Lim Shiew Yui

**ADVERTISING & MARKETING****Chief Commercial Officer**

Sharon Teh (012) 313 9056

**General Manager**

Kingston Low (012) 278 5540

**Senior Sales Managers**

Fong Lai Kuan (012) 386 2831

Gregory Thu (012) 376 0614

**Creative Marketing**

Chris Wong (016) 687 6577

**Head of Marketing****Support & Ad Traffic**

Lorraine Chan (03) 7721 8001

**Gamuda Cove's  
Discovery Park to  
welcome tourists  
mid-2019**Gamuda Land envisions that the  
50-acre Discovery Park in its 1,530-  
acre Gamuda Cove will be the next  
tourism and entertainment hub in  
the Southern Klang Valley after it  
begins operations in mid-2019.Gamuda Land CEO Ngan Chee  
Meng said the Discovery Park is  
part of Gamuda Cove's 372-acre  
commercial component dedicated  
to a plethora of exciting experiences  
including shopping, dining, leisure  
and recreational activities.The company has also unveiled  
six key strategy partners, including  
Aerophile, AKA Balloon, Blastacars,  
Invade, Kitchen Mafia and Caravan  
Serai, which will be participating in  
Discovery Park's development with  
exciting offerings.Meanwhile, Ngan revealed that  
the company plans to unveil its  
first serviced apartment project at  
Gamuda Cove soon, offering 1,000  
units of serviced apartments with  
built-ups ranging between 650 sq  
ft and 950 sq ft.**Malaysia is Airbnb's  
fastest growing  
market in SEA**Airbnb has recorded a 99% increase  
in guest arrivals in Malaysia, which**Seri Perdana now open to visitors****Seri Perdana, the official residence  
of the prime minister of Malaysia  
is now open to the public for visits,  
with the exception of Fridays and  
public holidays.****The Seri Perdana Complex is  
also used for welcoming heads of  
state, heads of government, state  
dignitaries and the public.****The Seri Perdana website states  
that the residence is open for view-  
ing because the building "belongs****to the people", and as such certain  
parts of the complex, namely the  
Protocol Block and Banquet Block,  
are open to the public.****Located in Precinct 10, Putra-  
jaya, the guided tours are available  
Mondays to Thursdays. However,  
a booking must be made seven days  
in advance. Visitors are expected to  
be dressed in "smart and decent at-  
tire", and to have their identity card  
or passport handy for registration.**has hit two million as at July 2018,  
making the country the fastest  
growing in Southeast Asia for  
the platform, said Airbnb's head  
of public policy in Southeast Asia  
Mich Goh at a recent briefing.There are now 44,000 listings  
in Malaysia on Airbnb, marking an  
almost 60% y-o-y increase, whilesenior hosts have grown close to  
52% y-o-y.She added that Airbnb has  
enabled over 800 seniors in  
Malaysia aged 60 years old and  
above to earn more than RM5.6  
million through hosting on Airbnb  
in 2017. The typical host in Malaysia  
earns US\$1,200 (RM5,200) renting**LAUNCHES + EVENTS**

How do I get past issues of this weekly pullout?

Go to [www.EdgeProp.my](http://www.EdgeProp.my) to download for freeIf you have any real estate-related events, email us at [editor@edgeprop.my](mailto:editor@edgeprop.my).  
Events listed here will also appear on [www.EdgeProp.my](http://www.EdgeProp.my).**Melbourne & Perth  
Property Expo****Date:** Dec 1 & 2 (Sat & Sun)**Time:** 10am to 6pm**Venue:** One World Hotel, Iris  
& Hibiscus Room, Bandar  
Utama City Centre, Selangor**Contact:** (016) 228 8691Learn why and how to invest  
in Australia, and check out  
investment opportunities  
from CSI Prop International  
Properties. The company will  
also showcase the Maplewood  
Estate project during the event.**Christmas at Rimbayu****Date:** Dec 1 (Sat)**Time:** 10am to 6pm**Venue:** Bandar Rimbayu Show  
Gallery, No. 1, Jalan Flora 3, Telok  
Panglima Garang, Selangor**Contact:** 1-800-22-8686Bring your family and join IJM  
Land in celebrating the festive  
season at Bandar Rimbayu. There  
will be an art studio workshop,  
caricature drawing, recycling  
activities, a chance to meet Santa  
and Santarina, food stalls, a flea  
market and Christmas carollers.**Tamansari Festive  
Open House****Date:** Dec 2 (Sun)**Time:** 11am to 5pm**Venue:** Tamansari BRDB  
Sales Gallery, Jalan Batu  
Arang, Rawang, Selangor**Contact:** (03) 2727 7550BRDB Developments invites  
the public to celebrate this  
festive season at Tamansari with  
festive refreshments and fun  
activities, including a gingerbread  
workshop and a meet-and-  
greet session with Santa.**GWKL: Experience  
Pudu Jail's Graffiti****Date:** Dec 1, 2018 to Jan 28, 2019**Time:** 10am to 5.30pm**Venue:** Badan Warisan Malaysia  
(The Heritage of Malaysia  
Trust) gallery space, No. 2,  
Jalan Stonor, Kuala Lumpur**Contact:** (03) 7932 4740Pudu Jail's graffiti has become a  
prominent signifier within Pudu  
Jail's settings at the turn of the  
century. The exhibition organised  
by Gallery Weekend KL will  
showcase sets of images which  
were taken by Dr. K. Azril Ismail  
in 2002 – 2003. There will also be  
presentations, talks and forums  
by NGOs and the Malaysian  
National Prisons Department.**Christmas Celebrations  
by TA Global****Date:** Dec 1 & 2 (Sat & Sun)**Time:** 12pm to 6pm**Venue:** Damansara Avenue  
Sales Gallery, No. 6, Persiaran  
Perdana, Bandar Sri Damansara,  
Sungai Buloh, Selangor**Contact:** 1-800-88-8082Christmas has come early to  
Damansara Avenue. Come  
celebrate the festive season  
with a scrumptious food spread  
and a series of joyful activities  
such as the making of the  
Christmas wreath, gingerbread  
man and snow globe jar.**Dapat Rumah Senang  
Je Family Day****Date:** Dec 1 & 2 (Sat & Sun)**Time:** 12pm to 8pm**Venue:** Seri Pajam Development  
Sales Gallery, PT-9889,  
Jalan BBN 1/3j, Bandar Baru  
Nilai, Negeri Sembilan**Contact:** (06) 799 2218Have a memorable weekend with  
Seri Pajam Development, with  
fun family activities including  
sand art, inflatable playground,  
handcrafts, workshops and  
balloon sculptures. The company  
will also preview their new  
landed homes project in Nilai.

out their space for 19 nights a year.

