

A new kind of leadership

To counter the effects of the social and economic crisis caused by the Covid-19 pandemic, new leadership styles are coming to the fore to deal with the challenging times ahead.

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Leadership styles of the future

How Covid-19 is shaping the management approach beyond the crisis



By **JOSEPH WONG**
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THE social and economic crisis caused by the Covid-19 pandemic is an extreme but relevant example of the types of challenges leaders face today. The property industry, like many other economic sectors, was greatly disrupted by the major existence-threatening impacts that ensued.

Conversely, these turbulent times require a leadership style that would be perceived as an overly directive, actionist one-leader show during business as usual.

However, quick decisions are essential in such times of uncertainty, and these exceptional circumstances call for a more human-centric and radically driven leadership style. But is this the only way?

StarProperty takes a look at three 2nd generation management styles and how they cope with the disruption.

Turbulent times require strong leadership.

Eupe Corporation Bhd (Eupe) managing director Datuk Beh Huck Lee said the key role of leaders is always about giving people a clear vision and finding the best possible solutions, so the implementation of plans remains as smooth and effective as possible.

"While the strategies employed may change from time to time depending on the external environment, the principals, beliefs and the conduct of a leader should seldom deviate based just on external factors.

"If there is a leadership evolution, it is most likely sparked by the leader himself over a relatively long period, based on a considered judgement of how to best lead as both internal company conditions as well as external conditions and circumstances evolve, and most likely not due to one single event such as the current pandemic," Beh said.

Ken Holdings Bhd group managing director Sam Tan added that the pandemic has brought about a

tumultuous change in the daily lives of most people across the planet.

"Many have regrettably suffered physically, emotionally, financially and also with the loss of their lives. Perhaps the one thing we can try to learn from the virus is how to evolve to survive.

The virus had the world confronting it from all angles and corners, yet it has managed to keep itself alive by evolving. The greatest asset mankind has isn't anything monetary, physical, nor economical. It is the human mind.

"When we learn to apply the wisdom of millennia of human experiences, we can evolve our mind to adapt with the challenges we are facing, and this is something that is being practised on our end," said Tan.

Titijaya Land Bhd group managing director Lim Poh Yit pointed out that with working from home (WFH) and virtual meetings being the new normal, new methodologies have to be adopted.

"Generally, it (Covid-19) has affected and disrupted the global economy.

Malaysia is not exempted. The market has changed rapidly and the challenge is on the new norm and economic recovery," he said.

Beh concurred with the opinion, explaining that the pandemic has disrupted the production cycles of many industries.

"Without a doubt, this will create a lot of bottlenecks in the system when things start to go back to normal and demand increases.

"So far, the Malaysian job market has been relatively stable. However, certain sectors of the economy have faced tremendous pressure and some employment sectors may need to undergo some major changes as demand in these sectors takes time to recover," said Beh.

He pointed out that consumer habits had changed and this would lead to structural changes.

"For instance, the demand for offices, shopping malls and hotels may not be the same in the future. Usually, a



The market has changed rapidly and the challenge is on the new norm and economic recovery, said Lim.

market disruption that lasts less than two years is not likely to lead to a structural change in the demand-supply pattern, but given the fact that this is a worldwide issue with major economic and social impacts, changes are likely to create long-term change and uncertainty," he said.

Making lemonade when given lemons

Tan quipped that one has to learn to make lemonade from the lemons that are available right now.

"Since we discerned that the current climate is not the most conducive to launch our property projects, we pivoted and reorganised our workforce into learning to create a biodynamic, organic durian plantation.

"So now we are sipping a different tea from a different industry and are working to infuse the wisdom from the engineering and sustainable fields we have experienced into a whole new sector," he said.

Difference between the old and new

What is interesting is that this generation of leaders is facing something that has



One has to learn to make lemonade from the lemons, said Tan.

never before encountered in the whole history of the property industry. The question is whether the older generation of leaders would have a more difficult time adapting to the new norm than the newer generation of leaders. The scenarios are different as both leadership styles suited the respective periods.

