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FRIDAY, NOVEMBER 22, 2019 . ISSUE 3015/2019 . PP19055/06/2016(034530)

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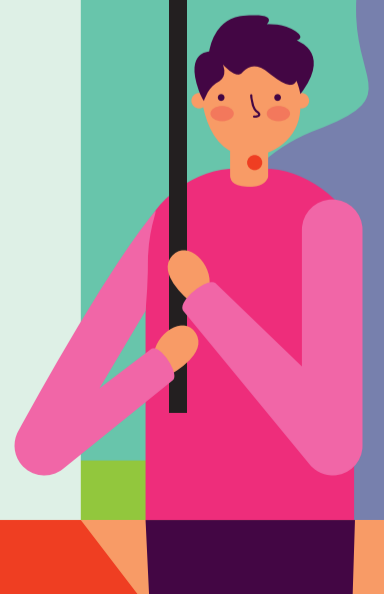
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*EdgeProp.my* pullout is published by The Edge Property Sdn Bhd. It is available with *The Edge Financial Daily* every Friday. The pullout is also distributed at more than 200 offices, shopping complexes, condos, medical centres and F&B outlets in the Klang Valley. You can also download it for free at **[www.EdgeProp.my](http://www.EdgeProp.my)**

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## State government acquiring land for ECRL project

The Pahang state government has started the process of acquiring land for the East Coast Rail Link (ECRL) project in the state on Oct 30, after it was postponed on July 3, said Menteri Besar Datuk Seri Wan Rosdy Wan Ismail.

The ECRL project in Pahang which will pass through Kuantan, Maran, Bera and Temerloh will involve 2,417 acres of land of various land status.

"This will include 396 acres of state government land, private land (1,339 acres), forest reserves (108 acres) and federal land (32 acres)," he said.

## 46,420 RMR homes built over last 17 years

A total of 46,420 houses under the Program Rumah Mesra Rakyat (RMR) were constructed between 2002 and Oct 31 this year, said Housing and Local Government Deputy Minister Senator Datuk Raja Kamarul Bahrin Shah Raja Ahmad Baharuddin Shah.

RMR is one of the government's affordable housing schemes. From 2002 to Oct 31 this year, the government has received 93,694 applications while a total of 50,289 applications were approved.

He added that a total of 35,896 applications were rejected, while 7,509 applications are still being assessed.



## Gamuda Cove water theme park breaks ground

Gamuda Land is aiming to open the 18-acre rainforest-themed water theme park at its Gamuda Cove township development at Bandar Gamuda Cove in Sepang, Selangor by December 2021.

At a tree planting ceremony yesterday to mark the commencement of work for the theme park, the developer said the park will offer a total of 18 water rides with special features, more than 50 different types of international and local cuisines, a 300-metre lazy river, a twin surf beach pool with private cabanas, simulated surfing, interactive waterplays, stage performances as well as a three- or four- star hotel.

"Most of the attractions we have selected will either be the world's first, Asia's first or Malaysia's first, to be built and operated by Gamuda Land following The Global Association for the Attractions (IAAPA)

safety standards," Gamuda Land Director of Leisure and Hospitality Aaron Soo told reporters after the ceremony.

The company has set aside an investment of RM350 million to develop the water theme park, of which RM90 million will be spent on installing the rides.

Meanwhile, the 23-acre Discovery Park at the 1,530-acre Gamuda Cove will be open on Dec 14 while the Paya Indah Wetlands is scheduled to be launched in early-2020. Jointly operated by Gamuda Cove and the Department of Wildlife and National Parks, Peninsular Malaysia (Perhilitan), the wetlands is being rebranded as the Discovery Wetlands. "Visitors can look forward to raw and rustic activities such as cycling, fishing, bird watching, horse riding and bamboo trail walking at the wetlands," said Soo.



## LAUNCHES + EVENTS



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### Verdo-Kew Bridge Kuala Lumpur Showcase

**Date:** Nov 23 & 24 (Sat & Sun)

**Time:** 11am to 6pm

**Venue:** EcoWorld International, No. 2, Jalan Hang Tuah, Kuala Lumpur

**Contact:** (03) 2260 0619

EcoWorld International has launched the latest phase of the Verdo-Kew Bridge development in West London. Book an appointment and meet UK property experts who will be in KL to tell you more about the new offerings and investment opportunities.

### Sime Darby XME Business Park showcase

**Date:** Nov 23 (Sat)

**Time:** 10:30am to 2pm

**Venue:** Nilai Impian Sales Gallery, No. 1, Persiaran, Jalan Nilai Impian 3, Nilai Impian, Negeri Sembilan

**Contact:** (06) 794 8383

The 69-acre Sime Darby XME

Business Park is set to be the new landmark in Nilai. Interested business owners and investors are invited to the showcase to know more about the project. There will also be a SME talk on "Mastering cashflow management" by YYC Group CEO Datin Shin.

