Klang Valley folk are of course familiar with this city. But how is the property market doing in the metropolis? What are the attractions? See Pages 4 and 5.
PEPS: Establish a national housing corporation on affordable housing

The Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector Malaysia (PEPS) has recommended that the government establish a national housing corporation on affordable housing.

The corporation’s job would be to plan, coordinate and implement a blueprint and proposal on affordable housing throughout the country.

PEPS past president James Wong said this is to reduce the cost of land and the construction bill, in order to resolve the housing affordability issue, echoing Bank Negara Malaysia’s recent statement that houses in Malaysia are considered “seriously unaffordable” by international standards.

Merdeka 118 Tower construction progress over 42%

Permodan Nasional Bhd’s (PNB) iconic Merdeka 118 Tower is currently more than 42% complete and standing at 84 floors, since the construction works commenced in 2016, said group chairman Tan Sri Dr Zeti Akhtar Aziz.

She noted that PNB’s landmark development is slated for completion by 2021. The tower at a height of 835m will be a new landmark on the Kuala Lumpur skyline.

Zeti also said the tower is targeting the triple platinum rating with Leadership in Energy and Environmental Design (LEED) certification. This would make it the first in Malaysia to earn such a rating.

Zuraida: HOC will not integrate with MM2H

The government has no plans to integrate the Malaysia My Second Home (MM2H) programme with the Home Ownership Campaign (HOC) as the two schemes have different objectives, said the Housing and Local Government (PKPTK) Minister Zuraida Kamaruddin.

“Both programmes have different objectives and target segments, one is targeting Malaysians with the objective of encouraging homeownership, while the other is aimed at attracting foreign investors,” Zuraida stressed during the Parliament session on Oct 30.

Meanwhile, she noted that Malaysia will be seen as a deserted land if the issue of unsold surplus houses and properties now estimated to reach almost RM100 billion is not promptly addressed. To resolve this problem, besides lowering the price threshold for foreign purchasers, PKPTK is also looking at extending the HOC to 2020, as an effort to reduce the overhang properties.

Mohd Khairudin Abdul Halim leads JPPH, BOVAEP

Mohd Khairudin Abdul Halim has been appointed the director general of valuation and property services of the Department of Valuation and Property Services (JPPH) and the president of the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP).

In a press statement, BOVAEP announced that Mohd Khairudin will succeed Ahmad Zailan Azizuddin, who retired from office on Oct 4 this year.

Mohd Khairudin was previously the deputy director-general (strategic policy) of JPPH. Currently, he is also the deputy president of the Royal Institution of Surveyors Malaysia (IRSM).

IDEAS: Developers can rent out unsold homes

The Institute for Democracy and Economic Affairs (IDEAS) has suggested that developers rent out unsold homes since there is a property overhang situation.

IDEAS economist Carmelo Ferlito noted that developers could hold on to unsold properties and wait for the market to pick up again by offering rent-to-own schemes.

He said “prices are unlikely to drop to the point they fall into the so-called affordable category of RM300,000.”

How do I get past issues of this weekly pullout? Go to www.EdgeProp.my to download for free.
CELEBRATION FOR ALL

PV9 IS A 5.6-ACRE RESIDENCE PROVIDING SPACIOUS UNITS FROM 1,000SF AND BEYOND.

Adjacent to Taman Melati LRT station and TAR University College, PV9 offers spacious built-up sizes starting from 1,000sf, and boasts many unique life-enhancing amenities!

 CALL 0111 722 6666

PV9 SALES GALLERY & SHOW UNIT ARE OPENED!
Shah Alam has more to offer

Areas/projects with highest volumes in 2018

Setia City Mall, Central i-City shopping mall, Space U8 Mall and the upcoming Sunsuria Boulevard 7th Avenue offer plenty of entertainment, F&B and retail offerings.

They have become the go-to places for residents in Shah Alam especially during the weekends. The malls even attract people from Klang and Subang Jaya, adds Khoo.

Families with children will also appreciate the many schools and educational institutions located in Shah Alam including the Tenby International School in Setia Alam, the Chinese Taipei School Kuala Lumpur in Bukit Rimau, Maz International School in Seksyen 7, R.E.A.L International School, Sekolah Seri Cahaya in Seksyen U9, Management & Science University in Seksyen 13 and KDU University College in Utopolis Glenmarie.

