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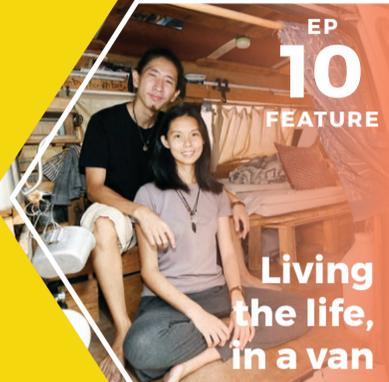
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EdgeProp.my wishes all Merry Christmas and Happy New Year!

REAL ESTATE in 2019

A look back at some of the year's most significant events in Malaysia's property sector.
See Pages 4 to 6.

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**Quayside Mall at
twentyfive.7 set to
open in June 2020**Quayside Mall at Gamuda Land's
twentyfive.7 township in Kota Ke-
muning, Selangor is on track to
open its doors in June 2020.The lifestyle mall is expected to
have 107 retail outlets spread over
its 328,153 sq ft net lettable area.
It will also have about 1,300 car
park bays."With 699,290 safe man-hours
recorded to date, the construction
is on schedule and the mall will
be ready to serve the first phase of
twentyfive.7 community which is
expected to move in starting June
2020," said the developer in a press
release following the topping-up
ceremony on Dec 16 to mark the
completion of the mall's building
structure.**Pokémon Rooms
open for reservation
at Apartment Hotel
Mimaru**Reservations for Pokémon Rooms
at Apartment Hotel Mimaru loca-
tions in Japan are now open for
stays, beginning Dec 24 onward.This follows the announcement
by Cosmos Initia Co Ltd, in collabo-
ration with The Pokémon Company.Five Mimaru locations in Tokyo
and Kyoto will feature Pokémon
Rooms with Pokémon-themed dec-
or such as giant sleeping Snorlax
and dishes with Poké Ball patterns.Guests will also receive compli-
mentary Pokémon merchandise
exclusive to the hotel. The mer-
chandise are an original-design
drawstring bag, welcome card and
two hand towels.**Bandar Malaysia project set to take off**TRX City Sdn Bhd, a wholly-owned
subsidiary of the Ministry of Finance,
has signed an agreement with IWH
CREC Sdn Bhd (IWH-CREC) to develop
the reinstated Bandar Malaysia mega
project.The latter is a consortium com-
prising Iskandar Waterfront Holdings
Sdn Bhd (IWH) and China Railway
Engineering Corp (M) Sdn Bhd (CREC).At the signing ceremony on Dec
17, it was announced that IWH-CREC
is acquiring a 60% equity stake in
Bandar Malaysia Sdn Bhd, the
project's master developer, from its
parent company TRX City.The payment by IWH-CREC for the
60% stake at RM7.41 billion was "an-
chored on Bandar Malaysia's land val-
ued at RM12.35 billion". The project
has an estimated gross development
value of RM140 billion.Prime Minister Tun Dr Mahathir
Mohamad in his keynote address at
the event said the revived BandarMalaysia project provides premium
economic value to the country, is peo-
ple-centric, inclusive and in line with
the Shared Prosperity Vision 2030."Bandar Malaysia will stimulate
demand for Malaysian-produced con-
struction materials, technology and
homegrown talents."It will also shape KL's direction
for the next few decades as a liveable
and sustainable development. The
integrated transportation hub will
change how people travel. The com-
mercial centre will provide a contin-uous boost for trade and innovation,"
said Dr Mahathir.Meanwhile, Finance Minister Lim
Guan Eng said in a statement the day
after the signing ceremony that the
government decided to proceed with
the RM140 billion project after rene-
gotiating for "the best terms for the
people and country" and cleansing it
of elements of the 1Malaysia Develop-
ment Bhd (1MDB) scandal.Following renegotiations over the
terms of contract, Malaysia gained by
more than RM4 billion.**Khazanah and Lim
Kang Hoo's unit sells land
in Johor to EcoWorld**River Retreat Sdn Bhd (RRSB),
a company indirectly owned by
Khazanah Nasional Bhd and Tan Sri
Lim Kang Hoo's Iskandar Waterfront
Holdings Sdn Bhd, is selling a piece
of land in Iskandar Puteri, Johor, to
Eco World Development Group Bhd
(EcoWorld) for RM304.92 million.In a filing by EcoWorld on Mon-
day, it said its subsidiary Melia
Spring Sdn Bhd has inked a condi-
tional sale and purchase agreement
with RRSB, which is 80%-owned byIskandar Investment Bhd and 20%
owned by Iskandar Coast Sdn Bhd,
a unit of Iskandar Waterfront.Khazanah owns a 60% stake in
Iskandar Investment. The remainder
40% stake in Iskandar Investment is
split equally between the Employ-
ees Provident Fund and Kumpulan
Prasarana Rakyat Johor Bhd.The land is located next to Eco
Botanic township in Iskandar Malay-
sia and EcoWorld intends to develop
it into a mixed residential and com-
mercial township worth an estimat-
ed RM1.67 billion in gross develop-
ment value with a large component
of it to comprise affordable products.**Get BREAKING
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"NEWS" and your full
name in the message.****trending
now****LAUNCHES + EVENTS****How do I get past issues of this weekly pullout?
Go to www.EdgeProp.my to download for free**If you have any real estate-related events, email us at editor@edgeprop.my.
Events listed here will also appear on www.EdgeProp.my.**Fun-tastic Christmas
Party at 8th & Stellar****Date:** Dec 21 (Sat)
Time: 11am to 5pm
Venue: 8th & Stellar Sales Gallery,
No. 2, Jalan 1/127, Off Jalan
Kuchai Lama, Kuala Lumpur
Contact: (012) 491 9193,
(03) 7987 7878Enjoy a Christmas party
organised by Chin Hin Property
Development filled with fun
activities such as live singing
performances by Kenny
Low, a Christmas terrarium
workshop, photo booths and
DIY ice-cream toppings.**Eupe Building Hope
Christmas Charity
Bazaar 2019****Date:** Dec 21 (Sat)
Time: 9am to 1pm
Venue: Taman Rekreasi Pudu
Ulu, Jalan Pudu Hulu, Taman
Pertama, Kuala Lumpur**Contact:** (03) 7610 0636
Eupe Corp Bhd will be organising
a charity bazaar featuring F&B,
handmade gifts, Christmas
cookies and baked goods to raise
funds for the underprivileged. All
proceeds will go towards charity
and coupons can be purchased
at the bazaar on that day.**Enchanted London
Christmas at Gamuda
Gardens****Date:** Dec 21 & 22 (Sat & Sun)
Time: 3pm to 9pm
Venue: Gamuda Gardens
Experience Gallery, Persiaran
Gamuda Gardens 1, Bandar
Gamuda Gardens, Selangor
Contact: (03) 9212 0440
Enjoy a joyful Christmas
celebration at Gamuda Gardens
where you can take Instagram
photos of the "streets of London",
shop at the X'mas market, and
let the kids go wild at Hamley'sToy Store. Register at Gamuda
Gardens' website today.**Winter Solstice Celebra-
tion at Emerald Hills****Date:** Dec 21 (Sat)
Time: 10am to 5pm
Venue: Emerald Hills
Sales Gallery, Alam
Damai, Kuala Lumpur
Contact: (1300) 1300 33
Visit Emerald Hills this
Saturday with your family and
friends for a Winter Solstice
celebration where you can
enjoy hot glutinous rice ball
soup and steamed dumplings.**Around the World
in City of Elmina****Date:** Dec 27 to 29 (Fri to Sun)
Time: 5pm to 11pm
Venue: Elmina Central Park, City
of Elmina, Shah Alam, Selangor
Contact: (03) 7831 2253,
(1800) 88 1118Relive your holiday memories
from Bangkok, Tokyo, London
and more at the City of Elmina.
Come and ride a hot air balloon
just like in beautiful Cappadocia,
and take photos to commemorate
that moment! Other attractions
include the Great Wall of China,
Chatuchak Market, the Eiffel
Tower, a fish cutting performance
– plus plenty of food and
fun. The event is organised
by Sime Darby Property.**Photography Week
at Setia Sky Seputeh****Date:** Dec 16 to 29 (Mon to Sun)
Time: 12pm to 4pm
Venue: Setia Sky Seputeh
Sales Galleria, No. 1, Jalan
Taman Seputeh 1, Taman
Seputeh, Kuala Lumpur
Contact: (03) 2276 5252
Visit Setia Sky Seputeh Sales
Gallery in Seputeh, Kuala
Lumpur for a free photography
session with a professional
photographer. Bring along your
family and friends to take one
for the family album and get
a 6R photo for free! Mystery
gifts await visitors who check
in to Sky Seputeh Sales Gallery
via Facebook or Instagram.