### 'Tefal, For Your Home'

**Date:** Nov 23 & 24 (Sat and Sun)

**Time:** 11am to 7pm

**Venue:** twentyfive.7 Experience Gallery, Persiaran Rimbayu, Telok Panglima Garang, Selangor

**Contact:** (03) 5131 6257

Gamuda Land brings you "Tefal, For Your Home" Warehouse Sale and Exclusive Cooking Demo" only at twentyfive.7. Gain access to special discounts (terms and conditions apply) for Tefal products by installing and registering on the Gamuda Land Mobile app. Stand a chance to win exciting lucky draw prizes too! RSVP at [bit.ly/257xTefal](http://bit.ly/257xTefal)



### KSL School Holiday Workshop

**Date:** Nov 24 (Sun)

**Time:** 11am to 3pm

**Venue:** KSL Bandar Bestari, No. 2, Jalan Langat, Bandar Bestari, Klang, Selangor

**Contact:** (03) 3122 2999

Nothing to do this school break? Enrol your kids in free workshops organised by KSL Holdings Bhd such as Origami Doll Making and DIY Colourful Pom Pom making. Phone reservation needed as seats are limited.

### School's out, fun's in! Lego Robotics Workshop

**Date:** Nov 24 (Sun)

**Time:** 11am to 12:30pm & 2pm to 3:30pm

**Venue:** Paramount Property Gallery @ Berkeley Uptown, Lot 75 & 1874, Jalan Delima / KU1, Off Jalan Kapar, Klang, Selangor

**Contact:** (03) 3358 2747

This school break, get your kids to join in the fun at the LEGO

## Perak to develop retirement corridor to cater for ageing population

The Perak government will develop a retirement corridor that focuses on the well-being of the residents in view of the growing number of senior citizens in the state.

State Social Wellbeing, Women Development, Family and Welfare Committee chairman Wong May Ing said the project would be developed on a 780-acre site in Ulu Slim, Slim River in the near future, by developer Majuperak Holdings Bhd.

She added that the number of senior citizens aged 60 and above in Perak has increased to 372,600 last year, from 337,300 in 2015.

## Auto gas detectors installed in Pasir Gudang

A total of 25 automatic gas detectors called Photo-Ionised Detectors (PID) will be installed in the industrial area of Pasir Gudang for air quality monitoring, said Energy, Science, Technology, Environment and Climate Change Minister Yeo Bee Yin.

The devices would be able to detect the total volatile organic compounds and its real-time alert could enable enforcement action to be taken immediately.

She said the installation of the devices will cost RM2.52 million. Currently 23 PIDs have been installed, while the rest will be installed by the end of this month.

Robotics workshop organised by Paramount Property where they can let their imagination run free and build their own futuristic LEGO robots! There are two sessions and each session is limited to a maximum of 30 pax only! First come first served.



### A Beary Marvellous Par-Tea

**Date:** Nov 30 & Dec 1

(next Sat and Sun)

**Time:** 11am to 5pm

**Venue:** TRIO Sales Galleria, Lot 82623, Jalan Langat / KS06, Bandar Bukit Tinggi 1, Klang, Selangor

**Contact:** (03) 316 23322

Have a special Par-Tea session with adorable teddy bears at S P Setia's TRIO Sales Galleria. There will be soft-serve ice-cream, a creative bear workshop, teddy snacks and desserts. You can also have a memorable photo session with the bears.

# Setia

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## FEATURE

BY TAN AI LENG

The oversupply situation in the property market in Malaysia is reflected in the foreclosure market. There has been a significant increase in the number of properties being put up for auction in the first three quarters of the year — a sign that the property owners are losing their holding power.

According to AuctionGuru.com.my's 9M2019 Auction Report, a total of 26,563 properties worth RM14.3 billion went under the hammer within Jan-Sept 2019, an increase of 12% from 23,658 properties valued at RM10.9 billion (32% rise in terms of value) in 9M2018.

Notably, in the third quarter of this year alone, there were a total of 9,294 foreclosure properties, compared with 8,760 cases in 3Q2018.

The online auction listing platform's executive director Gary Chia has observed that the number of auction properties has been increasing since 2016 with more high-value properties and land put up for auction.

"We are seeing a rising number of agricultural land and commercial properties in the auction market. This could be due to the current economic slowdown which has impacted business owners," he tells EdgeProp.my.



Chia: The rising number of agricultural land and commercial properties in the auction market could be due to the current economic slowdown.

He anticipates more properties coming onto the auction market in the foreseeable future amidst the near term headwinds expected in the domestic and external macro economy coupled with the overhang in the primary market.

Nevertheless, the proactive measure taken by the government — of reducing the floor price for foreign property purchase to RM600,000 — may potentially reduce the excess stock in the primary market.

This could, to a certain extent, limit the cascading effect onto the secondary market.

"We shall continue to monitor the foreclosure market closely as it serves as a crucial bellwether of the overall property market trend and well-being," adds Chia.

### Holding power being challenged

In 9M2019, there were 3,316 commercial properties (12% of 26,563 auction properties in 9M2019) and 1,051 land plots (4%) on auction.

The 3,316 foreclosure commercial properties has a total reserve value of RM4.26 billion, an increase of 27% in volume and 62% in value compared with 9M2018.

"This aggravated hike can be associated to the supply overhang situation which is engulfing the commercial sector, particularly the office space segment," he notes.

In terms of value, office buildings registered the highest foreclosure value among the commercial properties totalling RM1.375 billion (34 cases), followed by shopoffices with a total estimated value of RM945 million (1,030 cases).

Although residential property takes the major share in terms of volume with 22,196 foreclosure cases, foreclosed commercial property contributed a significant amount in terms of value at RM4.3 billion, making up 30% of total reserve value.

