

Property

News



PA International Property Consultants is a registered real estate firm committed to providing a comprehensive range of property solutions to meet the needs of investors, occupiers and developers.



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The Research Division provides core real estate information to clients and internal departments in order to ensure accurate real estate decision-making. Our research team has completed market studies and research work for various ongoing development schemes within Klang Valley, providing comprehensive economic analysis, property market information, forecasts and consulting advice based on reliable sources.

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.

GENERAL ECONOMIC & PROPERTY MARKET

1. Luxury condo market likely to improve (*The Star*, 7 August 2017)

- The Klang Valley's luxury condominium segment is expected to see improvement by the middle of next year on the back of better economic fundamentals and closer demand-supply balance, supported by a few experts as follows:-

CBRE I WTW managing director Foo Gee Jen:

- A steady growth trajectory, which bode well for the local property sector – especially the luxury condominium segment.
- The upcoming general election should spur investments into the country.
- The improved rail connectivity within the city will increase demand for high-end, high rise units within the Klang Valley.
- There had been an oversupply of small office home office or SoHo units within the markets, the sizes range from 350 sq ft to 500 sq ft and the occupancy rates are below 40%.

Axis REIT Managers Bhd head of investments and Malaysian Institute of Estate Agents immediate past-president Siva Shanker:

- With fewer luxury condominium launches and less supply, the oversupply which happened over the past two years will slowly selfcorrect and the sector will be close to an equilibrium.

2. Rent-To-Own scheme relaunch by October (*The Sun Daily*, 8 August 2017)

- Sekretariat Komuniti Prefer Malaysia (SKPM) and Proisma Bhd are working with the Finance Ministry and the Domestic Trade, Cooperatives and Consumerism Ministry (Domestic Trade Ministry) to refresh a mandate to rebrand and relaunch its Rent-To-Own (RTO) scheme by October.
- SKPM is a community created on the back of a private initiative to assist the government in providing residences to Malaysians and has been appointed to manage 50,000 houses under the RTO scheme.
- SKPM is the scheme owner, while Proisma is the holding company tasked with acquiring assets for the scheme.
- Proisma began signing contracts for the scheme with eligible tenants last month and has signed 70 contracts valued at RM10 million in total as of August.
- Facts: The current mandate was given in 2012 under the National Blue Ocean Strategy which is to finance up to RM200,000 per house.

3. Leadmont explains Star City project delay (*The Sun Daily*, 14 August 2017)

- The Selayang Star City project's developer Leadmont Development Sdn Bhd, explained that the construction of the development which halted in early 2017 was due to the remodeling exercise of the group and the construction is expected to resume in October.
- Recap: Selayang Star City comprises a shopping mall (Star City Mall), a hotel and three blocks of serviced apartments.
- Star City Mall which spans about 1 million sq ft, will be completed by 2018, while the serviced apartments, together with the Holiday Villa Hotel are to be completed in 2019, with an average take-up rate of 60%. Another block of serviced apartments is yet to be launched.
- The built-ups of the units range from 624 sq ft to 1,280 sq ft, with an average selling price of RM620 per sq ft.
- The mall is expected to be opened by the second quarter of 2018 and the developer has managed to secure a tenancy rate of above 75%, including supermarket, departmental store, cinema, fitness and bowling.



- Leadmont's completed projects include centreSTAGE PJ, Amansiara Business Park Selayang, and Leadmont Hill Cheras, to name a few. Its upcoming project will be at Jalan Sultan Ismail which is slated for launch within 2017.
- Additional information: According to Selayang Municipal Council, currently a total of five abandoned projects are being revitalized within the area and the details are as follows:-

Projects	White knights	Latest development
Gombak Perdana Villa	Stable Growth Sdn Bhd	Under construction and in process of obtaining vacant procession
Apartment Selasih	-	Under construction
Taman Sedaya (Astana Square)	-	In process of obtaining vacant procession
Selayang Spring	KL Northgate Sdn Bhd	In process of obtaining approval for amendment to the development
Taman Sri Garing	Oriental Unigreen Sdn Bhd	Received temporary vacant procession in April 2017

- Meanwhile, there are three projects that are under the revitalisation plan, which include the following:-

Projects	White knights	Latest development
Taman Selayang Mutiara	-	In revitalisation process
Rancangan Tersusun Kg Kiai Arshad	Grandmas Development Sdn Bhd	In process of resubmitting amendment plan
Projek Pembesaran Kg Baru Kundang	-	No information

4. Faster growth seen for second quarter (*The Star*, 17 August 2017)

- The ringgit is expected to improve to RM4.10 against the US dollar in the next few months and the country's economic growth in the second quarter is said to be better than expected, as forecasted by a few research houses, i.e. Credit Suisse, Standard Chartered and Alliance DBS Research.
- According to Credit Suisse, the consensus economic growth in the second quarter is driven by higher average oil prices and improving trade.
- Nomura Research expected Malaysia to meet its 2017 fiscal deficit target of 3% of GDP despite overspending in the first half of the year.
- Besides that, Rating agency Moody's Investors Service said that Malaysia's credit profile which is currently rated A3 with a "stable" outlook does not change during periods of heightened external volatility.
- Moody's noted that despite Malaysia's resilient credit profile, high foreign investor participation in government debt would amplify reserve volatility, while the rise in short-term external debt would exacerbate the exchange rate risk.