"Our community contributed  
RM200.4 million to the Malaysian  
economy," she added.**Khalid: Not  
practical to scrap  
Taman Rimba Kiara  
project**Federal Territories Minister Khalid  
Abdul Samad has clarified that he  
cannot cancel the development  
planned at Taman Tun Dr Ismail's  
(TTDI) Taman Rimba Kiara.He told an English daily that  
it would cost Kuala Lumpur City  
Hall (DBKL) "a minimum payment  
of at least RM200 million" if the  
proposed project is scrapped."If I were to cancel 10 projects  
that contravene the KL Local Plan,  
that would come to RM2 billion.  
It is unwise to tap into DBKL's re-  
serves just to pay off developers,"  
he said at a media conference on  
Tuesday."We can discuss to reduce or  
scale down the project where we  
will get some benefit and don't  
have to pay out crazy amounts,"  
Khalid said.The proposed development  
entails the construction of 42-  
and 54-storey blocks of serviced  
apartments, as well as a 30-sto-  
rey affordable apartment for the  
relocation of the TTDI longhouse  
residents.**Iskarnival@Iskandar  
Puteri 2018****Date:** Dec 8 & 9 (Sat & Sun)**Time:** 12pm to 12am**Venue:** Puteri Harbour,  
Iskandar Puteri, Johor**Contact:** 1-800-88-8008Curated to commemorate  
Iskandar Puteri's one-year  
anniversary as a city, Iskarnival  
Main-Main provides a platform  
for local initiatives and talents  
to showcase and share ideas on  
play for all ages. Free admission.**Christmas Bazaar  
at Eco Grandeur****Date:** Dec 9 (Sun)**Time:** 11am to 5pm**Venue:** Ecoworld Gallery@Eco  
Grandeur, Lot 6232, Persiaran  
Mokhtar Dahari, Eco Grandeur,  
Bandar Puncak Alam, Selangor**Contact:** (03) 3270 2525Festive fun for the whole  
family awaits at Eco Grandeur's  
Christmas Bazaar which will  
feature the Le.Pak Bazaar,  
Christmas Kids' Workshop,  
Santa Claus story telling  
session, magic show and a  
kids' dance performance.

Bandar  
SriSendayan  
Seremban  
The self-sustaining city



# ENCHANTED CHRISTMAS

8th Dec - 31st Dec  
3pm - 10pm  
d' Tempat Country Club, Bandar Sri Sendayan



## IT'S THE SEASON TO SPARKLE!

This year we are bringing to you an enchanting Christmas with Pororo & Friends, PinkFong and Baby Shark together with stunning Christmas decorations at Bandar Sri Sendayan.

**WEEKEND ACTIVITIES**

- Christmas Workshops
- Game Stalls
- Performances
- Winter Wonderland Inflatable Globe
- Floating Pixies
- 9D -Virtual Reality

**A CHRISTMAS WITH PORORO & FRIENDS**  
( 8th, 9th, 15th & 16th Dec )

**LIVE DEERS FEEDING**

**PINKFONG & BABY SHARK MINI CONCERT**  
( 22nd, 23rd, 29th & 30th Dec )

**New Year Eve's Countdown Fireworks**  
31st Dec 2018

**New Year Countdown Buffet Dinner**  
( Call 011 2162 9166 to purchase tickets )

\*Organizer reserves the rights to make changes to the event programs without any prior notice.

© I/O/E/SKB  
© SMARTSTUDY  
Pinkfong® Baby Shark™

For more event info, please log on to:

[www.sendayan.com.my](http://www.sendayan.com.my) | 1800 88 2688





# Home co-created by Malaysians for Malaysians unveiled

BY NATALIE KHOO

**SEMENYIH:** A home designed and built based on the findings of a survey of what the majority of Malaysians want in a home was unveiled on Nov 28 in an event officiated by Housing and Local Government Minister Zuraida Kamaruddin.

A showhouse built by S P Setia Bhd depicts the phase of homes designed according to the preferences of the survey respondents.

Called the Baccas collection, the phase located at Setia Ecohill 2 in Semenyih is the product of feedback from close to 14,000 respondents of the Lafarge-EdgeProp MYHOME survey which ran for almost two months from Feb 28 to April 15 this year.

Some 42% of the respondents were from Selangor while 18% of them reside in Kuala Lumpur. Meanwhile, almost 68% of the respondents were aged between 18 and 35 years while another 19% were in the 36- to 45-year age group.

The initiative spearheaded by Lafarge Malaysia and EdgeProp.my had one goal - to draw a picture of the Malaysian ideal home. Based on the findings, Malaysia's top property developer S P Setia has designed and now built the show house.

From the survey, it was found that most Malaysians wanted landed terraced houses with 85.8% wanting three or more bedrooms and 59% wanting a minimum of three bathrooms. They also wanted a unit with built-up size of between 1,000 and 1,999 sq ft priced between RM400,000 and RM600,000. Baccas is a 2-storey terraced house with land size of 20ft by 70ft. With four bedrooms and three bathrooms, the built-up of the unit is 1,652 sq ft and priced under RM600,000.

"The idea of getting the feedback from the survey, it reminded me of my early days in my career when I was a researcher. Those days, I did research for my company for products. Before a product is launched, research must be done to find out what sort of products people like.

"I congratulate the organisers for using this technique to come up with this house co-created by Malaysians for Malaysians," Zuraida said in her speech.

She added that the way the survey was conducted is a new approach to determine the kind of concept and design of a home that fits the needs of the people.

"It is a selling point to Malaysians because when you say the home is created by Malaysians, that itself will be a selling strategy.

"Furthermore, SP Setia has been a leading developer in the country and I hope that the concept and the planning of the township (Setia EcoHill) that they have here will be a model as well for others to follow in the country," Zuraida added.



(From left) Zuraida, Khor, Yeoh, Tong, Kajang Municipal Council director of development planning department Datuk Nizam Sahari, Wong, Au, Nippon Paint Malaysia head of project marketing Datin Wong Meng Lee and Panasonic Malaysia strategic B2B development general manager Tan Chee Hon.



Top and left: The interior of the Baccas show unit features an optimal layout with an open floor plan.



Invited guests listening to Zuraida's speech at the event.

Also present at the event were Lafarge Malaysia CEO Yeoh Khoo Cheng, The Edge Media Group chairman Datuk Tong Kooi Ong, editor-in-chief & managing director of EdgeProp.my Au Foong Yee, SP Setia president and CEO Datuk Khor Chap Jen and S P Setia deputy president and COO Datuk Wong Tuck Wai.

Au in her speech noted that there is a difference between a dream house and an ideal home.

"A dream house tends to be inspirational but an ideal home centres on practicality and liveability. It is a place where the heart is. And this sums up what the Ideal Malaysian Home is all about.

"We do realise that the specifications of the Ideal Home Malaysians co-created will not be able to meet everyone's expectations. This is partly because owning a home is such an emotive exercise and journey. Still, this ideal home is significant as it is one designed and built by Malaysians for Malaysians," said Au.

Meanwhile, S P Setia president and CEO Khor said in an industry that revolves around bricks and mortar, S P Setia is more than just a builder as it is also at the forefront of branding in the property industry.

"At the campaign launch in February this year, we were all excited as we knew that the MYHOME initiative would give us an entirely different and fresh approach to homeowners in Malaysia in sharing their needs and ideas without the usual conventional solutions which are bound by regulations and perceived rules," said Khor.

"The Baccas collection in Setia EcoHill was conceptualised to meet the needs of Malaysians today and of generations to come. Situated in this Setia EcoHill township, we are confident that these homes have and will capture the hearts of many based on the enquiries we have received thus far," Khor added.

Setia EcoHill and Setia EcoHill 2 are easily accessible and well connected as there is a dedicated interchange connecting directly to the LEKAS highway.

The Lafarge-Edgeprop MYHOME initiative was supported by Panasonic Malaysia, Nippon Paint Malaysia, Feruni and Lightcraft.

Panasonic Malaysia contributed to the indoor air quality management solution of the show unit while Nippon Paint Malaysia's products were used on the interior and exterior walls.