"In my case (and I think many of the 2nd and 3rd generation leaders are facing the same situation), my father, who started Eupe, was a lot more hands-on as he grew the business.

"This was largely because starting the company from scratch meant he had very limited resources. He had to work through problems and challenges himself and needed to be hands-on and make decisions quickly to take advantage of opportunities," said Beh.

He said the business and economic environment these days is evolving much faster compared to the times when his father started Eupe.

"As Eupe becomes bigger and more complex, our operations require more delegation and interaction," said Beh.

Resources at the same time are a lot easier to tap into, but finding the right team members and alliances to maximise advantages while minimising risk becomes more important, he said.



Beh said the key role of leaders is always about giving people a clear vision.

"I believe leaders of today need to be less operational and more inspirational. The role of leadership is more about managing people than managing problems," he added.

The first generation of leaders have decades of experience, which is highly valued, said Lim, explaining that strong values and entrepreneurship remain the core for any given company.

"There are no material changes except the adoption of digitalisation and technology to complement the business," he said, especially when considering that social distancing is the new norm.

Beh noted that while his father no longer actively involved himself in Eupe's operations, he still finds the opinions and advice provided from time to time by his father very valuable.

Tan said he is fortunate that his father is still very actively involved. "When I learned to understand the value of the plethora of wisdom he had, what more valuable resource could one ask for in a mentor who has been there and done that?"

"It's true that I had brought back a lot of different knowledge from my experiences from the UK, but I had come to realise that wisdom equals knowledge plus experience," he said.

Paving the way for the next generation

LEADERSHIP development is on the priority list for many companies that are seeking long-term goals and sustainability, especially in a fast-changing environment or one that is stressed by a crisis.

The Covid-19 pandemic may have posed a real challenge for organisations today but implementing effective leadership development to build stronger capabilities for the future remains vital.

Many organisations are realising that if they don't start preparing the next-generation leaders for future roles now, they will face an uphill battle filling them in the future.

"If we study the success stories of companies through the ages, we quickly start to realise that it is rarely due to a single person, nor a handful of people," said Ken Holdings Bhd group managing director Sam Tan.

"Sure, leaders will set the way, vision, but the sustainability of the company is very much dependent on the people within the company. A great leader without a good team or a good team without a good visionary may not have the chances to be successful nor sustain the level of accomplishment for a long period.

"We have been very fortunate in having loyal members of the Ken Family, and within them, the process of grooming different leaders could provide a better chance for the longer-term sustainability of the group.

"We constantly remind ourselves and the members of the Ken Family of our core values and the practice of these values which becomes the DNA of the company," he said.

For Eupe Corporation Bhd managing director Datuk Beh Huck Lee, it is similar to Tan's philosophy.

"Eupe is a listed company, so we must respect and uphold our shareholders' interests and rights. As management, we must also always do our very best to support our employees, as well as the interests of our various business partners and the community that we operate in.

"It is not fair to pass the major responsibility of running the company to family members if they do not have the interest in it. I was once unsure what career I wanted to pursue or what profession I wanted to partake in. I took time to find out the answers. Likewise, I will give the chance to my children to learn what they truly want to do with their lives.

"If they are interested in joining the company, I will help them prepare and learn as much as they can. Most importantly, the job must give them pride and aspiration, not be seen as a burden they are not willing to bear," he said.

At the end of the day, it is with persistent endurance of the practice of core values that should provide the best training for tomorrow's leaders. ↗



Implementing effective leadership development to build stronger capabilities for the future remains vital.

Capturing the value of sustainability in a well-planned township

The need for green townships in forming a healthy yet thriving community

GLOBAL warming has been growing significantly over time, causing destruction and furthering the decline of the environment. Recent Climate Change Performance Index indicates that Malaysia has fallen to 56th in the charts. This is in comparison to climate protection performances of countries that are responsible for 90% of greenhouse gas emissions.

