

Property

News



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We constantly strive to present the most up-to-date market knowledge in order to ensure clients are well-armed with sufficient data to make the right property decisions.



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GENERAL ECONOMIC & PROPERTY MARKET

1. Bank Negara leaves overnight policy rate unchanged (*The Star 3 March 2017*)

- The overnight policy rate unchanged at 3% after Bank Negara's second meeting of the year, expressing Bank Negara's confidence that the economy would perform better in 2017.
- With the growth of domestic demand being sustained, the more positive contribution from the external sector will lead to a better performance of the Malaysian economy.
- Bank Negara also sees domestic inflation picking up in 2017, driven by the pass-through impact of the increase in global oil prices on domestic retail fuel prices.
- The Malaysia economy grew 4.5% in the last quarter of 2016, expanding at its faster pace in a year. The growth momentum is expected to be sustained in 2017.

2. New and Improved Housing Policy (*New Straits Times, 3 March 2017*)

- The second generation National Housing Policy (NHP 2.0) for the period between 2018 and 2022 will roll out once the current policy ends this year.
- The NHP 2.0 will improve the six major issues in the housing development sector, which includes the inability to own a house is getting critical, a mismatch between offer and demand based on location, the number of agencies providing houses, an imbalance demographic pattern of ownership and population, the management and maintenance of existing housing and the absence of an integrated system on stock registration and house buyers at all locations.

3. Developer expects an exciting 2017 (*The Star, 3 March 2017*)

- With three new launches already in the pipeline, OSK Property Holdings Berhad is expecting 2017 to be an exciting year. The developer's three projects include the following: Iringan Bayu: a 311.6-hectare township in Seremban consisting of more than 700 affordable residential units.
- Ryan & Miho: a lifestyle residential development in Section 13, Petaling Jaya which features Turkish and Japanese designs and it is targeted for an April launch.
- Hika, You City: The third and final phase of You City integrated development in Cheras which will have a link bridge to the Taman Suntex MRT (will start running from July onwards).

4. Property transaction fees up (*The Star, 15 March 2017*)

- The sale and transfer of property valued at RM500,000 and below will now be subjected to a 1% conveyancing fee.
- Taking effect today, it came about with the revision of the fee structure in the Solicitors' Remuneration Order by the Bar Council last year. The revision, which was approved by the Solicitors Cost Committee on Feb 28, will also see 0.8% conveyancing fee for properties worth above RM500,000 but below RM1 million.
- Previously, only properties worth RM150,000 and below were subjected to a 1% fee while those costing above RM150,000 and up to RM1 million were imposed with a 0.7% charge.
- However, like the old Order, property transactions from licensed housing developers will automatically get between 25% and 35% reduction in fees depending on the value. According to the association, the sum is calculated by charging the 1% fee on the first RM500,000 before adding the 0.8% fee on the subsequent value. This total is then deducted with the 35% reduction.
- The fee structure had remained unchanged for the past 11 years.





5. Lawyers can now discount fees (*The Star, 15 March 2017*)

- Changes in the Solicitors' Remuneration Order allows the sale of second-hand homes and commercial units to receive up to 25% discount on conveyancing fees according to their lawyers' discretion as these properties do not fall under the Housing Development (Control and Licensing) Act.
- Before this, lawyers were not allowed to give any form of discount.
- There is already an automatic reduction of 25% for property worth above RM50,000 to RM250,000 and 30% for those worth above RM250,000 to RM500,000. Anything above RM500,000 will receive a 35% reduction.
- This revision is to help the home buyers. It is a form of corporate social responsibility.

6. Improved sentiment for property sector (*The Star, 22 March 2017*)

- Sentiment for property counters is improving after a two-year lag in the sector's share price performances with Kenanga Research reversing its call from "neutral" to "buy" for the sector in their report named Property Developers: When Sentiment Trumps Fundamentals.
- Healthier headline sales are expected, however only limited to those developers with a lower sales base or the "right" product are positioned to see growth while others are likely to see flattish sales trends.
- As mentioned in the report, overall earnings were likely to be unexciting over 2017 and 2018 for most developers, due mainly to the soft market for 2015 and 2016.

