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## The most searched areas in 2019

Many prospective homebuyers last year looked for houses in the Klang Valley. Find out where they wanted to live on Pages 4 and 5.



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Lorraine Chan (03) 7721 8001**Hotels lost RM40m in revenue due to virus**

Hotels in Malaysia reported a total of 95,972 room cancellations due to the fast-spreading novel coronavirus (COVID-19), resulting in a loss of revenue of over RM40 million as of Feb 8.

The Malaysian Association of Hotels (MAH) president Kamarudin Baharin said most of the room cancellations are from China. There are also cancellations from Malaysians, Hong Kong, Singapore, Taiwan, Vietnam and South Korea, among other countries.

Hotels in Kuala Lumpur and Sabah took the biggest blow with losses of revenue due to cancellations for the period of Jan 22 to Feb 29 amounting to RM11.29 million and RM10.48 million, respectively.

MAH has met with relevant ministries to prepare a government stimulus package for the tourism industry.

**Compugates gets nod to jointly develop project in Dengkil**

Compugates Holdings Bhd has received approval from the Sepang Municipal Council (MPSp) to jointly develop Phase 1 of a 25.09ha agriculture land in Dengkil, Selangor.

It has been over two years since it entered a conditional joint venture agreement with Jade Classic Sdn Bhd to develop the land. Compugates said MPSp has approved Phase 1 of Jade Classic's application for planning permission (development order) of the land, which is 70%-owned by its unit Compugates Development and Mining Sdn Bhd.

Phase 1 features 418 units of houses, 278 units of Rumah

**GDP growth at 10-year low in 2019**

While Malaysia's 2019 gross domestic product (GDP) growth skidded to a 10-year low, Bank Negara Malaysia (BNM) governor Datuk Nor Shamsiah Mohd Yunus said the country has "that policy space" for another rate cut to support the economy.

Nor Shamsiah told a media briefing on Feb 12 that Malaysia's GDP growth moderated to 4.3% in 2019 — the lowest level since the global financial crisis in 2009 (according to a rebased constant of 2015), compared with 4.7% growth in 2018.

On a quarterly basis, the growth for the fourth quarter of 2019 (4Q19) decelerated to 3.6% — the lowest since 3Q09.

Last month, BNM had unexpectedly cut the overnight policy rate (OPR) by 25 basis points to a nine-year low of 2.75%. Following the moderated GDP growth, OCBC Bank Research, for one, expects



that "there is a distinct possibility for BNM to cut rate again, and soon, in the next meeting on March 3".

Nor Shamsiah explained that the annual growth in 2019 was adversely affected by supply disruptions, especially in the commodity sector, while growth was supported by resilient private sector spending and continued expansion in the services and manufacturing sectors.

The agriculture sector contracted by 5.7%, from a growth of 3.7% in 3Q19, while the mining sector saw slower decline of 2.5%, versus 4.3% in 3Q19.

On the impact of the COVID-19 outbreak on the country's economic growth moving forward, Nor Shamsiah said growth will be affected particularly in 1Q20.

"[The] overall impact of the virus on [the] Malaysian economy will depend on the duration and spread of the outbreak as well as policy responses by [the] authorities," said Nor Shamsiah, adding that should the virus outbreak be contained in the near future, "the impact would not be severe".

The central bank will be revealing its forecasts for 2020 GDP growth on March 25, in conjunction with the release of BNM's annual report. — *The Edge Financial Daily*

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SelangorKu homes and the relevant infrastructure. The estimated gross development value of Phase 1 is targeted to be RM230 million while the total GDV of the whole project is estimated to be RM900 million.

**First green-powered homes in City of Elmina get good response**

The first green energy-powered homes in Sime Darby Property's City of Elmina township in Shah Alam has achieved an 80% take-up rate during

their first preview on Dec 14, 2019.

The Ilham Residence double-storey linked homes are the first of four phases within Elmina Grove, which is City of Elmina's maiden landed strata precinct.

Ilham Residence comprises 513 freehold units with built-ups ranging from 1,387 sq ft to 2,341 sq ft and prices from RM583,999 after discounts and rebates.

Homeowners will be able to manage their energy consumption, with the facility to sell excess energy back to TNB under the Net Energy Metering (NEM) scheme.

**LAUNCHES + EVENTS**

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If you have any real estate-related events, email us at editor@edgeprop.my. Events listed here will also appear on [www.EdgeProp.my](http://www.EdgeProp.my).

**Kiara Bay Chinese New Year Festival****Date:** Feb 15 & 16 (Sat & Sun)**Time:** 12pm to 10pm**Venue:** Kiara Bay Sales Gallery, Kepong Metropolitan Lake Garden, Kuala Lumpur**Contact:** 1800 888 008

Join UEM Sunrise Bhd to celebrate the Metal Rat Year with food trucks, an art and craft bazaar as well as children's workshops. There are also special live performances by international and local artistes. Visitors also get the chance to know more about the Kiara Bay development and enjoy early bird rebates and angpows.

**Tastes and Treasures****Date:** Feb 15 & 16 (Sat & Sun)**Time:** 11am to 9pm**Venue:** Gamuda Cove Experience

Gallery, Persiaran Cove Sentral, Bandar Gamuda Cove, Dengkil, Selangor  
**Contact:** (03) 8008 7999

Join Gamuda Land to enjoy an acrobatic lion dance performance and fireworks in conjunction with the Chinese New Year festive season. Other highlights include the Rainbow City, a Taiwan street market and the Instagram-able 30ft giant wishing tree.

**Exclusive preview of Castanea****Date:** Feb 15 (Sat)**Time:** 10am onwards**Venue:** Setia Alam Welcome Centre, No. 2, Jalan Setia Indah AD U13/AD, Seksyen U13, Setia Alam, Selangor**Contact:** (03) 3343 2255

Fancy living by the water? Come check out S P Setia's latest Bywater Homes collection — the Castanea



semidee homes at Setia Alam's Precinct 11. Know more about the preview and sign up at S P Setia's official Facebook page.