While travel restrictions and economic decline caused by the pandemic were expected to combat climate change by almost 6% in 2020, this change is only temporary.

When the world economy recovers from the pandemic, temperatures are predicted to rise again. However, the global recession presents a potential for a fundamental, structural change towards a more sustainable approach, one that benefits both the community and the planet.

And with that comes the application of green buildings, a key component to sustainability. It emphasises on the protection, usage and recycling of natural resources to promote public health and ensures the safety and general welfare of urban people. Understandably, human activities such as transportation, development and infrastructure have to be balanced through the cautious usage and conservation of natural resources.

How do we cope with global warming? It starts with our home and the community we live in.

Throughout the years, climate change continues to impact our lives, some in very detrimental ways. Hence, the need for sustainable practices has become vital. Sustainability is more than just a consideration towards profit. It creates an enormous effect on society and the environment, ensuring the ability of our future generations to procure their own needs.

The demand for green elements such as green spaces and energy-efficient initiatives are growing tremendously. It is revealed that the condition of residential homes is determined by the spaces surrounding them. There has been an increased awareness that well-designed, well-managed green spaces adjacent to and within homes are critical to keeping communities liveable while substantially contributing to a quality standard of living.

Sustainable townships are not only safer for the climate, but they also offer a major advantage to homeowners and investors:

Easier breathing environment

Forward-thinking sustainable property developers strive to be as environmentally conscious as possible during the construction phase. They apply paints, coatings and other sustainable materials

containing less toxic emissions. This improves indoor air quality while creating a healthier environment for you and your family.

Lower utility bills

With the current pandemic and restrictions in place, more time is being spent at home, ultimately leading to more energy consumption. The incorporation of eco-friendly methods such as solar panels, switching to LED lights, insulation and the use of efficient plumbing will reduce the utility costs of your home.

A long-lasting home

Building a quality home is essential to preventing extreme renovations that waste resources and increase greenhouse emission. Green homes are made with higher quality materials, and they are built to last a lifetime.

Long-term and increased resale value

Green homes result in a higher resale value than regular homes. Not only do you spend less on utilities, but such homes can also be maintained for a longer period. As such, green homes as an investment bring greater value in return.

Live healthier and happier

Apart from reducing toxic materials, green homes provide you with the opportunity to reduce stress while encouraging a healthy lifestyle. Some green features include exceptional ventilation, better indoor air quality, as well as the enjoyment of better daylight and view of the outdoors within your living space, all of which contribute to your long term happiness and comfort.

Because of this notion, providing a quality yet sustainable township has become a primary and vital core for master community developer Sunway Property.

Sunway Property integrated sustainability not only in its development and townships but also inculcates it into the daily lives of its communities.

Known as Nature's Capital City, Sunway City Iskandar Puteri in Johor is another successful development by Sunway Property, having integrated a sustainable township to meet the diverse needs of the present generation and community while accomplishing sustainable living to address environmental issues.

As much as 40% greenery or 720 acres of vegetation has been dedicated to the development. Thus, it is unsurprising that Sunway City Iskandar Puteri received the Green Building Index silver rating. To date, Sunway City Iskandar Puteri has planted more than 12,000 trees



To date, the Sunway Nursery has restored 4,100 shrubs and trees around the township.



The Sunway Citrine Hub is an integrated development with natural lighting and ventilation.

and shrubs in its own nursery and about 4,100 trees and shrubs has been restored as part of the landscape of the township. This will positively impact the climate while promoting good health and well-being within the community.

Sunway City Iskandar Puteri executive officer Gerard Soosay said the introduction of sustainability into the lifestyle of Malaysians will make them more aware of the importance of conserving Mother Nature while addressing the effective usage of resources to enhance the quality of living.

"We are here to guide homebuyers in taking their first step to determine their dream homes that will benefit them as they take into account the sustainable methods to lessen their carbon footprint, allowing them to live a simpler, happier and healthier lifestyle," he said.

