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# EcoWorld to introduce homes priced from RM300,000

PICTURES BY LOW YEN YEING | EdgeProp.my

Eco World Development Group Bhd (EcoWorld) will introduce a new range of homes priced from RM300,000 to RM450,000 in its financial year ending Oct 31, 2020 (FY2020) at its various township developments.

Speaking at a media conference yesterday, EcoWorld president and CEO Datuk Chang Khim Wah said that the developer is working to create a brand to facilitate the new collection of homes that will cater to young buyers and senior citizens.

Among the townships that will see the launch of these high-rise homes are Eco Botanic in Iskandar Malaysia, Johor; Eco Ardence in Setia Alam and Eco Sanctuary in Kota Kemuning — both in Selangor.

"The new brand will take advantage of the excellent infrastructure and lifestyle amenities already in place in our townships and provide a greater element of choice to customers to decide how they want to live," he elaborated.

With this, the developer aims to further extend its market appeal and set it on a strong and sustainable growth path in the years ahead, he said after announcing that EcoWorld and EcoWorld International Bhd (EWI) delivered their "best annual financial result" by far in



Chang



Teow

FY2019 ended Oct 31, 2019.

In tandem with the results, EcoWorld and EWI are targeting to declare dividends in FY2020, he added.

EcoWorld achieved a profit after tax of RM203.42 million and revenue of RM2.46 billion in FY2019, an increase of about 118% and 24% respectively against the preceding year.

Chang attributed the outstanding result to the higher percentage of completion and sales secured by its ongoing projects which include Eco Majestic in Semenyih, Eco Botanic and Eco Meadows in Penang, as well as its Malaysian joint-ventures, Bukit Bintang City Centre in KL, Eco Ardence in Setia Alam and Eco Business Park V in Puncak Alam.

Meanwhile, EWI's revenue was at RM478,000 in FY2019, down by about 63% from the previous year. Profit after tax,

however, was RM190.3 million compared to a loss of some RM10 million in FY2018.

"The result in FY2019 is a very dramatic difference [versus FY2018]. What we have been doing through FY19 was actually to work our construction sites very hard and to deliver blocks of our projects, such as London City Island, Embassy Gardens, Millbrook Park and Aberfeldy Village in London," explained EWI president and CEO Datuk Teow Leong Seng.

"UK is going through Brexit and thus the high-end open market sales segment is a little bit slow. But we have [registered] a 67% increase in the sales of our mid-range open market projects in greater London [in FY2019]," he said, adding that its build-to-rent segment has started to contribute earnings and thus lifted the financial result.

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## Govt to set up SPV to monitor Kampung Baru redevelopment

A Special Purpose Vehicle (SPV) company will be set up to carry out the Kampung Baru redevelopment project, the Dewan Negara was told on Dec 10.

Federal Territories Minister Khalid Abdul Samad said so far, no developers has been appointed to carry out the project.

He said the SPV would look for funds to buy land in the areas to be developed and make landowners holders of part of the company shares.

"The SPV, as the landowner, will then regulate the development of Kampung Baru by dividing it into several packages which will be developed in collaboration with developers appointed through open tender.

"The SPV will act as the master developer to develop the 219.91 acres of the Malay Agricultural Settlement area," he said during the question-and-answer session.

He said this in reply to a question from senator Dr Yaakob Sapari who wanted to know about the developer of the Kampung Baru redevelopment project. Khalid said the government would lead the SPV.



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## LAUNCHES + EVENTS



**Marine Christmas**  
**Date:** Dec 14 & 15 (Sat & Sun)  
**Time:** 3pm to 10pm  
**Venue:** d'Tempat Country Club, Bandar Sri Sendayan, Negeri Sembilan  
**Contact:** 1800 88 2688

Matrix Concepts Holdings Bhd and Aquaria KLCC jointly invite all to celebrate the Christmas season at d'Tempat Country Club, which will be turned into an Under The Sea scene for the entire month of December. This weekend, there will be a King Neptune Magic show, synchronised water ballet, ocean snow globe workshop, sharkfin hat workshop and seashell hand fans workshop.

**Plant Mixology: Christmas Drinks Edition**  
**Date:** Dec 14 (Sat)

**Time:** 2.30pm to 5pm  
**Venue:** E&O Gallery, 211A, Jalan Tun Razak, Kuala Lumpur  
**Contact:** (017) 266 1188

Ring in the festive season with a fun mixology workshop with E&O. You can mix your own icy cold herb drinks and fruit slushies from home-made and home-grown syrups and herbs. Limited seats available and RSVP is encouraged.

**Frosty Christmas**  
**Date:** Dec 14 & 15 (Sat & Sun)  
**Time:** 11am to 5pm  
**Venue:** Tropicana Heights Gallery, 35, Jalan P4/6, Bandar Teknologi Kajang, Semenyih, Selangor  
**Contact:** (03) 7710 1018

With the festivities just around the corner, Tropicana Corp Bhd invites all to join in the fun at the Frosty Christmas party at Tropicana Heights. Bring the kids to enjoy a jolly meal, meet and greet with Santa and other special winter characters as well as kids' workshops.