7. Shareholders of SILK Holdings approve sale (*The Sun Daily, 22 March 2017*)

- SILK Holdings Bhd shareholders have unanimously approved the proposed disposal of Sistem Lingakaran Lebuhraya Kajang (SILK)'s entire issued and paid-up share capital to Permodalan Nasional Bhd (PNB) for RM380 million cash.
- The remaining approvals required are those from the relevant government authorities such as UKAS (Public Private Partnership Unit), and the completion of the due diligence exercise which PNB is undertaking.
- Recall that the sukuk holders had already approved the transfer of equity and changes to the terms of the sukuk papers, and the parties have until end of April to complete the entire transaction.

8. Growth to pick up (*The Star, 24 March 2017*)

- The Malaysian economy is estimated to grow at a range of between 4.3% and 4.8%, higher compare to last year which grew 4.2%. However, challenges such as higher inflation, volatile capital flows and lingering uncertainties in the global economies and financial environment are expected this year.
- In accordance to Bank Negara estimates, domestic demand would continue to be the main driver of the economy, supported by Government spending and the recovery in global commodity prices.
- The central bank expects inflation to rise between 3% and 4%, compared to 2.1% last year due to the pass-through effect of higher crude oil prices.
- A bright spark in 2016 was the reduction in the household-debt-to-gross domestic product (GDP) ratio, which was down to 88.4%, compared to 89.1% in 2015. This would be the first time since 2010 that the household-debt-to-GDP ratio has come down. The bulk of the household debt is attributed to loans tied to property and cars.
- Bank Negara warned that some deterioration in loan performance for some businesses and households would be expected for this year.





9. Local housing mart remains stable (*New Straits Times, 31 March 2017*)

- Based on Knight Frank's Global House Price Index (4Q 2016) Malaysia's house price index will continue to grow, but the pace has slowed down because of the slew of cooling measures introduced to curb speculation in the property sector.
- However, Malaysia still remains an attractive investment destination in the region with its stable property market and relative lower entry prices that continue to offer reasonable returns.

SIGNIFICANT TRANSACTIONS AND PARTNERSHIPS

10. Titijaya and China Railway sign deal for The Shore (*The Star, 1 March 2017*)

- Titijaya Land Bhd and CREC Development (M) Sdn Bhd (CRECD) have entered into a framework agreement for a RM575 million gross development value (GDV) property development in Kota Kinabalu, Sabah, known as The Shore with a total land area of 1.82 acres.
- In addition, Titijaya also inked a serviced residence management agreement with The Ascott Ltd. Under the agreement, Ascott will manage the serviced residence components of The Shore for 15 years.
- The framework agreement with CRECD denotes the provisional intention of both parties, in terms of the engineering, procurement, construction and commission agreement, joint marketing collaboration for the Shore, as well as participation in business opportunity offered by Laksana Wawasan Sdn Bhd, the beneficial owner of the proposed Ascott Hotel.
- The corporation came after a share sale agreement for the proposed acquisition of the entire issued share capital of Sri Komakmur Development Sdn Bhd (SKDSB), who owns 3 parcels of land measuring 75.44 acres in Sabah, for a purchase consideration of RM70.9 million.
- CRECD is a subsidiary of CREC, which is one of the world's largest construction companies, developer of Bandar Malaysia, as well as Titijaya's joint venture partner in the Embassy Row development.

11. Enra buys land in Labuan for RM7.5 million (*The Star, 9 March 2017*)

- Enra Group Bhd's subsidiary Enra Labuan Sdn Bhd has entered into a conditional sale and purchase agreement with Perbandaran Labuan to acquire 60 hectares of leasehold land for reclamation in Labuan for RM7.5 million.
- The group also has an up to five year call option to acquire a further 140 hectares of connecting leasehold land.
- The plots are adjacent to Ranche-Ranche Industrial Estate, Labuan's primary industrial area in the southern part of the island, and are near Labuan's key industrial and commercial areas and businesses.
- The federal government has announced that it intends to develop Labuan into a premier tourist destination and low-cost carrier hub for East Asia (China, Japan, Korea, Kalimantan and the East Asean Growth Area).
- The federal government recently approved RM170 million for the construction of a coastal road in Labuan from Tanjung Taras to Tanjung Aru to improve connectivity, and pave the way for commercial and tourism development.