Sustainability is here to play an impactful role in their developments. There are a few ways this can be implemented in the township to ensure that their self-sustained integrated development can provide a conducive environment that strongly supports the growth of the community:

Green eco-system

Dedicated to protecting life both on land and below water, Sunway City Iskandar Puteri has preserved the 7.5mil sq ft mangrove forest along the 7km Pendas River, besides the constant water monitoring.

Additionally, they are also planning to build a special buffer zone and a wildlife sanctuary to protect both the flora and fauna of the township, not forgetting constant environmental monitoring to assess the surrounding conditions.



Gerard receiving the Special Awards on sustainable development goals from MalaysiaGBC Southern Chapter chairman Prof Mohd Hamdan Bin Haji Ahmad.

Managing quality of indoor and outdoor environment

Sunway embraces the idea of a natural environment through the usage of natural lighting and ventilation in its interconnected malls. Outdoor, the township has developed and engineered each precinct to be self-sustaining integrated developments that promote a low carbon footprint.

Use of environmentally friendly materials

To derive clean and pure energy from the sun, 200,000 sq ft of solar panels have been installed over the roof of the Sunway Big Box Retail, which is capable of generating about 3mil watts of solar energy. Solar panels are also installed at the Sunway International School to combat greenhouse gas emissions.

"Every individual can do their part and take the right step to live sustainably while businesses can work their way towards enhancing productivity and find ways to reduce costs by identifying the most effective sustainability strategy and initiatives that will one day change our fate and lives," concluded Gerard.

The process of creating a sustainable township may be a long ride, but the basic ingredients are already in place. More research and development will come to enhance those ingredients towards green living, ultimately pushing forth more efforts and practises among developers and the community. This, in turn, will create sustainable cities and towns for present and future generations. 🌱