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9 THINGS about the property market in 2019

The Exchange 106 at TRX is currently the tallest building in Malaysia and KL was ranked the second best city in the world for expats

BY RACHEL CHEW

More positive news and events came out of 2019 than in 2018, for sure. The year began with a bang with the launch of the National Home Ownership Campaign (HOC). Reports about the HOC were among the top most-read stories on EdgeProp.my this year (see story on Pg 7). It lifted the market somewhat out of the doldrums that it had been wallowing in over the past few years as sales began to move.

Data also showed that property transactions increased in 1H2019 for the first time since 1H2015. During the last quarter of the year, there were even more positive news about Malaysia's attractiveness to foreigners, including expats and even more specifically, Hong Kong residents.

The year also saw the launch of a number of significant property developments in the Klang Valley such as Park Regent in Desa ParkCity, Lake City in Taman Wahyu, Agile Embassy Garden

in Jalan Ampang, Core Residences at the Tun Razak Exchange (TRX) and Kiara Bay in Kepong. Some were high-end products but they received a fairly good response, thanks in part to improved buying sentiment and to the Overnight Policy Rate (OPR) which was reduced by 25 basis points to 3% in May. It was the first adjustment since January 2018. According to the Ministry of Finance, housing loan approvals in May itself soared by 13% after the OPR cut.

Meanwhile, the tallest building in the country, Exchange 106 at TRX, was completed with tenants currently in the process of moving in.

In April, Malaysia signed a framework of agreement with China to revive the Bandar Malaysia project, the massive real estate development at the former Malaysian airforce base near Sungai Besi, Kuala Lumpur. On Dec 17, TRX City Sdn Bhd officially signed the Reinstatement of Bandar Malaysia Framework Agreement with IWH-CREC Sdn Bhd to develop Bandar Malaysia. TRX City is wholly owned by the Minister of Finance Inc, while IWH-CREC is a consortium comprising Iskandar Waterfront Holdings Sdn Bhd

(IWH) and China Railway Engineering Corp (M) Sdn Bhd (CREC).

Also in April, the East Coast Rail Link (ECRL) was kick started and by October, the project was 11% completed, which generally covers all aspects of work from engineering, design, procurement and construction.

In Penang, shoppers were cheering that the IKEA store in Batu Kawan opened in March but in Kuala Lumpur, many stores of the supermarket brands Giant and Cold Storage were closed down. The Hong Kong-based business owner Dairy Farm International Holdings Ltd said the company was going through a reorganisation to better meet the needs of its Malaysian customers.

The market also witnessed various real estate assets put up for sale this year including Western Digital's land in the Sungei Way Free Trade Industrial Zone in Petaling Jaya, The Weld Shopping Centre, Menara Weld and Travelodge City Centre, all in Kuala Lumpur's Golden Triangle.

As we bid farewell to 2019, let's take a look back at what transpired in the property sector during the year.

1 Home Ownership Campaign

Announced during the tabling of Budget 2019 last November, the National Home Ownership Campaign (HOC) was implemented from January this year. Jointly organised with the Real Estate and Housing Developers' Association Malaysia (Rehda), the campaign initially ran from Jan 1 to June 30, 2019 but was extended till Dec 31, 2019 due to popular demand.

The purpose of the HOC was to clear some of the existing property overhang and unsold properties in the market.

During the HOC period, Malaysian homebuyers will be exempted from stamp duties for the purchase of residential units registered under the HOC, as well as receive discounts and attractive packages from participating developers.

For properties registered under this campaign, the stamp duties on instruments of transfer for the first RM1 million of the property price, and for loan agreements of up to RM2.5 million will be waived.

On top of having the stamp duties waived, a homebuyer of a HOC property will also get at least a 10% discount off the list price from the developer.

As at Oct 11, about 21,000 homes worth RM13.44 billion were sold under this campaign, exceeding the initial sales target of RM3 billion, according to Finance Minister Lim Guan Eng.

2 Uptick in property transactions

According to the National Property Information Centre's (Naptic) data released in September, property transactions over 1H2019 have rebounded for the first time since 1H2015. The improved sales performance could signal a brighter outlook for the market.

Property transactions in 1H2019 have surged 6.9% to 160,172 transactions worth RM68.3 billion (0.8% rise), compared to 149,862 properties valued at RM67.73 billion in 1H2018.

The Naptic report also stated that the Malaysian property market remains resilient in the short term, underpinned by strong GDP growth in the second quarter at 4.9% and several government-driven initiatives to further support market activities in the housing sector.

On the other hand, residential property overhang numbers continue to rise in 1H2019 albeit at a slower rate than the previous year. There were 32,810 residential overhang units as at end-1H2019, an increase of 1.5% from 32,313 units in 2H2018.

Hence, affordable housing and finding the right solutions to the property overhang continue to be the government's top agenda.

It is interesting to note that of the overhang homes, about 43% are condominiums or apartments with a majority of them priced at RM200,001 to RM300,000 (22.3%), followed by those priced from RM300,001 to RM400,000 (17.5%) and those priced more than RM1 million (12.8%).

"This is something that perhaps we didn't expect. We thought that overhang homes were those that are priced above RM1 million but actually most of them are condominiums and priced at RM200,000 to RM300,000, which are categorised as affordable houses," Deputy Finance Minister Datuk Wira Amiruddin Hamzah had said.