# THANK YOU

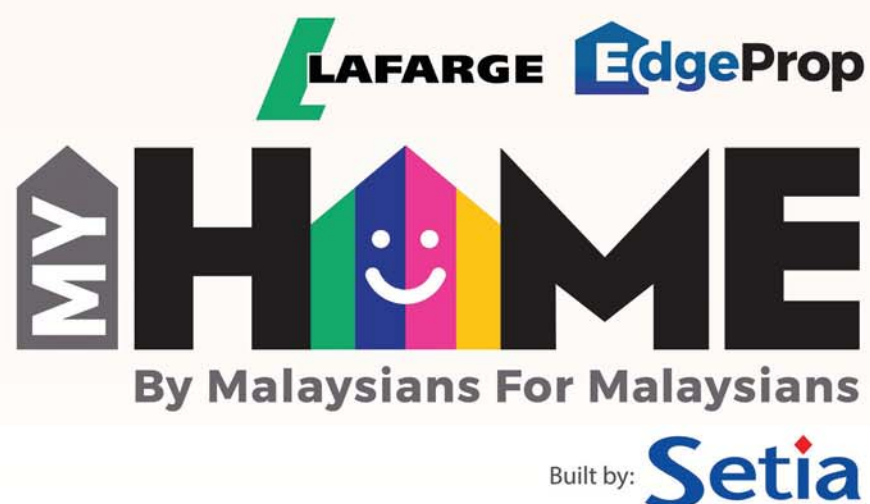
## YB Puan Hajah Zuraida Kamaruddin

Minister of Housing and Local Government

For officiating the unveiling of

**Lafarge-EdgeProp MYHOME**  
**“The Ideal Home Malaysians**  
**co-created” built by S P Setia**

on 28 November 2018





# Working within a vertical 'forest'



LOW YEN YEING | EdgeProp.my

PICTURES BY SHAWN NG | EdgeProp.my

The HQ of Country Garden Holdings features the green forest theme that is being adopted at Forest City.

BY SHAWN NG

**W**e have all heard of the ambitious U S \$ 1 0 0 billion (RM23.8 billion) Forest City project situated in the southern part of Peninsular Malaysia, but do you know why it is called Forest City?

One reason is the mega-project's vertical garden design, where the buildings will be covered by green plants.

Forest City developer Country Garden Pacificview Sdn Bhd, a joint venture between Country Garden Holdings and Esplanade Danga 88 Sdn Bhd, has since 2015 built several buildings in the development in Iskandar Malaysia, Johor including apartments, retail block, hotel and sales gallery which have adopted the green facade design.

Unbeknown to many, the green design actually originates from the headquarters of Country Garden Holdings in Guangzhou, China.

Sitting on 7.52 acres of land in the Shunde district of Foshan city, China, the headquarters was completed in October 2013. It consists of a 22-storey main building and a 9-storey annex. It is the best example of how a vertical green building looks and functions, and EdgeProp.my had the opportunity to experience this first hand during a recent trip to the HQ.

Despite the cloudy autumn morning, the flora on the building facades were lush and verdant.

Walking through the main lobby entrance, you will be greeted by the Dream Corridor - a vast man-made forest canopy of trees and plants.



Ng: The flora on the building provides a conducive work environment.

The green forest theme continues inside the building.



Inside, vines cascade down from the upper corridors. It is obvious that the green forest theme continues inside the building.

For instance, at the Landscape Design Centre where more than 800 staff come to work every week, there are pitcher plants dangling along the walkways, vines crawling up the columns and plants separating spaces while smaller potted plants sit on office desks.

While most of the plants are being taken care of by a dedicated team, every staff is responsible for nurturing the plants on his or her desk, said the Country Garden staff accompanying the media on the tour of the HQ.

"You can see there are a lot of pitcher plants here. Not only can they repel insects but they are also seen as a symbol of wealth," she explained.

and lower indoor temperature when the cool air enters the building.

"So this can ease the burden on heating during cold months and air-conditioning during the hot season, allowing us to save energy," he said.

On top of that, plants also help to create a healthy and positive work environment that will benefit the 12,500 employees who work at the office.

"The low carbon and sustainable office building is a result of combining the concept of vertical greenery with eco, modern and minimalist design.

"The flora that are planted in the small terraces on the building facade not only gives the HQ a stunning look but also provides a conducive work environment," he said.

Ng noted that the developer uses climbing plants and clusters made up of different plants to maximise the plant coverage of the external and internal spaces which currently stands at 297,730 sq ft.

"We are applying the same design at Forest City. Although the plants that we are using in the project differ from those used in our headquarters in Guangzhou, it will bring the same benefits to the building and its occupants," he said.

While some may be concerned about the maintenance cost of the green landscape, Ng pointed out that there are ways to lower the cost while ensuring the sustainability of the vertical greenery.

One is by using automated methods of plant irrigation such as by adopting drip irrigation and micro-sprinkler irrigation systems that are able to create a conducive environment for plants to grow with the least maintenance.

Secondly, the developer uses native plants that are hardy and do not require a lot of maintenance. This has resulted in an effective greening effect which has minimal impact on the mortality of the plants.



Staff working at the Landscape Design Centre of Country Garden's HQ.

# ENRICHING LIVES through its townships



**F**or an experienced property developer, the technical part of building and construction is often easier than the effort it takes to build a sustainable community that is able to elevate the lives of the people.

Malaysia's top property developer S P Setia Bhd, whose portfolio encompasses townships, eco-sanctuaries, luxury enclaves, high-rise residences, commercial and retail as well as integrated mixed developments, has made such a commitment from day one.

"We will continue to connect with our communities, create ecological features and sustainable living environments to enrich lives wherever we set our footprint," says S P Setia president and CEO Dato' Khor Chap Jen.

With multiple accolades to its name, including being the recipient of EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2018 and being ranked No

1 at The Edge Malaysia's Top Property Developers Awards 2018 for a record breaking 11th time, the developer has an extensive presence in the three key economic regions of Malaysia, namely Klang Valley, Johor and Penang as well as Kota Kinabalu, Sabah. On the international front, it has a presence in the United Kingdom, Australia, Singapore, China and Vietnam.

In Malaysia, its diversified range of products encompasses four key areas:

- Mass township developments such as its flagship Setia Alam township in Shah Alam and Bukit Indah in Johor Bahru that caters to people from all walks of life;
- Eco-themed lifestyle developments like Setia Eco Park, Setia Eco Templer and Setia Eco Glades centred on ecologically-friendly living;
- Integrated developments, namely KL Eco City in the Klang Valley;
- Niche developments like TRIO by Setia and Setia Sky Seputeh.

**"We will continue to connect with our communities, create ecological features and sustainable living environments to enrich lives wherever we set our footprint,"**  
— Khor

The Group has also gained a bigger market share in terms of land bank with recent acquisitions and is set to launch a new township, Setia Fontaines in Penang in the very near future.

### **Harnessing its strengths in township development**

Amidst the current challenging environment and uncertainties in the economy and property landscape, Khor says the group will continue to focus on what it does best - building well-planned, vibrant townships.

"Harnessing the full potential of Team Setia, we demonstrate our unflinching commitment to work together as a team, united in passion and purpose, to always deliver on our goal of being the nation's leading township developer.

"We also introduced our five-year strategic plan which focuses on diversification as well as continuous growth - a strategy which will propel Team Setia

**CONTINUES NEXT PAGE**

# Building it right, from the start



**Khor:**  
Harnessing the full potential of Team Setia, we demonstrate our unflinching commitment to work together to always deliver on our goal of being the nation's leading township developer.

## FROM PREVIOUS PAGE

towards a wider playing field and to greater heights as we aim to enhance our property management capabilities and sustain our strong financial performance," says Khor.

The developer's geographically-diversified portfolio and varied product offerings have enabled it to mitigate its exposure to property cycles, according to S P Setia executive vice president Datuk Tan Hon Lim.

"We are able to respond quickly to market changes and fulfil changing customer needs. For instance, the prevailing market condition saw us playing on our strengths as we repositioned and brought forward certain launches for the second half of 2017 and throughout this year under our mid-price landed property range at our flagship townships where the underlying demand by owner-occupiers remained favourable," Tan notes.