12. LBS ties up with YPJ for project with RM2.6 billion GDV (*New Straits Times, 9 March 2017*)

- LBS Bina Group Bhd, through its indirect subsidiary Biz Bina Development Sdn Bhd, entered into a joint development agreement with YPJ Plantations Sdn Bhd for a proposed development in Mukim Sg Tiram, Daerah Kota Tinggi, Johor which is an estimated 46km from the Johor Baru town and approximately 29km from the Senai International Airport.
- The initial plan is to build a mixed township comprising residential and commercial units, which include Perumahan Rakyat Johor with a gross development value (GDV) of RM2.6 billion.
- YPJ Plantations is the owner of the 541.4-acre leasehold land and is entitled to 7.5% of the proposed development's GDV, or a minimum guaranteed sum of RM194.9 million.

13. UEM Sunrise sells land in Canada for RM372 million (*The Star, 14 March 2017*)

- UEM Sunrise (Canada) Alderbridge Ltd, a unit of UEM Sunrise Bhd was selling three parcels of land (4.9 acres in total) in New Westminister, Richmond, British Columbia, Canada to South Street Development Group's unit 1107782 BC Ltd for C\$113 million (RM372.57 million).

14. UMW Land, Mida to build aerospace manufacturing park (*The Sun Daily, 22 March 2017*)

- UMW Land Sdn Bhd and Malaysian Investment Development Authority (Mida) are coming together to develop a manufacturing park, comprising a mixed of residential and commercial buildings on 861-acre land in Serendah, Selangor.
- The main focus will be on facilities for aerospace and other industries related smart manufacturing. Among others, it will house the UMW Aerospace's production facility of aeroengine fan cases for Rolls-Royce, which is expected to be the premier and integral constituent of the park, and will act as a catalyst to draw in other high value investments.
- The project will be a new addition to the free trade zones in the country, which gives the choice to invest in over 500 industrial estates that are fully equipped with infrastructure facilities such as road, electricity and water supplies, and telecommunications.

15. Yong Tai buys Malacca land for RM35 million (*The Star, 22 March 2017*)

- Yong Tai has acquired two pieces of leasehold commercial land measuring 6 acres located adjacent to the Impression Melaka theatre for RM35 million cash from Laila Development.
- Yong Tai plans to develop a hotel, serviced apartments and retail units worth RM1.1 billion gross development value on the land and estimates to take 5 years to complete the whole proposed development. This project will generate a potential gross development profit of RM300 million to the company.
- The proposed development was in the initial stages of development planning and Yong Tai would be submitting a detailed development plan to relevant authorities for approval.
- On the other hand, Yong Tai's unit YTM Impression Sdn Bhd has entered into a joint development agreement (JDA) with JM Bestari Land Sdn Bhd to develop another piece of land in Malacca.
- JM Bestari Land, which will be the landowner of the JV Land, has agreed to grant YTB Impression the sole and exclusive rights and entitlement to develop the JV Land, subject to the terms and conditions of the JDA. In return, YTM Impression will undertake to pay JM Bestari Land for the benefit and in full discharge of all entitlement with an amount equivalent to 21% of the GDV, which is approximately RM1.2 billion in total.
- The proposed joint development will take 5 years and may include commercial and retail units which would have an estimated total GDV and GDC of RM1.2 billion and RM800 million (including JM Bestari Land's entitlement) respectively, giving rise to potential gross development profit of RM400 million.





16. Perak Transit buys Kinta land for bus terminal (*The Star, 29 March 2017*)

- The Combined Bus Services, a 99.89% subsidiary of Perak Transit Bhd (PTrans), a Perak-based bus company has inked a sale and purchase agreement yesterday with property developer Pasti Kenari Sdn Bhd to buy the two parcels of land measuring 34,571 sq m and 32,756 sq m for RM7.97 million.
- The plots were previously owned by Perak's Perbadanan Mentri Besar, a statutory body incorporated under the Mentri Besar (Inc) Enactment 1951/2.
- The lands will be used to build an integrated bus terminal complex, including a petrol station but this was subject to the authorities' approval. No construction has been determined yet.

17. E&O unit starts work on Seri Tanjung Pinang phase two (*The Star, 30 March 2017*)

- Eastern & Oriental Bhd's subsidiary Tanjung Pinang Development Sdn Bhd has acquired 100% equity interest in two shelf companies, namely, Persada Mentari Sdn Bhd and Junjung Angkasa Sdn Bhd with an issued and paid-up share capital of RM1 comprising one ordinary share.
- Tanjung Pinang Development is currently working on the second phase of Seri Tanjung Pinang (STP), which is essentially a seafront development situated along Penang's north-east coast and sits between George Town and the beaches of Batu Ferringhi.
- The reclamation project STP2 has already begun dredging works after securing all the necessary approvals. Aside from the reclamation of 760 acres under the project's concession agreement, which is slated to be completed by June 2018, E&O is reclaiming a further 131 acres at its own cost along the Gurney drive foreshore for the Penang state government.