The Home Ownership Campaign was officially launched by the Prime Minister (centre) on March 1

3 Malaysia's first registered property crowdfunding platform

In September, the Securities Commission Malaysia (SC) announced that EdgeProp Sdn Bhd (EdgeProp) has been registered as the first recognised market operator to establish and operate a property crowdfunding (PCF) platform in Malaysia. This was following a revision of the SC's Guidelines on Recognised Markets in May 2019.

PCF is an initiative announced in Budget 2019 to provide an alternative financing avenue for first-time homebuyers through a property crowdfunding scheme.

Property crowdfunding offers the same potential as that of equity crowdfunding and peer-to-peer financing platforms in providing an alternative source of financing but is specifically tailored for first-time homebuyers. At the same time, it will provide investors access to a new investment option, said the SC.

4 Reigning tallest building in the country

Exchange 106 at the TRX development in Kuala Lumpur was completed and its developer Mulia Property Development Sdn Bhd received the office building's Certificate of Completion and Compliance (CCC) in October.

The general manager of property management Patrick Honan revealed that about 500,000 sq ft of floor space has been taken up as at October which includes a top-five Fortune 500 global consulting firm, a Hong Kong-based multinational personal care brand, some of the world's most recognised e-commerce platforms and one of the most globally renowned serviced office and co-working brands with the largest network of over 3,000 locations in 120 countries.

After stealing the crown from the 451.9m-tall Petronas Twin Towers, the 492m-tall Exchange 106 is expected to rule as the tallest building in the country for about two years until the 635m-tall Merdeka 118 is completed.

5 Budget 2020 — RPGT tweak and lower minimum price threshold

Budget 2020 was tabled on Oct 11 and seemed more like a follow-up or review of 2019's Budget measures.

Among the property market-related announcements were that more rent-to-own and youth housing schemes would be initiated in the near future.

While the market was hoping for the current Real Property Gains Tax (RPGT) regime to be reverted to the previous one, there was no such luck — the RPGT was instead "tweaked" whereby Putrajaya promised to "enhance the RPGT treatment" by setting the market value on Jan 1, 2013 as the property acquisition price for properties acquired prior to Jan 1, 2013 compared with the previous base year of Jan 1, 2000.

In an effort to lower the residential market overhang and the number of unsold properties, Budget 2020 also proposed that the minimum foreign property purchase price

threshold of high-rise property, specifically condominiums and apartments in urban areas such as Kuala Lumpur, be lowered from RM1 million currently to RM600,000 effective 2020.

6 Courting controversy

Several controversial rulings came out of the courts this year that could greatly impact the real estate industry. Probably the most significant two were:

i. Same or different rates for mixed developments?

An Oct 4 ruling by the Court of Appeal held that Joint Management Body (JMB) committees cannot charge different rates to property owners in a mixed development, overturning a High Court decision that JMBs have the power under the Strata Management Act to determine or fix different rates of service or maintenance charges for different parcels in a mixed development.

The ruling implies that residents in high-rise buildings that do not have strata titles yet, where there are also offices and retail lots, will have to pay service or maintenance charges according to a fixed formula following the landmark court decision.

ii. Who can grant extension of time to developers?

The Federal Court in November ruled that the Housing Controller under the Ministry of Housing and Local Government has no power to grant an extension of time (EOT) to property developers to complete their projects beyond the stipulated delivery timeline.

The Chief Justice Tan Sri Tengku Maimun Tuan Mat held that Regulation 11 (3) of the Housing Development (Control and Licensing) Regulations 1989 conferring power on the controller to waive and modify the terms and conditions of the contract of sale between purchasers and the developer is ultra vires the Housing Development (Control and Licensing) Act 1966. She believes by modifying the prescribed terms and conditions and granting the developer the EOT, the controller has denied purchasers the right to claim for liquidated and ascertained damages (LAD) for late delivery. In her judgement, she said it did not appear to protect or safeguard the purchasers but rather the developer and that militated the intention of Parliament.

7 Sold and up for sale in 2019

Among the buildings that changed hands this year was the 30-year-old Wisma KFC on Jalan Sultan Ismail, Kuala Lumpur which was sold by the Employees Provident Fund (EPF) to Singapore-based property developer and manager Royal Group in February 2019.

The 22-storey office building with a gross floor area of 342,145 sq ft is believed to have been sold for about RM130 million. Formerly known as Wisma Idris, the building was once the headquarters of Kentucky Fried Chicken Holdings (M) Bhd, but was left vacant for about two years after QSR Brands (M) Holdings Bhd — the operator of fast-food restaurant chains KFC and Pizza Hut — relocated to Petaling Jaya, Selangor.

Other significant concluded deals and properties on the market

- Mammoth Empire Holding Sdn Bhd (MEH) sold the four-star **Wolo Hotel Bukit Bintang** in KL for RM115 million in November 2019. The 133-room hotel was formerly an office building called Wisma KLIH, which was purchased by MEH from Equine Capital Bhd for RM58 million in 2010.
- **Western Digital** is selling its hard disk drive (HDD) manufacturing facility site at the Sungei Way Free Trade Industrial Zone in Petaling Jaya where the company has been operating for over two decades. According to a news report, the price range could be around RM160 million and RM190 million for the 11-acre site, which also offers slightly more than one million sq ft of built-up area.
- **KL33** (formerly known as Menara Prudential) at Jalan Sultan Ismail, has been refurbished and put up for sale. According to news reports, the property, which has a net lettable area of 195,943 sq ft, could fetch a transaction price of RM215.5 million.
- The **Nanyang Siang Pau office building site** in Petaling Jaya, Selangor has been put up for rent at an asking monthly rate of RM2.50 psf. The freehold site spans 5.86 acres in the Sungai Way Free Trade Industrial Zone and comprises a 4.5-storey office and a 2.5-storey warehouse that offer built-up space of about 136,994 sq ft and 99,780 sq ft, respectively.
- **Menara Weld** and **The Weld Shopping Centre** located within KL's Golden Triangle is calling for bids with a reserve price of RM270 million for both assets. The assets are owned by Great Eastern Life Assurance (M) Bhd, a unit of Singapore-listed Great Eastern Holdings Ltd and comprises a 26-storey office tower and an adjoining six-storey retail mall located at the corner of Jalan Raja Chulan and Jalan P Ramlee.
- The 55-year-old **Kickapoo bottling plant** in Section 13, Petaling Jaya, is being put up for sale by the Singapore owners of National Aerated Water Co (KL) Sdn Bhd after operations ceased over a decade ago. The building sits on a leasehold parcel of 2.06 acres with 41 years remaining on the lease.
- The 40-year-old **Menara MIDF** at Jalan Raja Chulan, KL is seeking a buyer with an asking price in the range of RM140 million and RM150 million. The 21-storey building was acquired by Permodalan Nasional Bhd (PNB) and sits on a 36,382 sq ft freehold plot. It has a gross floor area of 190,000 sq ft and a net lettable area of 160,000 sq ft.
- The **Travelodge City Centre**, formerly Hotel Geo KL, was put up for sale after the Singapore owner ICP Ltd purchased the asset in November 2018 and rebranded the asset into a mid-scale 199-room hotel. The freehold property is located at Jalan Hang Kasturi, KL and was sold to ICP for RM85.5 million. A property consultant estimated the price for the refurbished hotel to be at least RM100 million.
- **BOH Plantations Sdn Bhd** is looking to divest 651 acres of its plantation in Southern Klang Valley, Selangor. The tract, part of the Boh Tea Farm in Seri Cheeding where lowland tea is grown, may be able to fetch as much as RM992 million, according to a news report.