The first flagship township is of course Setia Alam. Home to more than 60,000 residents, Setia Alam offers them a balanced lifestyle with its parks, multifaceted landscaping, good security, a myriad of local and international schools, a host of amenities and facilities, set within a harmonious environment. "These are all the key must-haves highlighted by consumers and our customers," he says, adding that Setia Alam boasts more than 400 acres of green areas, which include the award-winning Wetland Park and Urban Park as well as the Setia City Park.

Meanwhile, over at the 791-acre high-end low-density eco-based enclave of Setia Eco Park in Setia Alam, 25% of its land is dedicated to the natural environment. Today, Setia Eco Park is also the largest freehold non-strata guarded township in Malaysia.

S P Setia has also kept to its vision to build a significant affordable housing component in the township.

"With our LiveLearnWorkPlay philosophy, we believe that even homebuyers from the medium to low-income groups can fulfil their aspirations for quality products and enjoy good returns on their investment. Hence, we were able to redefine the perception of affordable housing with award-winning apartments such as Seri Mutiara and Seri Kasturi; by focusing on planning, design and pre-fabricated construction," Tan points out.

The development of Setia Alam was the result of the Group's decision to acquire a 4,000-acre oil palm plantation once known as the North Hummock Estate in 2002. Many were sceptical and questioned S P Setia's wisdom in purchasing such a large piece of land then.

"Many felt that we bit off more than we could chew. We bought it for RM600 million or about RM3.49 per sq ft with plans to develop it into a township and the rest, as they say, is history," recalls Tan. Today, Setia Alam still has 642 acres of land bank

Setia Alam is S P Setia's maiden township and home to over 60,000 residents.



Setia Alam's aerial view.



**Tan:** We believe that even homebuyers from the medium to low-income groups can fulfil their aspirations for quality products.

worth an estimated RM11.76 billion in gross development value (GDV).

The developer's strategy in township development was to build the right infrastructure from the start as it believes this is one of the main determinants for the long-term growth and viability of its townships. Hence, internal road networks to interchanges are built to enhance connectivity within the townships and nearby towns as well as to highways and expressways.

Over in Semenyih are two other flagship townships — the highly successful Setia EcoHill and Setia EcoHill 2 set across 1,682 acres of freehold land with a combined GDV of RM10.2 billion. Setia EcoHill and Setia EcoHill 2 have been designed and built around the natural terrain which consists of verdant greenery, hills, brooks and parklands. In fact, 198 acres or 10% has been dedicated to parklands.

## Starter Home Series enables home ownership

Earlier this year, S P Setia launched The Starter Home Series to give both first-time buyers and those looking to upgrade the chance to own a freehold landed residence in a thriving community.

"It is certainly an underserved market in Setia Alam and with manageable built-ups that come with either three or four bedrooms plus three bathrooms, it is very affordable to purchase and maintain," says Tan.

Besides the pragmatic and spacious layouts, a unique plus point is that each home in the Starter Home series has an eight-foot backyard which is renovation-ready for future extension.

Meanwhile, the first homes under the Starter Home Series at Setia EcoHill 2 was The Barras Collection of 114 units of 20ft by 70ft double-storey terraced homes priced from RM513,000. Young homeowners can purchase these landed homes for under RM500,000 after applying discounts and rebates under S P Setia's Easy Home Ownership Package.

## The ideal Malaysian home

Setia EcoHill 2 has also recently introduced the Baccas Collection. The double-storey terraced houses have been designed and will be built based on findings from the Lafarge-EdgeProp MYHOME survey initiated by Lafarge Malaysia and EdgeProp.my. The survey was conducted from Feb 28 to April 15 to find out what Malaysians want



An artist's impression of Setia Fontaines' shoplots.

in a home. Input was received from close to 14,000 respondents. A show house of the ideal home for Malaysians was unveiled by Housing and Local Government Minister Zuraida Kamaruddin on Nov 28.

Khor muses that in an industry that revolves around bricks and mortar, S P Setia is more than just a builder, as they are also at the forefront of branding in the property industry.

"The MYHOME initiative is one of the many projects that have given us the distinction of being trailblazers in leading the industry with best practices, further amplifying S P Setia's development philosophy of LiveLearnWorkPlay which is an essential part of everything that we do.

"We are very pleased to be partnering with Lafarge and EdgeProp.my for the very innovative MYHOME initiative. We have worked together to cement our efforts to not only come up with the dream home of Malaysians but also have joined forces to drive the industry forward with sustainable solutions to improve the quality of living," says Khor.

## Setia's first township in the north coming up

The Group's latest township of Setia Fontaines in Bertam, Penang is targeted for launch very soon. With an estimated GDV of RM9.6 billion and spanning 1,675 acres, the township will comprise 16 residential precincts, a 270-acre commercial and retail component, a 63-acre lake and 37-acre park. It will be developed based on S P





Setia’s “eco-philosophy” DNA which is evident in Setia Eco Park, Setia Eco Glades in Cyberjaya and Setia Eco Templer in Rawang.

“Based on the organic growth and spill-over of people from Penang Island, we believe there is a demand in Penang for a large township development. We want to build houses in Penang set in a similar environment as Setia Eco Park and Setia Eco Glades but at very reasonable prices,” Khor says.

Setia Fontaines’ commercial component will comprise the Setia International Waterfront Centre (Setia IWC) which will feature the Setia Experience Centre, Oriental Club, main clubhouse, convention centre, retail and lifestyle streets, auditorium and hotel; and the Setia Fontaines City Centre which will have serviced apartments, office towers, a medical centre, international school, shopping malls and strata shops.

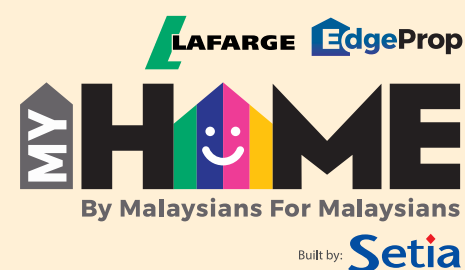
The developer also has an interesting plan to have water taxis to ferry residents from designated locations in the township to the commercial area via waterways as an alternative to travelling on roads.

“Our DNA enables us to see the future value of the land. We want to offer landed houses set in a beautiful environment and in a convenient location. The first properties to be launched at Setia Fontaines will comprise 489 houses at the Fountain of Rinjani and Fountain of Jimbanee residential enclaves in Precinct 6, 398 houses in Precinct 1 and 111 shop offices in the City Centre Business Hub,” Khor says.

Indicative selling prices start at RM330,000 for Precinct 1, RM360,000 for Precinct 6 and RM700,000 for the shop offices. As for the gated-and-guarded Precinct 6, it will comprise 1- and 2-storey terraced, cluster and semi-detached houses as well as bungalows. The size of the units will range from 24ft by 70ft for the 1-storey terraced houses (built-ups: 1,395 sq ft) and 22ft by 70ft for the 2-storey terraced houses (1,867 sq ft) to 50ft by 85ft for the 1-storey bungalows (2,317 sq ft) and 50ft by 85ft for the 2-storey bungalows (3,257 sq ft).

“Backed by our commitment to sustainability and innovation, we have always ensured that our township developments are strategically located, well-connected, have ease of accessibility, good infrastructure, secured, self-sustaining and surrounded by nature. The same elements will be applied to Setia Fontaines. We cannot stop development, so the only way we can live in harmony is by designing for the ecosystem as well. All these efforts contribute to long-term sustainability,” says Khor.

# The birth of the Malaysian Ideal Home



**A**n ideal home may mean different things to different people. Some may like a big garden, while others may subscribe to a minimalist lifestyle. But what do most Malaysians have in mind as the ideal home that they want to live in? To find out, EdgeProp.my and Lafarge Malaysia initiated the Lafarge-EdgeProp MYHOME survey, which was conducted for almost two months from Feb 28 to April 15 this year.