**Splendours of Spring****Date:** Feb 15 & 16 (Sat & Sun)**Time:** 11am to 6pm**Venue:** Tamansari BRDB

Sales Gallery, Jalan Batu

Arang, Rawang, Selangor

**Contact:** (03) 2727 7550

Experience the acrobatic lion

dance by world champion

Kum Seng Keng presented by

BRDB Developments Sdn Bhd.

Visitors also get the chance to

preview Dahlia, the new 2-storey

terraced homes in Tamansari.

**CNY Celebration at Gravit8****Date:** Feb 16 (Sun)**Time:** 10am to 5pm**Venue:** Gravit8 Sales Gallery, Jalan

Batu Laut/KS 9, Kota Bayuemas,

Pendamar, Klang, Selangor

**Contact:** (011) 1233 8876

Come celebrate the festive

session at Mitraland Bhd's Gravit8

with Chinese Yo-yo and drums

performance, lion dance on

poles, God of Prosperity meet-

and-greet, rainbow calligraphy as well as lucky draw sessions.

**Special Preview of Ilham Residence Phase 2****Date:** Feb 15 (Sat)**Time:** 9am to 6pm**Venue:** Elmina Pavilion Sales

Gallery, Persiaran Eserina, Elmina

East Sek U16, Shah Alam, Selangor

**Contact:** (03) 7831 2253/  
1800 88 1118

Sime Darby Property is having

a preview of the second phase

of Ilham Residence 2-storey

linked homes in Elmina Grove,

a new precinct in the City of

Elmina. These homes are

fitted with solar panels and

smart metres. Registration for

unit selection begins at 9am.

There will be yummy food and

fun activities such as organic

soap making, a mini farm,

carnival games, and more!

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COVER STORY



# 2019's most POPULAR AREAS for homeseekers

## Most searched property price range



BY CHIN WAI LUN

2019 was a busy year for the property market that began with the launch of the Home Ownership Campaign (HOC) to give the soft market a little push. Data also showed that property transactions increased in 1H2019 for the first time since 1H2015.

But where did potential homebuyers look at? **EdgeProp.my** has compiled a top-five list of the most searched areas in the Klang Valley for 2019 (from January to mid-December 2019) based on user search patterns on EdgeProp.my property portal.

Each area has its own merits but most of them are long established and matured neighbourhoods with mainly landed homes.

Homes in the Klang Valley (Kuala Lumpur and Selangor) comprised some 80% of the total searches recorded throughout the year. Let's count down to the top spot!

## 5 Klang

In fifth place is one of the oldest towns in the country. The former state capital of Selangor is one of the leading searches on EdgeProp.my for potential homebuyers. This royal town is well-known for its shipping port, Port Klang, one of the busiest container ports in the world, as well as a haven of numerous multicultural food offerings.

There is no shortage of amenities here with both traditional shops and shopping centres such as GM Klang, AEON Bukit Tinggi and Klang Parade.

Connectivity-wise, Klang is served by major highways including the Shah Alam Expressway (KESAS), Federal Highway and the New Klang Valley Expressway (NKVE). Several KTM Komuter stations are located within Klang as well.

### Most-searched locations in Klang

- **TAMAN SENTOSA** — Located close to the bustling Bandar Bukit Tinggi, it comes with plenty of amenities, from banks to fast food restaurants.
- **BANDAR PUTERI KLANG** — Located south of Taman Sentosa and close to Bandar Bukit Tinggi, it offers ample amenities including a nine-acre lake garden, schools and shops. It has a quick access route to KESAS.
- **BANDAR PARKLANDS** — A green township development with a large park and 10 other smaller parks, it is easily accessible via KESAS, and is only a 10-minute drive to Bandar Bukit Tinggi.

## 4 Puchong

At number four is a place carved out of former tin-mining and rubber plantations. Puchong began to see rapid development during the 1980s and is now a busy and thriving area. It is a popular choice for homebuyers and investors owing to its strategic location between Kuala Lumpur and Putrajaya, and its close proximity to Petaling Jaya and Subang Jaya.

The area is also connected via several highways such as the Lebuhraya Damansara-Puchong (LDP), New Pantai Expressway (NPE), Maju Expressway, South Klang Valley Expressway (SKVE) and more. The Ampang-Sri Petaling light rail transit (LRT) line has several stations in the area as well.

Nawawi Tie Leung managing director Eddy Wong tells EdgeProp.my that Puchong has developed rapidly over the years and is now well-served with numerous amenities, shops and eateries, shopping malls and commercial centres.

### Most-searched locations in Puchong

- **BANDAR PUCHONG JAYA** — Located right after the Sunway LDP toll, it has plenty of commercial offerings, with IOI Boulevard and IOI Mall Puchong among them.
- **BANDAR NUSAPUTRA** — It has quick access to Cyberjaya and Putrajaya via Putrajaya Ring Road highway; and also to the North-South Expressway Central Link (ELITE), Maju Expressway and SKVE.
- **TAMAN PUTRA PRIMA** — It is a well-planned township featuring a seven-acre community park and other green spaces; with easy access to ELITE, SKVE and LDP.



**"High-rise living is something that aligns with millennial homebuyers' aspirational lifestyle, especially with more projects offering a host of communal and recreational facilities as well as 24-hour security."**  
— Wong

PICTURES BY LOW YEN YEING | EdgeProp.my



## Average transacted housing prices in 2019

AREA	AVG. PRICE (RM)	AVG. PRICE (RM/PSF)	UNITS SOLD
Klang	459,451	284	1,136
	169,233	192	309
Puchong	799,068	429	645
	280,091	302	682
Petaling Jaya	1,120,088	377	190
	467,614	428	175
Cheras	718,926	394	567
	310,947	340	838
Shah Alam	636,057	347	606
	250,592	305	547

↑ Landed    ≡ Non-landed



HAYATI HUSIN

**"Certain areas in Klang and Puchong have affordably-priced properties."**  
— Hayati

## 1 Shah Alam



The state capital of Selangor, Shah Alam, tops EdgeProp.my's list of the most-searched locations in the Klang Valley in 2019. According to Nawawi Tie Leung's Wong, Shah Alam's properties are still relatively affordable.