CONTINUES NEXT PAGE

Menara Weld, located in the Golden Triangle, is up for sale





LOW YEN YEING | EdgeProp.my

Refurbishment of the outdoor sports court of PPR Seri Cempaka was completed end-November

FROM PREVIOUS PAGE

8 Launch of the National Community Policy

Launched in February 2019 by Prime Minister Tun Dr Mahathir Mohamad, the Dasar Komuniti Negara or National Community Policy (DKN) is an initiative under the National Housing Policy (2.0) to improve the lives of the B40 group, especially PPR (Program Perumahan Rakyat) public housing residents.

Formulated by the Housing and Local Government Ministry (KPKT), it is working with the private sector including property developers and non-government organisations to upgrade the living environment of PPR communities via their CSR initiatives.

In less than six months of the DKN launch,

EdgeProp Malaysia, Paramount Property Development Sdn Bhd and Nippon Paint Malaysia jointly rolled out the Sayangi Rumahku campaign to refurbish the outdoor sports courts of PPR Lembah Subang 1, PPR Seri Cempaka and Perumahan Awam Seri Kedah, all located within the Klang Valley, into colourful and functional multipurpose sports courts.

Currently, the refurbishment of the sports courts at PPR Lembah Subang 1 and PPR Seri Cempaka have been completed while the works at Perumahan Awam Seri Kedah will start soon and is expected to be completed in the first half of 2020.

9 KL among top three cities for expats

Kuala Lumpur finally made it into the global top three of InterNations' Expat City Ranking after consistently coming in among the top 10 cities over the past few years.

InterNations, the world's largest expat community with over 3.5 million members, put Malaysia's capital KL as the second best city in the world for expats to settle in, coming in behind Taipei, Taiwan.

The survey results released in November saw Taipei, KL, Ho Chi Minh City and Singapore taking the top four positions respectively, with Taipei defending its position in 2018.

Other Asian cities such as Bangkok (20th), Tokyo (26th), Jakarta (33rd), Shanghai (43rd), and Hong Kong (52nd) ranked midfield. Beijing (60th) and Seoul (63rd) came in towards the end of the list, and Yangon (73rd) was among the bottom 10.

A total of 82 cities around the globe were analysed in the survey covering five areas of expat life — quality of urban living, getting settled, urban work life, finance & housing and local cost of living.

In KL city, 75% of the expats felt at home (versus 64% globally), while 69% were happy with their social life (versus 55% globally). Language does not seem to be a problem, as 92% find it easy to live in the city without speaking the

local language (versus 47% globally).

Expats have little to complain about when it comes to local cost of living (2nd) and finance & housing Indices (2nd). Close to four in five (78%) are satisfied with the local costs of living (versus 43% globally), and 75% find housing affordable (versus 36% globally).

Earlier in the year, International Living's Annual Global Retirement Index also named Malaysia one of the world's top 5 best places to retire in 2019 after Panama, Costa Rica, Mexico and Ecuador.

International Living is a media organisation that helps people discover places to live, travel and retire.

Malaysia, it said, is a great base for exploring the rest of Asia as English is the unofficial first language which makes communication easy. It also has affordable home rental and healthcare, while the public transport system is efficient.

More recently, Malaysia certainly is on the radar of Hong Kong residents looking for a place to relocate especially those rattled by the ongoing anti-Beijing protests which started in the middle of the year. According to property agents, Malaysian properties have received strong interest from Hong Kong buyers since then, with many coming over to check out the country and ways they can move over here.



1 Stamp duties waived for properties under HOC 2019 (Jan 31)

The Finance Ministry's announcement of incentives for property buyers especially with regards to stamp duty exemptions for purchase of properties under the HOC clinched the top spot. This was a major move by the government to help reduce the number of unsold stock in the market and to give the market something to cheer about after a prolonged slowdown.



2 LRT 3 contractors allegedly owed RM800m, driving some subcons close to bankruptcy – report (Jan 12)

Citing sources, *The Edge* in early January was told that Prasarana Malaysia Bhd had not yet paid contractors of the light rail transit 3 (LRT 3) for work done up to Sept 30 last year worth RM800 million.

These sources alleged that the contractors had also not been paid for work packages completed since last February, driving several smaller subcontractors to the brink of bankruptcy.

A subsequent report then stated that the outstanding payments would be settled by the end of the month (January).



3 Why buy during the HOC? (Mar 1)

EdgeProp.my did a piece on the benefits of buying a property during the HOC period and it caught the interest of many, signifying that there are many people out there waiting for the right motivation to make that purchase.



4 Stamp duty exemption for HOC first-time homebuyers extended for 6 months until Dec 31 (June 30)

The HOC was initially to run only for six months from January to June 2019, hence the market more than welcomed the announcement that the HOC and the incentives for homebuyers will be extended until December 2019 due to positive response from the market.



5 HOC 2019 launched to increase homeownership among Malaysians (March 1)

Of course, the official launch of the HOC itself in March drew much attention. It was officiated by Prime Minister Tun Dr Mahathir Mohamad with the Finance Minister and Housing and Local Government Minister in attendance. Held in conjunction with the launch was a property expo of HOC participating projects.



Tap or scan to read full story!



EdgeProp.my

10 most-read stories of 2019

BY SHAWN NG

2019 is coming to an end with no shortage of major events which has led us to bring you the top 10 most-read property news on the EdgeProp.my property portal this year.

Four articles in the list were about the National Home Ownership Campaign, also known as HOC, the hot topic that was frequently on the lips of homebuyers, property developers and investors throughout the year.

If that wasn't enough, another two articles in the list were indirectly related to the HOC, reinforcing its dominance as the property event of the year.

Another big hit was the controversial development of Empire City Damansara near Damansara Perdana which had seen a delay in its completion. Hence, any reports that involved its developer Mammoth Empire would somehow attract interest in the market, be it bad or good news.

The 6th and 7th most-read news on EdgeProp.my were about the developer entering into a joint venture with Exsim Development to complete Empire City Damansara followed by the news that it was selling a 61-acre tract in Damansara Perdana to Exsim.

News that indicated the financial state of certain businesses also made it to the top 10 including a story about delayed payments to LRT 3 contractors (No. 2) and the closing down of Cold Storage and some Giant grocery stores (No. 9).

Rounding up the top 10 most-read list of stories is a homebuying guide stating the many incentives available for homebuyers especially first-time purchasers, which goes to show that people are still very much interested in owning a home of their own.

Here's a rundown of the top 10 most-read stories.

6 Mammoth-Exsim JV to complete Empire City Damansara (June 1)

A newsbreak that the completion of the Empire City Damansara development might be back on track with the emergence of a strategic partner Exsim Group—a boutique developer of several high-rise residential projects in the Klang Valley—took many by surprise.