BY TAN AI LENG

From oil palm and rubber plantations into a modern industrial city, Shah Alam today is also a top choice for young families and professionals to live especially those who work in the Western corridors of the Klang Valley.

Since it became the capital city of the state of Selangor in 1963, its boundaries have expanded from 41.69 sq km to 290.3 sq km consisting of 56 Sections. Situated between Petaling Jaya and Klang, the city recorded 3,963 property transactions in 2018, more than its neighbours — Puchong (2,576), Klang (3,381) and Subang/USJ (1,467).

Its growing population has fuelled housing demand and the city which celebrated its 19th year as a city on October 10 this year is now home to over 650,000 people. According to Shah Alam City Council, Shah Alam’s population has grown by 38.5% after it gained city status in 2000.

Unlike Kuala Lumpur and Petaling Jaya cities which have grown organically, Shah Alam is a structured master-planned city. Different Sections have been developed thematically such as sports, education, government administration centre and industrial developments, says Nawawi Tie Leung managing director Eddy Wong.

“Housing developments are generally low density in a pleasant green environment with recreational parks like the Shah Alam National Botanical Gardens, the Setia Alam Central Park and several golf courses. It offers an environment that promotes work-life balance,” Wong tells EdgeProp.my.

Hence, he notes that healthy living has become a catchphrase commonly used by property developers when positioning their developments in Shah Alam.

PA International head of research and project marketing consultant Evelyn Khoo finds that the city has evolved in recent years in line with rising demand from its citizens especially for retail and leisure.

“Shah Alam was once perceived as a Malay area due to large tracts of Malay reserve land here but it has become more multi-racial over the years. Coupled with new housing projects that target young homebuyers, commercial activities have grown and Shah Alam is becoming more vibrant and diverse,” she says.

Wong The abundance of recreational parks in Shah Alam offers an environment that promotes work-life balance.

Areas/projects with highest volumes in 2018

Setia City Mall
KL

Taman Bukit Tengku

Seksyen U1

Seri Baiduri Apartment

Transactions: 35
Average price (psf): RM347

Transactions: 31
Average price (psf): RM160

Sultan Abdul Aziz Shah Airport

Transactions: 35
Average price (psf): RM160

Source: NAPIC and EdgeProp.my

“Shah Alam was once perceived as a Malay area due to large tracts of Malay reserve land here but it has become more multi-racial over the years. Coupled with new housing projects that target young homebuyers, commercial activities have grown and Shah Alam is becoming more vibrant and diverse,” she says.

“Young families or wage earners who choose to live here are no longer eyeing affordable or cheaper alternatives. More and more homebuyers are searching for premium residential properties with lifestyle offerings in Shah Alam,” says Reapfield Properties (KL) Sdn Bhd real estate negotiator Hayati Husin.

Besides, she adds, there has been more enquiries for en-bloc purchase of office buildings for own-use or investment reflecting Shah Alam’s attractiveness to investors.

Prices continue to climb

The average transaction prices of residential properties in Shah Alam seem to have peaked over the years 2015/16. Nevertheless, property prices here have significantly increased from 2012 prices.

EdgeProp.my data shows that the average transaction price of a terraced house in Shah Alam was at RM329 psf in 2012 (by land area size), peaking at RM418 psf in 2016 before declining to RM380 psf in 1H2019. Despite the recent price dip, the current value of terraced houses has risen 18% overall compared with 2012.

Meanwhile, the average transacted prices of semi-det and bungalows were at RM403 psf and RM361 psf respectively in 1H2019, an increase of 8% and 7%, from RM373 psf and RM337 psf in 2012.

As for high-rise residences, the average

Source: NAPIC and EdgeProp.my
age transaction price has jumped 75.5% to RM441.50 psf in 1H2019 from RM251.50 psf in 2012.

In terms of sales volume, terraced houses and high-rise residences were the most transacted properties, followed by semidees and bungalows.