Auction residential property in 9M2019 was valued at RM8.5 billion or 59%, while auction land

# Auction market sees more land and commercial properties

## Auction properties by type (9M2019)

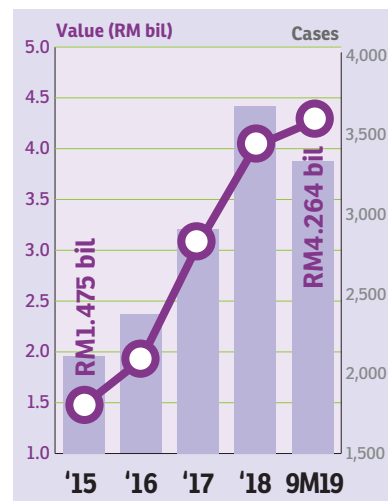
Residential properties	VOLUME	VALUE (RM)
Terraced house	9,235	3.13 bil
Apartment	5,166	1.09 bil
Condominium	1,872	1.03 bil
Flat	1,715	185 mil
Serviced apartment	1,629	799 mil
Semidee	1,435	1.01 bil
Bungalow	752	1.089 bil
Townhouse	392	124 mil

Commercial properties	VOLUME	VALUE (RM MIL)
Shopoffice	1,030	945
Stratified retail unit	904	507
Stratified office unit	753	381
SoHo, SoFo and SoVo	293	102
Factory/Industrial building	254	535
Others (warehouse, showroom or hotel)	41	160
Office building	34	1,375
Shopping mall	2	257
Stratified factory lot	2	2

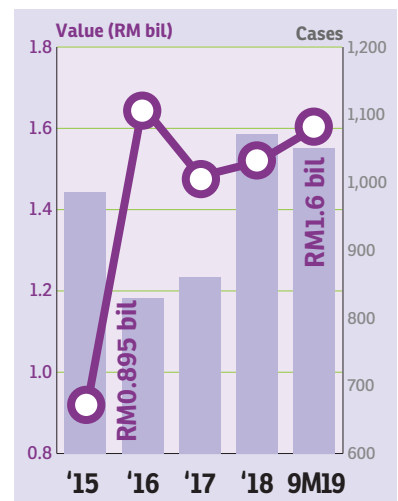
Land	VOLUME	VALUE (RM MIL)
Northern region	234	525
Central region	255	328
Southern region	256	366
East Coast region	196	296
East Malaysia	110	118

SOURCE: AUCTIONGURU.COM.MY &amp; EdgeProp.my

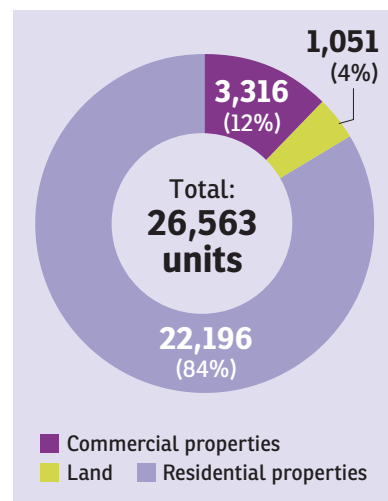
## Commercial property – volume and value (2015-9M2019)



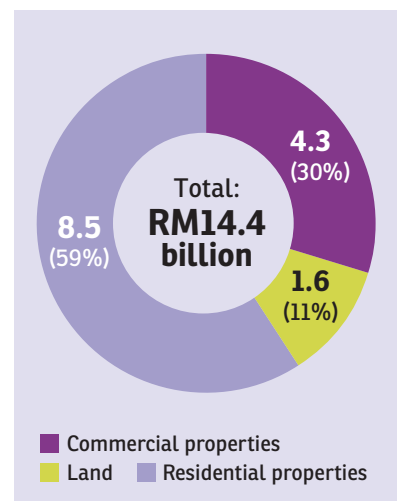
## Land – volume and value (2015-9M2019)



## Total volume of foreclosure cases recorded in 9M2019



## Total reserve value of foreclosure properties in 9M2019 (RM bil)



**Land and commercial properties are refinancable assets for business owners, to solve short-term cash flow problems.**

assets value totalled RM1.6 billion or 11% of the total reserve value.

Chia says the auction market has also been slow as people are waiting for the reserve prices to come down.

A property that is not sold on first auction will see its reserve price drop by around 30% at the next auction.

Chia is concerned over the rise in land and commercial properties on auction as these are the least popular properties on the auction market especially in current market conditions where people prefer to



# RH Consortium to develop 112-acre Riverbank Cove in Manjung

BY RACHEL CHEW

PETALING JAYA: Perak developer RH Consortium Sdn Bhd is gearing up to introduce its first flagship development Riverbank Cove in Manjung, Perak. The project has a total gross development value (GDV) of RM2 billion.

Located just 9km away from the upcoming West Coast Expressway's Sitiawan Utara interchange, the 112-acre township development will include residential properties, commercial properties, a health-care centre, a boutique hotel and student accommodation.

"Though it is not the largest project in the vicinity, it is the first of its kind in Manjung. It is a self-contained mixed development that will integrate its natural setting into the landscape design," RH Consortium executive chairman Ramelle Ashram Ramli told EdgeProp.my.