**School's out! Fun's in!**  
**Date:** Dec 15 (Sun)  
**Time:** 10am to 4pm  
**Venue:** Paramount Property Gallery @ Berkeley Uptown, Lot 75 & 1874, Jalan Delima / KU1, Off Jalan Kapar, Klang, Selangor  
**Contact:** (03) 3358 2747

Paramount Property invites parents and kids to explore the outer space this holiday season. RSVP for the space exploration workshop to build your own galaxy kaleidoscope and telescope. Limited to 60 pax only.

**Opening of Nada Bidara Gallery**  
**Date:** Dec 15 (Sun)  
**Time:** 10am  
**Venue:** Nada Bidara Gallery, Nilai, Negeri Sembilan  
**Contact:** (06) 799 2218

The sales gallery of Nada Bidara, the latest high-rise residential development by Seri Pajam Development will be open from this Sunday. The project is located near the proposed High Speed Rail Seremban station and Politeknik Nilai.

**Southville City Fun Run**  
**Date:** Dec 15 (Sun)  
**Time:** 6am to 11am  
**Venue:** Southville City, KL South, Bangi, Selangor  
**Contact:** 1300 80 6888

Mah Sing Group Bhd is organising its first Southville City Fun Run targeting 600 runners. This event offers a new experience in Fun Runs with inflatable obstacles. You can also take part in aerobics and Zumba as well as visit the food trucks and exhibition booths.



COVER-PICTURE OF HONG KONG BY BLOOMBERG



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# What it takes to regenerate Kg Baru Salak South

BY TAN AI LENG

Every day for the past 20 years, Chen Chong Hing takes a 15-minute drive to Kg Baru Salak South to have breakfast at his favourite kopitiam in the village with his friends. This is not surprising since Chen had previously lived there for more than 45 years before he moved in 1998.

Yet, his ties with the New Village remain strong and he continues to participate in various activities in the village pertaining to education, cultural and village development. He is in fact the chairman of the Kg Baru Salak South Village Community Management Council which promotes village development and the residents' welfare.

If his family had not been evicted from the home he built close to his parents' house in the village, Chen would have still been staying there today.

"There are many people like me who have moved out but come back every day to visit old friends. This is something modern residential developments cannot offer — community life where everyone knows and cares for each other," the 67-year-old retiree tells EdgeProp.my.

It is this strong community bond that could entice the younger generation to live in the New Village, says Teoh Chee Keong, assistant professor at UCSI University Faculty of Engineering, Technology & Built Environment, at the Salak South New Village International Community Design Workshop, which was held from Aug 26 to Sept 2 this year.

Teoh and other academicians as well as students from both local and foreign universities had visited Kg Baru Salak South in conjunction with the workshop. Supported by the Housing and Local Government Ministry (KPKT), the workshop's aim was to bring together the local community, academicians, industries and the government to propose a new and sustainable development vision for the New Village.

The participating universities were Malaysia's UCSI University (School of Architecture and Built Environment), Taiwan's Tamkang University (Department of Architecture), Japan Women's University (Department of Housing & Architecture) and Japan Saga University (Department of Engineering and Architecture).

During the study trip to Kg Baru Salak South, the academicians and students were pleasantly surprised by the well-maintained surroundings and the friendliness of the villagers.

"In my mind, a Kampung Baru is a messy place where roads are narrow and houses look unkempt.



An overview of Kampung Baru Salak South.



From left: Chua, Yoneda, Ko and Teoh

But Kg Baru Salak South is kind of different as its residents treat it as their home," says Teoh, who himself hails from a New Village.

Although some houses are not in very good shape, there are many that have been renovated into spacious homes for multi-generation living, a concept they have adopted for decades, which modern housing is only now rediscovering, he adds.

Some houses are built in the traditional design with an open central courtyard that allows for ample natural light and good ventilation.

Back in 1952, when Kg Baru Salak South was established, every family was given a plot of land of about 4,800 sq ft to build their houses. A 10ft gap was required between each house. The land could also be used for small-scale vegetable planting or for poultry rearing for own consumption.

Some residents staying close to a pond have used part of it for fish farming. Besides, fruit trees have been planted between the houses, creating common spaces for the residents to gather and enjoy the fruit in season.

"These features of the New Village are now being adopted and implemented in modern township developments, to enhance community engagement and to build a sustainable environment," says Teoh.

## Maintaining the essence of the place

For Kaz Yoneda, the principal of architecture firm Bureau 01, and lecturer at Japan Women's University, the contrast between old dilapidated houses and modern bungalows, and the interaction between the villagers give the New Village a unique charm and character.

"This is the energy of a place that could not be replicated in new developments — the relationships and connections between people are key factors to the lively spirit of the place," he adds.

In efforts to rejuvenate the New Village, Yoneda stresses that one would need to preserve the cultural diversity and vibrancy of the place.

Technology and infrastructure developments are essential but they shouldn't disrupt the original look and feel or turn it into an urban housing development.