Of the 3,963 transactions recorded in 2018, close to 45% or 1,769 cases were terraced houses, 215 were semidees and 145 were bungalows while over 18% or 736 transactions were high-rise homes.

Khoo from PA International points out that Shah Alam has more affordable properties compared with mature residential areas like Subang Jaya and Petaling Jaya.

Citing transactions made in 1H2019, Khoo reveals that one 2-storey terraced house with a land area of 1,647 sq ft sold for RM1.3 million (or RM789 psf), a 2-storey terraced house in Bukit Jelutong (land area of 1,916 sq ft) changed hands for RM890,000 or RM465 psf.

Meanwhile, a 2-storey terraced house in Bukit Jelutong and Vista Alam had one transaction each, priced at RM516 psf (unit price of RM400,000) respectively.

The most expensive semidee which was sold in 1H2019 was in Alam Impian, with three semidees sold at an average RM481 psf (or RM1.66 million). As for bungalows, the highest transacted average psf selling price in 1H2019 was a bungalow with a land area of 1,798 sq ft and built-up of 2,228 sq ft in Setia Alam sold for RM522 psf or RM938,000. The next highest average transacted price for bungalows was recorded in Kota Kemuning where two bungalows were sold at an average price of RM465 psf or RM2.1 million.

In terms of preferred locations or projects, the 2018 transaction data showed that Setia Alam topped the list, recording the most transactions in 1H2019.

Other popular areas include Seksyen 13, Seksyen U1, Elmina West at Denai Alam, Taman Sri Muda and Kota Kemuning.

Hayati: More and more homebuyers are searching for premium residential properties with lifestyle offerings in Shah Alam.

Setia Alam has become a popular location for young families and upgraders.

Khoo reckons that established townships or master-planned gated-and-guarded communities, such as Setia Alam, Kota Kemuning, Glenmarie, Section 13 and Seksyen U1, U2, U5 and U8, will attract homebuyers.

Another growth catalyst for the city is the Bandar Utama-Klang Light Rapid Transit 3 (LRT 3) line which is slated to be completed in February 2024. The 37.6km LRT 3 line which connects Bandar Utama to Johan Setia in Klang, will improve the working population’s mobility to major hubs in Petaling Jaya and Kuala Lumpur, says Khoo.

Cover Story: The generous allocation of green zones by local authority makes Shah Alam a pleasant place to live.
Inter-floor leakage — the provisions that matter

I f you have an inter-floor leakage issue in your unit, you can rest assured that you are not alone because it is one of the biggest problems faced by high-rise building dwellers.

Whilst the leakage may appear only in a particular parcel, the source of the leakage may lie in the parcel above or elsewhere. The cooperation of more than one party is therefore required; without which one cannot even begin to identify the problem, let alone solve it.

One must first identify the source of the leakage and secondly, the person or body responsible for repair or rectification. The question is, who is supposed to identify the source of the leakage? How do you know who is responsible before the cause of the problem is ascertained? A bit of a chicken-and-egg situation thus arises.

Who is responsible?

Under Section 142 of the Strata Management Act 2013 (SMA), if the leakage is on the ceiling, then such leakage is presumed to be from the parcel above unless it is proven otherwise. So, if you have a leak from your ceiling, go to your upstairs neighbour and tell him/her that he/she is responsible and must therefore find the source of the leakage and do the repair. What if he/she disclaims responsibility? Could you just quote Section 142 of the SMA?

Not really, for the law does not place the entire responsibility squarely on the upstairs parcel owner.

In dealing with inter-floor leakage, one must not just look at Section 142 of the SMA but also Part XV of the Strata Management (Maintenance & Management) Regulations 2015 (SMR), which tells you what to do if you discover dampness, moisture, water penetration, dripping or “rainfall” from your ceiling.

Go to the developer if still covered by the defects liability provisions. If the leakage is still covered by the provisions of the sale and purchase agreement (SPA), follow the provisions therein. The housing developers are required to rectify the leakage, as provided in the statutory SPA.

JMB/MC/management’s responsibility — regulation 56

If the leakage is not covered by the SPA, then notice may be served by the owner of the affected parcel on the developer or the Joint Management Body (JMB) or the Management Corporation (MC) or the Subsidiary Management Corporation (Sub-MC), whichever applicable.