7 Mammoth Empire sells 61-acre tract in Damansara Perdana to Exsim Development for RM760m – report (Oct 14)

A few months after the JV with Exsim, it was reported that Mammoth Empire was in a land deal with its Empire City Damansara partner.



8 'It's not a wage problem, houses are just too expensive' (Jan 30)

The issue of housing affordability continues to plague the country and Khazanah Research Institute came up with research results to drive the point home—that house price growth has outpaced wage growth.



9 20 more Giant and Cold Storage stores to close? (Aug 20)

The spate of closures of these two well-known brands was the talk of the town especially when many people have grown up shopping for groceries in these stores.



10 The best time to buy your first home (Jan 4)

Last but not least is another article on why a person thinking of owning a home should buy now and not let the opportunity pass considering the various incentives such as those under the HOC.



INSTA-SPOTS  

BY RACHEL CHEW

While the year-end festive gift shopping may be overwhelming, stop and take in the Christmas spirit by admiring the stunning decor the malls in town have come up with.

Yes, this is the time when the malls are all decked up with extravagant decorations to spread the holiday cheer and to draw in more visitors.

This year, most malls have chosen classic winter scenes in striking white or giant Christmas trees with shiny red, gold and green trimmings. But there is one mall that decided to go rogue and take on a Star Wars theme.

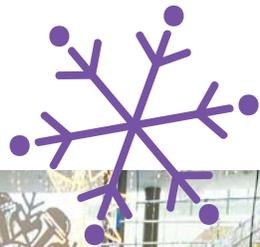
We have handpicked some of the best-decked malls this season where shoppers are spoilt for choice for Instagram-able photo moments at every turn.



Queensbay Mall, Penang

Many will go "wow" when they enter the winter wonderland put up by Queensbay Mall this festive season. It is a full blast of Winter Joy with penguins, reindeers and snowmen all on parade at the centre court of the mall.

Malls with the best Christmas decor



Pavilion Kuala Lumpur, KL

Step into Pavilion KL's experiential pop-up, galactic Christmas playground and catch the Star Wars-inspired Light experience held daily at 3pm and 8pm. Star Wars fans will be delighted with some of the most impressive Star Wars replicas including the Millennium Falcon, and themed performances on show.



Sunway Pyramid, PJ

Inspired by the Dresden Christmas Market, visitors get to feel the atmosphere of the oldest Christmas Market in Germany with its market arch, stalls and a 36ft tall traditional Christmas Pyramid featuring a magnificent display of rotating statues on each level.



PICTURES BY LOW YEN YEING | EdgeProp.my



QUEENSBAY MALL, PENANG



INSTA-SPOTS



Mid Valley Megamall, KL

Santa's Toyland is now happening at Mid Valley Megamall. Look closely at the Christmas trees, the clock tower and inside the little hut and see what you'll find. There are toys, presents, fairy lights and countless teddy bears everywhere at the North and South Courts of the mall.



IOI City Mall, Putrajaya

Instead of putting up a classic green or white Christmas tree, IOI City Mall decided to have a red tree as the centre of its decoration accompanied by sparkling smaller trees with red glossy baubles to reflect the theme of Sparkle, Shimmer & Shine.



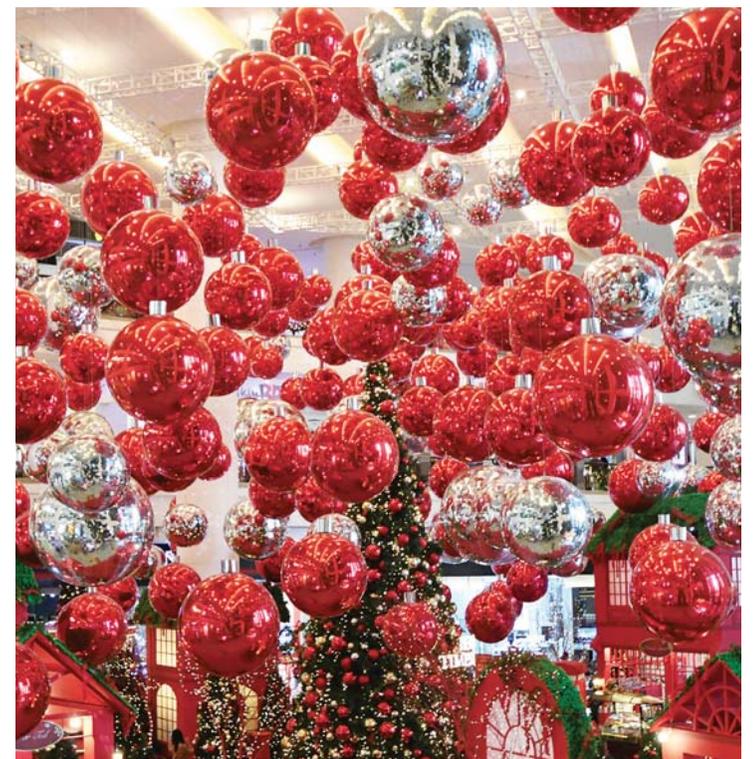
IPC Shopping Centre, PJ

It is a special Christmas for IPC Shopping Centre in Mutiara Damansara, as the mall is also celebrating its 16th anniversary. Themed Wondrous Winterland, the mall has set up a giant lighted crystal globe with a 15ft Christmas tree inside. Your kids can ride around the concourse area in a special mini train while you get busy taking photos.



The Gardens Mall, KL

Satisfy your fascination for a white Christmas at The Gardens Mall. With the theme Christmas Dream, a serene picture of a snowy Christmas is made complete with the addition of various Arctic animals such as polar bears and reindeers.



Berjaya Times Square, KL

Be warned, you may be put under a spell by the dazzling red and silver giant baubles floating in the air at Berjaya Times Square. The mall has been transformed into a land of enchantment with strings of twinkling ornaments.



FEATURE



BY CHELSEY POH

For over a year, 28-year-old Johorean Alan Ooi has given up his regular job as a photographer to live in a van. While the van lifestyle, where a vehicle is converted into a home allowing for constant road trips, is rapidly gaining interest overseas, the trend has not picked up in Malaysia, probably due to its hot and humid climate.

"I have always been obsessed with backpacking but I grew tired of flying. One day I saw Youtube videos of people living the van life, so I decided to follow suit," Ooi tells EdgeProp.my at a cafe close to a beach where he and his van will be spending some time.

He sold his Myvi and bought a 30-year-old second-hand Ford Econovan 2.2L van with RM14,000 in February 2018, then spent a month to turn it into a campervan for less than RM3,000. The van is equipped with a solar board on the roof, water boxes, fans, light tubes, a coffee machine, a bed and some storage compartments. Outfitted with a beautiful warm woody colour interior, Ooi named the van *HeLiu*, which means "why stay" in Chinese.

He has been living the van life since April 2018.

Recycle and DIY

Ooi, who has always been good with his hands, chose to modify the van by himself. "I've never done a project like this before. I learnt from the internet most of the techniques including making wood work, connecting electric cables and setting up the solar system," he says.