Shah Alam's connectivity will be enhanced via the upcoming LRT3 line from Bandar Utama to Johan Setia in Klang, as several stations have been proposed for Shah Alam.

"The market views it as an extension of Subang Jaya. Shah Alam is conveniently served by several highways — the Federal Highway, KESAS, NKVE, Guthrie Corridor Expressway and Kemuning-Shah Alam Highway (LKSA).

"The opening of Setia City Mall and Central i-City in Shah Alam in recent years have added to the convenience and appeal of living in Shah Alam," says Wong.

Reapfield Properties (KL) Sdn Bhd real estate negotiator Hayati Husin concurs. "Many malls such as Setia City Mall, Central i-City, Space U8 Mall and the upcoming Sunsuria Forum @ 7th Avenue offer plenty of entertainment, F&B and retail choices. They have become the go-to places for residents in Shah Alam, especially during the weekends. The malls even attract people from Klang and Subang Jaya."

### Most-searched locations in Shah Alam

- **SEKSYEN 7** — Located beside I-City and Universiti Teknologi Mara, (UiTM), it has easy access via Federal Highway and NKVE, besides plenty of amenities around the commercial area surrounding Shah Alam Hospital.
- **TAMAN SRI MUDA** — The township is known for its Industrial zone; accessible via KESAS and LKSA.
- **ALAM IMPIAN** — An ongoing township development (60% built as of September 2019), it has a wide range of facilities and amenities, from parks, retail stores and community police station. It is easily accessible via the LKSA, KESAS, Federal Highway and ELITE while the upcoming West Coast Expressway (WCE) will enhance connectivity.

## 3 Petaling Jaya

Taking third spot is Petaling Jaya especially its older parts. Founded in 1952, it was Malaysia's first planned city, developed as a satellite city to KL. It achieved city status in 2006, and being near to the capital city means PJ has an abundance of amenities and facilities, making it an ideal choice for homeowners.

There is no shortage of shopping malls here, from neighbourhood malls like Atria Shopping Gallery and Starling Mall to regional mall 1 Utama Shopping Centre.

PJ can be accessed via the LDP, Federal Highway, SPRINT Expressway, NPE and North-South Expressway (NSE). In terms of public transportation, it is serviced by several LRT stations along the Kelana Jaya line, KTM Komuter stations and mass rapid transit (MRT) Sungai Buloh-Kajang line.

### Most-searched locations in Petaling Jaya

- **SEKSYEN 17** — Centrally located next to SPRINT Expressway and the LDP, it is one of the oldest housing estates in PJ and home to a host of eateries and surrounded by amenities like hospitals and malls.
- **DAMANSARA UPTOWN** — Located in Damansara Utama, the popular commercial hub with shopoffices, a mall and high-end serviced apartments is directly connected to the LDP, SPRINT Expressway and NKVE. Adjacent to the commercial centre are double-storey terraced homes.
- **TAMAN MEGAH** — Located right next to the LDP, the residential neighbourhood has a small but bustling commercial area and a night market every Sunday.



## 2 Cheras

Just ahead of PJ into second place is Cheras. This suburb in KL is massive as it extends into Selangor. Located just 10 minutes away from the city centre makes it one of the most popular choices for homebuyers. Cheras is home to a significant number of housing estates and is well-linked by a few expressways such as the Middle Ring Road 2 (MRR2), Cheras-Kajang Expressway (Grand Saga Expressway) and more.

Furthermore, its massive size means several LRT (Ampang-Sri Petaling line) and MRT (Sungai Buloh-Kajang line) stations serve the area, making commuting convenient. New shopping malls such as

MyTOWN Shopping Centre, IKEA Cheras and Sunway Velocity have given the Cheras area new vitality.

### Most-searched locations in Cheras

- **BANDAR MAHKOTA CHERAS** — It is a large, mature township with ample amenities; accessible via Cheras-Kajang Expressway and Kajang Dispersal Link Expressway (SILK).
- **BANDAR TUN HUSSEIN ONN** — It is the largest freehold housing development in Cheras Selatan with an MRT station.
- **TAMAN MIDAH** — The old housing estate along the MRR2 is close to Permaisuri Lake Park and is also served by an MRT station.

### All about convenience

The fact that a neighbourhood is matured means the amenities are well established and almost everything is well provided for, from shopping to eateries to schools, explains Wong.

Wong has also observed that property purchasers tend to prefer locations they are familiar with; or are close to their parents' home and increasingly, many are now seeking a balanced lifestyle. Hence, places with parks or open spaces would have an advantage.

Meanwhile, Reapfield's Hayati states that areas on the list are desirable due to the abundance of amenities and conveniences. "For example, there are many educational institutions and hospitals in Shah Alam and PJ. Certain areas in Klang and Puchong have affordably-priced properties as well," she adds.



### High-rise edges out landed

Meanwhile, a further breakdown showed that a slight majority (51%) of the searches were for high-rise residential properties. This was no surprise, considering the fact that when it came to price range, most homeseekers had narrowed their searches to homes within the range of RM200,000 to RM500,000.

Wong opines that while the general market may prefer landed homes, high-rise ones are more affordable.

"Another way of looking at it is that for the same price point, the high-rise property will probably be situated in a better or more convenient location," he adds.

"With rising acceptance among the young, high-rise living now represents an attractive alternative to landed housing especially in the higher-end neighbourhoods like PJ or Cheras where landed home prices are probably too prohibitive for first-time homebuyers.