5. Merger fails to take off (*The Star*, 23 August 2017)

- In fillings with Bursa Malaysia, RHB Bank Bhd and AmBank Group were not able to reach an agreement on mutually acceptable terms and conditions for the proposed merger. No reasons were given but speculation is rife that the merger was not well received by some shareholders of RHB and AMBank.
- Among shareholders of RHB are Aabar Investments PJS, which holds 17.75% and OSK Holdings Bhd with almost 10%. AmBank's major shareholder is Australia and New Zealand Banking Group Ltd and Tan Sri Azman Hashim.



6. Analysts expect further ease in July headline inflation (*New Straits Times*, 23 August 2017)

- Headline inflation likely eased further last month with the Consumer Price Index expected to record 3.3% average growth, as domestic fuel prices fell by about 2.7% month-on-month on lower global oil prices.
- Headline inflation moderated to 4.0% in the 2Q from 4.3% in the 1Q due mainly to lower transport inflation of 13.4% (from 16.2% in the 1Q).
- The lower domestic fuel prices were due to lower global oil prices amid a stronger ringgit during the quarter.

7. WCT delays listing of REIT (*The Star*, 29 August 2017)

- WCT Holdings Bhd is delaying the listing of its Real Estate Investment Trust (REIT) from the end of 2017 to the 2Q of 2018, due to land and tenancy matters.
- A total RM1.1 billion worth of assets will be injected into the REIT, comprising Paradigm Mall in Petaling Jaya as well as AEON Mall and Premier Hotel in Klang.
- The Securities Commission has approved the setting up of the REIT.

SIGNIFICANT TRANSACTIONS AND PARTNERSHIPS

8. Paramount disposing of Sri KDU Campus (*The Sun Daily*, 2 August 2017)

- Paramount Corp Bhd is disposing of its Sri KDU Campus for RM165 million by entering into a master agreement and triple net lease agreement with RHB Trustees Bhd, the trustee for Alpha REIT thru its wholly-owned subsidiary Sri KDU Sdn Bhd.
- Under the agreements, Sri KDU will sell its Sri KDU Campus in Petaling Jaya and lease the property from the trustee for 10 years with options to extend the lease for two renewal terms of 10 years each.
- Meanwhile, the proposed lease safeguards Sri KDU's operations, allowing it to continue its business at its existing business premises without any disruption while locking in rental rates over a long-term period.
- Facts: Sri KDU Campus comprises three parcels of leasehold land measuring 48,363 sq m on which there are four buildings currently occupied by Sekolah Sri KDU and Sri KDU International School.
- Alpha REIT is the country's first syariah-compliant unlisted real estate investment trust and has been established to invest in syariah-compliant income-producing real estate used substantially for education or education-related purposes and is limited to institutional investors.
- Alpha REIT Managers Sdn Bhd (the REIT manager) is a wholly-owned subsidiary of AREA EduREIT Sdn Bhd, the promoter of Alpha REIT.

9. KUB gets 99.9% shareholders' nod to acquire Sabah land for RM100.4 million (*The Star*, 3 August 2017)

- KUB Malua Plantation Sdn Bhd, the unit of KUB Malaysia Bhd will purchase a 1,534-hectare of leasehold brownfield oil plantation land in Sabah from a unit of Kwantas Corp for RM100.4 million.
- The new plantation land was expected to contribute to 31% of the group's agro arm revenue and about 3% to the group.

10. Sunway REIT to buy Sunway Clio property for RM340 million (*The Star*, 4 August 2017)

- Sunway Real Estate Investment Trust has entered into a conditional sale and purchase agreement with Sunway Forum Hotel Sdn Bhd, a wholly-owned subsidiary of Sunway Berhad to acquire Sunway Clio property for RM340 million in cash.



- The property consisted of a 19-storey four-star hotel with 401 rooms known as Sunway Clio Hotel, a 3-storey retail space with net lettable area (NLA) of about 8,211 sq m and a multi-storey car park with 72 bays.
- Upon completion of the proposed acquisition, Sunway REIT will have a total rooms inventory of more than 1,400 rooms in Sunway City.