18. KWAP buys into E&O project (*The Star, 31 March 2017*)

- Retirement Fund Inc (KWAP) will purchase 20% in E&O's second phase of Seri Tanjung Pinang (STP 2A), a township being developed on reclaimed land with an estimated gross development value of RM1.7 billion for RM887.7 million. The project would span over 15 years and is targeted to be launched in 2019.
- The STP project is essentially a seafront development situated along Penang's north-east coast, which is located at Tanjung Tokong. The total area to be reclaimed is 980 acres.
- Apart from taking a direct stake in the development project, KWAP will also subscribe to 66.1 million new shares in E&O, and this will raise its stake in E&O from 1.49% to 6.75%. The price of the shares to be transacted is between RM1.84 and RM1.94 each, costing at least RM121.6 million.
- Under the deal, KWAP's interest would be in STP 2A, which is undergoing reclamation work. The area involved is 252.8 acres, out of which can be developed after surrendering a portion of the land for infrastructure will be 169.9 acres.
- KWAP's 20% equity interest effectively translates to 33 acres or about RM530 per sq ft. The transaction values the entire phase 2A of the STP project at RM3.83 billion.
- According to E&O, based on the independent valuations, the purchase consideration was a discount of 3.5% or RM26.8 million.
- The timeline of The STP project:
 - Originally approved by the state government in 1992. Phase one of the project comprises 240 acres is almost completed.
 - In 2015, E&O received an extension of three years up to 2022 to reclaim the remaining portions.
- Approximately 34% of STP 2A has been reclaimed, and E&O is targeting to complete it by the second half of 2018.
- Besides, E&O is reclaiming a further 131 acres at its own cost along the Gurney Drive fore shore for the Penang state government.





DEVELOPMENT LAND

19. JAG Ventures into property (*New Straits Times, 5 March 2017*)

- JAG Bhd's property development and investment company, JAG Land Sdn Bhd acquired land measuring 13,489.5 sq m in Klang for RM9.87 million in August 2016. This marks the company's first step in diversifying into property industry.
- The maiden project will be a three-phase mixed development, offering shop offices, office suites and residential apartments with gross development value (GDV) expected to range between RM155 million and RM170 million, which will translate to a gross profit of between RM20 million and RM35 million.
- JAG's core business activity is in the processing of electronic and industrial waste. It also extracts and refines ferrous, non-ferrous and precious metals. The group is also involved in computer software development, maintenance and support services, provision of marketing support, system integration and network solutions as well as operating 24-hour coin-operated (self-operated) laundry businesses.

20. TSR Capital to jointly develop RM3.25 billion GDV resort township in Langkawi (*The Star, 17 March 2017*)

- TSR Capital Bhd will develop a 76-acre resort township on a parcel of land which is fronting the Blue Andaman Sea with a project gross development value of RM3.25 billion in Langkawi jointly with the landowner, Terusan Al-Maju Sdn Bhd and United States-based Globe Venture Holdings Inc.
- The company intended to develop Beacon Langkawi, a 76-acre of super prime land fronting the Blue Andaman Sea, into a high-end mixed property development comprising residential, resorts and hotels, commercials and corporate buildings tailored for the tourism and services industry.
- The Beacon Langkawi development, located next to St. Regis Langkawi, is set to become a first-class tourist destination and attraction.
- Terusan Al-Maju and TSR Capital have agreed to share the assets and liabilities, development cost, profit and loss, and the rights and responsibilities in the proposed project on a 60:40 basis respectively.

21. KTMB to enter property sector (*New Straits Times, 21 March 2017*)

- Keretapi Tanah Melayu Bhd (KTMB) may have found a way to curb its massive losses in the past two decades: by venturing into property development.
- Since its corporation in 1882, KTMB reportedly recorded collective losses amounting to RM3 billion as of 2015. Currently, 95% of its revenue comes from rail businesses which include freight, intercity, commuter and high-speed double-tracking electric train services. The rest of the incomes are from retail and advertisements.
- KTMB will jointly develop some parcels of land near train stations into mixed residential and commercial units based on the transit-oriented development model with developers.
- High density and potential lands in Bangi, Shah Alam and Klang are identified as the development sites and approval from the government had been received.
- The projects would be done in phases and take 4 years to complete.