"High-rise living is something that aligns with millennial home buyers' aspirational lifestyle, especially with more projects offering a host of communal and recreational facilities as well as 24-hour security," he says. Besides that, high-rise properties are also easier to rent out.



BY CHIN WAI LUN

**W**hen it comes to floor tiles, we seem spoiled for choice. Walk into a showroom, and you wonder where to start. There are a wide variety of options out there, including the very popular ceramic and porcelain tiles. Tiles can also be made from materials such as granite, marble, limestone and glass. Thus, choosing the right floor tile can be intimidating and challenging. Principal architect of Dexter Koh Design Architect and DEKODA Interiors Sdn Bhd (DEKODA) provides some insight and tips on picking the best tiles for your home.

### Prioritise practicality

“When choosing tiles, your decision should always be based on functionality first,” Koh tells EdgeProp.my.

“For example, for the bathroom, always use rough-surfaced tiles which give a firm grip to your soles or shoes even when wet. This will greatly reduce risks of slipping or falling, especially in the shower cubicle,” he says.

One piece of advice is to use larger tiles of 1ft by 2ft or 2ft by 2ft in bathrooms instead of small mosaic-like tiles of 1 or 2 inches for ease of maintenance. “When there are less grouting joints, there will be less residue or mould to clean,” explains Koh.

He also recommends matching the grout jointing colour with the tile shade to reduce the lines’ visibility and so enhance the aesthetics.

“As for the kitchen, I always recommend a matte version of the same colour or design of the polished tiles used in the living or dining areas, especially if it’s a semi-open type of kitchen. This is to create a unified floor finish and shading throughout the house and thus create the illusion of a bigger area,” says Koh.

In terms of functionality, matte



Marble-effect tiles mimic all the desirable traits of natural marble such as its veins and grains sans its natural defects.

# A guide to the right TILE STYLE

### Tips on floor tile selection

- Use larger tiles of 1ft by 2ft or 2ft by 2ft in bathrooms for ease of maintenance.
- Choose rough-surfaced or matte tiles for slippery areas.
- Consider stone or marble-effect tiles for affordability without the natural defects.

floor tiles have better grip because the floor will likely be wet and slippery or stained with oil residue from food preparation. Besides, adds Koh, mopping or cleaning off grease from matte tile flooring is much easier.

### Same effect with lower maintenance

The architect opines that large-format marble or stone-effect tiles are very desirable these days as they

require low maintenance and yet offer a highly attractive solution to tiling large and important areas such as receptions and dining rooms.

“Natural marble has always been a premier choice for flooring. However, consumers often place much too high expectations on the material. Marble can scratch easily, is prone to staining and finding a matching replacement tile can be tough due to differences in hues and veining.

Marble-effect tiles, on the other hand, are created using high-definition printing technology on tile surfaces, mimicking all the desirable traits of marble such as its veins and grains sans its natural defects such as inclusions, stains and patches.

“With up to six or eight permutations per design of a marble-effect tile, the chances of identical tiles laid side-by-side are very much reduced and overall the tiled floor will have a naturalistic marble-floor look,” offers Koh.

“Furthermore, with dimensions of 3ft by 6ft and some even 4ft by 8ft, these tiles are available in sizes much larger than their natural counterparts which have to be cut thicker and therefore weigh heavier as the size increases,” he says.

If you are still having difficulties in choosing tiles, this is what the architect has to say: “Firstly, always remember the reason for choosing



Koh: When choosing tiles, your decision should always be based on functionality first.

tiles: to clad a surface of floor or wall so that it is easy to clean, and also to prevent water or moisture from seeping into an absorptive surface (bathrooms and external walls).

“Next, depending on the area of application, decide on the finish of the tile surface: polished, semi-polished, matte or textured/rough.

“Lastly, decide on the colour scheme. For this, try visiting tile showrooms which have full mock-up displays of tiles instead of tile shops which only display one or two samples. Apps and websites such as Pinterest have loads of images of tiled rooms for inspiration. Otherwise engage an architect or interior designer to propose a custom design for you.”



Use matching tiles but in different coatings – polished in the living and dining areas and matte in the kitchen, to create visual continuity and a unified floor finish.



## Conforming to tile standards

Did you know that it is mandatory for all floor tiles to undergo testing in accordance to their respective MS (Malaysian Standards) ISO standards?

For example, ceramic tiles must adhere to the MS ISO 13006:2014 standard. This standard is regulated by the Construction Industry Development Board (CIDB) Malaysia as stipulated under Schedule 4 of CIDB Act 520. However, the testing and certification of ceramic tiles are done by SIRIM Bhd's unit, SIRIM QAS International Sdn Bhd (Civil and Construction).

The tests are done as per the protocols stipulated in the standards. Meanwhile, SIRIM QAS also carries out a factory audit of where the particular tile is manufactured.

The purpose of the factory audit is to determine that the production and quality system practices employed by the factory would continuously comply with the requirements.

According to SIRIM QAS head of civil and construction sector Raja Nor Siha Raja Abdul Hanan (pictured), clients that usually seek the tests include local and overseas manufacturers, contractors and sometimes end-users.

"Test prices are reasonable. About RM3,000 to RM4,000 depending on the



Raja Nor Siha advises consumers to keep a lookout for the MS stamp of certification before purchasing their tiles.

quantity and type of tiles. Meanwhile, the time required to complete the tests depends on the type of tiles due to different methods of testing. For example, unglazed tiles take about four weeks and glazed tiles take around two weeks," Raja Nor Siha tells EdgeProp.my during a site visit to SIRIM Complex in Shah Alam.

Among the many tests are water absorption, breaking strength, abrasion resistance and more. Take for example the abrasion test (which was demonstrated to EdgeProp.my), where the tiles are fitted onto a machine filled with metal bearings (the abrasive load) which are then rotated in increasing cycles. After

that, a visual inspection is conducted to determine the degree of abrasion.