He tried to mainly use recycled materials to build the interiors such as recycled wooden boards and tree branches. A bamboo pole is now his curtain rod. "I love giving old things new life," he says. Repairing and reusing old things instead of consuming new materials to make new things, is his way of exercising sustainability.

Crafting his abode by hand also reflects his philosophy in life. "To build things, you need to spend time. I realise that people work hard so that they can buy things built by others, to save time. But people need to ask whether that is necessary. It becomes a vicious cycle when you start to sacrifice your life to buy more and more things, thinking that they will lead to a better life," he says.

Travelling with "HeLiu"

Ooi's girlfriend Beryl Teo has joined him, and they have been living together in his van since March this year. Ooi and Teo craft leather goods and sell them in bazaars and through websites to earn a living. Ooi also



Ooi (left) and Teo are a couple rambling across Peninsular Malaysia in a campervan

Living the life, in a van

CHELSEY POH | EdgeProp.my



The *HeLiu* "door plate" handmade by Ooi

Below: The pair sitting in their "studio" and "bedroom", which contains an extendable bed with storage underneath



occasionally conducts leather workshops and undertakes photography jobs while 24-year-old Teo takes on freelance interior designing works.

To Ooi, the van life enables him to follow his own pace, giving him plenty of time for self-reflection. "It frees me from a hectic city life, and I get to know a lot of interesting people along the journey," he enthuses.

"Moreover, I am getting plenty of unexpected interest due to the lifestyle, and publicity, which I kind of enjoy," he quips.

"Space is limited, it requires a lot of communication and adapting but things seem to be going well," Ooi says.

"To me, a home doesn't necessarily mean a house. It means living a life that you really want," he muses.

Minimalist life

Excluding exceptional expenses like maintenance and repairs for the van, Ooi and Teo manage to survive on about RM500 to RM800 a month. "We spend around RM50 to RM80 per week to buy groceries as we cook our own meals, and about RM100 for fuel," Ooi says. The two often stop at a spot for a few days before travelling to their next destination, limiting the driving time to spend more time enjoying a place or nature.

No doubt, such an alternative lifestyle poses many challenges. There are various things to worry about such as the weather, electricity, water, food, hygiene

and personal safety especially when the van naturally attracts curious passers-by.

"I used to be on high alert when people come close to us, but after some time I finally learned to be more relaxed," he says, adding that mosquito bites are another annoying inconvenience.

"One needs a lot of mental preparedness to undertake the van life. At first, switching to living in a van was hard for me," Ooi admits.

For Teo, quitting her job as an interior designer and joining Ooi on his journey took courage. "I'm now getting used to it. Life without goals or motivation can be terrifying," she says.

Although life seems less hectic now, the two still need to manage their time well as freelancers, to earn a living.

Understandably, Ooi's parents were not supportive of their son's unusual lifestyle. "But they now know that I can take care of myself, so they are okay with it. I go home every few months," Ooi says.

Teo, on the other hand, has support from her mother as both share a common interest in travelling.

"My next step is to go out of Malaysia, because we have already gone round Peninsular Malaysia more than once but alas, the plan has to wait for another two years as I was barred from entering Thailand for five years after carelessly overstaying," Ooi discloses.

Perhaps they will have another go around Malaysia before they cross the border for their next adventure.

The kitchen contains a portable stove and a coffee machine



EdgeProp

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FEATURE



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Lata Medang

Lata Medang near Kampung Pertak, Kuala Kubu Bharu has an adventure trail up to a sparkling waterfall that spouts down from a huge drop of 60 metres across two tiers. The waterfall is adjacent to the Kampung Orang Asli (permanent residents of Kampung Pertak).

The hiking trail has beautiful scenery, filled with lush plants and trees. The whole trail is pretty easy, though it gradually becomes steeper before Lubuk Mecu, which is a short distance downstream from the main falls.

The place is a perfect spot for those who would like to snap great pictures of fast flowing water.

ENTRANCE FEE: RM1 per person
OPENING HOURS: 24/7

Sungai Pisang Waterfall

Situated along the Karak Highway, Sungai Pisang Waterfall is a hidden gem that many often pass by without noticing. It is possible to park your car at a lay-by and walk around 15 minutes to the waterfall, but why miss the great experience of undertaking a fun river crossing and a handsome jungle trek?

The trek begins from Jungle Lodge, which is situated along the old Gombak Road to Genting Highlands.

The journey to the refreshing waterfall will take about an hour of trekking, crossing the river a couple of times along the way, passing through a tunnel under the Karak Highway and hiking in the ancient rainforest.

You can skip the tunnel by wading through the water or walking on the side ledges. The trail is easy and suitable for newbie hikers, although extra caution will be needed during the rainy season as the river current will become stronger.

Hikers might also get to enjoy the sensation of a fish spa as the fish in the river swim around your feet. Going behind the waterfalls is possible.

ENTRANCE FEE: None;
around RM5 parking fee
OPENING HOURS: Daily 8am-6pm



©ESPDANIEL

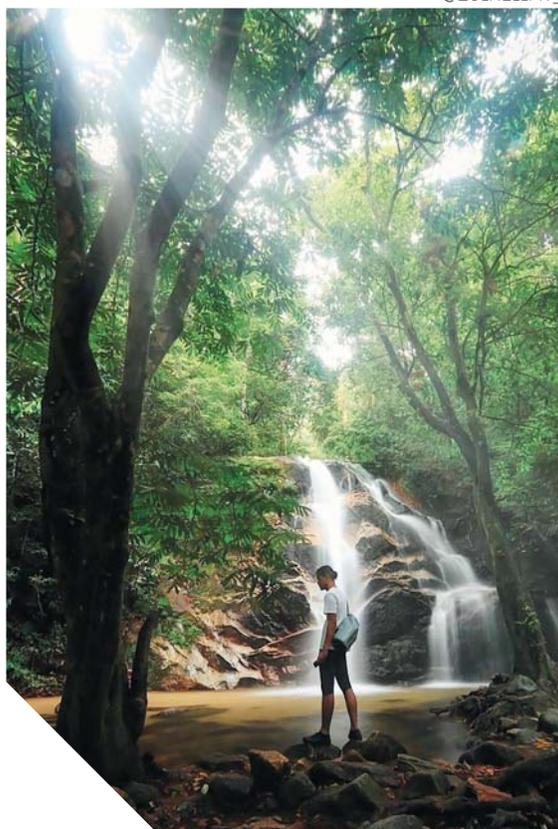
Be one with nature at these 5 waterfalls in Selangor

BY CHELSEY POH

Cascading rapids somehow hold a certain lure that makes them favourite spots for a weekend escape. The cold and crystal clear water cleanses the mind and soothes the soul. In Selangor, there are many enjoyable waterfalls and hiking trails for people to immerse themselves in nature and serenity. Here are five especially enticing waterfalls recommended by the Selangor state government tourism arm, Tourism Selangor.