This is provided for in regulation 56(1) of the SMR. What regulation 56 essentially means is that you serve notice on the body responsible for the maintenance and management of the common property, which for convenience I shall refer to as “the management”. So, the party first in the line of responsibility is not your upstairs neighbour but the management.

Once notice is received, the management must, within seven days, carry out an inspection to determine the cause of the leakage and the party responsible for rectification (regulation 57). Thereafter, the management must issue a “Certificate of Inspection” stating the cause of the inter-floor leakage as well as the party responsible for rectification (regulation 59). A standard form certificate for this purpose can be found in Form 28 under the Second Schedule of the SMR.

So, what is the purpose of Section 142 of the SMA? It merely creates a presumption that the defect lies in the parcel above. In practical terms, this does nothing towards resolving any inter-floor leakage issues other than perhaps as a starting point for inspection. After all, one cannot possibly rectify a defect which causes the leakage until and unless the actual defect is identified. The legal implication of Section 142, however, is perhaps best left to those much more qualified and I do wonder if this statutory presumption alone can be a valid ground for holding the upstairs parcel owner responsible and if so, under what circumstances in light of the provisions of the SMR.

Determining factors

Under regulation 58 of the SMR, the management must take into account not just the aforesaid presumption but also the following matters which to my mind are far more relevant once the defect is identified:

1. that any defect in something which serves more than one parcel is a common property defect; and
2. that any defect in something which serves only one parcel is a defect of that particular parcel even though it is situated in common property or in void spaces.

In other words, the determining factor is not the location of that defective thing but which parcels that thing serves. If it serves just one parcel, that particular parcel owner is primarily responsible and must rectify the defect, failing which the management shall carry out the rectification works and charge the expenses to that particular parcel owner. I say primarily because whilst regulation 61 of the SMR imposes the obligation on a specific parcel owner, such obligation is expressly stated to be without prejudice to that parcel owner seeking indemnity from someone else.

That of course begs the question of how can this be enforced? What happens if the developer who sold you the unit is not cooperative? What happens if the developer who sold you the unit is not next door? And what happens if the developer who sold you the unit has sold or mortgaged it to some subsequent buyer?

Some of you cynics out there may be tempted to brush this aside as something unlikely to be enforced by the authorities but do you want to take that chance? Do you really want to risk prosecution over something as simple as giving access for inspection?

Besides, with the Strata Management Tribunal, you may be slapped with an order for rectification of the defect. Any delay in the rectification of the defect.

The decision of the management is, as expected, not final. Anyone not satisfied with a decision made against him/her may refer to the Commissioner of Buildings (COB) who shall ascertain the cause of the leakage and the party responsible in accordance with regulation 64(1) & (2) and the decision of the COB shall be complied with by all parties concerned.

Grant access for inspection or risk prosecution

It goes without saying that neither inspection nor rectification works can be effective if carried out without access to all relevant parcels and common property. Hence, the imposition of a statutory obligation on all relevant parties to give access as provided by regulation 63(1) of the SMR comes as no surprise at all.

Whoever fails to give access to the party carrying out the inspection commits an offence! And the punishment is severe: a fine of up to RM50,000 or imprisonment of up to three years or both, under regulation 63(2).

Given that the lack of cooperation on the part of some parcel owners has remained one of the main causes of delay in resolving inter-floor leakage problems, these provisions are definitely a step in the right direction, however, that whilst a failure to give access for inspection is tantamount to an offence, the same does not seem to apply to a failure to give access for rectification.

MGM sets year-end target for sale of MGM Grand

LOS ANGELES: MGM Resorts International expects to announce a buyer for its flagship MGM Grand resort in Las Vegas by the end of the year, marking one of the final steps toward its goal of becoming an “asset-light” casino operator.

The company agreed this month to sell the Bellagio resort in Las Vegas to Blackstone Group in a US$4.25 billion (RM17.8 billion) deal under which MGM will continue to manage the property. MGM is also selling its Circus Circus casino in the city to real estate mogul Phil Ruffin.