**22. PKNS launches first smart township project** (*New Straits Times, 21 March 2017*)

- The Selangor Economic Development Corporation (PKNS) launched the 526-hectare Selangor Cyber Valley (SCV), its first smart township project in Cyberjaya.
- The project comprises residence, industrial park, commercial centre and education institutions, which will have access to the high-speed fibre optic network, environment detection device to gauge air quality and efficient transport system.
- Development of the smart township project began in 2006 and was then called Taman Sains Selangor II. It is 20% ready and the whole project is scheduled for completion in 2027.
- The development of the 25 sq km first phase would be fitted with high-tech closed circuit television, LED street lighting and intelligent traffic lights, which would all be monitored by an integrated control centre.

23. TAHPS to launch RM100 million project in Q4 (*The Star, 29 March 2017*)

- TAHPS Group Bhd, through its property arm, Bukit Hitam Development Sdn Bhd, is looking to launch 140 units of gated landed houses on 20.23 hectares at Bukit Puchong by the 4Q of 2017. The landed property development project will have a gross development value (GDV) of more than RM100 million.
- The project is expected to receive good response due its strategic location at Bukit Puchong which is within Cyberjaya, Putrajaya and the Klang Valley, and in terms of road connectivity is connected by the Damansara-Puchong Highway, South Klang Expressway as well as the upcoming Sungai Buloh-Serdang-Putrajaya MRT Line.

RESIDENTIAL PROPERTY IN KLANG VALLEY

24. Grand launch for luxury development (*The Star, 2 March 2017*)

Project name	Grandeza, Eco Sanctuary <i>(final landed, gated and guarded precinct)</i>
Developer	Eco World Development Group
Location	Kota Kemuning, Shah Alam
Type of property	<ul style="list-style-type: none"> ▪ 160 units of semi-detached house ▪ 100 units of bungalow
Launch date	March 2017
Built-up area	<ul style="list-style-type: none"> ▪ Semi-detached houses: from 2,903 sq ft ▪ Bungalows: from 3,288 sq ft
Selling price	<ul style="list-style-type: none"> ▪ Semi-detached houses: from RM1.88 million ▪ Bungalows: from RM2.80 million
Features	<ul style="list-style-type: none"> ▪ Rear linear gardens ranging from 30 ft to 300 ft
Facilities and amenities	<ul style="list-style-type: none"> ▪ A 22,000 sq ft exclusive private clubhouse within two acres of lush greenery



**25. 472 owners move into new units (New Straits Times, 3 March 2017)**

- Some 472 former residents of a 40-year old block of flats, known as “Flat Empat Tingkat” are now the owners of the new Residensi Kerinchi apartment worth RM600 million which was built on a 2.8 hectares with 472 apartment units.
- The units each valued between RM350,000 and RM400,000 and offers three bedrooms and two bathrooms, with floor space of 83.6 sq m.
- The project was not spared controversy as six years ago, as there was resistance from 35 families, backed by Lembah Pantai member of parliament Nurul Izzah Anwar, and their discontent was taken to court.
- By a court ruling, the developer, Suez Domain Sdn Bhd, had compensated the 35 families with RM73,000 each in January 2012 and they were issued with a notice to vacate their units. The other 408 families were not against the project moved into their new homes last month.
- The residents were provided with temporary transit homes at the Kerinchi People’s Housing Project in 2010 and the developer compensated the families for one and half years when they failed to deliver the project on time.

26. Affordable condo units snapped up (The Star, 7 march 2017)

Project name	SkyAwani 2 Residences (Tower B)
Developer	SkyWorld Development Group
Location	Sentul
Tenure	Leasehold
Land area	1.12 hectares
Type of property	RUMAWIP with full condominium facilities <ul style="list-style-type: none"> Tower A: 414 units Tower B: 294 units
Launch date	February 2017
Built-up area	800 sq ft
Selling price	RM300,000 each
Gross development value (GDV)	RM250 million
Features	<ul style="list-style-type: none"> Two towers of 39- and 44-storey with 9 levels of podium parking and 3-storey stratified shop offices