The most valuable asset of a New Village, he says, is its cultural and historical value as these could open up potential business opportunities.

"It would be good to keep the houses low-rise to maintain its original village look while encouraging more creative cultural industry development or tourism attractions to create new job opportunities for the villagers," offers Yoneda.

PICTURES BY LOW YEN YEING | EdgeProp.my

danger the lives of the residents. "We need to take a holistic approach to evaluate current problems and their impact on the living environment and the local economy," she notes.

Therefore, it would need the help of various professionals from engineers to builders to marketing experts in the regeneration, says Chua, who is given the task of overseeing the rejuvenation of New Villages in the country.

## Shrinking boundaries

Chen says he looks forward to the future and the changes that it may bring but for now, he is more concerned with the shrinking size of Kg Baru Salak South.

"We never received an answer from the local authorities about how much land we have left. Many plots including the land beside the pond or green zone have been sold to private companies or developers. We can see the high-rises and houses built on the village border," says Chen.

Besides, some of the houses have been bought over and turned into vehicle service and repair workshops — and this has affected the living environment of the village with their pollution and noise. Hence, many residents would rather move out from here as the infrastructure is deteriorating, he adds.

Although the remaining lease period for the houses is only around 60 years, Chen says houses in Kg Baru Salak South are popular among investors due to limited supply. Asking prices are around RM600,000 to RM700,000 regardless of the condition of the houses.

"Many people cash out as private companies or rich individuals are waiting for the opportunity to purchase the houses for small factories or to hoard the land for future development," he reckons.

"I love the Kampung Baru lifestyle and its cultural value, but it is just not suitable for the younger generation to raise their families. The future of the village seems uncertain as well," he adds.

In response, Chua says there is an urgent need for land-use zoning in New Villages. "KPKT has initiated the discussion with local authorities on the need to demarcate the land to protect people from having their homes demolished or from using the land for other developments."

Among the proposals that came out of the eight-day workshop were to improve the road network, landscaping and introducing aquaponics for fish farming activities. Another proposal was to turn the green spaces near the pond into a park.

If successful, Kg Baru Salak South will be the model for other New Village rejuvenation projects, and with over 600 New Villages in the country, they could offer huge economic potential.



Chen: We have lost track of how much land we have in Kg Baru Salak South.



# What 5G means to you and your home

BY CHELSEY POH

**W**hat's all this hype over 5G, or fifth generation mobile network technology, to be exact? For one, the speed of wireless networks will be greatly increased, thus reducing latency or slow response.

The federal government in tabling Budget 2020 in Parliament on Oct 11 stated that a 5G Ecosystem Development Grant worth RM50 million will be allocated to encourage local companies to ride on the global 5G wave. Six states in Malaysia will play host to 5G demonstration projects, which will kick off for a period of six months starting Oct 1.

The projects will cover nine areas — agriculture; digital healthcare; education; entertainment and media; manufacturing and process industries; oil and gas; smart city; smart transportation; and tourism.

Property developers are also gearing up to make 5G a key selling point of their upcoming and future projects such as Gamuda Land's Gamuda Cove in Sepang, Selangor and UOA Group's Kuala Lumpur Digital City, a proposed integrated development near Jalan Ipoh that aspires to be a 5G smart city.

Universiti Teknologi Malaysia's Wireless Communication Centre deputy director of research & innovation Dr Marwan Hadri Azmi tells EdgeProp.my that one of the main benefits of 5G technology is that it could provide internet access to remote areas with no fibre connections.

"There are currently 4G fixed wireless access, but with 5G technology, the internet speed will be at least 10 times faster, making it comparable with fibre internet access.

"This will help to solve the last mile problem in areas where fibre is not available such as in rural areas," he says.

Sounds perfect, but when will Malaysians be able to experience it?

Based on recent news reports, Maxis Bhd declared its ambition to roll out 5G network services in Malaysia, as soon as the 5G spectrum is released, which is planned for 2H2020.

However, a news report cited credit rating agency Fitch Ratings Inc saying that the commercial launch of 5G network in the country might only take place in 2021, as coverage will be limited to major cities due to insufficient spectrum bandwidth and the uncertainty of the business case.

In mid-October this year, communications and multimedia minister Gobind Singh Deo said that the National 5G Task Force is now in the final phase of completing its report on the implementation of 5G. The report is expected to be submitted to the government in 4Q2019.

While there is no set timeline as to when 5G will enter our sphere, many predict that our lives will change when 5G arrives at our doorsteps.

Apart from the many benefits of 5G internet including industrial usage and enabling IoT applications that require near instantaneous data transmission such as remote surgery and self-driving cars, homes are also poised to benefit from 5G.

5G connection makes smart home devices more reliable.



DR MARWAN HADRI AZMI

“5G technology could help to solve last mile problems in areas where fibre cannot reach.”  
— Dr Marwan

## The whats and hows

### Greater convenience in daily life

Through 5G, everything will become faster — with a minimum of one millisecond response time. In actual usage, it means close to instant response.