@ZULHELLMY_



Chiling Waterfall

Kanching Waterfall

Kanching Rainforest, formerly known as Kanching Recreational Forest, is a home to seven beautiful waterfalls. Sitting between Rawang and Kuala Lumpur, this nature hideout is good for camping, picnics, swimming and jungle trekking.

The concrete steps up to the waterfalls at level four is quite easy for beginners, but the jungle trekking trail beyond is slightly more difficult. Fantastic sceneries and a huge sense of satisfaction await those who conquer the higher levels.

Well preserved and managed by Tourism Selangor, many rare species of plants can be found along the trail. You may also come across a troop of monkeys in their natural habitat, eating and swinging from tree to tree.

ENTRANCE FEE: RM1 per person;
RM2 parking fee
OPENING HOURS: Daily 8am-6pm

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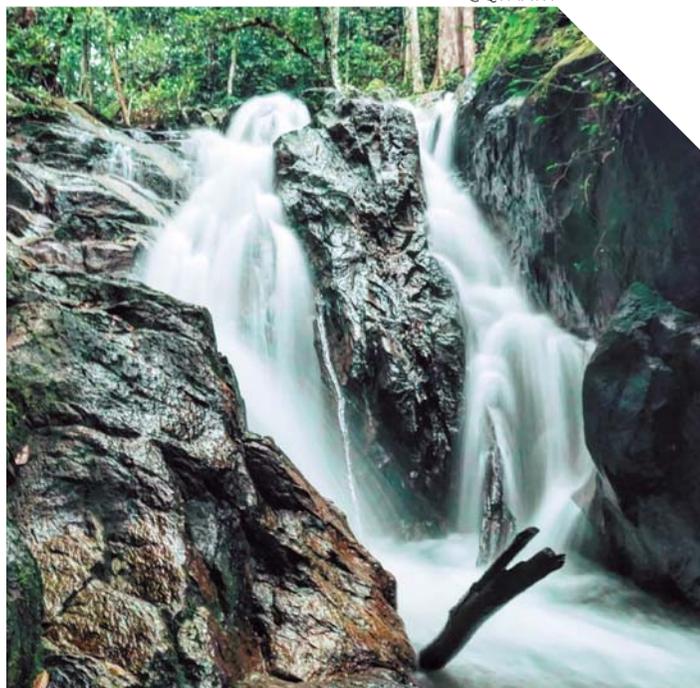
Situated within Taman Warisan Negeri Selangor, the pristine Chiling Waterfall and river are a part of the Mahseer Fish Sanctuary managed by the Selangor Fisheries Department and Selangor Forestry Department.

To get to the mesmerising waterfall, you will need about an hour of walking and trekking, and be prepared to get wet as you will have to cross the river multiple times. But it's all worth the effort, because Chiling Waterfall is one of the most stunning, spectacular waterfalls in Selangor.

Toilets and a campsite are available at the place. There are three levels to the Chiling waterfall, but only the waterfall on level one is open to the public. The two upper levels are off-limits. Access to the waterfall is limited due to ongoing research by the Selangor Fisheries Department.

ENTRANCE FEE: RM1 per person
OPENING HOURS: Fridays, Saturdays and Sundays only, 8am-6pm

@QYMAYH



Sungai Tekala

Sungai Tekala is an ideal getaway for camping, picnics and chill-outs with family and friends, and it only takes 10 minutes to reach the waterfall from the entrance! Since 1982, the place has been enhanced and is now equipped with decent facilities for both the comfort and convenience of its visitors including food stalls, prayer rooms, washrooms and gazebos.

For those who want to have an overnight trip, there are also chalets for rent. A camping site is also available to set up tents.

The fascinating waterfall in Hulu Langat is located around 14km from Semenyih and about 50km from Kuala Lumpur.

ENTRANCE FEE: RM2 for adults; RM1 for children
OPENING HOURS: Daily 7am-6pm



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Residential

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Built-up: 892 sq ft
Bathroom: 1**Adriel Lim** (REN 03321)

PRIMA PROPERTY AGENCY (E (3) 0241)

+6012 685 5755

**RM999,000****Oval Damansara, Taman Tun Dr Ismail, Kuala Lumpur****Type:** Office **Tenure:** Freehold
Built-up: 1,960 sq ft
Bathroom: 1**Ann Soh** (REN 03232)

METRO REC SDN BHD (VE (1) 0376/1)

+6018 369 8650

**RM1,317,440****Saujana Impian Golf Resort, Kajang, Selangor****Type:** Residential land **Tenure:** Freehold
Land size: 8,234 sq ft**Azman Kadir** (REN 11074)

ALAM HARTA REALTY (E (3) 1687)

+6019 387 7102

**RM700,000****Wangsa Permai, Kepong, Selangor****Type:** Terraced house **Tenure:** Leasehold
Built-up: 1,800 sq ft
Bedroom: 4 **Bathroom:** 3**Carmen Teoh** (REN 27223)

IQI REALTY SDN BHD (E (1) 1584)

+6012 303 3133

**RM3,220,000****AIRA Residence, Jalan Batai, Damansara Heights, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,894 sq ft
Bedroom: 3 **Bathroom:** 2**Catherine** (REN 09255)

CBD PROPERTIES SDN BHD (E (1) 1197)

+6012 383 9275



RENTED FOR

RM6,000/mth (RM5.39 psf)**Serviced apartment, Tropicana The Residences, Jalan Ampang, KL****Concluded by:** Eugene Pang (REN 30525)

of MIP Properties Sdn Bhd (+6016 272 4228)

When: Sept 23, 2019

DONE DEAL



Noteworthy

- Built-up size: 1,114 sq ft
- 2 bedrooms and 2 bathrooms
- Freehold
- Fully furnished
- High-floor unit
- Facilities: saltwater pool, Jacuzzi, sky gym, sky stream, sweat club, yoga, athletica, aquarobics zone, misty walk, chill-out deck, forest lounge, gourmet loft, sports bar, steam cube

Tropicana The Residences by Tropicana Corp Bhd is located within a six-minute walk to KLCC. Completed in 2018, the freehold luxury development comprises a 55-storey tower with 353 serviced apartment units sharing the building with W Hotel by Starwood Hotels.

Its location enjoys many conveniences including LRT and monorail stations, banks, restaurants, clubs, business and office complexes, upmarket malls, hospital, clinics and parks, making it a favourable choice for the working population, expatriates and tourists.

It has easy access to highways and main roads such as Jalan Ampang, Jalan Sultan Ismail, Jalan Tun Razak and Maju Expressway.

Eugene Pang, the

negotiator who closed the deal, said the tenant of this serviced residence has paid a six-month advance rental to the landlord.

"I found him this unit in less than a week. He was happy with the high-floor unit which comes with a nice view and fully furnished," he said.

"The unit was priced at the right asking price and so was easily taken up," Pang added. The deal was concluded with a rent of RM6,000 per month or around RM5.39 psf.

According to EdgeProp.my's listings, as at Oct 7, 2019 the average asking rent for units in Tropicana The Residences was RM5,886 or RM6.10 psf based on 26 listings.

The average asking price of 17 units listed for sale at that time was RM3.36 million or RM2,548 psf.