11. Sunway now owns 1,346 hectares land (*New Straits Times*, 5 August 2017)

- Sunway Berhad had bought 5.99 hectares and 2.14 hectares freehold sites in USJ 1, Subang Jaya, and Kajang for RM168 million and RM63 million, respectively.
- The USJ land would be used for warehousing and storage facilities for Sunway's trading manufacturing businesses, but would subsequently be redeveloped into a mixed-development with a GDV of RM1.4 billion in the next five years.
- The Kajang land comes with semi-completed structures which is part of a discontinued development. Sunway plans to turn it into a mixed development comprising retail podium and commercial lots as well as serviced apartment/SoHo units with an estimated GDV of RM460 million in the next five years.

12. TA Global's unit to sell property in Australia (*The Star*, 10 August 2017)

- TA Global Bhd's Australia unit, TA Little Bay Pty Ltd, has proposed to dispose of its development property in New South Wales, Australia, to Karimbla Properties Pty Ltd for A\$245 million, or RM832.19 million.
- The company, which has entered a put-and-call option deed with Karimbla Properties Pty Ltd, plans to dispose the remaining 24.26 acres of undeveloped land at its Little Bay Cove development.
- The disposal would enable the group to unlock value of the property, which was currently pending development at a 29% premium to the indicative valuation appraised by the valuer with an estimated gain before tax of A\$102 million (about RM346.46 million).
- The buyer of TA Global's Sydney land is a unit of Meriton Properties Pty Ltd.
- Additional info: The land is situated on the southern outskirts of the Sydney metropolitan area and about 12km to the south of the Sydney central business district, known as Little Bay Cove.
- Little Bay Cove is a 135,961.6 sq m (33.6 acre) freehold residential development master plan located towards the southern end of the eastern suburbs in the suburb of Little Bay, just south of Malabar in New South Wales, Australia.
- The site is bound by The Coastal Gold Club and Pacific Ocean to the east, Anzac Parade to the west, residential housing to the north and the Prince Henry Estate to the south.
- The project includes a diverse range of dwellings mix comprising apartments, townhouses, semi-detached and free-standing houses within the enclave of parks and recreation areas, pedestrian pathways and viewing lookouts.

13. Scientex to buy freehold land in Rawang for RM85 million (*The Star*, 10 August 2017)

- Scientex Bhd's subsidiary, Scientex Park (M) Sdn Bhd, has entered into a sale and purchase agreement with Medius Developments Sdn Bhd to acquire 26.44 hectares of freehold land in Rawang, Selangor for RM85.4 million. The developer planned to launch a mixed development project on the land.
- The land is situated near to the Rawang town centre, and is in close proximity to matured residential neighbourhoods and amenities such as Rawang AEON Shopping mall, KPJ Rawang Specialist Hospital, Anggun City Commercial Hub, as well as proposed international school.
- The land also benefits from excellent connectivity and is accessible from major highways such as the North-South Expressway, New Klang Valley Expressway, Guthrie Corridor Expressway and the KL-Kuala Selangor Expressway (LATAR Expressway).



14. Hap Seng plans to sell land for RM175 million (*The Star*, 15 August 2017)

- Hap Seng Consolidated Bhd plans to sell 10.06 acres of leasehold land in Tawau, Sabah, for RM175.28 million to a related party, Hong Kong-based Lei Shing Hong Ltd.

15. Sunway to build apartment blocks (*New Straits Times*, 17 August 2017)

- Sunway Bhd, through its joint-venture Sunglobal Resources Sdn Bhd, bought a 1.76-hectare land in Wangsa Maju from Setapak Heights Development Sdn Bhd at RM51.07 million.
- Sunglobal Resources Sdn Bhd is 55% owned by Sunway Berhad while Huatland Development Sdn Bhd holds the remaining 45% stake.
- The proposed mixed development will comprise two blocks of serviced apartments with some lifestyle units on the podium and will have a total gross development value of RM500 million.

16. JAKS sells 5.9 hectares to Sunway unit for RM167.6 million (*New Straits Times*, 19 August 2017)

- Premier Place Property Sdn Bhd, a wholly-owned unit of JAKS Resources Bhd, signed a sale and purchase agreement with Sunway Supply Chain Enterprise Sdn Bhd, a unit of Sunway Bhd to dispose of four parcels of freehold land totaling 5.9 hectares in Selangor for RM167.59 million.
- The sale is subject to the approvals of JAKS shareholders and the transaction is expected to be completed by the first quarter of 2018.