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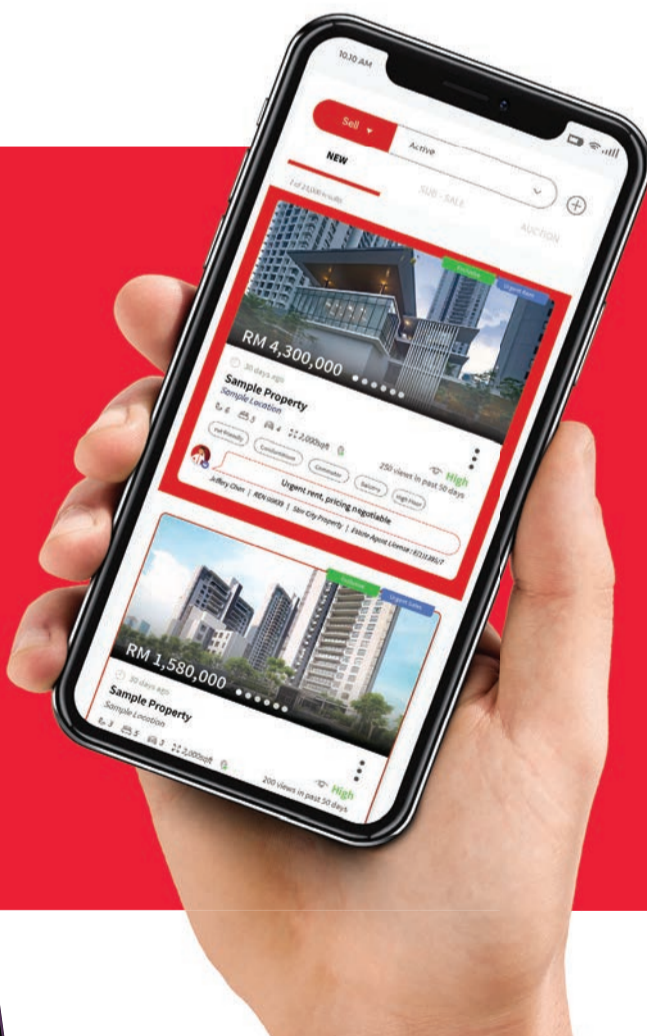
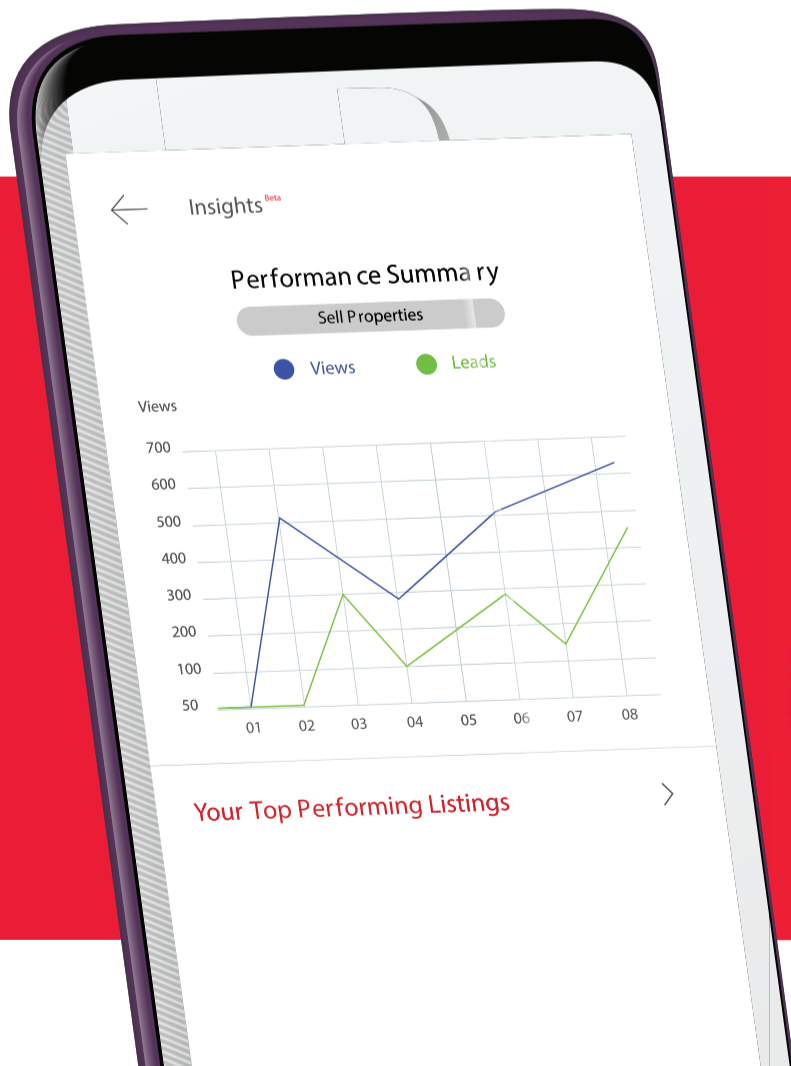
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Property outlook looks to improve in 2H 2021

Potential buyers are scouting for good bargains in the market

It was once possible to have an office building with pre-committed tenants wanting to occupy the space but times have changed

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FOR real estate as a whole, the outlook should gradually improve in the second half of the year as business sentiment is likely to be better with lowered risks. More than 23 million would be vaccinated by the end of this year, based on the National Covid-19 Immunisation Programme target.

With the economic uncertainty likely to clear, potential buyers are already out there, scouting for good buys in the market.

For residential property buyers, they wish to upgrade to bigger units to allow for an additional room to work-from-home (WFH) or opt for more spacious units as families spend more time at home, according to JLL Property Services (M) Sdn Bhd country head YY Lau.

"The average household size in Malaysia is about four, with the nuclear family staying with parents. Moreover, the nuclear family is likely to be a working couple who would want to stay near where they are working," she explained.