27. PM: Residents very happy with homes (New Straits Times, 16 March 2017)

- The public housing scheme called Razak Mansion underwent a complete redevelopment under the 1Razak Mansion project, which started in 2014 and was completed nine months ahead of schedule as well as ensuring that residents were given strata titles with a 99-year lease.
- Each new unit measures 800 sq ft, with two or three bedrooms and two bathrooms, and comes with one parking lot. Facilities such as an air-conditioned hall, surau and shops are made available to the residents. In addition the residents do not need to pay for maintenance and sinking fund for two years as the developer would bear the cost.
- The old units in Razak Mansion flats measured 399 sq ft to 504 sq ft with one or two bedrooms and priced at RM60,000 to RM80,000 only. The remaining lease was only 40 years previously and residents did not have strata titles.
- This project which was jointly carried out by Impianika Development Sdn Bhd and City Hall, covered 13.4 hectares and comprised three 18-storey blocks with 658 contemporary residential units worth RM350,000 each.
- Of the 658 residents, 557 will give up their old Razak Mansion units in exchange for new apartment units in 1Razak Mansion free of charge. The remaining 101 who are renting Razak Mansion flats would be offered a chance to buy a unit for only RM42,000.



**28. 660-unit Rumawip project to be launched** (*The Star, 18 March 2017*)

Project name	Residensi Sri Wahyu
Developer	Mah Sing group Bhd
Location	Taman Wahyu (<i>within vicinity of Lakeville Residence</i>)
Type of property	Rumawip (<i>one tower with 660 units</i>)
Launch date	29 March 2017 (<i>via balloting</i>)
Built-up area	805 sq ft (<i>3 bedrooms and 2 bathrooms</i>)
Selling price	RM300,000
Features	<ul style="list-style-type: none"> ▪ Complimentary one car park ▪ RM25,000 for one additional tandem car parking bay and RM30,000 for one additional side-by-side parking bay ▪ Upgraded package worth RM30,000 comprising kitchen and bedroom fittings, air conditioners, water heaters, floor tiles and electrical points are available
Facilities and amenities	<ul style="list-style-type: none"> ▪ Swimming pool, children's pool, playground, gym, BBQ area and a multi-purpose hall are available ▪ Easy access to Jalan Kuching, Jalan Ipoh, Jalan Kepong, Duta-Ulu Kelang Expressway (DUKE), Middle Ring Road 2 and Taman Wahyu KTM station ▪ Upcoming Sri Delima Station of MRT Sungai Buloh-Serdang-Putrajaya (SSP) Line 2 which is scheduled for completion by 2021 is located approximately 2km away

- Rumawip is the Government's initiative to develop 80,000 housing units throughout Wilayah Persekutuan Kuala Lumpur, Putrajaya and Labuan in the span of 5 years.
- Single individuals with monthly income of less than RM10,000 or married couples with household income of less than RM15,000 are entitled to register for the project.
- Buyers must also be a Malaysian citizen of 18 years old and above and either work or reside in Wilayah Persekutuan.



**29. Developer launches affordable homes project in Putra Heights (The Star, 24 March 2017)**

Project name	Harmoni 1
Developer	Sime Darby Property Sdn Bhd
Location	Putra Heights
Type of property	Rumah Selangorku (4 blocks of 1,700-affordable homes)
Gross development value (GDV)	RM359 million
Built-up area	<ul style="list-style-type: none"> ▪ Type C1: 800 sq ft ▪ Type D: 1,000 sq ft
Selling price	RM170,000 to RM270,000
Facilities and amenities	<ul style="list-style-type: none"> ▪ A five-and-a-half storey car park ▪ A multipurpose hall ▪ Two guard houses ▪ Green space
Remarks	<ul style="list-style-type: none"> ▪ Applicants are required to register at www.simedarbyproperty.com/harmonirumahselangorku, complete an online registration form via the Selangor Housing and Real Estate Board (LPHS) website at ehartanah.lphs.gov.my, and send a physical copy of the form along with required documents to the developer for further processing

- Rumah Selangorku is open to all Malaysians aged 18 and above, with a household income between RM3,000 and RM10,000. Applicants must not own any other type of the property in the state. Harmoni 1 Putra Heights is the second affordable home project by Sime Darby Property; the first was launched in 2015 in Bandar Bukit Raja, Klang.