CEO Jim Murren said on a conference call Wednesday that he’ll use the proceeds from the MGM Grand sale to reduce debt and invest in new growth opportunities, including CityCenter, a joint venture with Dubai World that owns the Ariya resort in Las Vegas. The company also plans to reduce its majority stake in MGM Growth Properties, a real estate investment trust, Murren said.

The company’s transition should result in higher free cash flow per share and a more flexible financial structure that allows MGM to better capitalise on its strengths as a casino developer and manager, Murren said.

MGM Resorts is continuing to evaluate the sale of its remaining real estate assets, including CityCenter, a joint venture with Dubai World that owns the Ariya resort in Las Vegas. The company also plans to reduce its majority stake in MGM Growth Properties, a real estate investment trust, Murren said.

A half-dozen large real estate investors considered buying the Bellagio before Blackstone won out, according to Murren. He said the company is committed to reducing its stake in the MGM Grand sale to less than 50 percent. The REIT could be a buyer of the MGM Grand.

“If it came down to a transaction between a third party and MGP, we’re always going to give it a close race,” Murren said.

The company has been under pressure from activist investors to boost its stock price over the past few years. Murren has taken steps to distance the company from two rounds of companywide cost-cutting.

In 2016, the company put the bulk of its properties into MGM Growth. That entity also has an option to purchase a Massachusetts casino, the MGM Springfield, which will become the company’s last wholly-owned casino in the US once the MGM Grand sale is completed. — Bloomberg

Datuk Chang Kim Loong is the Hon Secretary-General of the National Housing Buyers Association (HBA). HBA can be contacted at: Email: info@hba.org.my Website: www.hba.org.my Tel: +6012 334 5676

MGM Resorts International expects to announce a buyer for its flagship MGM Grand resort in Las Vegas by the end of the year, marking one of the final steps toward its goal of becoming an “asset-light” casino operator.

LOS ANGELES: MGM Resorts International expects to announce a buyer for its flagship MGM Grand resort in Las Vegas by the end of the year, marking one of the final steps toward its goal of becoming an “asset-light” casino operator. The company agreed this month to sell the Bellagio resort in Las Vegas to Blackstone Group in a US$4.25 billion (RM17.8 billion) deal under which MGM will continue to manage the property. MGM is also selling its Circus Circus casino in the city to real estate mogul Phil Ruffin. CEO Jim Murren said on a conference call Wednesday that he’ll use the proceeds from the MGM Grand sale to reduce debt and invest in new growth opportunities, including CityCenter, a joint venture with Dubai World that owns the Ariya resort in Las Vegas. The company also plans to reduce its majority stake in MGM Growth Properties, a real estate investment trust, Murren said. The company’s transition should result in higher free cash flow per share and a more flexible financial structure that allows MGM to better capitalise on its strengths as a casino developer and manager, Murren said. MGM Resorts is continuing to evaluate the sale of its remaining real estate assets, including CityCenter, a joint venture with Dubai World that owns the Ariya resort in Las Vegas. The company also plans to reduce its majority stake in MGM Growth Properties, a real estate investment trust, Murren said. A half-dozen large real estate investors considered buying the Bellagio before Blackstone won out, according to Murren. He said the company is committed to reducing its stake in the MGM Grand sale to less than 50 percent. The REIT could be a buyer of the MGM Grand. “If it came down to a transaction between a third party and MGP, we’re always going to give it a close race,” Murren said. The company has been under pressure from activist investors to boost its stock price over the past few years. Murren has taken steps to distance the company from two rounds of companywide cost-cutting. In 2016, the company put the bulk of its properties into MGM Growth. That entity also has an option to purchase a Massachusetts casino, the MGM Springfield, which will become the company’s last wholly-owned casino in the US once the MGM Grand sale is completed. — Bloomberg
**Fact:** A clarion call has been sounded for an amendment to the Strata Management Act 2013.

**Fact:** Fast growing strata-titled property development in Malaysia warrants an urgent need to coherently and effectively deal with arising issues and challenges.