17. Boustead Plantations plans to buy Sabah land for RM750 million (*The Star*, 23 August 2017)

- Boustead Plantations Bhd, via its unit Boustead Rimba Nilai Sdn Bhd, has proposed to acquire 11,600 hectares of plantation land in Sabah from Pertama Land & Development Sdn Bhd for RM750 million in cash.
- The 42 parcels of land located in the district of Labuk and Sugut, Sabah, and are inclusive of all movable fixed assets, machineries and vehicles located on the site.
- If this acquisition materializes, then the payment of the purchase consideration is expected to be made in 2018 upon completion of the exercise, which will be funded through internal funds and/or bank borrowings.

18. WCT units in land deal with Singapore-based CORE (*The Star*, 30 August 2017)

- WCT holdings Bhd's wholly-owned subsidiaries, WCT Land Sdn Bhd (WCTL) and WCT Precious Development Sdn Bhd (WCTPD), had entered into a shareholders agreement with CCCG Overseas Real Estate Pte Ltd (CORE) to develop land held by WCTPD.
- Following the shareholders agreement, CORE has nominated CORE (Singapore) TRX Investment Pte Ltd (CORE, SPV) and China Communications Construction Company (M) Sdn Bhd (CCCC(M)) as the new shareholders of WCTPD to subscribe for 200 million new ordinary shares in WCTPD, representing 80% of the enlarged issued share capital of WCTPD for a total subscription consideration of RM200 million.
- To facilitate and to realize the equity proportion of the new shareholders, WCTPD shall issue, WCTL, CORE SPV and CCCC (M) shareholdings of 20%, 65% and 15% respectively.
- Recap: On October 19, 2015, WCT Holdings had proposed to buy 1.65 acres in TRX via its indirect wholly-owned subsidiary WCTPD from 1MDB Real Estate Sdn Bhd (now known as KLIFD Sdn Bhd) for RM223 million or RM3,098 per sq ft.





DEVELOPMENT LAND

19. Developer promises community facilities in new development (*The Star*, 17 August 2017)

- PPB Group plans to build a mixed development project comprising residential and commercial spaces on the 1.36 hectare site where the Ming Tien food court, a badminton hall and a couple other businesses currently occupy in Taman Megah.
- The residential component would comprise a 31-storey block with 288 units and a seven-storey car park; it is accessible via Jalan SS24/10.
- Meanwhile, the retail podium will have a block with four storey comprising grocer, healthcare, and food and beverage components, including a food court and shops, as well as a multipurpose community hall which can fit six badminton courts on the top floor. It will have 440 parking bays, spanning across a two-level basement car park below the retail block. Visitors can access via two points – Jalan SS24/9 and Jalan SS24/8.
- The proposed development in Taman Megah received the planning permission from the Petaling Jaya City Council (MBPJ) on Nov 2, 2016 and building plan on May 15, 2017.

20. PPB plans mixed development project on Ming Tien food court site (*The Star*, 30 August 2017)

- Plantation firm PPB Group Bhd is planning to launch a low density mixed development at the site of the Ming Tien food court in Taman Megah, Petaling Jaya with a gross development value (GDV) of RM300 million.
- The mixed development consisting of 228 condominium units with a retail portion will be launched by the end of 2017. The development will also have a retail centre (most likely a neighbourhood retail centre) with a GDV of RM200 million which they intend to keep as an investment.
- The developer is in discussions to relocate the traders in Ming Tien to a site owned by themselves near Taman Segar in Cheras.

RESIDENTIAL PROPERTY IN KLANG VALLEY

21. Residensi RAH sets to be Kampung Baru's new landmark (*The Sun Daily*, 1 August 2017)

Project name	Residensi RAH
Developer	RAH Properties Corporation
Location	Kampung Baru
Land area	3,310 sq m (0.818 acres)
Type of property	A 39-storey condominium with 187 units
Launch date	August 2017
Completion date	2019
Built-up area	1,151 sq ft – 5,144 sq ft (<i>including penthouses</i>)
Selling price	Priced between RM622,461 and RM3,500,000
Gross development value (GDV)	RM120 million
Features	<ul style="list-style-type: none"> ▪ Offer seven types of designs, including penthouse units. ▪ Each penthouse unit comes with a private swimming pool. ▪ Security features include automatic main entrance gate, 24-hour security, CCTV surveillance system and access card.
Facilities and amenities	<ul style="list-style-type: none"> ▪ Well connected to major roads, such as Jalan Sultan Ismail and the Ampang-KL Elevated Highway. ▪ LRT and Monorail are just a stone's throw away.