A few months later, Malaysia’s top property developer S P Setia Bhd unveiled a show house that depicts a phase of homes known as the Baccas Collection that is designed based on the survey findings. The show unit was unveiled on Nov 28 by Housing and Local Government Minister, Zuraida Kamaruddin at Setia EcoHill 2, Semenyih, Selangor (*read more about the home on the next page*).

The survey garnered almost 14,000 participants, where more than half of

those surveyed were below the age of 35. Most respondents reside within the Klang Valley – with the majority from Selangor (42%), followed by Kuala Lumpur (17.5%), Johor (about 7.1%) and Perak (6.8%).

Questions were asked to ascertain their budget, the ideal size of the house, property type and the kind of amenities they prioritise where they live.

So what did Malaysians say they wanted in their ideal home, and were their requirements realistic?

WHAT MALAYSIANS WANT	VS	BACCAS FEATURES
Terraced house / townhouse	✓	Double-storey terraced house
Budget RM400K – RM600K	✓	Indicative around RM500K
Residential only	✓	Freehold residential
Gated with amenities	✓	Guarded with fencing; township amenities: Tenby International School, Club 360, parks and commercial centre (shops)
Convenient location	✓	Dedicated interchange to LEKAS
Security	✓	Guarded with 24-hour security control, Home Alarm system installed and Setia Auxiliary Police to patrol the township
Natural green spaces	✓	Provision of two community gardens in Setia EcoHill 2 (17-acre South Creek & 18-acre Adventure Park), and a designated pocket garden sitting immediately next to Baccas
Jogging trail	✓	Within the township
Children's playground	✓	Within the township
Swimming pool	✓	Available in Club 360, membership is exclusive for Setia EcoHill & SetiaEcoHill2 residents
1,000 – 1,900 sq ft	✓	from 1,650 sq ft
≥ 3 bedrooms	✓	4 bedrooms
≥ 3 bathrooms	✓	3 bathrooms
Good ventilation	✓	Optimal ventilation with open floor plan
Spacious	✓	Optimal layout with open floor plan

**Note: Survey findings not reflected in Baccas:** That the Ideal Home be partially furnished; have good quality appliances; come in earthy/natural tones; fitted with wood and marble flooring.

The show unit is fitted out with building materials from Lafarge Malaysia, paint from Nippon Paint Malaysia and home appliances from Panasonic Malaysia.



Baccas provides residents with an optimal layout and an open floor plan.



The Baccas show unit.

An artist's impression of Baccas, a home created by Malaysians for Malaysians.



Club 360 provides many kinds of facilities including swimming pools and gym exclusively for the residents of Setia EcoHill and Setia EcoHill 2.

## A chance to own a home that Malaysians co-created

The Lafarge-EdgeProp MYHOME initiative culminated with the completion of the model house representing the home that Malaysians co-created. To take it a step further, the developer will be offering 68 units of this “ideal” home — which it has named the Baccas Collection at Semenyih — for sale.

Located in Setia EcoHill 2, the 2-storey 20ft by 70ft Baccas unit fits one of the main criteria of the ideal home in terms of size and property type. They also come with four bedrooms and three bathrooms each. In the survey, terraced houses were the most popular choice with 85.8% of respondents wanting three or more bedrooms and 59% wanting a minimum of three bathrooms. With a built-up of 1,652 sq ft, Baccas is in line with the choice of most Malaysians who want a home size of between 1,000 and 1,999 sq ft.

According to the Lafarge-EdgeProp MYHOME survey, one of the most important optional spaces that Malaysians want with

their homes is a garden, while the amenities within the community that are most preferred include jogging trails, children's playground and swimming pool.

Indeed, when asked about their top priorities in choosing a home, among the top three was a place that possesses natural green spaces (51.4%).

With those requirements in mind, the Baccas homes to be built by S P Setia will be within walking distance to a Community Garden and also close to other facilities such as the clubhouse Club 360, the 17-acre South Creek, the 18-acre Adventure Park as well as Setia Commerce Square.

Additionally, owners will be able to enjoy a designated pocket garden that sits immediately next to the project.

In fact, Setia EcoHill and Setia EcoHill 2 which spans 1,682 acres of freehold land have been designed and built around its natural terrain offering verdant greenery, hills, brooks and parklands. About 198 acres or 10% of the land is dedicated to parklands.

Besides natural green spaces, two oth-



The South Creek Children's Playground for young families to spend time at.

er factors that Malaysians prioritise when choosing a home is convenient location (74.1%) and good security (71.8%).

In terms of accessibility, Setia EcoHill and Setia EcoHill 2 tick the boxes as there is a dedicated interchange connecting directly to the LEKAS highway.

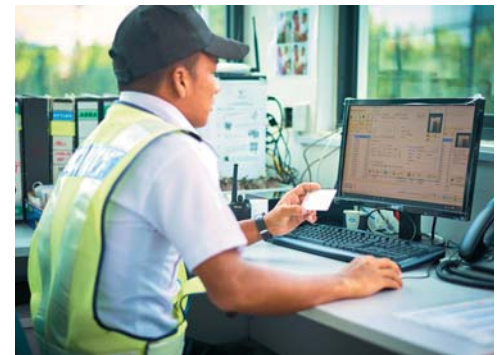
“In line with building an excellent infrastructure system across all our projects, we ensured that residents of both townships would have easy access to Kajang, Cheras, Putrajaya and Kuala Lumpur via several major highways including LEKAS, SILK, SKVE, Cheras-Kajang Expressway as well as the North-South Expressway,” says S P Setia executive vice president Datuk Tan Hon Lim.

“In an effort to create efficient traffic flow, S P Setia built the RM80 million LEKAS-EcoHill Link in August 2015 to alleviate congestion along Jalan Semenyih. EcoHill Link 2 was launched in August this year, further reducing the travel time from Beranang to the LEKAS Semenyih Interchange from 30 minutes to a mere 10 minutes,” he added.

With security being a top priority of Malaysian homebuyers, it is no surprise that many prefer to live within a gated community but with amenities close at hand.

Baccas will be set within a residential-only gated community and each unit will be equipped with a home alarm system as an extra security measure, says Setia EcoHill 2 general manager Koh Sooi Meng.

He added that there is a plethora of amenities that residents of the township can easily access, including supermarkets such as Tesco and eateries such as McDonalds, Subway, Pizza Hut and KFC. Banks, clinics and education institutions such as SJK(C) Sin Min, SK Kampung Rinchang, SK Rinchang Hilir, SK Bandar Tasik Kesuma, Nottingham University (Malaysian Campus), the German Malaysia Institute, Universiti Kebangsaan Malaysia and Universiti Putra Malaysia are also located within 20km of the township.



Baccas is guarded with 24-hour security control.

Malaysia and Universiti Putra Malaysia are also located within 20km of the township.

“We also have Tenby International School, REAL Kids Kindergarten, EcoHill Taipan which is the first commercial shop-office in Setia EcoHill as well as EcoHill Walk - the first integrated commercial development encapsulating a mall and cinema in Semenyih which is targeted to be completed by end of 2020,” says Koh.

Targeted at young professionals, newly-weds, small families, upgraders from apartments, members of the local community from the immediate surrounding areas as well as suburbs such as Bangi, Cheras, Seri Kembangan, Kajang, Petaling Jaya, Shah Alam, Kuala Lumpur, Nilai and Seremban, the Baccas units will be priced at below RM600,000 which is within the house price range indicated by most respondents in the MYHOME survey. In conjunction with the unveiling of the show unit, Setia will be offering a special early bird package for interested purchasers. More information can be obtained from Setia EcoHill Welcome Centre and the public is invited to view the show unit starting Dec 1. Baccas is targeted for completion by 4Q2020.