We can expect significantly faster download and upload speeds, better video streaming quality, smoother video gaming and virtually instant cloud access via 5G devices.

With the ability to support a larger number of connected devices, 5G technology also makes smart-home devices more reliable, such as advanced Internet-linked appliances and voice-activated devices.

### Smartphone-controlled living

Our smartphones follow us everywhere. It is the first thing that greets us in the morning and the last thing we put down before we sleep. This is true for many people, even without 5G. For those who are using many smart devices, smartphones are likely to become a more powerful end-device to control other smart devices at home. Soon you'll be unable to imagine life without your smartphone.

### Even smarter homes

5G internet facilitates the smart home concept and in a 5G smart home, not

only is your smartphone, gaming console and television connected to the internet but also your rice cooker, vacuum cleaner, refrigerator, lights, door locks and just about everything else. It really is up to you how smart you want your home to be.

Do keep in mind however, with more smart devices entering your household, it could mean that more data will be collected over time, with daily usage. Patterns of habits, behaviour and preferences could easily be gathered, potentially aiding marketers and may pose security concerns.

### Increased internet charges?

Small cells, so small they can be placed on top of lamp posts, are an essential part of a 5G network. Compared with the giant 4G towers, small cells are relatively easier to install, but a large-scale installation will be needed to cover an area. These small cells will need to be placed somewhere and it could be on a pole outside your house.

Whilst 5G fixed wireless access could be a new competitor to fibre, installation costs and competition will be two important determinants for internet charges but ultimately it will depend on the strategies of the few players in this oligarchic market.

### Higher electricity bill?

Any additional device connected to 5G internet will consume additional energy. However, most of the sensors in the devices are passive sensors, which means they will be in sleep mode most of the time and will only be active when they need to transmit signals.

Technically, using 5G internet will raise your electricity bill, but how big the increase will be will depend on the number and the type of sensors.

### Any health risks?

5G will still be operating in the microwave spectrum, which is mainly a non-ionise spectrum. Unlike ionising radiation, non-ionising radiation does not carry enough energy per quantum to ionise atoms or molecules, hence it does not pose a health hazard to users. Microwave is already widely used in our daily life, including any device connected to WiFi and yes, microwave ovens.

### Too old to adapt?

For those who are currently using 4G, old or young, they will likely have no problem adapting to 5G, as the 5G user interface will not be abruptly different from 4G.

# Check out the **Colours of Life** art installations in KL

BY CHIN WAI LUN

Instagram-ers rejoice! There are several more new spots in Kuala Lumpur city to snap away.

They are the result of a partnership between Nippon Paint Malaysia Group and Urbanscapes to showcase four art installations by local artists in the heart of the city.

Called 'Colours of Life', the series of colourful and vibrant art installations leverages the newly-launched Nippon Paint — Trend Beyond Colours (TBC) 2020/21, comprising four core themes: Raw Beauty, Pop Life, Gentle Whisper and Precious Tale.

"Both Nippon Paint and Urbanscapes share the same values, to inspire and connect Malaysians through colours and various forms of art whilst nurturing young, aspiring talents.

"Designed for the Malaysian community, these colourful art concepts and structures will allow visitors to immerse themselves in a physical, inspirational experience and also be part of the rich, unique storytelling process as visualised by each artist," said Nippon Paint Malaysia assistant general manager Datin Wong Meng Lee.

One can do a brief exploration of the city centre on foot around the Pasar Seni vicinity and marvel at the artworks nestled among the old shophouses there.

They are located at several of these historical spots such as Medan Pasar, Lorong Panggung, Lorong Bandar 13 and Jalan Tun HS Lee. Check them out here.

PICTURES BY LOW YEN YEING | EdgeProp.my



## Reconnect KL

This wall mural is presented across three panels. A work of art by doodle expert Nassuha, it reflects the evolving city culture from his point of view. One can find this art piece at Jalan Tun HS Lee. The Gentle Whisper colour palette used in this piece evokes a sense of neutrality with its soft and harmonious colours. The tonal gradation of the greys, blues and the signature chalky pink add a mysterious undertone to the art piece.



## Main-Main Media: Interactive Playpark

Located in Medan Pasar, this interactive mini playground is the work of Suzy Sulaiman. It is designed to connect individuals from all walks of life and ages. Raw Beauty serves as the colour palette for this installation with its nature-inspired tones evoking a warm, calm and rustic atmosphere.

One can 'interact' with the installation by speaking into microphones (labelled on holes around the mound-like structure) which randomly mixes the sound and plays it back on the other side. The hanging transparent acrylic sheets add more vibrancy by bouncing off natural light around the installation to a shimmering effect.



From left (backrow): Nassuha, Annuar, Syahmi, Hanisah, Wong, Nippon Paint Malaysia assistant manager (marketing) Gabriel Ng, Urbanscapes festival director Lim Kok Kean, (front row) Suzy (centre) with Freeform Sdn Bhd project executives Rena (left) and Iman Sarah

## Balance

This wall-to-floor mural is arranged in geometric patterns that can further 'come to life' via motion-sensing lights. A masterpiece by Mohd Annuar or popularly known by his moniker, Fritilldea (an acronym for 'FRiends TILL DEATH'), this mural uses colours from the Precious Tale range, featuring rich and contemporary shades emulating the hues of gemstones.