On the other hand, given that the elderly are more susceptible, staying apart may lower risks for the extended

family, but grown-up children do not want to live too far from their ageing parents in case of an emergency. So the needs of homeowners have changed due to the effects of the virus.

For commercial properties, the outlook has been clouded by the intermittent Movement Control Orders (MCO). While the MCO is important in restraining the spread of the pandemic, it has affected the footfalls of shopping malls, occupancy of hotels and the use of carparks. To make matters worse, the economy went into recession last year and has yet to fully recover. This has affected the service sector providers, who are the major occupiers of offices.

"Given the uncertainty, developers have held back on investments into new projects and have had to sell existing projects online. We think there are still opportunities. For instance, developers can still launch in older parts of the Klang Valley which require new developments with more spacious designs that allow for extra rooms to WFH," she said.

Landowners in the older parts of the Klang Valley should investigate what are the developments around their land that they can leverage on as it is an opportune time to either joint-venture with developers or dispose of their land, Lau advised.

Likely scenarios for the residential sector

Landed property has always been one of the most popular choices among Malaysians. With the contagiousness of Covid-19 and fears of contracting the virus in common areas, there may be an increase in transactions in secondary properties for landed properties and low-density built-ups since the more affordable landed properties are now rarely developed near the city, if any, noted Research and consultancy director Veena Loh.

For condominiums, private lifts and innovative designs to increase privacy and seclusion will help to increase the demand by both buyers and renters for the buildings.

"The demand for bigger rooms and spaces are likely to be a new trend for those who can afford it," she said.

What of the other sectors?

"In the longer run when the population is nearly fully vaccinated and infection numbers are under control, we think

Office occupancy rates (percentage)

Submarkets	Average Occupancy Rate 1Q 2020	Average Occupancy Rate 4Q 2020	Average Occupancy Rate 1Q 2021
KL City	74.7%	72.9%	71.4%
KL Fringe	92.6%	92.0%	91.9%
Decentralised	83.4%	78.9%	76.5%

Source: JLL Property Services (M) Sdn Bhd

retail will still be here to stay as shopping is a favourite pastime for Malaysians living in the city with very little entertainment," observed Lau.

The hot and humid weather and also torrential downpours encourage Malaysians to spend time in a mall during the weekends. It can be seen that whenever MCOs are lifted, people do brave the fears of Covid-19 and visit the popular malls.



The average household size in Malaysia is about four, said Lau.



Demand for bigger homes are likely to be a new trend, said Loh.

The office sub-sector remains important but its workplace function may veer towards a more collaborative space, which nurtures creativity and innovation, a place of social gatherings among colleagues to experience and uphold employer brand and culture, and a place where knowledge spillovers take place.

Very importantly, the office remains a neutral place for meetings with clients. Apart from being a workplace, the office remains an important physical address to its clients and staff, and where its culture is nurtured.

No business can deny that the high visibility and strong presence of an office in a respectable location, being established in a known central business district (CBD) for a long time and the number of clients visiting its premises give credibility to its brand, builds trust continuously in existing and future clientele.

Apple to orange

Where overhang is concerned, the office sub-sector cannot be compared directly with the

residential situation as they are very different in dynamics. According to the National Property Information Centre (Napic), overhang refers to the stock of newly completed housing that has been in the market for nine months and remains unsold.

Statistics are given for residential properties by Napic but there are none categorised as such for offices. In addition, not all offices or office buildings are for sale. Many are leased out instead.

As defined by Investopedia, "investing in commercial real estate requires sophistication" as it involves knowledge of the type of tenants that can have varying requirements from floor plates occupied, location in terms of proximity to staff or clientele, visibility to their existing and future clientele, and budget.

For a period of time, it was possible to have an office building with pre-committed tenants wanting to occupy the space but the situation now does seem to have changed, said Lau.

Township developments seem to have adopted higher risks today with the belief that

if you build it, they will come, she said.

"To show that there is an issue at hand, falling occupancy is probably the fastest way we can have some gauge of supply rising faster than demand," she said.