### Why live at Setia Ecohill 2?

- Freehold development
- Offers the best of highlands, woodlands and wetlands
- Dedicated interchange connecting LEKAS
- More than 80 acres is reserved for green parks while approximately 17 acres of parks is earmarked for the South Creek and 18 acres of Adventure Park
- More than 10,000 trees to be planted around the township
- Hypermarket such as Tesco and eateries such as McDonalds, Subway, Pizza Hut and KFC can be found near the development
- Banks, clinics and education institutions such as SJK(C) Sin Min, SK Kampung Rinchang, SK Rinchang Hilir, SK Bandar Tasik Kesuma, Nottingham University (Malaysian Campus), the German Malaysia Institute, Universiti Kebangsaan Malaysia and Universiti Putra Malaysia are also located within 20km of the township.

**100** A CENTURY OF RELIABILITY

**Panasonic**



To live healthy, we care about the food and water we consume. But, what about the air?

We breathe  
**18kg** of  
**AIR**  
per person per day

**FOOD**  
**1.3kg**  
per person per day

**WATER**  
**1.4kg**  
per person per day

**Air Is Life**

Air is what we consume the most daily. And yet, the air we breathe is often polluted. At Panasonic, we aim to deliver Total Air Solutions that improve your indoor air quality.

We improve the Quality of Air, so you can improve the Quality of Life.



Panasonic Malaysia Sdn Bhd (26975-W)  
Customer Care Centre: Tel: 03-7953 7600 (Mon to Fri: 9am-5pm)  
Lot 10, Jalan 13/2, 46200 Petaling Jaya, Selangor Darul Ehsan.  
E-mail: ccc@my.panasonic.com www.panasonic.com.my/fan

**A Better Life, A Better World**

Scan here for more info!



**QUALITY AIR FOR LIFE**



# Are you OVERPAYING your maintenance fee?

BY NATALIE KHOO

**A** property, no matter how great-looking it is, is only as good as its management and maintenance. It will look clean and polished when it is new but the good news is, it can still look as good even as it ages.

According to the Strata Management Act 2013 (SMA 2013) which came into effect in June 2015, a strata owner or occupier needs to pay a monthly maintenance fee or service charge to the Joint Management Body (JMB) or Management Corporation (MC) which will be used to manage and maintain the common property of the development.

Other than the maintenance fee, strata owners are also required to contribute to the sinking fund which is normally at the rate of 10% of the total amount of charges.

“A sinking fund is a reserve fund collected from the strata owner for future expenditure which is typically less predictable and cost a lot more than the usual maintenance fee. The sinking fund is usually used for large scale repairs such as a painting job or refurbishment of the interiors of common facilities,” says Chur Associates managing director Chris Tan.

However, some owners may feel that the maintenance fee is too much. But how much is too much? How is the fee amount calculated or set? Is there a formula or a guideline?

## Formula to derive the share units

Under the SMA 2013 and Strata Titles Act 1985 (STA), a residential or commercial unit is technically known as a parcel and each parcel has a share value that is expressed in whole numbers under the STA.

“Upon the approval of computation and allocation of share units prepared by the licensed land surveyor, the director of Land and Mines will issue the Certificate of Share Unit. To derive the share units in a strata scheme, there is a standard formula under the Fourth Schedule of the Strata Titles Rules 2015,” explains Burgess Rawson Malaysia managing director Wong Kok Soo.

The standard formula for maintenance fee:

$$\frac{\text{Operating expenditure}}{\text{Total share units in condo development}} = \text{Maintenance fee to be paid}$$

Refer to Table A for an example of how the share unit is derived for an apartment parcel.

## What does the maintenance fee cover?

The MC chairman of Sri Penaga, one of Bangsar’s oldest condominiums, Khaw Chay Tee shares with EdgeProp.my that one of the biggest components in the operations expenditure of a residential condominium is security, followed by the property management staffing and cleaning.

“Normally these components make up 50% of your service charge. So at the end of the day, it really boils down to how well-managed that property is. If you are able to manage the property well, then you can keep the cost reasonable. There are some condominiums where the MC likes to carry out projects which incur costs, but that is a separate matter. As each condominium differs in its number of facilities and the density of the development, it is not so easy to compare and ask why this condominium in Bangsar is different from that condominium in Bangsar,” says Khaw.

Knight Frank senior executive director Kuruvilla Abraham concurs that the service charge will vary depending on the service level the JMB or MC requires.

“One can find cheaper options for the various services required



**Kuruvilla points out that he has yet to come across a developer that has charged parcel owners more than what they are supposed to pay.**



**Wong: To derive the share units in a strata scheme, there is a standard formula under the Fourth Schedule of the Strata Titles Rules 2015.**



**Sarkunan: Problems often arise when the property developers set a lower than normal maintenance fee in the initial period to induce sales.**

which no doubt will result in lower service charges. However, don’t expect good service levels. The right thing to do is to get value-for-money services that commensurate with the expected service levels,” he says.

It also depends on the design of the development, he adds.

“The development with a reasonable number of facilities and a greater number of units will generally pay a lower proportion of service charge compared to one with similar facilities but with lower density.”

Furthermore, developments with more facilities such as fountains, gardens or swimming pools would naturally command a higher fee as more maintenance is needed.

When it comes to maintenance, the level of quality is subjective, reminds Chur Associates’ Tan. Hence, questions often arise on whether what they are paying is actually put to good use.

“What is the definition of ‘clean’ to you? For some, clean means I don’t see any rubbish. For others, it means it has to be squeaky clean and sparkling. We cannot even come up with an industrial standard for door size and window size, how do we even budget the cleaning cost then? If I were the cleaning company, how would I charge you if your windows are bigger than others? Do I charge more? Or can I say the unit price is RM2 per window per cleaning [regardless of size]?” Tan questions.

He adds that the priorities of residents in different projects mean the maintenance fee charged for each development would be different.

“Some residents place a lot of emphasis on security, so they would rather [the JMB or MC] spend more money hiring guards from a prestigious company while there may be some who think that [the JMB or MC] should spend the money to clean the swimming pool daily because they use it often,” he explains.

## The problem with a low maintenance fee

The Malaysian Institute of Property and Facility Managers (MIPFM) president Sarkunan Subramaniam tells EdgeProp.my that problems often arise when the property developers set a lower-than-normal maintenance fee in the initial period to induce sales.

“During the first two years, the equipment is still under the defects and liability period, so if say, the swimming pool has an issue, you can just call the technician to come over for free. However, when the JMB or MC takes over when the warranty period has passed, cost will start to be incurred,” says Sarkunan.

Under the STA 2013, developers are not supposed to pass on any deficits or liabilities to the JMB and MC.