The colours offer a bright visual narrative of the Malaysian culture, fully utilising the limited space for the installation located in Lorong Bandar 13, a small alley near Medan Pasar.





# The follies and foibles of community living



A friend once told me that reading the National House Buyers Association (HBA)'s articles is like reading a compilation of "horror housing stories". Words like "unscrupulous developers", "irresponsible authorities", "abandoned projects", "perpetual renters", and "homeless generations" strike such terror in her heart that even the most haunting horror fiction cannot rival its effect. But, HBA tells the truth and has no intention to spread gloom and doom. Although housing matters are often weighty and serious in nature, there is a lighter side to housing. Here are some of my observations on what I call the follies and foibles in a housing community.

## Giving life to the house

There is a saying "A house is given life only if the living makes it so". A property, be it a house or an apartment, is merely a structure of brick and mortar. You may have the most beautifully landscaped garden or the tallest building or the poshest housing development but it remains an empty shell unless it is occupied by people, thus bringing life to the individual property and vibrancy to the neighbourhood which in turn encourages growth and increases the value of the property. A good or bad neighbourhood can contribute to the success or failure of any residential community.

Most people would choose to live in a "good" neighbourhood but I would then ask "Are you a good neighbour?" Because one of the most important attributes to have, should one wish to live in a good neighbourhood, is to be a good neigh-

BY DATUK CHANG  
KIM LOONG



bour yourself. There is another saying: "We make our friends; we make our enemies; but God makes our next door neighbour" (Gilbert K. Chesterton). In the modern day, the more prosaic among us would say getting a good neighbour is like hitting the jackpot.

## Lure of the lower-floor balcony

For those who are living in high-rises properties, there is this foible I call the "lure of the lower-floor balcony" to smokers, pet owners and litterbugs. The balcony below is like an irresistible receptacle of endless possibilities. To the smoker, it is like a giant ashtray; to the litterbug, it is a trash can that never needs emptying; and to a pet owner, it is a non-cleaning toilet.

People living in a multi-storey property are separated merely by a wall. This small degree of separation means that Newton's law of "For every action, there is an equal and opposite reaction" will happen daily because any inconsiderate action will bring upon yourself and your neighbour an equal and undesirable opposite reaction.

So if you love to discard your cigarette butts upon the balcony below, you may find one day that flick of the butt may ignite a fire that accidentally barbecues your neighbour, yourself and the whole apartment building.

By all means, if you love a good grill, have one at the community hall or pool side, but do not try to fry your unfortunate neighbour in this undignified manner.

Furthermore, chances are your own balcony could also be a lower balcony to another. I am sure you don't want to be the unpaid cleaner to your upstairs neighbour. Remember, what goes around does come around or in this case, from above.

## Crackerjack car-parkers

I find that urban living has created many *kung-fu* masters of the "car parking" kind. We have likely heard of the commandment, "you shall not covet your neighbour's wife". Most people are not guilty of flouting this commandment but many city dwellers are guilty of coveting their neighbour's car park space. In any landed housing development, it is a common sight to see two or three cars squeezed into a single driveway, double parking, half or fully mounting the kerbs, hovering near or over the drains, sharing space with the flower pots and dustbins in all manner and style that can match any martial arts expert. But the golden rule must still apply for whatever styles you adopt and that is "never block another's gate".

Your irate neighbours may express their unhappiness onto that shiny metallic car surface or you may find your two minutes of fame on social media, being described in the most unsavoury way.

## Renovation blues

This applies to those large waste bins storing construction waste, and which usually block part of a neighbour's driveway and half the road when they are renovating their house. The entire neighbourhood may decide to help fill that waste bin with their spring cleaning junk, including a very well-used toilet bowl set — it has happened before.

## Love thy neighbours

Showing consideration for others is like investing in goodwill. The returns may be intangible and not immediate but it is there.

For example, a neighbour with whom you are on good terms with will probably inform you if your house were on fire or of any possible robbery as opposed to living next to a stranger who does not even know you exist. Your neighbour could be the best security guard you ever had.

Your neighbour may also be a master-chef-in-the-making. Can you imagine the culinary delights that await you as the nearest taster and sampler of all manner of delicious foods (or maybe you will develop a very strong-cast iron stomach). So be cordial, respectful and friendly to your neighbours.

## On a more serious note

I am always reminded by the poem by John Donne: "No man is an island entire of itself; every man is a piece of the continent, a part of the main; if a clod be washed away by the sea, Europe is the less, as well as if a promontory were".

Dated though the poem may be, it holds true in the community we live in. We are all part of a neighbourhood and community to which we can play our part to grow the community in a positive way or to tear it down by selfish actions.