The Perak-based RH Consortium has been in the construction and property development business since 2013. It recently completed a joint venture project of high-end gated-and-guarded super-link homes located in Bandar Taiping, Perak. It also built over 700 units of low-cost houses for the Perak state government from 2013 to 2017.

RH Consortium is also a regular main contractor for Yayasan Bina Upaya Darul Ridzuan's affordable housing project in Perak.

Situated right at the river mouth of Sungai Tjong overseeing Pangkor Island, Riverbank Cove will have six activated pocket parks, four lakes and a natural canal that flows through part of the development from Sungai Manjung. More than 10% of the total land size has been allocated to these green spaces.

"This is our first flagship project and we want to do it right. We are planning our projects with nature as its core because we wish to provide homes in a serene environment. It is also part of RH Consortium project's DNA," said Ramelle.

The development is separated into two main parcels by Jalan A178, comprising 35 acres (first



An artist's impression of the development overseeing Pangkor Island

phase) and 77 acres (second phase). The developer will be applying to rename the road as Persiaran Riverbank Cove.

There are two sub-phases in the first phase. The first sub-phase comprises 100 units of double-storey terraced houses with a built-up of 20ft by 62.5ft and an indicative price from RM289,000 onwards. It was launched in August this year and some 60% have been sold so far.

The second sub-phase will offer another 100 double-storey terraced homes with a similar built-up and selling price, as well as 300 townhouses under the Rumah PerakKu affordable housing scheme with a built-up of 20ft by 65ft selling from RM190,000. The terraced homes are slated to open for sale mid next year while the townhouses are expected to be launched before this year-end.

The community has been designed as a gated community and a guardhouse is provided to give the residents an option to upgrade the community into a guarded one in future.

## Lifestyle living in demand

The second phase located across the road will see another 500 "gat-



LOW YEN YEING | EdgeProp.my

Ramelle (left) and Hamzarul

ed-and-guarded" landed homes, the boutique hotel, healthcare confinement centre, commercial lots, student accommodation and potentially, a riverfront resort.

"There is a beautiful 20m-wide canal flowing from the river into the heart of the project and we will create a 3km jogging track along the canal," shared group CEO Hamzarul Hazmir Hamdan.

First to be introduced in the second phase will be 147 3-storey commercial shop units and the boutique hotel.

"We have yet to finalise the de-

tails but we should be selling some shoplots and keeping some, so that we get to control the right tenant mix. The boutique hotel will go hand-in-hand with the commercial component," said Hamzarul, adding that the company is currently in talks with a few hoteliers.

He shared that a business hotel is very much in demand in the Manjung area as the place is becoming more vibrant with more business and industrial activities.

"Manjung is the fastest growing place in Perak, thanks to the robust business and investment activities

such as the Lumut Port Industrial Park, TNB Janamanjung, Petronas oil terminal and the West Coast Expressway. These mega projects have brought in expatriates, hence accommodation - be it hotels or residences - are in very good demand in Manjung," Hamzarul noted.

Riverbank Cove is strategically located in the heart of Manjung. There is a shopping mall, hospital, commercial centres and schools within a few kilometres. It is only 6.5km to 7.5km to mature towns such as Lumut, Seri Manjung and Sitiawan.

Ramelle said the developer is looking to build and lease the healthcare services and confinement centre for mothers to a third party.

"This is so that we have the option to repurpose the property when market demand changes. For instance, currently, we do not have a high-rise residential component because the product is not in demand yet in Manjung," Ramelle explained.

As for the student accommodation, he said it is to meet the demand from students enrolled at the Universiti Kuala Lumpur (UniKL) Manjung campus, which is located close to Riverbank Cove.

"Manjung's housing rents are among the highest in Perak. Certain areas and property types could command even higher rents than Ipoh.

"We are looking at a sell-and-leaseback model and it may not be restricted to UniKL students. The student accommodation will have facilities like a common room and gym," Ramelle shared.

Riverbank Cove will be developed over 10 years and detailed planning for some projects has yet to be finalised including the parcel fronting the river.

"It is one of the most precious spots of the entire development because it is quiet, more private and river-fronting. We may build some high-end landed residences there. We are also open to cooperation and we are in talks with some resort players to explore opportunities," Ramelle said.

keep cash for making big-ticket purchases.

"Land and commercial properties are re-finance-able assets for business owners, to solve short-term cash flow problems. As the business environment gets tougher, business owners who refinanced their assets might have problems servicing their monthly loan repayments," he says.

In the current anaemic economic environment, Chia expects more foreclosure commercial properties coming on stream in the remaining months of 2019.

## Short-stay as a solution for owners

In the high-rise residential segment, the strong demand for short-stay accommodation has helped property owners generate extra income to cover their monthly loan instalments.

"It's worth noting that the number of auctioned serviced apartments were the lowest among high-rise residential properties. This could be attributed to the proliferation of short-term rentals as owners turn their

vacant properties into short-term rental accommodations," Chia offers.

The report showed that there were 11,814 landed homes worth RM5.363 billion and 10,382 non-landed homes that went under the hammer in 9M2019. Under the non-landed segment, close to 50% of the total foreclosure cases were apartments (5,166 units) while there were 1,872 condominium and 1,629 serviced apartment units.