As explained by testing executive (civil and construction sector) Mohd Hafiz Mohd Nasir, the tiles will then be categorised into five classes — from 0 to 5, with 5 being the tile with the highest resistance to abrasion, making it suitable for places with high foot traffic.

Products that have undergone successful testing and certification would then be allowed to use the "MS" certification mark or logo. Therefore, SIRIM QAS advises consumers and businesses to look out for that mark before purchasing tiles from any dealer.

LOW YEN YEING | EdgeProp.my

### Step-by-step guide

1. Keep in mind the purpose of the tiles (to clad a surface for easy maintenance).
2. Decide on the finishing based on area of application (rough/textured, matte or polished).
3. Choose the colour of the tiles.



Use larger tiles of 1ft by 2ft or 2ft by 2ft in bathrooms for ease of maintenance.



To real estate agents – Have you just concluded an interesting deal? We would love to hear from you! Contact us at [editor@edgeprop.my](mailto:editor@edgeprop.my)

## DONE DEALS

### SOLD FOR

**RM1.3 million**

(about RM110 psf based on land area)

**Bungalow, Shah Alam, Selangor**



Concluded by: **Elvie Ho (REN 22102)** of Reapfield Properties (HQ) Sdn Bhd (+6012 303 3788) **When:** November 2019



**DONE DEAL**

### Noteworthy

- Leasehold
- Land area: 11,743 sq ft
- Built-up: 3,000 sq ft
- Semi furnished with basic fittings and lighting
- 4 bedrooms and 3 bathrooms
- Nearby amenities: within 5km of Tesco Extra Shah Alam, Giant Hypermarket, Shah Alam Convention Centre, Sultan Abdul Aziz Shah Golf and Country Club and hospitals
- Easy access to the Federal Highway, New Klang Valley Expressway (NKVE), North-South Expressway Central Link (ELITE), Kemuning-Shah Alam Highway (LKSA), 15km from Subang Airport, 55km from Kuala Lumpur International Airport and around 30km to Kuala Lumpur city centre

Section 9 in Shah Alam comprises retail and commercial properties, hotels, schools and some government agencies. Terraced houses, semidees and bungalows make up the residences in Section 9.

Elvie Ho from Reapfield Properties said homebuyers like Section 9 for its location and amenities as well as its serene and lush surroundings. There are landed homes here with large land sizes especially bungalows.

Ho, who concluded this bungalow house sale, said the seller loved the house but it was a challenge for her to maintain the more than 10,000 sq ft property as she got older. Hence, she decided to

downsize and sell off the house.

"The buyer was looking for a spacious home and found that this bungalow not only offered a large outdoor space but was in a quiet and nice neighbourhood. The property was also well-maintained," he added.

EdgeProp.my data showed that there were two Section 9 bungalows that were sold for an average price of RM1.82 million or RM165 psf in 2018.

Meanwhile, in January 2020, there were 25 similar-sized bungalows in Sections 9, 11 and 13 listed for sale on EdgeProp.my. Their asking prices averaged RM2.54 million or RM325 psf.

### RENTED FOR

**RM6,000** (around RM4.44 psf)

**Vipod Suites, Jalan Kia Peng, Kuala Lumpur**



Concluded by: **Eugene Pang (REN 30525)** of MIP Properties Sdn Bhd (+6016 272 4228) **When:** September 2019



**DONE DEAL**

### Noteworthy

- Freehold
- Built-up: 1,350 sq ft
- 3 bedrooms and 2 bathrooms
- Fully furnished and in move-in condition
- Facilities: guarded security with perimeter fencing, private lift lobby, meeting facilities, rooftop sky club, garden terrace, swimming pool, gymnasium and concierge service

Located at Jalan Kia Peng in Kuala Lumpur city centre, the 39-storey Vipod Suites developed by Penang-based Monoland Corp Sdn Bhd was completed in 2013. It offers 418 serviced apartments with built-ups ranging from 653 sq ft to 1,350 sq ft.

The units at Vipod Suites are usually for short-term rentals, thanks to its prime location which is less than 500m away from Kuala Lumpur Convention Centre, which is connected to Suria KLCC, Avenue K and the KLCC LRT station. It is also within walking distance to Pavilion KL shopping centre.

According to Eugene Pang from MIP Properties Sdn Bhd, who concluded the rental deal, Vipod Suites' location and facilities are the project's main draws.

There is a sky pool with infinity lap pool and a gymnasium with the latest equipment while there is 24-hour security. These features

have attracted expat tenants and small families to live here, he added.

"The landlord purchased this 1,350 sq ft unit for rental investment and has kept it clean, well-maintained and in move-in condition. Because of that, the tenant did not mind paying a slightly higher than market rate of RM6,000 a month. Besides, the unit also comes fully-furnished with nice fittings and furniture, including built-in wardrobes, sofa, dining table and beds," said Pang.

As at end 2019, there were 49 rental listings of Vipod Suites units on EdgeProp.my with asking rent averaging RM5,511 per month or RM5.28 psf.

Meanwhile, there were 30 units listed for sale at an average asking price of RM1.77 million or RM1,536 psf.

Over the first three quarters of 2019, four units were transacted at an average price of RM1.68 million or RM1,401 psf.



# GLAMPING on a rooftop in Kuala Lumpur city

BY NATALIE KHOO

**C**amping out is nothing new, among trees and waterfall that is. But right smack among and above lofty masonry in a crowded city? Yes, there is such a thing, thanks to Castra by Colony.

Offering a majestic view of the Kuala Lumpur city centre, on the Level 6 rooftop terrace of the Star Boulevard building on Jalan Yap Kwan Seng, the 4,000 sq ft camping, or rather glamping site, forms part of the 31,000 sq ft Colony @ Star Boulevard co-working space which opened in August last year.

Speaking to EdgeProp.my, Colony co-working space founder and executive director Timothy Tiah shares that initially, the proposal was to set up a rooftop bar on the site, but Tiah doubted that would work as he did not have any experience in managing and operating one.