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## B-Loom

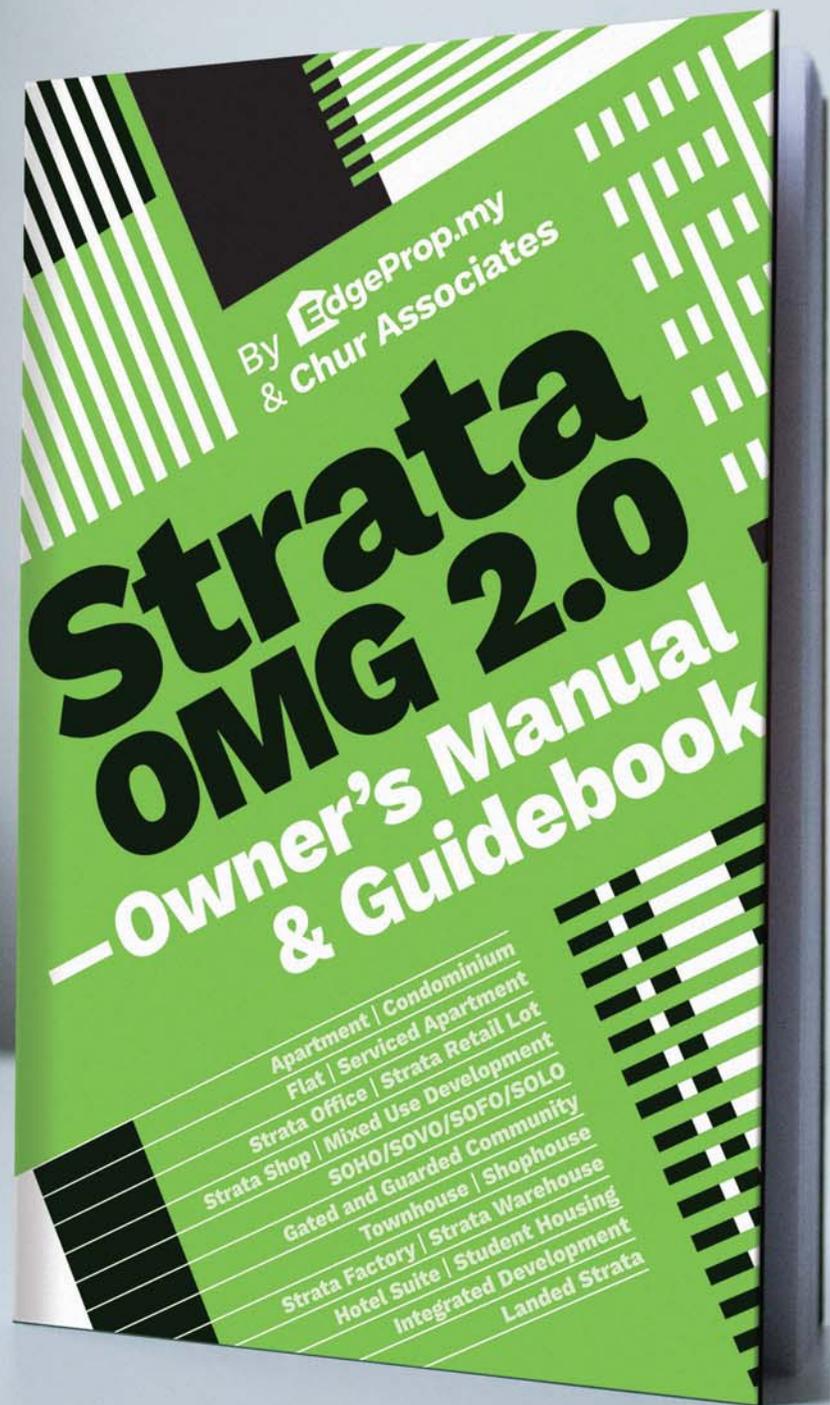
Nestled in Lorong Panggung or popularly known as "Kwai Chai Hong" is this installation by artist duo Hanisah and Syahmi, who are known under the moniker Condimentstrings. Utilising dyed, weaved and knotted fabrics, B-Loom adds plenty of bright colours to the alleyway. Various techniques are incorporated into the installation such as macrame knotting and weaving.

There is even a woven hammock that doubles as a seating area as well. The bright and saturated colours of Pop Life complement the loom arrangements of the installation. With this pop-culture-inspired colour theme, B-Loom stands out as a glossy and vibrant art piece.