22. Developer launches homes for middle-income group (*The Star*, 2 August 2017)

- Tropicana is offering homes priced between RM300,000 and RM500,000 for the middle-income group known as Tropicana Urban Homes.
- About 3,000 units in Tropicana Aman in Kota Kemuning will be launched over three phases within the next six to nine months, while 1,025 units will be launched at Tropicana Heights in Kajang this quarter.
- The units come with built-up areas from 650 sq ft to 1,000 sq ft.

23. Penang-based Aspen to launch maiden project in Klang Valley next year (*The Star*, 3 August 2017)

- An affordable housing project located on the former Kajang Hill Golf Course comprising 2,200 units on an 18-acre land will be launched by the Penang-based property developer, Aspen Group by the first or second quarter of 2018.
- The gross development value (GDV) of this affordable housing project would be RM500 million and will be carried out in 3 phases.

24. Strong take-up for Fajarbaru's Rica Residence (*The Star*, 4 August 2017)

Project name	Rica Residence
Developer	Fajarbaru Builder Group Bhd
Location	Sentul, KL
Land area	2.14 acres
Type of property	A 39-storey serviced apartments (473 units)
Launch date	August 2017
Built-up area	657 sq ft to 1,238 sq ft
Selling price	Starts from RM600 per sq ft Average selling price is RM678 per sq ft
Gross development value (GDV)	RM280 million
Take-up rate	70% (<i>during private preview roadshows</i>)
Facilities and amenities	▪ 150m from the station of the on-going Sungai-Buloh-Serdang-Putrajaya MRT line (MRT 2)

Note: Six years ago Fajarbaru purchased the 2.14 acres of land for RM235 per sq ft. Based on recent transactions the land is now valued at RM280 per sq ft.

25. SP Setia's Kingsville project gets good response (*The Star*, 11 August 2017)

- The take-up rate of SP Setia's Kingsville in Setia Ecohill, Semenyih has been good despite the current slow economic conditionAll the 1½-storey bungalow units in Phase 1 are fully booked.
- Info on Kingsville:-
 - 184 units in total over three phases; phase 1 comprises 75 units of 1½-storey bungalows, phase 2 with 56 units of 1-storey bungalows and phase 3 with 53 units bungalows.
 - English-inspired architecture with a modern take on colonial-style residence, with an open space concept.
 - Boasts pocket gardens and streetscapes inspired by the Victoria era, including four distinctive pillars and tall juniper trees at the entrance while the pocket gardens will feature a croquet grass playing-court, romantic gazebos, arches and beds of flowers.
 - The bungalows feature high ceilings, practical layouts without stairs and generous land sizes.
- All homes will be pre-installed with solar heating and rainwater harvesting systems.The single-storey show unit is now currently under construction and will be open for viewing by end of 2017. Phase 2 of Kingsville is likely to be launched at the same time.



- Since its inception in 2013, more than 2,000 Setia EcoHill homes have been handed over to buyers, with another 2,500 units under construction.
- Other than Setia Ecohill, another project by SP Setia is Setia Ecohill 2, a 1,010-acre township based on the same green concept, located just 2.5km from the earlier mentioned township.
- Two affordable landed projects called Barras and Elmera, targeted at small families and first-time home buyers, will be launched by the early fourth quarter of this year. Prices start from RM500,000.
- Eco Hill 2 will have one of the largest community parks (17 acres) in the region and a highland adventure park open to the public. The South Creek park is targeted to be ready by the end of 2017 and also underway is the Adventure Park in the Highlands, which features a myriad of outdoor activities and extreme sports.

26. Mah Sing cements foothold in Rawang (*The Star*, 12 August 2017)

- Mah Sing Group is preparing to launch its third project in Rawang, Selangor, known as M Aruna, which covers a total land area of 97 acres.
- Tag-lined “the secret garden”, the concept comes with open space and greenery for this leasehold project with individual titles for each unit.
- There will be a total of 565 units, comprising two-storey linked houses and two-storey cluster garden homes, with a gross development value of RM520 million.
- Phase one: The built-up area is about 1,700 sq ft for land area of 20 ft x 60 ft and will be priced at RM550,000 onwards each.
- The final phase will have 240 units of townhouses with built-up area of 1,000 sq ft and will come with three rooms. The indicative price for each unit is from about RM200,000 onwards.
- Recap: Mah Sing has about 480 acres of land in Rawang to-date.