**What do key industry stakeholders have to say?**

**Tan Sri Teo Chiang Kok**  
President, Building Management Association of Malaysia (BMAM)  
BMAM is on the judging panel of EdgeProp Malaysia’s Best Managed Property Awards 2020

**Datoo’ Soam Heng Choon**  
President, Real Estate & Housing Developers Association (REHDA) Malaysia  
REHDA is on the judging panel of EdgeProp Malaysia’s Best Managed Property Awards 2020

**Sr. Adzman Shah Mohd Ariffin**  
President, Malaysian Institute of Property & Facility Managers (MIPFM)  
MIPFM is on the judging panel of EdgeProp Malaysia’s Best Managed Property Awards 2020

**Chris Tan**  
Founder & Managing Partner, Chur Associates  
Chris is on the judging panel of EdgeProp Malaysia’s Best Managed Property Awards 2020

**Moderator**  
Au Foong Yee  
Managing Director & Editor-in-Chief, EdgeProp Malaysia  
Chief Judge of EdgeProp Malaysia’s Best Managed Property Awards 2020

**FREE TO ATTEND!**  
Strictly for property developers and property/building managers only

Limited seats available. First-come first-served basis

**TO REGISTER:**  
- Scan QR code  
- Visit www.EdgeProp.my  
- Email events@edgeprop.my

**For enquiries:**  
03 7721 8000 (ext 2015)
MALAYSIA’S BEST MANAGED PROPERTY AWARDS 2020

SUSTAINABILITY • WELLNESS • COMMUNITY

AWARDS OBJECTIVE
Promote sustainable real estate in Malaysia through recognition of:
- Malaysia’s best property management practices
- Property in Malaysia designed and built for sustainability

NOW OPEN FOR ENTRIES (NO FEES REQUIRED)
- All Residential, Office, Mixed Development, Specialised and Retail properties managed in-house by property managers
- Strata and Non-strata buildings
- NEW CATEGORY! Sustainable Affordable Housing (Projects currently priced at up to RM500,000)

ALSO OPEN FOR SUBMISSION (NO FEES REQUIRED)
- EdgeProp Malaysia’s Responsible Developer: Building Sustainable Development Award
- EdgeProp-ILAM Malaysia’s Sustainable Landscape Award

HOW TO ENTER
Download entry forms on www.edgeprop.my/awards2020entry

For enquiries, contact EdgeProp.my Marketing and Communications at:
- 603-7721 8289 or
- email awards@edgeprop.my

SUBMISSION DEADLINE
All entries must reach The Edge Property Sdn Bhd, Level 3, Menara KL, No. 1 Jalan PJU 7/16, Mutia Damansara, 47810 Petaling Jaya, Selangor by 5pm, Monday, 12 January 2020

Awards results audited by Deloitte
**SOLD FOR RM8.75 million (RM102 psf)**

Commercial land, Putat Bandar Putra Point, Nilai, Negeri Sembilan

**Concluded by:** Royston Lau (E (1) 0452) of Maxland Real Estate Agency (+6016 221 9589) **When:** April 2019

The buyer bought this cleared freehold commercial land located in the Putat Bandar Putra Point for future development.

Situatd close to Bandar Baru Nilai, Putat Bandar Putra Point is a commercial area with robust business activities. Nearby are Tesco Putra Nilai shopping centre, Giant superstore and Nilai Square commercial centre. According to Royston Lau of Maxland Real Estate Agency, who concluded the deal, Putat Bandar Putra Point is an upcoming business centre in Nilai where many companies have set up operations including Aeon Shopping Mall. This land which was sold in mid-April previously belonged to an investor who had planned to develop the site. But he has since retired and his children did not want to continue with the development plan,” Lau told EdgeProp.my. “This is a good deal for the buyer as this is a freehold land that comes with commercial development status, which means it is ready to be developed and does not require any conversion process,” said Lau. “The land was sold for RM8.75 million or an average RM102 psf, which is considered a good buy,” he added.

Noteworthy
- Freehold
- Land size: 85,756 sq ft
- Commercial development land
- Easy access to North South Highway and Persiaran Utama, less than 4 km to Bandar Baru Nilai and around 25 km to KLIA
- Nearby amenities include Tesco Putra Nilai, fast food restaurants, banks, supermarkets and eateries

There was no available data on EdgeProp.my for commercial land transactions in Nilai but the average asking price based on listings as of mid-October was around RM60 to RM688 psf for larger plots of above 10 acres.