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## Properties for sale and rent

**RM830,000****Myhabitat 2, KLCC, Ampang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 850 sq ft  
**Bedroom:** 2 **Bathroom:** 2**Wennie Liew** (REN 16099)

IQI REALTY SDN BHD (E (1) 1584)

☎ +6012 233 3013

**RM620,000****D'Latour, Bandar Sunway, Subang Jaya, Selangor****Type:** Serviced apartment **Tenure:** Leasehold  
**Built-up:** 739 sq ft  
**Bedroom:** 2 **Bathroom:** 2**Wilson Lim** (REN 29646)

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

☎ +6016 353 0201

**RM630,000****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

**RM4,500,000****Hi-Tech 7, Semenyih, Selangor****Type:** Factory **Tenure:** Freehold  
**Built-up:** 11,400 sq ft **Land size:** 26,000 sq ft**Yong Hao Sit** (REN 09622)

REGIONAL REAL ESTATE (E (3) 1274)

☎ +6012 690 8291

**RENTED FOR****RM14,014 per month**

(around RM5.20 psf per month)

**Office unit, Uptown 5, Damansara Uptown, Petaling Jaya****Concluded by:** Ling Chai (REN 20461)of Griffin Properties (+6017 812 8196) **When:** August 2019**DONE DEAL****RM850,000****Ara Damansara, Selangor****Type:** Shophouse **Tenure:** Freehold  
**Built-up:** 1,223 sq ft  
**Bathroom:** 2**Wenda Tee** (REN 31380)

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

☎ +6013 348 9163

**Noteworthy**

- Freehold
- Built-up: 2,695 sq ft
- Fully furnished with office furniture and well-maintained unit
- Facilities: 24-hour security system, centralised air-conditioning, covered car parks, pedestrian-friendly walkway to access shops in Damansara Uptown and Starling Mall
- Easy access to the LDP, within 5km to mature neighbourhoods such as Taman Tun Dr Ismail, Bandar Utama, SS2 and Damansara Jaya

Developed by See Hoy Chan Sdn Bhd Group, Uptown 5 comprises four 12-storey towers offering units with built-up sizes ranging from 5,899 sq ft to 7,317 sq ft. Surrounded by shop offices and situated next to The Starling Mall, a wide range of amenities are available at its doorstep.

According to Ling Chai from Griffin Properties who concluded the deal, although Uptown 5 was completed in 1997, the building is well-maintained and still attractive. She observed that offices in this area have always been popular and seldom are there units left vacant for long.

Tenants like it here due to the area's easy accessibility, availability of good food and proximity to various amenities, she noted.

The office unit found a tenant in less than a month after the former tenant vacated. "The new tenant is a China businessman who was looking for an office

and apartment within walking distance to rail stations, hence Damansara Uptown was never on his list. However, after viewing the office unit in Uptown 5 and taking a walk around the area, he changed his mind," said Ling.

The new tenant likes the vibrant and self-contained Damansara Uptown as all the amenities he needs are within walking distance. He had also rented an apartment at Uptown Residences Condominium, and this has saved him the hassle of commuting to work, said Ling.

According to EdgeProp.my data, there were 14 rental deals in the first three quarters of this year. The average monthly rental was RM22,129 or RM4.53 psf.

As at end November, there were 25 sale listings on EdgeProp.my with an average asking price of RM1.1 million or RM1,682 psf while there were 93 rental listings asking for an average rent of RM11,209 or RM8.16 psf.

**RM630,000****Laman Suria, Mont'Kiara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,037 sq ft  
**Bedroom:** 2 **Bathroom:** 2**Vivienne Ng** (REN 04563)

REAPFIELD PROPERTIES (TAMAN SEA) SDN BHD (E (1) 0452/9)

☎ +6017 338 8859

**RM480,000****Setia Eco Village, Gelang Patah, Johor****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,800 sq ft **Land size:** 1,300 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Usha Sha** (REN 17124)

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

☎ +6016 720 0135

**RM450,000****Bandar Tasik Selatan, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 950 sq ft  
**Bedroom:** 3 **Bathroom:** 2**Terence Yap** (REN 10998)

GS REALTY SDN BHD (E (1) 1307)

☎ +6012 232 9042

**RM2,680,000****Taman Permai Mas Batu 9, Cheras, Selangor****Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 6,900 sq ft **Land size:** 7,057 sq ft  
**Bedroom:** 6 **Bathroom:** 6**Terence Tih** (REN 01644)

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

☎ +6017 668 2669

**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

**RM870,000****Canal Garden, Kota Kemuning, Selangor****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,500 sq ft **Land size:** 1,650 sq ft  
**Bedroom:** 4 **Bathroom:** 4**Susan** (REN 34104)

CHESTER PROPERTIES SDN BHD (E (1) 1321/15)

☎ +6019 210 9848

**RM710,000****SS 3, Kelana Jaya, Selangor****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,500 sq ft **Land size:** 1,760 sq ft  
**Bedroom:** 4 **Bathroom:** 2**Segar Xavier Kuppusamy** (REN 04972)

SQUARE FEET REAL ESTATE (E (3) 1547)

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**Properties for sale and rent**Pro Agents, get your listings featured here! Email [support@edgeprop.my](mailto:support@edgeprop.my) or call 03-7733 9000**RM340,000****OUG Parklane, Jalan Klang Lama, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 950 sq ft  
**Bedroom:** 3 **Bathroom:** 2**Philip Ck Ong** (REN 32684)

I-PROP REALTY (USJ) SDN BHD (E (1) 0990/2)

☎ +6016 220 0780

**RM390,000****Salak Cemara Sepang /KLIA, Sepang, Selangor****Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 1,600 sq ft **Land size:** 1,300 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Mohd Syam** (REN 15084)