27. Developer targets young homebuyers (*The Star*, 15 August 2017)

Project name	Hon Residensi
Developer	Sri Seltra Sdn Bhd (<i>a subsidiary of City Motors Group</i>)
Location	Taman Nirwana, Ampang
Land area	1.09 hectares
Type of property	Mixed development of 172 serviced apartment units and 27 shop houses on the Ground Floor <ul style="list-style-type: none"> ▪ Block A: 84 units ▪ Block B: 88 units
Launch date	<ul style="list-style-type: none"> ▪ Block A: July 2017 (<i>soft launch</i>) ▪ Block B: open for registration
Completion date	3Q 2018 (<i>current construction stage: 40%</i>)
Built-up area	700sq ft – 1,850 sq ft
Selling price	RM500 per sq ft
Gross development value (GDV)	RM102 million
Take-up rate	<ul style="list-style-type: none"> ▪ Block A: 60%
Features	<ul style="list-style-type: none"> ▪ 2 residential blocks on a landscaped deck above a retail podium. ▪ 8 units per floor, serviced by 2 elevators in each tower.



Facilities and amenities	<ul style="list-style-type: none"> ▪ Provides facilities, i.e. 24-hour security system with access cards, infinity swimming pool, children's pool, barbecue area, podium-level cycling track, multipurpose and game hall as well as gymnasium and fitness studio. ▪ Easily accessible from Middle Ring Road 2 and Ampang-Kuala Lumpur Elevated Highway (AKLEH). ▪ A 10-minute drive to the city centre and within walking distance of the Cempaka LRT station on the Ampang line. ▪ Amenities: shopping malls, schools, a medical centre and the upcoming new campus of the International School of Kuala Lumpur are within a 5km radius.
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- The mixed commercial development is situated within the City Garden Commercial Centre.
- The other upcoming developments from City Motors Group include a hotel in Bukit Bintang and a hotel plus serviced apartments in Bangsar.

28. PM launches Ampar Tenang PPR project (*New Straits Times*, 17 August 2017)

- Recap: The government under former prime minister, Tun Dr Mahathir Mohamad has, in 1996, promised terrace houses to 400 families in Ladang Perang Besar, Madingly, Galloway and Sedgely, who had to move out of their estate homes to make way for the development of Putrajaya.
- The Ampar Tenang PPR is built specially for former estate workers who are residing at low-cost houses in Taman Permata. It is slated to be completed in July 2019 and would cost RM60 million.
- The government would subsidise each unit at RM130,00 and the single-storey house would be priced at RM20,000. Other than that, the 216 people who had made payments for the five-storey flats in Taman Permata, would now own the new houses for free.

29. Condo with every reason to make owners happy (*The Star*, 30 August 2017)

Project name	Trinity Lemanja
Developer	Trinity Group Sdn Bhd
Location	Jalan Mettro Prima, Kepong
Land area	1.13 hectares
Tenure	Freehold
Type of property	583 units of condominium
Launch date	August 2017
Completion date	2021
Built-up area	960 sq ft – 1,173 sq ft <i>(starting from 3 bedrooms and 2 bathrooms)</i>
Selling price	Start from RM453,000 onwards
Gross development value (GDV)	RM320 million
Features	<ul style="list-style-type: none"> ▪ A 40-storey block, spanning over 2 wings. ▪ Equipped with residents-only clubhouses spanning 3,700 sq ft fully equipped with facilities for private functions and family gatherings. ▪ Provides a Sky Gym on the rooftop, The SereniTea Garden, Oxygen Grove and others. ▪ Offers a 4-tier security system that includes a guarded main entrance with surveillance, card access to parking and lift lobbies, perimeter fencing with a 1.8m brick and anti-climb wall, and CCTV monitoring.



Facilities and amenities	<ul style="list-style-type: none"> ▪ Accessible via 6 major highways such as the Damansara Puchong Highway, New Klang Valley Expressway, Sprint Expressway, Middle Ring Road 2, Duke Highway and the upcoming Duke 2 Highway. ▪ Within close proximity to amenities such as AEON Metro Prima, KL Tzu Chi Jing Si Hall, Kepong Metropolitan Lake Garden, The Challenger Sports Centre, Kepong Sentral KTM Station and the upcoming Metro Prima MRT station, schools (SJKC Kepong and International School @ Park City, and three medical centres.
	<ul style="list-style-type: none"> ▪ Similarly, Trinity is working with the relevant local authority and will allocate RM2 million to improve road infrastructure in surrounding housing areas neighbouring Trinity Lemanja.

COMMERCIAL PROPERTY IN KLANG VALLEY

30. Nazri: Property tourism can attract foreign investments (*The Star*, 6 August 2017)

Project name	M101 Skywheel Design Suites
Developer	Meridian Degree or M101 Holdings Sdn Bhd
Location	Kampung Baru, Kuala Lumpur
Type of development	94 Suites with mall and hotel
Launch date	August 2017
Completion date	2020
Gross development value (GDV)	RM1.8 billion
Built-up area	879 sq ft (1+1 bedroom), 908 sq ft (1+1 bedroom), 1,018 sq ft (2 bedrooms)
Features	<ul style="list-style-type: none"> ▪ World's first "Sky Ferris" on top of the tower with a vantage point of 220m above ground. ▪ Asia's first Planet Hollywood Hotel ▪ World's highest shopping mall located on the 50th to 52nd floor ▪ First integrated development designed by Studio F.A. Porsche.