**RM5,780,000**

Damasnara Idaman, Petaiing Jaya, Ara Damansara, Selangor

**Type:** Bungalow  
**Tenure:** Freehold  
**Built-up:** 5,933 sq ft  
**Land size:** 9,129 sq ft  
**Bedroom:** 7  
**Tenure:** Leasehold

Ganesha  
**SQUARE FEET REAL ESTATE**

(+6012 213 9009)

**RM1,100,000**

Casa Desa Condo, Taman Desa, Kuala Lumpur

**Type:** Condominium  
**Tenure:** Freehold  
**Built-up:** 1,650 sq ft  
**Land size:** 5,933 sq ft  
**Bedroom:** 4  
**Tenure:** Leasehold

Ian Tang  
**REAPFIELD PROPERTIES (KLANG)**

(+6016 618 9568)

**RM1,850,000**

2-storey terraced linked house, Damansara, Kuala Lumpur

**Type:** Terraced house  
**Tenure:** Freehold  
**Built-up:** 1,600 sq ft  
**Land size:** 1,650 sq ft  
**Bedroom:** 6  
**Tenure:** Leasehold

Jimmy Ng  
**REAPFIELD PROPERTIES (KL)**

(+6012 298 6266)

**RM780,000**

Good View, Kajang, Selangor

**Type:** Terrace house  
**Tenure:** Freehold  
**Built-up:** 1,050 sq ft  
**Land size:** 1,650 sq ft  
**Bedroom:** 4  
**Tenure:** Leasehold

Jimmy Ng  
**REAPFIELD PROPERTIES (KL)**

(+6016 257 0886)

**RM668,888**

Riverdale @ USJ One Park, USJ, Selangor

**Type:** Condominium  
**Tenure:** Leasehold  
**Built-up:** 1,242 sq ft  
**Bedroom:** 3  
**Tenure:** Leasehold

John Oh  
**KGI REALTY SDN BHD**

(+6012 298 6266)

**RM1,150,000**

Semanja Kajang, Kajang, Selangor

**Type:** Semi-dee house  
**Tenure:** Freehold  
**Built-up:** 2,700 sq ft  
**Land size:** 2,800 sq ft  
**Bedroom:** 5  
**Tenure:** Leasehold

Justin Lee  
**FULL HOMES REALTY SDN BHD**

(+6016 618 9568)
Properties for sale and rent

**SOLD FOR RM970,000**

(Average RM365.35 psf)

1½-storey industrial unit, Taman Perindustrian Sg Penaga, Subang Jaya, Selangor

**Concluded by:** Janice Low (REN 1428) of Maxland Real Estate Agency

**When:** May 2019

**Noteworthy**
- Freehold
- Built-up: around 3,000 sq ft
- Land area: 2,655 sq ft
- Around 15km to Subang Airport, 32km to Port Klang, about 6km to Bandar Sunway, 22km to Kuala Lumpur city centre
- Easy access to Shah Alam Expressway (Kesas), Bukit Jalil Highway, Penstaran Kewajipan and North-South Expressway Central Link (ELT)

Located in Subang Jaya, Taman Perindustrian Sg Penaga is situated next to Ultramine Industrial Park, Subang Industrial Park, Taman Perindustrian US31 and US37.

Janice Low of Maxland Real Estate Agency, who concluded the sale of this 1½-storey factory unit in May this year, said small and medium industry owners like the industrial units here as they have high ceilings that offer flexibility to its occupants.

The buyer of this unit was also attracted by its high ceiling as it enables more space for large chillers for his frozen food business.

The half-floor space works well as storage space or as an office, added Low.

The buyer also liked the security offered by the gated-and-guarded industrial park. Low added that the purchase price was fair as the previous owner had already extended the second floor (half floor) by 10ft.

According to EdgeProp.my data, there were five factory units that were transacted in 2018 at an average price of RM359 psf or RM656,990. Available online listings as at mid-October showed that the asking price for similar units in the industrial park ranges from RM950,000 to RM2 million.