“The KLCC area is already well served when it comes to bars, so it is highly competitive and I couldn’t figure out a differentiating factor if I were to open one. More importantly, I wanted to come back to our goal at Colony co-work spaces, which is to introduce a first-class experience in our space and to change the experience of work.

“Work doesn’t necessarily

need to happen in the office or with meetings. Work can take the form of team bonding and team building. That got me thinking as to the kind of experience we could produce when it comes to that.

“So, we came up with the idea of an outdoor space where companies can do team bonding and then chill after that. It was then we came up with this idea of glamping, which is a growing trend among travellers.

“When we ‘googled’ glamping in Malaysia, most of these places were out of town in areas such as Janda Baik. We thought, why not we do something similar without having to go too far? Like you can still glamp but be five minutes away from a pharmacy, nice restaurants and others spots in the city,” Tiah shares.

Glamping marries the glamour in camping, where one is able to enjoy sleeping under the stars, with all the comforts of a hotel room.

In two months of planning, a cost of RM220,000 and the merging of creative minds between interior-designer Jason Chen of Jarsche Design Studio, event planning and styling company Soirée Lab and Colony’s executive director Audrey Ooi, Castra was born.

“We did not want it to follow the exact theme as the co-working space downstairs [Colony @ Star Boulevard] but wanted it to complement each other. The design is a mix of Moroccan and Mediterranean with mainly



PICTURES BY LOW YEN YEING | EdgeProp.my

The tents are styled to exude a desert-camp feel.

earthy hues such as yellow and brown. You get this feeling like you are in a desert camp when you first step in,” says Ooi.

Ooi explains the main aim is to create a place where the feeling of formality often present in work spaces, such as the office, meeting room and boardrooms, is stripped off.

“After the serious meetings and discussions take place, Castra offers the space and environment for teams to take a break and chill,” she adds.

As this is an outdoor space, a lot of factors have to be taken into consideration including the weather and lighting.

“We had to build a bathroom from scratch and we also had to make sure the tents are waterproof. We had to make sure our parasol could withstand the strong wind, so we needed to have weights placed on them. We were initially concerned with the lighting being not bright enough during the night but thankfully, the fairy lights turned out rather bright while exuding a festive vibe,” Ooi elaborates.

Castra has gotten favoura-

ble response from a number of corporate bodies as well as individuals keen to book the space for events and parties. One of its upcoming bookings is for a wedding after-party.

The space comes with a price tag from RM2,500 per night which includes two luxe tents, an outdoor patio seating and garden lounge, barbecue deck with complimentary use of grilling utensils, air-conditioning (yes, in the tent itself when the Malaysian weather gets too hot), high-definition television with screen mirroring capacity, Bose outdoor speakers, on-site shower with hot water, a fully-stocked minibar, en-suite power sockets, unlimited high-speed WiFi, premium beds and linens for up to 10 guests and premium amenities and organic toiletries.

“From RM2,500 a night, you can stay in a luxury hotel in the city centre but we built this not with the intention to compete with hotels. It is meant to be a different experience rather than just solely as an accommodation. You get an entire space at Castra for the price and an unusual experience,” Tiah sums up.



Not only is wife and husband team Ooi and Tiah running the company full time, they are both highly-recognised bloggers as well.



The styling in the tent was done by Ooi, Jarsche Design Studio and Soirée Lab.



Camp away in the middle of the KL city centre.



Click/tap on each listing to visit the listing's page

**RM36,000/mth****Ipoh's historic building, Jalan Dato Maharajalela, Ipoh, Perak****Type:** Commercial complex **Tenure:** Freehold  
**Built-up:** 27,030 sq ft**Ann Soh** (REN 03232)

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

+6018 369 8650

**RM889,000****Selayang 18 @ Bandar Baru Selayang, Selayang, Selangor****Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 3,371 sq ft **Bedroom:** 5 **Bathroom:** 4**Cerrine Yew** (REN 28403)

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

+6012 201 3088

**RM1,700/mth****The Zest @ Kinrara 9, Bandar Kinrara Puchong, Selangor****Type:** Condominium **Tenure:** N/A  
**Built-up:** 1,200 sq ft **Bedroom:** 3 **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

**RM1,500,000****Taman Sri Watan, Ampang, Selangor****Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 3,000 sq ft **Land size:** 4,068 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Elvie Ho** (REN 22102)

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

+6012 303 3788

**SOLD FOR****RM1.3 million**

(about RM110 psf based on land area)

**Bungalow, Shah Alam, Selangor****Concluded by: Elvie Ho** (REN 22102) of  
Reapfield Properties (HQ) Sdn Bhd  
(+6012 303 3788) **When:** November 2019**DONE DEAL****Noteworthy**

- Leasehold
- Land area: 11,743 sq ft
- Built-up: 3,000 sq ft
- Semi furnished with basic fittings and lighting
- 4 bedrooms and 3 bathrooms
- Nearby amenities: within 5km of Tesco Extra Shah Alam, Giant Hypermarket, Shah Alam Convention Centre, Sultan Abdul Aziz Shah Golf and Country Club and hospitals
- Easy access to the Federal Highway, New Klang Valley Expressway (NKVE), North-South Expressway Central Link (ELITE), Kemuning-Shah Alam Highway (LKSA), 15km from Subang Airport, 55km from Kuala Lumpur International Airport and around 30km to Kuala Lumpur city centre

Section 9 in Shah Alam comprises retail and commercial properties, hotels, schools and some government agencies. Terraced houses, semidees and bungalows make up the residences in Section 9.

Elvie Ho from Reapfield Properties said homebuyers like Section 9 for its location and amenities as well as its serene and lush surroundings. There are landed homes here with large land sizes especially bungalows.

Ho, who concluded this bungalow house sale, said the seller loved the house but it was a challenge for her to maintain the more than 10,000 sq ft property as she got older. Hence, she decided to downsize and

sell off the house.