Meanwhile, a total of 9,235 terraced houses came up for auction in 9M2019, making

up the bulk of the landed homes up for auction followed by semidees with 1,435 cases, bungalows with 752 units and 392 townhouses.

Chia notes that the high number of terraced houses could be a sign that middle-income earners are struggling to make ends meet as a majority of terraced house owners are from this group.

The depressed rental market is also affecting owners who purchased the units for rental investment, he adds.

## COVER STORY



# Can you find a LANDED HOME BELOW RM500K in the Klang Valley?

BY CHIN WAI LUN

Landed homes remain a popular choice for homebuyers in Malaysia. However, owning a landed home can be quite an expensive affair in the Klang Valley, even in the suburbs.

What do homebuyers usually look for? “They usually want a house of around 20ft by 70ft in land area size, preferably double storey with at least three bedrooms,” says PropNex Malaysia real estate negotiator Kenneth Goh, adding that some potential homebuyers also want a large car porch that will fit at least two cars.

“In sub-sales, they will want a unit in good condition and will check for defects like water leaks and broken tiles. Then, the cost of renovations is taken into account.”

So, can you still find a landed home of the above specifications for below RM500,000 in prime areas within the Klang Valley?

“A prime location refers to a location that speaks for itself. This means that people will perceive the location to be valuable and worth owning a property there due to ample amenities, high accessibility and also, probably, its maturity,” offers Goh.

Unsurprisingly, he says a landed home of at least three bedrooms and two bathrooms would be tough to find at that price, be it on the primary or sub-sale market. Nevertheless, it is still possible, he says, citing Puchong, Shah Alam, Kajang and Seri Kembangan in the state of Selangor as among the areas that are considered prime and offer houses priced no more than RM500,000. (Refer to *Table 1* and *2*.)

“Not only are such units difficult to come by, they are also quickly taken up once they come on the market, provided they are in good condition. It is not difficult to look for buyers but finding such houses in prime locations is challenging,” he adds.

Meanwhile, according to property consultancy PA International head of research and project marketing consultant Evelyn Khoo, a standard and decent condominium or serviced apartment in the Klang Valley is already generally priced at about, if not above, RM500,000.

“Nevertheless, there are still some pocket areas where landed homes can be obtained at below RM500,000 such as in SS19 Subang Jaya, Ampang Jaya and Segambut for a start,” she offers.

Here are some tips for those seeking landed homes below RM500,000 in the Klang Valley.

**Table 1 – Transacted prices of landed homes below RM500k in KL**

AREA	LAND AREA (SQ FT)	REMAINING LEASE	BUILT-UP (SQ FT)	YEAR	SOLD PRICE RANGE (RM)
Taman Datuk Senu, Sentul 3-storey	590 – 900	About 60 years	800 – 1,000	2018 and 2019	330,000 – 455,000
Ampang Jaya single-storey	1,500 – 1,894	About 50 years	800 – 1,500	2018 and 2019	410,000 – 480,000
Taman Sri Segambut single-storey	1,470	About 60 years	819	2018	450,000 – 480,000
Kepong Baru single-storey	1,430	About 50 years	913 – 1,078	2018	480,000 – 500,000

SOURCE: EDGEPROP.MY, JPPH, PA INTERNATIONAL PROPERTY CONSULTANTS (KL) SDN BHD

**Table 2 – Transacted prices of landed homes below RM500k in Selangor**

AREA	LAND AREA (SQ FT)	REMAINING LEASE	BUILT-UP (SQ FT)	YEAR	SOLD PRICE RANGE (RM)
SS19, Subang Jaya 2-storey	720 – 1,200	Freehold	600 – 1,200	2018 and 2019	370,000 – 495,000
Bandar Puchong Jaya 2-storey	750 – 1,200	Freehold	800 – 1,200	2018 and 2019	180,000 – 500,000
Taman Puchong Intan 2-storey	829 – 1,400	About 90 years	900 – 1,400	2019	345,000 – 500,000

SOURCE: EDGEPROP.MY, JPPH, PA INTERNATIONAL PROPERTY CONSULTANTS (KL) SDN BHD

## Expand your distance

“Consider neighbourhoods in areas outside of the city fringes. When your budget decreases, the distance to Kuala Lumpur city centre increases,” explains Khoo, citing areas like Shah Alam, Semenyih and Kuang as examples.

Real estate negotiator Tan Yoong Kuan from Arborland & Co (KL) concurs, “Pricing [of homes] in the outskirts of the city will of course be cheaper, but I will also take comfort and convenience into account before making a decision.

“It is harder to obtain a new landed property in KL city. Go further away from it and you will stand a better chance.

“Developers are also coming up with curated townships catering to many lifestyle aspects like education, health and retirement, among others, in the outskirts like Rawang, Nilai and Semenyih,” he adds.

However, based on his experience, many buyers would consider sub-sales in the city compared to the outskirts, due to the added convenience. “Location is important,” he stresses.



**“It is not difficult to look for buyers but finding such houses in prime locations is challenging.”**  
— Goh

## Tips to find landed homes below RM500k



Look for homes with small built-ups and land sizes

99 years

Consider leasehold properties



New Village areas



Be willing to stay further away from KL city

## Consider leaseholds

“Look for homes with shorter leases. It is a diminishing scale. The shorter the lease, the lower the price of the home generally,” says Khoo. However, she cautions, one must be prepared to pay a sizeable amount to renew the lease and also be aware of the risk of depreciation in the property’s value.