JUSTE LAND (E (3) 0205)

☎ +6013 639 6454

**RM550,000****Bandar Seri Putra, Bangi, Selangor****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,900 sq ft **Land size:** 1,690 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Mohd Faiz** (REN 04003)

TRUE VEST PROPERTY CONSULTANTS SDN BHD

(VE (1) 0249r)

☎ +6013 308 3063

**RM550,000****I-Suite @ I-City, Shah Alam, Selangor****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 566 sq ft  
**Bedroom:** 1 **Bathroom:** 1**Low Chee Hoong** (REN 22437)

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

☎ +6012 318 8473

**RM520,000****Ampang, Selangor****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,200 sq ft **Land size:** 700 sq ft  
**Bedroom:** 3 **Bathroom:** 3**Lim Chee Leng** (PEA1158)

REJAY PROPERTIES (E (3) 0255)

☎ +6016 336 0661

**RM950,000****Surian Condo, Mutiara Damansara, Selangor****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,302 sq ft  
**Bedroom:** 3 **Bathroom:** 2**Laura Teh** (REN 02734)

REAPFIELD PROPERTIES SDN BHD (E (1) 0452)

☎ +6019 221 9830

**RENTED FOR****RM1,500 per month**

(RM3.24 psf per month)

**SoHo, Empire City, Damansara Perdana, Petaling Jaya****Concluded by:** **Yijo Phoon** (REN 27634) of CBRE WTW Real Estate (+6012 290 9100) **When:** Nov 2019**Noteworthy**

- Built-up: 463 sq ft
- 1 bedroom and 1 bathroom
- Leasehold
- Fully furnished
- Mid-floor unit
- Facilities: Saltwater pool, Jacuzzi, sky gym, sweat club, aquarobics zone, misty walk, chill-out deck, forest lounge, gourmet loft, sports bar, steam cube and others

Located in Damansara Perdana, Empire City is a leasehold integrated development that comprises residential, office and retail components, with many surrounding shops, F&B outlets and mall. The developer is Mammoth Empire Holdings Sdn Bhd.

Yijo Phoon of CBRE WTW Real Estate is the negotiator who found a tenant for this serviced office suite (also regarded as a SoHo) unit in Block E. The 45-storey tower (known as Marriott Hotel block) is shared by The Marriott International Hotel and the serviced office suites/SoHos.

There are 459 serviced office suites/SoHos and 300 hotel units served by five lifts. Unit sizes are between 354 and 1,115 sq ft.

The tenant chose this unit because it comes fully furnished and has nice interior design with high quality furnishings, Phoon said. He added that the unit faces east and offers unblocked views. "The building also has a

clean main entrance and lift lobby with centralised air-conditioning," he said.

According to Phoon, this unit was rented out one week after the previous tenant moved out. "This is a good deal because a unit with such nice interior design is a rare find, and parking is free at the moment," he noted.

Based on EdgeProp.my's listings, as at Dec 10, the average asking rent for units in Block E was about RM1,381 or RM3.02 psf based on 28 listings. In general, the average asking rent for units at Empire City as a whole is about RM1,393 or RM2.26 psf based on 97 listings.

There was only one sale listing in Block E, asking for RM480,000 or RM1,030 psf while the average asking price of other units listed for sale in Empire City was about RM391,722 or RM613 psf.

According to data from EdgeProp.my, in 2018, there were 23 sold units with the average price of RM374,130 or RM755 psf.

**DONE DEAL****RM5,500/mth****9 Bukit Utama Condominium, Bandar Utama, Selangor****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 2,522 sq ft  
**Bedroom:** 4 **Bathroom:** 4**Leena Tan** (REN 28908)

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

☎ +6012 322 7901

**RM15,000,000****5-acre industrial land, Port Klang, Selangor****Type:** Industrial land **Tenure:** 99 years  
**Land size:** 214,315 sq ft**Kheng Fatt** (REN 04422)

CHESTER PROPERTIES SDN BHD (E (1) 1321/15)

☎ +6012 329 6931

**RM450,000****Elevia Residence Condominium Puchong, Selangor****Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 859 sq ft  
**Bedroom:** 2 **Bathroom:** 2**Kevin Chin Ty** (REN 28756)

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

☎ +6016 288 0777

**RM6,000/mth****KL Sentral, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,405 sq ft  
**Bedroom:** 2 **Bathroom:** 3**Kenny Chong** (REN 16876)

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

☎ +6017 828 1488

**RM680,000****Park Villa @ Jalan Pipit Puchong, Selangor****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,226 sq ft  
**Bedroom:** 3 **Bathroom:** 2**Kelvin Tan Khai Yik** (REN 31324)

ASPIRE PROPERTIES (E (3) 1632)

☎ +6016 403 2222

**RM305,000****Merdeka Villa Apartment, Ampang, Selangor****Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 930 sq ft **Bedroom:** 3 **Bathroom:** 2**Juzri** (REN 35407)

HUNT PROPERTIES (BANGI) SDN BHD (E (1) 1498/3)

☎ +6016 220 6104