"The buyer was looking for a spacious home and found that this bungalow not only offered a large outdoor space but was in a quiet and nice neighbourhood. The property was also well-maintained," he added.

EdgeProp.my data showed that there were two Section 9 bungalows that were sold for an average price of RM1.82 million or RM165 psf in 2018.

Meanwhile, in January 2020, there were 25 similar-sized bungalows in Sections 9, 11 and 13 listed for sale on EdgeProp.my. Their asking prices averaged RM2.54 million or RM325 psf.

**RM1,200,000****USJ 13, Subang Jaya, Selangor****Type:** Corner terraced house  
**Tenure:** Freehold **Built-up:** 1,185 sq ft  
**Land size:** 1,300 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Eugene Koo** (REN 00311)

I PROP REALTY SDN BHD (E (1) 0452/2)

+6017 212 3948

**RM3,200,000****The Troika, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 2,674 sq ft  
**Bedroom:** 3 **Bathroom:** 4**Ian Tang** (REN 22803)

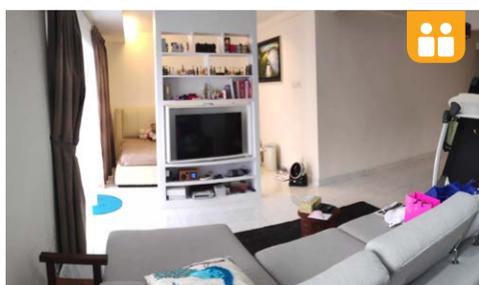
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)

+6018 278 3154

**RM11,888,888****Old Klang Road, Kuala Lumpur****Type:** Agricultural land **Tenure:** Freehold  
**Land size:** 30,268 sq ft**James Lee** (REN 11088)

LEADERS REAL ESTATE (E (3) 1204)

+6010 773 0073

**RM380,000****Antah Tower, Dutamas, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 699 sq ft  
**Bedroom:** Studio **Bathroom:** 1**Jane Lee** (PEA2213)

GRIFFIN PROPERTIES (E (3) 1792)

+6017 668 2757

**RM4,880,000****Tanarimba, Janda Baik, Pahang****Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 5,100 sq ft **Land size:** 72,580 sq ft  
**Bedroom:** 4 **Bathroom:** 5**Jennifer Yap** (REN 01757)

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

+6012 324 0238

**RM2,200/mth****Canary Residence, Cheras Hartamas, Selangor****Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 2,395 sq ft **Land size:** 990 sq ft  
**Bedroom:** 5 **Bathroom:** 3**Jessica Tung** (REN 05827)

PROP NEX REALTY SDN BHD (E (1) 1800)

+6012 381 7783

**RM2,600,000****Setia Eco Park, Selangor****Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 4,000 sq ft **Land size:** 4,420 sq ft  
**Bedroom:** 6 **Bathroom:** 5**Joanne Soh** (REN 13124)

CBD PROPERTIES SDN BHD (E (1) 1197)

+6012 297 6506

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John Oh

**RM838,888****Kota Kemuning, Selangor****Type:** Double-storey link **Tenure:** Freehold  
**Built-up:** 1,800 sq ft **Land size:** 1,650 sq ft  
**Bedroom:** 3 **Bathroom:** 4**John Oh** (REN 07002)

IQI REALTY SDN BHD (E (1) 1584)

☎ +6012 298 6266

**RM930,000****Vortex Suites, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 826 sq ft **Bedroom:** 2 **Bathroom:** 2**Josephine Tan** (REN 05324)

CBD PROPERTIES (BUKIT JALIL) SDN BHD

(E (1) 1197/12) ☎ +6012 390 9498

**RM4,765,000****Le Nouvel, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,722 sq ft **Bedroom:** 2 **Bathroom:** 3**Justin Lee** (REN 32527)

FULL HOMES REALTY SDN BHD (E (1) 1501/8)

☎ +6016 618 9568

**RM460,000****Taman Seri Pristana, Sungai Buloh, Selangor****Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 1,482 sq ft **Land size:** 1,650 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Juzri** (REN 35407)

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

☎ +6016 220 6104

**RM1,380,000****Laman Ceylon, Bukit Bintang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,572 sq ft **Bedroom:** 3 **Bathroom:** 3**Kelvin Tan Khai Yik** (REN 31324)

ASPIRE PROPERTIES (E (3) 1632)

☎ +6016 403 2222

**RENTED FOR****RM6,000** (around RM4.44 psf)**Vipod Suites, Jalan Kia Peng, Kuala Lumpur****Concluded by: Eugene Pang** (REN 30525)

of MIP Properties Sdn Bhd

(+6016 272 4228) **When:** September 2019**Noteworthy**

- Freehold
- Built-up: 1,350 sq ft
- 3 bedrooms and 2 bathrooms
- Fully furnished and in move-in condition
- Facilities: guarded security with perimeter fencing, private lift lobby, meeting facilities, rooftop sky club, garden terrace, swimming pool, gymnasium and concierge service

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The units at Vipod Suites are usually for short-term rentals, thanks to its prime location which is less than 500m away from Kuala Lumpur Convention Centre, Avenue K and the KLCC LRT station. It is also within walking distance to Pavilion KL shopping centre.

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Meanwhile, there were 30 units listed for sale at an average asking price of RM1.77 million or RM1,536 psf.