“The sale price [of the properties] should reflect the decreasing unexpired lease term,” adds Khoo.

No doubt freehold properties are more enticing, says Arborland’s Tan, but he prefers to focus on a property’s location. “My concern is not whether [the property] is on a freehold or leasehold, it is about the location.”

Data sourced by EdgeProp.my, PA International and the Valuation and Property Services Department (*Table 1*) show several transactions of landed homes in Ampang Jaya and Taman Datuk Senu in Sentul with prices ranging from RM250,000 to RM480,000 over the past two years. Notably, most of these properties have leases of no more than 60 years remaining.

The data also shows (*Table 2*) that there were transactions of freehold landed houses in SS19 Subang Jaya and Bandar Puchong Jaya at below RM500,000.



The 2-storey freehold houses in SS19, Subang Jaya

JUN KIT | EdgeProp.my




LOW YEN YEING | EdgeProp.my


“Pricing [of homes] in the outskirts of the city will of course be cheaper, but I will also take comfort and convenience into account before making a decision.” — Tan

Factors to consider before buying


Building condition



Location, accessibility and infrastructure



Near-expiring leases



Other locations for homes below RM500k

Bandar Puncak Alam

Shah Alam (Seksyen 19, 20, 25, etc)

Kajang

Seri Kembangan

Semenyih

Go small

To keep the price low, Khoo advises homebuyers to seek smaller homes (refer to Table 2). “If you notice, most landed homes transacted at below the half a million ringgit mark have small land areas and built-up sizes at below 1,000 sq ft, with some slightly larger at about 1,200 sq ft.”

Zerin Properties real estate negotiator Natasha Gideon in her recent talk at The Edge Real Estate Investment Forum 2019 also noted SS19’s landed compact homes have an average asking price of RM399,000.

She also provided an example of a terraced house in Taman Puchong Intan which is selling for RM360,000 on the sub-sale market.

Based on data from EdgeProp.my, landed properties below the RM500,000 mark in these two locations have built-ups ranging from 700 sq ft to 1,400 sq ft.



PA INTERNATIONAL

“Most landed homes transacted at below the half a million ringgit mark have small land areas and built-up sizes at below 1,000 sq ft.” — Khoo

Table 3 – Landed homes below RM500k in Jinjang Utara

LAND AREA (SQ FT)	BUILT-UP (SQ FT)	REMAINING LEASE	YEAR	SOLD PRICE RANGE (RM)
2,600 – 2,700	660 – 2,600	70 – 80 years	2018 and 2019	320,100 – 500,000
2,600 – 2,700	1,400 – 1,500	15 – 26 years	2018	300,000 – 338,000

SOURCE: JPPH AND PA INTERNATIONAL PROPERTY CONSULTANTS (KL) SDN BHD

New Villages

One can also consider buying a house in a New Village. “Generally houses are cheaper in New Villages,” notes Khoo.

She adds that the homes also have large built-ups and land sizes. “You do not usually find link homes in New Villages.”

Meanwhile, according to Arboland’s Tan during an earlier interview with EdgeProp.my, property prices in New Villages are lower by 10% to 20% com-

pared with homes in new developments in their vicinity.

“In my opinion, staying in a New Village near the city in the Kepong area is preferable to staying in a landed property far away from the city centre,” says Tan.

However, potential homebuyers must be aware that some New Village houses have a short period left in their leasehold tenures (Table 3) besides other possible risk factors like housing condition, odd land sizes and problems with land ownership titles.

Hence, the prices of these properties are likely to remain rather stagnant or to see low appreciation, says PA International’s Khoo.

She suggests potential homebuyers who are financially capable to stretch their budget to about RM600,000 or slightly more for added convenience of being nearer to the city.

“Bandar Sri Damansara and Kota Kemuning for example, are nice places to live,” she suggests.

  
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ALPHA CHINT



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## Properties for sale and rent

**RM3,200,000****Batu 9, Cheras, Selangor**

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 6,000 sq ft **Land size:** 8,015 sq ft  
**Bedroom:** 8 **Bathroom:** 6

**Elvie Ho** (REN 22102)

REAPFIELD PROPERTIES (KL) SDN BHD (E (I) 0451/1)  
☎ +6012 303 3788

**RM1,544,880****The Mews, KLCC, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 925 sq ft  
**Bedroom:** 1 **Bathroom:** 1

**Ian Tang** (REN 22803)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)  
☎ +6018 278 3154

**RM4,700,000****3 Kia Peng, KLCC, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 4,206 sq ft  
**Bedroom:** 3 **Bathroom:** 5

**Ian Tang** (REN 22803)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)  
☎ +6018 278 3154

**RM890,000****Commercial Central Rawang, Rawang, Selangor**

**Type:** Shoplot **Built-up:** 4,543 sq ft  
**Bathroom:** 1

**Jimmy Ng** (REN 02015)

REAPFIELD PROPERTIES (KL) SDN BHD (E (I) 0452/1)  
☎ +6016 257 0886

**RM7,999,888****3-star sea-fronting resort hotel, Lumut, Perak**

**Type:** Hotel **Tenure:** Freehold  
**Built-up:** 69,288 sq ft

**John Oh** (REN 07002)

IQI REALTY SDN BHD (E (I) 1584)  
☎ +6012 298 6266

**RM480,000****Sri Kenangan Condo, Wangsa Maju, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,200 sq ft  
**Bedroom:** 4 **Bathroom:** 2