31. TRX north side take-up rate hits 80% (*The Star*, 10 August 2017)

- The Tun Razak Exchange (TRX), an iconic 28.3-hectare development in Kuala Lumpur has seen 80% of the land on its north side being commercialised, or under negotiations, and these include:
 - HSBC's new Malaysian headquarters which costs US\$250 million.
 - Lifestyle Quarters which is a joint development with Lendlease.
 - Signature Tower by Mulia International Group
 - The wastewater recycling plant by Veolianwho.

32. PNB: Mega tower not expected to create office space glut (*The Star*, 16 August 2017)

- Only 20% of the space in the on-going Merdeka PNB118 office tower, which represent about 500,000 sq ft of office space, will be marketed hence it is not expected to create an office space glut in the KL city centre.
- The remaining 60 floors of the tower will be occupied by the PNB group of companies, and 20 floors reserved for a 250-room hotel which will be operated by an international luxury hotel group.



- PNB Merdeka Ventures is the developer of the Merdeka PNB118 mega-tower, which is currently being constructed near Merdeka Stadium by a joint-venture between South Korea's Samsung C&T and UEM Group Bhd. The sub-structure is completed and works on the super structure is currently being carried out.
- The mega-tower formerly known as Menara Warisan Merdeka or KL118 is planned to be more than 500m tall and will surpass the 452m Petronas Twin Towers. It will be connected to a mass rapid transit station.
- In addition, some 20 floors will be reserved for a 250-room hotel to be operated by an international luxury hotel group.

33. RM1.7 billion sales target for Pavilion Bukit Jalil (*The Star*, 18 August 2017)

- The Pavilion group is targeting sales of RM1.7 billion for the Pavilion Bukit Jalil City Mall, which would open for business in 2020.
- With a net lettable area of 1.8 million sq ft, it is set to be a regional mall in terms of brand mix, flagship stores and concept and the mall is expected to have an occupancy rate of over 70% when it begins operations in three years, with at least 10% to 20% of new brands and new concepts.
- Current launch In Bukit Jalil City is the third phase, The Park 2, which has estimated gross development value (GDV) of RM720 million and comprised 709 units of serviced apartments, with the first tower having 385 units and the second tower 324 units. The selling price start from RM630,000.
- The first tower was launched in March and has a take-up rate of over 90%. About 70% of the second tower has been snapped up.
- Recap: The 50-acre freehold Bukit Jalil City is a collaboration project between Malton Bhd and the Pavilion Group, launched in 2015. It has an estimated GDV of RM4 billion with construction spread over three phases.
- The first phase comprising 112 signature shop offices and the second phase comprising 1,098 units of luxury serviced apartments and 44 units of retail shops have been fully-sold. The third phase comprises two serviced apartment towers of The Park 2.
- The Bukit Jalil City project will include the transformation of the Bukit Jalil National Sports Complex into a versatile and modern sports city by 2020.
- Facts: The Malaysian Retail Chain Association expected an increase of 4.5% in retail sales this year, driven by the country's tourism industry, despite the shaky start.

34. Empire City gets green light to open skating rink (*The Star*, 18 August 2017)

- The Mammoth Empire group has unofficially opened one of the six zones in its Empire City development housing Olympic-sized skating rink to host the 29th SEA Games after receiving the green light from the fire and police departments.
- The project, with six planned retail zones, will be opened in phases. 14 food and beverage (F&B) tenants will open for business during the entire duration of SEA Games and the outlets would continue operations after the games, supported by full marketing events every weekend from September 2017 onwards.
- Facts: A large part of the 28-acre mixed integrated development remains a construction site although vacant possessions were given to buyers of its serviced apartments last year.

35. Prudential to relocate Malaysia HQ to TRX (*New Straits Times*, 22 August 2017)

- Prudential will be relocating its headquarters to a 27-storey building in the upcoming Tun Razak Exchange (TRX), Malaysia's first dedicated international financial district.
- Slated for opening by 2019, the building will house all of Prudential's life insurance and asset management businesses in Malaysia under one roof.



- The Prudential tower plot is strategically located adjacent to TRX's main pedestrian gateway from the Bukit Bintang area.
- Currently, Prudential's offices are spread out across Jalan Sultan Ismail and Jalan Bukit Bintang.