The average occupancy of prime offices that JLL tracks in the KL City in JLL's Real Estate Intelligence Services has dropped from 74.7% in 1Q 2020 to 71.4% in 1Q 2021. For decentralised areas in the Greater KL, it has fallen from 83.4% to 76.5% in 1Q 2021. However, the average occupancy rate for the basket of offices that JLL tracks in the KL Fringe sub-market have held relatively well at a time like this.

"We can use simple measures of the future incoming prime office supply in Greater KL which currently has the highest stock of office space. Even without issues of WFH, the new additions ranging widely from 290,000 sq ft to over four million sq ft of office space are expected to come on-stream into the Greater KL each year compared with demand which averages only a third of the new supply. Unless the future developments are delayed, there could be a case of too much supply chasing for a fixed demand," said Lau.

Despite the impact of Covid-19 on offices, JLL believes that offices are here to stay. Although businesses are encouraged to WFH, most employers prefer their staff to go back to the office.

"Once the pandemic is under control and the restrictions on movement are relaxed, we can expect the staff to work from the office again. We do not think that WFH is feasible for all types of jobs. According to Jobstreet, 90% of companies that practice WFH are technology firms," she pointed out.

What should the government implement?

The flexibility that the Ministry of International Trade and Industry (MitI) allows, especially

“Township developments seem to have adopted higher risks today with the belief that if you build it, they will come. To show that there is an issue at hand, falling occupancy is probably the fastest way we can have some gauge of supply rising faster than demand.

– YY Lau



for real estate companies, to work from the office has been very helpful. Any blanket enforcement by the government could be too rigid.

"It may be best to leave it to the private sector who would endeavour to work in their best interest to ensure the staff are safe from Covid-19 infections to ensure continuity of their businesses," said Loh.

Secondly, it is also helpful that the government offices remain open to the public, she said, adding that the government services should invest in digitising as much as possible.

Thirdly, the Malaysian economy is very much dependent on regional and international support in both imports and exports, she added.

Many businesses are looking forward to the day when borders can be reopened for international investors, companies, travellers and tourists. This would mark the way for economic recovery, which would, in turn, re-energise the property industry. 📌

How to cope with financial stress

THE Covid-19 pandemic has caused major concerns for consumers globally, including financial challenges due to the economic climate. Some will be facing pay cuts, loss of jobs and more.

It is crucial to take care of yourself and your loved ones in tough times like this as you take steps to weather the crisis. Here are some tips on how to deal with financial stress:

Open up and talk about what is going on with the people you trust. It can help you and the people around you to understand what is happening and work out how to deal with it together.

Make a plan and clear, realistic budget to get through the situation. Work together with your family or those you live with to set goals. Set spending limits and rules, such as only purchasing essentials for the moment. You may wish to hold a family meeting to talk about how everyone can contribute.

Identify the problem, then figure out available solutions to resolve it. For instance, if you are having trouble making

your monthly repayments, speak to your bank. Find out if some repayments can be deferred and for how long, or if restructuring or refinancing is possible.

Take care of your health, both mentally and physically. You need to be in top shape to think clearly, as well as to take care of yourself and your loved ones. Know that there are agencies like Befrienders that you can call for counselling or other help during the MCO.

Be proactive and face your challenges. For example, if you are going into debt, seek professional advice or financial counselling on how to manage your debts. You can contact an organisation such as Credit Counselling and Debt Management Agency, also known as AKPK, which offers free financial and debt management counselling.

You can also take charge of your credit health by checking your latest credit report. This way, you will be better prepared for the future because a credit report will show you exactly how you are doing in all areas of your credit health. Your report can help you spot problem



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Turning balconies into green shelves

At a time when movement is constrained, homes should be a source of food

CONFINEMENT breeds ingenuity, as can be observed from our fellow Malaysians during the movement control order (MCO). Chefs are born out of seemingly ordinary people, work has transitioned from the physical into cyberspace, albeit with some hiccups, and ultimately, Malaysia as a nation has thrived in this pandemic.