**RM420,000****Univ 360 Place, Seri Kembangan, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 975 sq ft
Bedroom: 3 **Bathroom:** 2**Cerrine Yew** (REN 28403)

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

+6012 201 3088

**RM988,000****Jalan Ampang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,066 sq ft
Bedroom: 2 **Bathroom:** 2**Charles Chua** (REN 02154)

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

+6012 282 0823

**RM3,000,000****Taman Hijau, Ampang, Selangor****Type:** Bungalow **Tenure:** Freehold
Built-up: 3,500 sq ft **Land size:** 6,500 sq ft
Bedroom: 5 **Bathroom:** 3**Chris Tang** (REN 32877)

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

+6018 278 9330

**RM680,000****Prima Midah Heights, Cheras, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,478 sq ft
Bedroom: 3 **Bathroom:** 3**Elvie Ho** (REN 22102)

REAPFIELD PROPERTIES (KL) SDN BHD (E (1) 0451/1)

+6012 303 3788

**RM4,500,000****Binjai on the Park, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 2,250 sq ft
Bedroom: 3 **Bathroom:** 4**Ian Tang** (REN 22803)

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

+6018 278 3154

**RM18,472,000****Sentul land, Kuala Lumpur****Type:** Land **Tenure:** Freehold
Land size: 80,314 sq ft**James Lee** (REN 11088)

LEADERS REAL ESTATE (E (3) 1204)

+6010 773 0073

**RM888,000****3 Two Square, Petaling Jaya, Selangor****Type:** Commercial space **Tenure:** Freehold
Built-up: 1,800 sq ft
Bathroom: 2**Jen Leong** (REN 28384)

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

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Residential

Properties for sale and rentPro Agents, get your listings featured here! Email support@edgeprop.my or call 03-7733 9000**RM1,770,000****Mont Kiara Aman, Mont'Kiara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 2,648 sq ft
Bedroom: 3 **Bathroom:** 5**Jennifer Yap** (REN 01757)REAPFIELD PROPERTIES (HQ) SDN BHD (E 1) 0452
☎ +6012 324 0238**RM1,150,000****Ativo Office, Bandar Sri Damansara, Selangor****Type:** Office **Built-up:** 1,667 sq ft
Bathroom: 1**Joanne Soh** (REN 13124)CBD PROPERTIES SDN BHD (E 1) 1197
☎ +6012 297 6506**RM1,900,000****Saujana Puchong, Puchong, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 5,400 sq ft
Bedroom: 5 **Bathroom:** 7**John Oh** (REN 07002)IQI REALTY SDN BHD (E 1) 1584
☎ +6012 298 6266**RM2,002,288****Aria Luxury Residence, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,159 sq ft
Bedroom: 2 **Bathroom:** 2**Josephine Tan** (REN 05324)

CBD PROPERTIES (BUKIT JALIL) SDN BHD (E 1) 1197/12 ☎ +6012 390 9498

**RM2,350,000****Face Platinum Suites, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,300 sq ft
Bedroom: 3 **Bathroom:** 2**Justin Lee** (REN 32527)FULL HOMES REALTY SDN BHD (E 1) 1501/8
☎ +6016 618 9568**SOLD FOR****RM25.8 million****Office building, Dataran Mentari, Bandar Sunway, Petaling Jaya****Concluded by:** Joanne Soh (REN 13124) of CBD Properties Sdn Bhd (+6012 297 6506) **When:** July 2019**DONE DEAL****Noteworthy**

- Leasehold (lease expiring in August 2104)
- Gross floor area: 83,985 sq ft
- Net lettable area: 62,758 sq ft
- Facilities: 24-hour security and CCTV surveillance, passenger lifts and covered parking bays
- Easy access to Damansara-Puchong Expressway (LDP) and Federal Highway, 12km from Subang Airport, 7km away from Paradigm Mall and 4km away from Sunway Pyramid

Dataran Mentari is a mature and vibrant commercial area in Bandar Sunway which is easily reached via the LDP and the Federal Highway. The 8-storey office building that was sold comprises four storeys of car parks (including the basement) and four storeys of office spaces. It also comes with two passenger lifts and one service lift as well as a fireman's lift.

Joanne Soh from CBD Properties Sdn Bhd, who concluded the deal, said the buyer is a public-listed company based in Penang that was looking to set up a Klang Valley office and for recurring income.

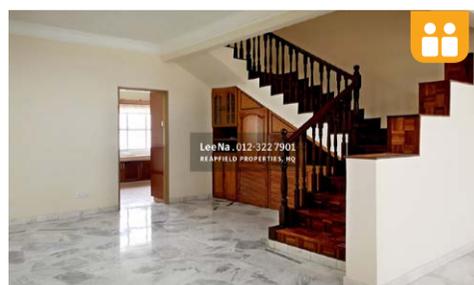
With its strategic location and easy accessibility, the new owner plans to rent out some of the office spaces.

"The building is also well-maintained while there are numerous F&B choices and other amenities at Dataran Mentari.

"Office buildings in good condition in Petaling Jaya are hard to find," added Soh.

According to EdgeProp.my data, Petaling Jaya has seen only two en-bloc office building transactions over the past 10 years. The four-storey Wisma Yan at Jalan Selangor was sold for RM16.2 million in 2018 while the four-storey Wisma Thrifty at Jalan Barat changed hands at RM42 million in 2013.

Currently, there are two 3-storey shopoffices in Dataran Mentari available on the market with asking prices of RM2.5 million and RM2.65 million.

**RM300,000****Putravilla Townhouse, Bandar Seri Putra, Bangi, Selangor****Type:** Townhouse **Tenure:** Freehold
Built-up: 1,093 sq ft **Land size:** 1,760 sq ft
Bedroom: 3 **Bathroom:** 2**Juzri** (REN 35407)HUNT PROPERTIES (BANGI) SDN BHD (E 1) 1498/3
☎ +6016 220 6104**RM700,000****USJ, Subang Jaya, 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**RM1,950,000****The Sentral Residences, 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**RM6,540,000****Industrial land (Phase 3A) West Port, Pulau Indah, Selangor****Type:** Land **Tenure:** Leasehold
Land size: 96,267 sq ft**Kheng Fatt** (REN 04422)CHESTER PROPERTIES SDN BHD (E 1) 1321/15
☎ +6012 329 6931**RM1,100,000****Surian Condo, Mutiara Damansara, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 2,228 sq ft
Bedroom: 5 **Bathroom:** 4**Laura Teh** (REN 02734)REAPFIELD PROPERTIES SDN BHD (E 1) 0452
☎ +6019 221 9830**RM1,880,000****Taman Tun Dr Ismail, Kuala Lumpur****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,600 sq ft **Land size:** 1,900 sq ft
Bedroom: 5 **Bathroom:** 4**Leena Tan** (REN 28908)REAPFIELD PROPERTIES (HQ) SDN BHD (E 1) 0452
☎ +6012 322 7901**RM550,000****MH Platinum Residence, Setapak, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,018 sq ft
Bedroom: 3 **Bathroom:** 2**Lim Chee Leng** (PEA1158)REJEY PROPERTIES (E 3) 0255
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