PROPERTY IN SOUTHERN PENINSULAR**30. Special gift for Johor folk (New Straits Times, 21 March 2017)**

- Sultan of Johor, Sultan Ibrahim initiated a housing scheme called the “Rumah Impian Sultan Ibrahim”, a first-of-its-kind housing scheme that will be built under the auspices of the Sultan Ibrahim Foundation in conjunction with his 59th birthday.
- There will be 1,840 homes priced under RM100,000, including landed bungalows and semi-detached units, that will be built in phases in three locations, i.e. Bandar Dato’ Onn, Bandar Baru Majidee and along Jalan Yahya Awal. The freehold development in Bandar Dato’ Onn is in collaboration with Bank Rakyat and would offer different residential property concepts, shop houses and other commercial units.
- Each 3-bedroom unit would have 1,100 sq ft and would be “three quarter” furnished.
- The first phase, comprising 600 units of bungalows and semi-detached units, will begin construction in Bandar Dato’ Onn by August.
- Successful applicants will only need to pay a deposit of RM1 for a full loan with an easy repayment scheme.





31. Over 265,000 apply for affordable houses in Johor (*The Star, 24 March 2017*)

- Johor Corporation (JCorp) has received more than 265,000 online applications for the Rumah Impian Bangsa Johor affordable houses since its launch on Wednesday. The selection process would be done by a committee chosen and appointed by Sultan Ibrahim Ibni Almarhum Sultan Iskandar to ensure the process is fair and transparent.
- JCorp has been appointed to construct 1,840 landed and high-rise units priced between RM80,000 and RM420,000, under phase one of the project.
- The project will include:
 - 2 blocks of apartments priced below RM150,000. The apartment would be built on a 2.75ha lot at Bandar Baru Majidee starting mid-2017 and slated for completion in 2019.
 - 190 terrace houses, 130 semi-detached houses and 200 bungalows on 21.3ha lot in Bandar Dato Onn will start at the end of the year. The built-up areas for the terrace houses, semi-detached houses and bungalows will be 1,031 sq ft, 1,068 sq ft and 1,298 sq ft, respectively.
 - 1,000 units priced between RM297,000 and RM420,000 on a Malay reserve land in Bukit Saujana.

INFRASTRUCTURE AND FACILITIES

32. Bandar Puteri Puchong gets new hall (*The Star, 17 March 2017*)

- The 650 sq m community hall houses a big stage, PA system room, two changing room, three badminton courts and surau. It is built by IOI Properties Group Bhd and is located along Jalan Puteri 10/13 in Bandar Puteri 10.
- Additionally, the hall is equipped with disabled-friendly features such as ramps for easy wheelchair access, toilets and parking bays.
- The hall will be managed by Subang Jaya Municipal Council.

33. RM1 million study to establish new rail link in Sabah (*The Star, 21 March 2017*)

- The Federal Government allocated RM1 million for a comprehensive study which could bring about the expansion of the current 137km Sabah State Railway line in order to connect Sabah's west coast with northern Kudat and eastern Sandakan. The study would also look at upgrading communication systems to ensure safer rail journeys.
- Sabah's colonial railway line now links Kota Kinabalu, south-western Beaufort and the interior Tenom district. It is the only passenger railway line in Borneo.

34. East coast rail kicks off (*The Star, 29 March 2017*)

- The East Coast Rail Line (ECRL), estimated at RM55 billion and the largest double-tracking rail project to be undertaken by Malaysia Rail Link Sdn Bhd (MRL) – the body under the Finance Ministry, is poised to kick off.
- The newly-established MRL is the operator and owner of the 600km ECRL and China's state-owned enterprise China Communications Construction Co Ltd (CCCC) will fund the project. It was also reported that the project will also be financed via a soft loan from the Export-Import Bank of China.
- The MRL recently launched a three-month public display of the ECRL and construction is targeted to start in July barring major objections after the display period.
- The alignment will connect Wakaf Baru in Kelantan to the Integrated Transport Terminal in Gombak and will eventually be extended to Port Klang.





35. Sultan launches new specialist hospital in Rawang (*The Star, 30 March 2017*)

- KPJ Healthcare Berhad has opened its 24th specialist hospital in Rawang, a 7-storey hospital with 88 beds which will be increased by another 40 beds by June. It is the only private specialist hospital within a 30km radius of the growing township.
- KPJ Rawang will have a Trauma Management Centre that would cater to patients suffering from major traumatic injuries such as industrial accidents, falls and collisions. There will also be a dialysis centre slated to open this month.
- KPJ Rawang would be tapping into the health tourism industry, attracting tourists primarily from Indonesia.