Chur Associate’s Tan says problems can also crop up later when a developer designs a very over-the-top facility or development but prices the property at a low

## Table A – How share unit is derived for an apartment parcel

SHARE UNIT	EXAMPLE OF APARTMENT PARCEL
Parcel no.	M3/3/52
Accessory parcel	A23 & A45
Parcel type	Apartment
Facilities	With lifts and without air-conditioning
Area of parcel	105 m <sup>2</sup>
Area of accessory parcel	13 m <sup>2</sup> (within building) 13 m <sup>2</sup> (outside building)
Share unit	(105 [area of parcel] x 1.0 [a] x 1.0 [b]) + (13 x 0.50 [c]) + (13 x 0.25 [d]) = 105 + 6.5 + 3.25 = 114.75 = 115 (nearest whole number)

- (a) 1.0 is the weightage used for a residential strata development without centralised air-conditioning in the common areas with lifts.  
(Weightage for other strata residential types: 0.85 for a walk-up residential strata development without centralised air-conditioning in the common areas; 0.8 for land parcel in a strata scheme; 1.3 for a residential strata development with centralised air-conditioning with lifts in the common areas with lifts; 1.15 for a walk-up residential strata development with centralised air-conditioning in the common areas)
- (b) 1.0 is the weightage for a residential strata development with built-up of less than 1,000 sq m  
(Weightage for a residential strata development with built-up of 1,000-3,000 sq m is 0.85 while for a residential strata development with built-up of more than 3,000 sq m, it is 0.8)
- (c) 0.5 is the weightage for accessory parcels within the building
- (d) 0.25 is the weightage for accessory parcels outside the building

SOURCE: BURGESS RAWSON MALAYSIA

KNIGHT FRANK

PICTURES BY LOW YEN YEING | EdgeProp.my



## Sample budget of a JMB

Operating Budget for FY 2018 from 1/1/2018 to 31/12/2018

NO.	DESCRIPTION	FY2017 ACCOUNT (RM)	FY 2018 BUDGET (RM)
<b>1.0 OPERATING INCOME</b>			
Charges		1,348,618	1,348,618
1.01	Aggregate share units	31,218	31,218
1.02	Rate of charges (RM/share unit/month)	3.60	3.60
Other income		140,236	140,991
1.03	Quit rent	3,633	3,633
1.04	Insurance (Billing)	77,108	77,108
1.05	Water charges (Billing)	45,802	46,000
1.06	Interest income from fixed deposit	4,108	4,600
1.07	Car wash rental	1,800	1,800
1.08	Guest home and facilities rental	6,940	7,000
1.09	Access card	845	850
Total Operating Income		1,488,854	1,489,609
<b>2.0 OPERATING EXPENDITURE</b>			
Contractual Costs		523,180	531,798
2.01	Security fees	239,148	239,148
2.02	Lifts-comprehensive maintenance contract	80,034	82,362
2.03	Cleaning services	106,730	109,200
2.04	Landscape maintenance	41,820	43,200
2.05	Pest control services	12,200	14,640
2.06	Swimming pool maintenance	18,000	18,000
2.07	Fire fighting & alarm system	4,500	4,500
2.08	Central monitoring system (fire fighting & alarm system)	1,908	1,908
2.09	Rental of photocopier	960	960
2.10	Maintenance of water pumps	4,320	4,320
2.11	Gymnasium equipment — servicing & maintenance	3,300	3,300
2.12	Electrical supervising engineer & chageman services	9,000	9,000
2.13	SMATV servicing & maintenance	1,260	1,260
Licences		13,076	19,276
2.14	Lift licences	1,313	1,313
2.15	License for LV Installation	1,650	1,650
2.16	Recalibration of LV Installation (every 2 years)	—	9,800
2.17	Fire extinguishers — servicing & Bomba certification	5,313	5,313
2.18	Accounting software maintenance & cloud data server	4,800	1,200
Utilities		264,128	268,000
2.19	Electricity bills	187,063	190,000
2.20	Water bills	59,065	60,000
2.21	IWK charges	18,000	18,000
Administration Expenses		355,008	363,835
2.22	Bank commission and bank charges	13,575	13,600
2.23	Administration, stationery & printing expenses	7,479	7,500
2.24	Legal fees	2,800	3,000
2.25	Telephone, fax & internet charges	6,325	6,500
2.26	Onsite staff costs	217,208	225,425
2.27	Auditor's fee	2,710	2,710
2.28	Management fees	96,000	96,000
2.29	Posting and couriers	911	1,100
2.30	Meeting expenses & refreshment	4,400	4,400
2.31	Tax agent's fee	2,400	2,400
2.32	Festive decorations	1,200	1,200
Others		109,603	109,400
2.33	General repairs & maintenance	72,165	72,000
2.34	M&E repairs & maintenance	18,243	18,000
2.35	Air-conditioners — repairs & maintenance	4,070	4,100
2.36	CCTV — repairs & maintenance	2,407	2,500
2.37	Signage & directories	1,950	2,000
2.38	Access cards	6,450	6,500
2.39	Hardware & tools	4,318	4,300
Insurance & Quit Rent		81,619	81,619
2.40	Insurance	77,986	77,986
2.41	Quit rent	3,633	3,633
Taxes		68,726	44,914
2.42	GST/SST expenses	65,608	41,714
2.43	Income tax	3,118	3,200
Total Operating Expenditure		1,415,340	1,418,842
<b>3.0</b>	<b>OPERATING BALANCE</b>	<b>73,514</b>	<b>70,767</b>

SOURCE: BURGESS RAWSON MALAYSIA

selling price, hence attracting the wrong user/buyer profile to the project.

“If I ask you what you want in your development, you will surely say you want everything. But nobody tells you that in order to have everything, moving forward, the monthly contribution will be higher. When the entry point is low, everybody wants to buy but nobody thinks about the maintenance fee in future.

“On many occasions, it is not about who gives the best facility but who is paying for it. Are you going to use it? How often do you go to your condo's gym or would you rather go to a gym outside? Why? Maybe because you have your own personal trainer or you don't want to be seen by your neighbour. So are we overdesigning and overproviding?” Tan questions.

In accordance with the Strata Management Act 2013 (Act 757) (SMA), developers shall hand over the maintenance and management of the strata development (common property) to the JMB not later than 12 months of vacant possession or the MC, should the strata titles be issued and transferred to the purchasers, whichever is earlier.

The items developers are required to hand over include the list of assets, fixtures and fittings, as-built plans, operation manuals as well as the audited accounts of the service charges, deposits and sinking fund as prescribed under the SMA via Form 4 (for JMB) and Form 13 (for MC).

The JMB and MC can then decide by votes or by appointing a registered property management company to suggest an amount for the maintenance fee.

“The owner has the right to request to see the accounts during the Annual General Meeting related to expenditure and raise the matter during the meeting,” says Knight Frank's Kuruvilla.

However, he points out that he has yet to come across a developer that has charged the parcel owners more than what they are supposed to pay. In fact, the chances are higher that due to non-payment, the management account is likely to be in deficit resulting in there being insufficient funds to carry out proper maintenance and management of the development.

The problem with strata living is, everybody wants to have a well-maintained place to live but not everyone is prepared to pay for it.

“This is why the government passed the Strata Management Act 2013 (and Acts before this) so that after one year post development, it will give the parcel purchasers/proprietors the opportunity to manage the property and thereby giving them an understanding by getting first-hand knowledge in what it takes to maintain and manage a development well. Until one is directly involved, one will not be able to appreciate why service charges have to be paid on time to ensure there is sufficient funds to pay for the maintenance and management of the development.”

## In Pakistani village, home is where the cave is



A young Pakistani villager sits in a cave room in Nikko village, about 60km from the capital Islamabad.

BY KHURRAM SHAHZAD

NIKKO, HASAN ABDAL, PAKISTAN: Bomb-proof, earthquake-resistant and cheap: thousands of Pakistanis are choosing to hunker down in caves northwest of Islamabad, snapping up the hobbit-like homes amid a nationwide housing shortage.

Located around 60km from Pakistan's capital, nearly 3,000 people live in caves in the village of Hasan Abdal, according to councillor Haji Abdul Rasheed — whose own home is among the dwellings carved into the rugged, earthen hillside embankments.

Rasheed's spartan cave — or “buray” as it is locally known — consists of a few minimally furnished rooms complemented by a breezy veranda.

The caves are usually dug by hand, with residents using clay to plaster the walls — a practice which serves as a bulwark against landslides, they say.

“There is nothing like it. If you build a mud house, it collapses during the rains. This does not collapse,” says Rasheed.

“It's earthquake-proof and bomb-proof.”

Although locals have been living in caves for at least five centuries since the area was settled by a Mughal tribe, a surge in housing prices has renewed the appetite for the cavernous homes, which cost much less than their urban counterparts.