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**RM550,000****Merchant Square, Tropicana, Petaling Jaya, Selangor****Type:** Office **Tenure:** Leasehold  
**Built-up:** 1,776 sq ft **Bathroom:** 2**Leena Tan** (REN 28908)

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

☎ +6012 322 7901

**RM1,000/mth****Bukit OUG Condominiums, Bukit Jalil, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,600 sq ft  
**Bedroom:** 3 **Bathroom:** 2**Livien** (REN 14087)

GRIFFIN PROPERTIES (E (3) 1792/1)

☎ +6012 421 5350

**RM875,000****Penduline @ Bandar Rimbayu, Kota Kemuning, Selangor****Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 2,095 sq ft **Land size:** 3,129 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Low Chee Hoong** (REN 22437)

REAPFIELD PROPERTIES (HQ) SDN BHD

(E (1) 0452) ☎ +6012 318 8473

**RM598,000****Setia Impian, Setia Alam, Selangor****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,618 sq ft **Land size:** 1,647 sq ft  
**Bedroom:** 4 **Bathroom:** 4**Lue** (REN 18679)

HARTAMAS REAL ESTATE (MALAYSIA) SDN BHD

(E (1) 1439) ☎ +6014 626 4929

**RM8,680,000****The Binjai on the Park, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 3,218 sq ft **Bedroom:** 4 **Bathroom:** 4**Lim Chee Leng** (PEA1158)

REJEY PROPERTIES (E (3) 0255)

☎ +6016 336 0661

**RM530,000****Seksyen 8, Bandar Baru Bangi, Selangor****Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 1,800 sq ft **Land size:** 1,300 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Mohd Faiz** (REN 04003)

TRUE VEST PROPERTY CONSULTANTS SDN BHD

(VE (1) 0249) ☎ +6013 308 3063

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**RM390,000****Sg Merab Bangi, Selangor****Type:** Residential land **Tenure:** Freehold  
**Land size:** 6,154 sq ft**Mohd Syam** (REN 15084)

JUSTE LAND (E (3) 0205)

☎ +6013 639 6454

**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

**RM280,000****Neo Damansara, Petaling Jaya, Selangor****Type:** Office **Tenure:** Leasehold  
**Built-up:** 821 sq ft **Bathroom:** 2**Segar Xavier Kuppusamy** (REN 04972)

SQUARE FEET REAL ESTATE (E (3) 1547)

☎ +6014 338 3381

**RM2,800,000****Jalan Rahim Kajai, Taman Tun Dr Ismail, Kuala Lumpur****Type:** Terraced house **Tenure:** N/A  
**Built-up:** 2,000 sq ft **Land size:** 4,000 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Sharifah** (REN 05245)

KIM REALTY (E (3) 0211)

☎ +6012 627 9011

**RM3,000,000****Kemuning Residence, Shah Alam, Selangor****Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 4,787 sq ft **Land size:** 4,272 sq ft  
**Bedroom:** 6 **Bathroom:** 7**Susan** (REN 34104)

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

☎ +6019 210 9848

**RM2,600,000****United Garden, Jalan Klang Lama, Kuala Lumpur****Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 3,500 sq ft **Land size:** 6,500 sq ft  
**Bedroom:** 5 **Bathroom:** 3**Suzanne Shoo Kim Looi** (E2069)

GRIFFIN PROPERTIES (E (3) 1792)

☎ +6016 248 1679

**RM605,000****SkyVilla, Puchong, Selangor****Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,026 sq ft  
**Bedroom:** 3 **Bathroom:** 2**Terence Tih** (REN 01644)

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

☎ +6017 668 2669

**RM380,000****Empire Damansara, Damansara Perdana, Selangor****Type:** SoHo **Tenure:** Leasehold  
**Built-up:** 684 sq ft **Bedroom:** 1 **Bathroom:** 2**Yat Min** (REN 31294)

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

☎ +6018 661 3088

**RM467,000****Tepian Loke Yew, Pudu, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,045 sq ft **Bedroom:** 3 **Bathroom:** 3**Terence Yap** (REN 10998)

GS REALTY SDN BHD (E (1) 1307)

☎ +6012 232 9042

**RM2,800,000****Bandar Puteri Puchong, Selangor****Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 4,951 sq ft **Land size:** 5,026 sq ft  
**Bedroom:** 6 **Bathroom:** 6**Usha Sha** (REN 17124)

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

☎ +6016 720 0135

**RM1,380,000****Taman Fadason, Kepong, Kuala Lumpur****Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 2,240 sq ft **Land size:** 2,240 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Vivienne Ng** (REN 04563)

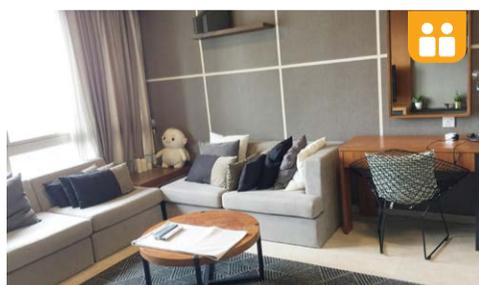
REAPFIELD PROPERTIES (TAMAN SEA) SDN BHD

(E (1) 0452/9) ☎ +6017 338 8859

**RM470,000****Lily Rose Apartment, Kelana Jaya, Selangor****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 900 sq ft **Bedroom:** 3 **Bathroom:** 2**Wenda Tee** (REN 31380)

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

☎ +6013 348 9163

**RM780,000****myHabitat, Ampang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 603 sq ft **Bedroom:** 1 **Bathroom:** 1**Wennie Liew** (REN 16099)

IQI REALTY SDN BHD (E (1) 1584)

☎ +6012 233 3013

**RM1,600,000****Duta Villa, Setia Alam, Alam Nusantara, Selangor****Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 5,000 sq ft **Land size:** 5,700 sq ft  
**Bedroom:** 6 **Bathroom:** 5**Wilson Lim** (REN 29646)

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

☎ +6016 353 0201

**RM1,606,500****Subang Height East (Jalan SHT), Selangor****Type:** Residential land **Tenure:** Freehold  
**Land size:** 5,100 sq ft**Winnie Su** (REN 00355)

TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)

☎ +6017 298 1800

**RM107,300,000****Pulau Indah, Klang, Selangor****Type:** Industrial land **Tenure:** Leasehold  
**Land size:** 45 acres**Yong Hao Sit** (REN 09622)

REGIONAL REAL ESTATE (E(3) 1274)

☎ +6012 690 8291