36. MRT Corp awards RM2.74 billion contracts to 4 firms (*New Straits Times, 11 March 2017*)

- Mass Rapid Transit Corp Sdn Bhd (MRT Corp) has awarded four contracts for various works related to the MRT Sungai Buloh-Serdang-Putrajaya Line (SSP Line).
- Trans Resources Corp Sdn Bhd: Work Package V205 worth RM858.18 million to build viaduct guideway and other associated works from Kampung Muhibbah to Serdang Raya.
- Gadang Engineering (M) Sdn Bhd: Work Package V206 worth RM952.09 million for the construction and completion of the viaduct guideway and other associated works from Serdang Raya to Universiti Putra Malaysia.
- Acre Works Sdn Bhd: Work Package V209 worth RM715.99 million to build viaduct guideway and other associated works from Persiaran Alpinia to Persiaran Apec.
- Sunway Construction Sdn Bhd: Work Package S201 worth RM212.3 million to build elevated stations and other works at Damansara Damai, Sri Damansara West and Sri Damansara East.
- The tenders were evaluated based on technical, commercial, legal, financial and industrial collaboration programme plans.

LEISURE & HOSPITALITY

37. ECERDC, Johor plan dairy farm, homestay projects in Mersing (*The Sun Daily, 22 March 2017*)

- The East Coast Economic Region Development Council (ECERDC) and the Johor state government will implement two new projects which include "Dairy Valley" in Jemaluang and the Mersing Homestay Tourism Development in Kampung Air Papan.
- The projects are part of Mersing's socio-economic transformation that will continue to benefit the rakyat through greater job and entrepreneurial opportunities.



**38. Lifestyle mall in the city** (*The Sun Daily, 22 March 2017*)

Mall name	MyTown Shopping Centre
Developer	Boustead Holding Bhd
Location	Cheras
Retail space	1.6 million sq ft
Accessibility and connectivity	<ul style="list-style-type: none"> ▪ Major highways: New Pantai Expressway (NPE), Smart Tunnel, KL-Seremban Highway, Middle Ring Road 2 (MRR2) and Maju Expressway (MEX) ▪ Public transportations: buses between the mall and Chan Sow Lin and Maluri LRT Stations, and the upcoming Cochrane MRT station which will be completed in July, after which there will be a direct access tunnel from the station to the mall.
Anchor tenant	Biggest IKEA outlet in Malaysia, Parkson, Golden Screen Cinemas, Village Grocer, H&M, Food Empire, the largest Zara outlet in Malaysia, and the country's first flagship Best electric and electronic store
Occupancy rate	More than 70%
Features	<ul style="list-style-type: none"> ▪ A two-acre outdoor park ▪ Ramps and tracks for rollerblading and skateboarding
Facilities and amenities	6,500 parking bays with dedicated spaces for ladies, disables, families, green vehicles, carpooling groups and motorcyclists

OVERSEAS**39. Fajarbaru-Beulah Melbourne project completed** (*The Star, 29 March 2017*)

- Fajarbaru Builder Group Bhd and its Australian partner Beulah International have completed their A\$77 million (RM260 million) 136-apartment project at Gardenhill, Melbourne.
- The almost sold out apartment project is designed with innovative interior sliding panels and has the Australia's first Dog Park.
- Melbourne-based Beulah has since purchased four more sites around Melbourne for future development, including the iconic and widely publicised Celtic Club in Melbourne's central business district.
- The iconic mixed-use 48-level tower will comprise about 220 plus luxury apartments and will be launched in Malaysia by end of April.





OTHERS

40. New draft plan for KL (*The Star*, 16 March 2017)

- Following the failure to gazette the draft Kuala Lumpur City Plan 2020 (DKLCP2020), Kuala Lumpur City Hall is now holding discussions for the draft Kuala Lumpur City Plan 2050 (DKLCP2050).
- The 2020 draft plan, which was launched in May 2008, was not feasible because of the difference between the current land value and the value at the time the plan was drafted.
- DKLCP2020 was launched in May 2008 and was displayed to the public until August the same year. DBKL conducted public hearings with residential associations, developers, non-governmental organisations and religious groups until June 2009.
- The draft was initially scheduled to be gazette in 2012 but was delayed to Feb 28, 2013 as a result of objections and land usage issues that had emerged.
- DBKL has spent almost RM30 million to produce the plan and carry out hearings and workshops since 2008.

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