“We bought this because it's cheaper... we dug it ourselves,” says resident Ameer Ullah Khan.

The modern-day cave dwellers also recommend the structures as ideally suited to Pakistan's weather — staying cool as summertime temperature soars past

40 degrees Celsius and providing a warm cocoon during the area's chilly winters.

“We mostly spend our summers here... using the caves as our residence and to store our belongings, including our wheat and corn harvest,” says Muhammad Sohail, who lives elsewhere the rest of the year.

Life is not all easy however: lacking sufficient natural light, the caves rely on electricity cabled in from outside to power TV sets and mobile phones, while indoor plumbing is a rare luxury.

But with cave prices averaging around about 40,000 rupees (RM1,257) compared to brick homes that start around 250,000 rupees, locals and property experts say they are much more affordable than other rural options.

“Even in the countryside, you need at least half a million rupees to get a small piece of land to build a house,” real estate agent Sakhi Riaz told AFP.

The lower costs have allowed some residents to splurge on extras, from rose gardens to terraced fruit orchards.

One local ‘godman’ has even gone so far as to build a huge residential complex to host hundreds of devotees who flock to the area for religious festivities.

The humble abodes are seen as an increasingly attractive option as Pakistan battles a dearth of affordable housing, with the country's rapidly growing population hovering around 207 million.

Freshly elected Prime Minister Imran Khan has vowed to address the crisis by building as many as five million new homes even as an ongoing financial crisis has raised questions about how he will pay for it. — AFP



# Mould – the health threat lurking in your home

BY TAN AI LENG

**M**ould is something we often see but never really notice. Whether in public places, our office or even at home, it is so common that we usually ignore its existence.

In the United States, a Daytona State College Deland Campus building was shut down temporarily on Nov 12 this year until spring of next year for thorough cleaning and mould treatment, due to mould overgrowth which contributed to unhealthy indoor air quality.

According to news reports, 16 rooms in the 30-year-old Business Hall building have elevated levels of mould.

Based on the Industrial Codes of Practice of Indoor Air Quality 2010, the Acceptable Limit of fungus count is 1,000 colony forming units per cubic meter (cfu/m<sup>3</sup>). The air quality report for the campus building showed that two of the offices in the Business Hall had fungus count levels exceeding 10,000, with one over 27,000 cfu/m<sup>3</sup>!

Wayne Restoration and Engineering Sdn Bhd principal Kuan You Wai tells EdgeProp.my that healthy individuals will not face issues due to mould. However, those who are chronically and terminally ill, pregnant women as well as the elderly, infants and children with weak immune systems may be affected by these microorganisms.

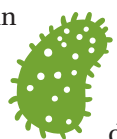
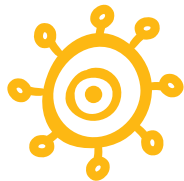
Healthy individuals may be affected if mould levels exceed 30,000 cfu/m<sup>3</sup>, while those who suffer from allergies, have respiratory problems or a weak immune system may be affected in an indoor environment with levels as low as 3,000 cfu/m<sup>3</sup>.

“As a general rule of thumb, once you see the mould forming at your home or office, it’s better to remediate it immediately. Moisture control must take place before any decontamination works for effective mould control or prevention,” says the specialist contractor on inter-floor leakage and indoor environment quality.

Mould spores that spread in the air may cause symptoms such as sneezing, a runny and stuffy nose, coughing, itchy eyes, nose and throat, watery eyes as well as dry and scaly skin.

For asthma patients, exposure to high levels of mould may cause wheezing, shortness of breath and chest tightness.

In more serious cases, mould may cause pulmonary fibrosis which increases the likelihood of lung cancer.



## How to prevent mould from forming?

Mould is a fungal growth on wet materials such as soil, trees and plants. This micro-organism exists naturally in our ecology in small quantities and plays an important role as it decomposes dead organic materials such as leaves, wood and plants.

However, Kuan notes that the hot and humid conditions in Malaysia, plus poor personal hygiene creates a perfect environment for mould to grow.

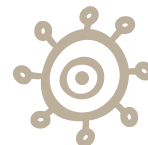
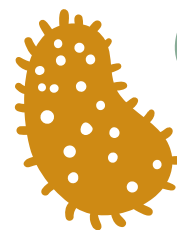
It’s very hard to spot an individual hair-like mould, but when a significant amount of mould is growing on one surface, it often appears as a green, brown, blue or black growth, depending on the type of mould or the surface material.

Kuan: Moisture control must take place prior to decontamination work for effective mould control or prevention.



## Signs and symptoms of mould allergy:

- Sneezing and coughing
- Runny or stuffy nose
- Itchy and watery eyes, nose and throat
- Dry and scaly skin
- Sinus problems: wheezing, shortness of breath and chest tightness
- Fatigue and headache
- Persistent nerve pain
- Abdominal pain, nausea and diarrhoea



There are thousands of mould types. As long as there is moisture, mould could grow on almost any surface including wood, paper (wallpaper as well) and gypsum board.

Mould growth requires five conditions: oxygen, a conducive temperature (the same temperatures that make an environment habitable for humans), readily available nutrients (such as skin flakes or dust), and water (or simply moisture).

“Of all these, water is the key element for mould growth, thus, moisture control is the key to prevent mould,” he explains.

In the event of massive water ingress, Kuan’s advice is to clean and dry the surfaces of the room

within 24 to 48 hours. The longer the moisture remains, the higher the chance of mould growth.

## Clean the mould yourself?

Kuan observes that a common mistake made when attempting to solve the mould problem is the use of a single disinfectant to kill all types of mould and bacteria.

According to him, no single disinfectant could kill every type of mould and bacteria effectively. Mould that survives a disinfection could become immune to the disinfectant and mutate. “This has caused some hospitals to become breeding grounds for superbugs. Different microorganisms have different cell walls and structures. We need to identify

the species and use specific disinfectants to get rid of it,” adds Kuan.

Homeowners who spot mould in their abodes have the option of engaging professional cleaners or mould remediators to solve the problem.

Minor issues — a mouldy area of less than 10 sq ft — may be cleaned by scrubbing the mould off the surface, using detergent and water, making sure to dry it completely as soon as possible.

For absorbent or porous materials like carpets or ceiling tiles, one should consider disposal, as it is impossible to remove the mould completely from these materials.

According to the United States Environmental Protection Agency (EPA) guidelines, when cleaning mould, it is advisable to avoid direct contact with mouldy items, and to wear face masks and gloves to avoid inhaling the fungal spores.

As for plumbing leaks or other water leakage problems, homeowners should fix the problem before mould starts to grow, he warns.

In some cases, mould may spread to lower floors due to inter-floor leakage. According to the Strata Management Act, downstairs parcel owners are required to lodge a formal complaint with the building manager.

“The building manager is responsible for determining the cause of the leakage and the party liable for the repair thereof,” says Kuan.



# SENJA

RESIDENCE



## Crafted For Exquisite Living

**VISIT OUR OPEN HOUSE NOW FOR EXCLUSIVE DEALS**

ENDS 31 DECEMBER 2018

• READY TO MOVE IN • LIMITED UNITS ONLY

ACTUAL PHOTO OF A SENJA HOME

YOU'RE INVITED TO

### WELLNESS

@Senja

9 DECEMBER 2018  
11 AM – 5 PM  
SENJA RESIDENCE, CLUBHOUSE  
SRI KEMBANGAN

— SENJA RESIDENCE —

Collaboration

Quill Automobiles 

LIGHT REFRESHMENTS WILL BE SERVED

03 2727 7555 | [www.brdb.com.my](http://www.brdb.com.my) |   BRDB DEVELOPMENTS |  SENJA RESIDENCE