**Mohd Faiz** (REN 04003)

TRUE VEST PROPERTY CONSULTANTS SDN BHD (VE (I) 0249) ☎ +6013 308 3063

**SOLD FOR****RM690,000** (RM928.66 psf)**Serviced apartment at Gateway Kiaramas, Mont'Kiara, Kuala Lumpur**

**Concluded by:** Kevin Teh (REN 02206) of Propstar Realty (+6013 5557333) **When:** April 2019

**DONE DEAL****Noteworthy**

- Freehold
- Built-up: 743 sq ft
- 1 bedroom, 1 bathroom
- Fully-furnished unit
- High floor location
- Surrounded by major highways like Penchala Link, North-South Expressway and Sprint Highway

Gateway Kiaramas is a high-rise mixed development by Asia Quest Holdings Sdn Bhd which also developed other Kiaramas-branded projects in the Mont'Kiara area.

It comprises one 30-storey residential block and one 11-storey commercial block. Built-up sizes for the serviced apartment units range from 743 sq ft to 3,563 sq ft.

Mont'Kiara is surrounded by major highways like the Penchala Link, Sprint Highway, Jalan Duta and North-South Expressway while there are myriad amenities at Plaza Mont Kiara, Hartamas Shopping Centre, Gardens International School, restaurants, cafes and others.

According to Kevin Teh of Propstar Realty who concluded the deal, the buyer reckoned that this residential unit was the best

value among the properties he was considering.

This is attributed to its beautiful interior design and furnishing, so the buyer was willing to pay a price above the average market value. "This unit has been sold at a benchmark price above the market value," Teh told EdgeProp.my.

Based on EdgeProp.my data as of mid-November 2019, there were 14 for-sale listings and similarly-sized units (743 sq ft) which showed an average asking price of RM627,500 or RM844.55 psf. There were three transactions in 2Q2019 sold at an average price of RM671,378 or RM792 psf. Meanwhile, there were 25 rental listings (as of November 2019) with an average asking rental of RM3,224 per month or RM3.17 psf. The indicative rental yield is 4.49%.

**RM630,000****USJ 3, USJ, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,200 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Kelvin Tan Khai Yik** (REN 31324)

ASPIRE PROPERTIES (E (3) 1632)  
☎ +6016 403 2222

**RM170,000****Flora Damansara, Damansara Perdana, Selangor**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 758 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Segar Xavier Kuppusamy** (REN 04972)

SQUARE FEET REAL ESTATE (E (3) 1547)  
☎ +6014 338 3381

**RM 1,000,000****Armanee Terrace, Damansara Perdana, Selangor**

**Type:** Condominium  
**Built-up:** 2,652 sq ft  
**Bedroom:** 5 **Bathroom:** 4

**Segar Xavier Kuppusamy** (REN 04972)

SQUARE FEET REAL ESTATE (E (3) 1547)  
☎ +6014 338 3381

**RM820,000****Kota Raya Complex shop, Pudu, Kuala Lumpur**

**Type:** Shoplot **Tenure:** Freehold  
**Built-up:** 1,022 sq ft

**Serene Ng** (REN 02255)

CENTRICITY REALTY (E (3) 178)  
☎ +6019 311 7892

**RM3,000,000****Kemuning Residence, Shah Alam, Selangor**

**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 4,787 sq ft **Land size:** 4,272 sq ft  
**Bedroom:** 6 **Bathroom:** 7

**Susan** (REN 34104)

CHESTER PROPERTIES SDN BHD (E (I) 1321/15)  
☎ +6019 210 9848

**RM22,000,000****Kenny Hills (Bukit Tunku), Kuala Lumpur**

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 10,000 sq ft **Land size:** 27,500 sq ft  
**Bedroom:** 6 **Bathroom:** 6

**Suzanne Shoo Kim Looi** (E2069)

GRIFFIN PROPERTIES (E (3) 1792)  
☎ +6016 248 1679



## Properties for sale and rent

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**RM760,000**

**Soho Suites, KLCC, Kuala Lumpur**

**Type:** SoHo **Tenure:** Freehold  
**Built-up:** 689 sq ft  
**Bedroom:** 1 **Bathroom:** 1

**Suzanne Shoo Kim Looi** (E2069)

GRIFFIN PROPERTIES (E (3) 1792)

+6016 248 1679



**RM660,000**

**SL7, Bandar Sungai Long, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,300 sq ft **Land size:** 1,340 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Terence Tih** (REN 01644)

TECH REAL ESTATE SDN BHD (E (1) 1537)

+6017 668 2669



**RM700,000**

**Megan Phoenix, Cheras, Kuala Lumpur**

**Type:** Shoplot **Tenure:** Freehold  
**Built-up:** 1,250 sq ft  
**Bathroom:** 1

**Terence Tih** (REN 01644)

TECH REAL ESTATE SDN BHD (E (1) 1537)