Now that we are being ushered into another period of strict MCO, many would be pondering about the free time available, and most importantly, how to utilise it in a productive manner.

Here is a thought to consider. Since we are undoubtedly required to make trips to the market for fresh products, why not create a sustainable home which is capable of generating food for the family? This is easier said than done, especially if you live in a concrete jungle where space is scarce. But when there is a will, there is a way.

Everywhere is a farm

Gardening can be tricky if you happen to live in a high-rise development. But with a little creativity and astute space management, your seemingly narrow balcony could be turned into a cornucopia. If you are planning to start small, then a herb garden is your best bet.

These smallish plants need little space and are perfectly at home in shallow containers, such as a nursery pot. Basil, for example, thrives in warm temperature, moist soil and a good dose of morning sunlight. Here is a resilient herb that grows quickly, requiring little fertilisation.

In fact, most herbs are relatively easy to care for, and you may consider adding some onion, garlic, ginger, thyme and mint into your garden. Said herbs have a place in many popular recipes and their availability within arms reach is a source of convenience. Consult the seed packet for instructions if you have doubts on how to raise these plants.

Moving on, those graduating from the minor league can try their hands with the larger plants, such as the cucumber. Due to its size, the cucumber is often perceived as an outdoor plant, although it is very much possible to be cultivated indoors.

Cucumbers grow quickly, and it demands a much larger pot than your average herb. Additionally, it is a creeper, hence trellises need to be erected to provide support for the plant. If you are having it indoors, note that the vines have a tendency to reach out to the nearest furniture, hence the messiness.

Also, for cucumber to fruit, pollinating agents such as bees are needed. These insects can be a real hazard inside your house, so opt for the parthenocarpic types instead, which are capable of fruiting even without pollination.

If your green fingers are capable of nurturing this plant, there really is no



stopping you when it comes to the other vegetables. Spinach, lettuce, celery, chilli and tomatoes are equally viable options as they do well in pots.

Another crucial factor when gardening at a height is the presence of the wind. The higher the altitude, the stronger the intensity of the wind that sweeps the balcony.

A hot dry wind can quickly parch the plants, so block the wind by erecting barriers.

Depending on the climate, you may want to water the plant at a higher frequency.

When less is more

Where farming at the balcony is considered, space is a challenge that needs to be addressed. For starters, ditch those massive terra cotta pots in favour of the hanging planter boxes, which occupy the vertical space instead of the limited area afforded by the floor.

Do not cut corners, so maximise space usage by purchasing square pots instead of the round ones. They close up any gaps between each other and fit easily at the edge of the balcony. But if square is not your favourite shape, then use the malleable fabric grow bags. There are even innovative pots in the market with wheels at the bottom, allowing you to easily manoeuvre the

plant to a favourable position. Once the balcony has been fully occupied, you can also place a pot or two at the window sill. Just make sure the spot receives ample sunlight.

Who needs pots

Now that you have more time on your hands, this is the perfect opportunity to work on some Do-It-Yourself projects. Why waste money purchasing a pot when you can make one out of your everyday objects. Planter boxes can be formed from plastic ice cream tubs, which would become landfill rubbish if not utilised. Just drill a few holes at the bottom for drainage and they are good to go.

Coffee tins can be substituted as nursery pots, and so are the large plastic bottles when their tops have been truncated. As usual, make holes at the bottom, then layer them with rocks to help water drain out properly. Anything capable of holding in soil is a potential candidate for pot making, even used toilet paper rolls. Let your imagination run wild.

A huge advantage is that these activities will take up the spare time that would otherwise add to the boredom of being stuck at home. Such activities also allow you to look forward to the day and get excited about trying something new. Moreover, you might just find that you have a knack for such new skills. 🌱

With a little creativity and astute space management, your seemingly narrow balcony could be turned into a cornucopia.



LEFT Landed homes in the city can keep poultry as a supplementary supply of meat and eggs.