+6017 668 2669



**RM550,000**

**Taman Ponderosa, Johor Bahru, Johor**

**Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 2,080 sq ft **Land size:** 4,848 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Usha Sha** (REN 17124)

GATHER PROPERTIES SDN BHD (E (1) 1536/3)

+6016 720 0135



**RM750,000**

**Eco Tropics, Kota Masai, Pasir Gudang, Johor**

**Type:** Cluster house **Tenure:** Freehold  
**Built-up:** 2,665 sq ft **Land size:** 2,800 sq ft  
**Bedroom:** 4 **Bathroom:** 5

**Usha Sha** (REN 17124)

GATHER PROPERTIES SDN BHD (E (1) 1536/3)

+6016 720 0135



**RM605,000**

**Tiara Kelana Condo, Kelana Jaya, Selangor**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,595 sq ft **Bedroom:** 4 **Bathroom:** 2

**Wenda Tee** (REN 31380)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)

+6013 348 9163

**SOLD FOR**

**RM605,000** (RM422.78 psf)

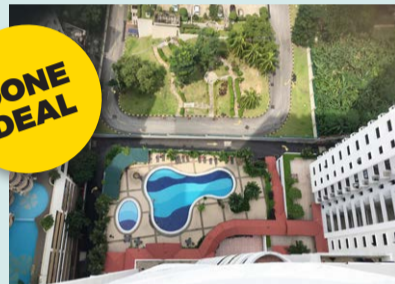
**Condo at Angkasa Impian 2, Bukit Bintang, Kuala Lumpur**

**Concluded by:** Royston Lau (PEA 1570)

of Maxland Real Estate Agency (+6016 221 9389)

**When:** August 2019

**DONE DEAL**



### Noteworthy

- Leasehold
- Built-up: 1,431 sq ft
- Just one floor below the penthouse
- 4 bedrooms and 3 bathrooms
- Semi-furnished unit with pool view
- Facilities: swimming pool, gym, squash court and tennis court

Angkasa Impian 2 is a condominium located in Bukit Ceylon, a stone's throw away from Changkat Bukit Bintang and the Bukit Bintang shopping belt.

It comprises 257 units with built-up sizes from 1,200 sq ft to 1,500 sq ft. The developer, UDA Holdings Bhd completed the project in 2006.

According to Royston Lau of Maxland Real Estate Agency who concluded the deal, the unit has been occupied by the seller's family and after they had migrated to another country, it was kept as a holiday home for the family.

"This unit is clean and has never been tenanted. The seller only stayed here when he or the family came back for vacation," Lau said.

The unit comes with most of the existing furniture, such as the customised wardrobe and kitchen cabinets, air-conditioners in all rooms, sofa

and dining table, enabling the buyer to move in immediately.

"The buyer made an offer straightaway after viewing it," Lau said.

The buyer also liked that the unit is on a high floor and had nice pool views.

"Furthermore, the transacted price is almost 20% below the bank's valuation but the seller wanted to let go of the unit as he did not plan to visit here often in future," he noted.

According to EdgeProp.my data as at mid-November 2019, the average transacted price of Angkasa Impian 2 was RM638,000 or RM475 psf.

As at Nov 14, there were 15 Angkasa Impian 2 units listed for sale on EdgeProp.my asking for an average of RM645.56 psf. Meanwhile, there were 13 rental listings with an average asking monthly rent of RM3,000 or RM2.88 psf.



**RM6,500,000**

**12 Kapas, Bangsar, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 6,000 sq ft  
**Bedroom:** 4 **Bathroom:** 5

**Vincent Wan** (REN 04082)

PRESTIGE PROPERTIES SDN BHD (E (3) 1120)

+6013 966 5552



**RM780,000**

**Sutera Damansara, Ria 1, Damansara Damai, Selangor**

**Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 1,650 sq ft **Land size:** 1,650 sq ft  
**Bedroom:** 5 **Bathroom:** 4

**Wennie Liew** (REN 16099)

IQI REALTY SDN BHD (E (1) 1584)

+6012 233 3013



**RM1,200/mth**

**i-City Shah Alam, Shah Alam, Selangor**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 566 sq ft **Bedroom:** 1 **Bathroom:** 1

**Wilson Lim** (REN 29646)

ONE WSM PROPERTY SDN BHD (E (1) 1823)

+6016 353 0201



**RM4,700/mth**

**Eco Sanctuary, Kota Kemuning, Selangor**

**Type:** Shoplot **Tenure:** Leasehold  
**Built-up:** 1,500 sq ft **Land size:** 1,600 sq ft  
**Bathroom:** 2

**Wilson Lim** (REN 29646)

ONE WSM PROPERTY SDN BHD (E (1) 1823)

+6016 353 0201



**RM600,000**

**The Z Residence, Bukit Jalil, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,232 sq ft **Bedroom:** 3 **Bathroom:** 2

**Yat Min** (REN 31294)

WTW REAL ESTATE SDN BHD (E (1) 0507/6)

+6018 661 3088



**RM2,280,000**

**Hi-Tech 5, Semenyih, Selangor**

**Type:** Factory **Tenure:** Freehold  
**Built-up:** 6,400 sq ft **Land size:** 12,045 sq ft

**Yong Hao Sit** (REN 09622)

REGIONAL REAL ESTATE (E (3) 1274)

+6012 690 8291