PROPERTY IN NORTHERN PENINSULAR

36. JMR to launch Marvel City and Marvel View soon (*The Star*, 28 August 2017)

- Conglomeration Bhd is redesigning its Marcel City and Marcel View projects, which have an estimated gross development value (GDV) of RM2.2 billion, for launch before 2020, in order to suit the needs and conditions of the market.
- Initially, the projects were planned to launch by last year.
- Recap: Marcel City is a mixed development project on 22.2 hectares in Juru which will be developed over five to six years and a GDV of RM1.5 billion. Meanwhile, Marvel View is a RM70 million commercial project in Butterworth, located near the ferry terminal.
- Before the end of 2017, JMR plans to launch the third phase of the Taman Perdana, Simpang Ampat, comprising terraced, semi-detached, and bungalows priced from RM 500,000. In total, Taman Perdana will have four phases with a GDV of RM50 million.

PROPERTY IN SOUTHERN PENINSULAR

37. Making an impression in Melaka (*The Star*, 3 August 2017)

Project name	The Dawn
Developer	Yong Tai Bhd
Location	Impression City, Kota Laksamana, Melaka
Land area	2 hectares
Gross development value (GDV)	RM343 million
Type of property	Condominium-hotel: - 590 standard suites - 28 pool suites - 20 Jacuzzi suites - 10 VIP suites
Launch date	August 2017
Completion date	End 2020
Built-up area	- 495 sq ft (for standard, pool and Jacuzzi suites) - 990 sq ft (for VIP suites)
Features	▪ 2 blocks with 28- and 29-storey. ▪ 712 car parking bays at Ground Floor level to 5 th Level. ▪ Fronting scenic Straits of Melaka and designed with the theme of theater productions.
Facilities and amenities	▪ A lobby lounge, a swimming pool, children's pool, gym, foot reflexology path, sky lounge, BBQ area, pick and go café and multi-purpose hall.

- The Dawn, a RM7 billion GDV project, is developed parallel with the Impression Melaka iconic theatre – a mega cultural performance and landmark project in Impression City.
- It is the first series of hotels in Impression City which are being designed towards the theme of theatre productions.



38. Vibrant vision for Nilai set in motion (*The Star*, 3 August 2017)

- Vision City by GD Holdings will be built on a 20-hectare prime land just off the North-South Expressway and minutes away from the KL International Airport.
- It is part of Malaysia's Vision Valley which covers a 108,000-hectare area straddling Seremban-Port Dickson-Nilai and is part of the Government's vision for Greater Kuala Lumpur that will be undertaken in stages up to 2045.
- Vision City will be developed over 5 phases over 10 years with an estimated GDV of over RM10 billion.
 - Phase 1: Youth City, 4 blocks of serviced apartments with full club and common facilities on each rooftop. The serviced apartments to be completed within four years will have 3,021 units ranging from 460 sq ft to 1,008 sq ft in size, priced about RM200,000 and upwards.
 - Phase 2: Vision Theme Park which comprises hotels, recreation parks, duty-free outlets and a VAT tax refund counter.
 - Phase 3: Global Trading and Exhibition Centre, the largest convention and exhibition centre in the nation.
 - Phase 4: The biggest building material mall in Malaysia.
 - Phase 5: Education centres; the developer has signed a memorandum of understanding with the Queensland State Education Department to offer their syllabus for students from Year One to 12 at an international school in the development.

39. Matrix Concepts to build 3,000 affordable homes (*The Star*, 17 August 2017)

- Public-listed Matrix Concepts Holdings Bhd will launch a project to build 3,000 affordable homes, comprising single-storey and double-storey units priced between RM100,000 and RM300,000 each in the sprawling Bandar Seri Sendayan before year end.
- Update: The take-up rate for its recently launched 77 hectares Ara Sendayan project was encouraging. 200 units of Phase 1 have been taken up and the developer is ready to launch phase two comprising 1,300 units of double-storey link units, semi-detached and bungalows.

40. Sunway Property to undertake mixed development project (*The Star*, 18 August 2017)

- Sunway Property, the property division of Sunway Group Bhd, is under taking a 2 hectare mixed development project, Sunway GRID, in Sunway Iskandar with a gross development value (GDV) of RM374 million.
- The project which started in June 2017, consists of 501 apartment units (GRID Residence), 74 office lots (GRID Office) and 41 shop lots (GRID Shoppe).
- Sunway GRID is being developed at The Market Place precinct, one of the six precincts in Sunway Iskandar. It also covers The Lakeview, The Capital, The Seafront, The Riverside and The Parkview precincts spread out on 728 hectares.



INFRASTRUCTURE AND FACILITIES

41. Group awarded RM1.56 billion LRT3 light rail vehicle work package (*The Sun Daily*, 3 August 2017)

- Prasarana Malaysia Bhd has awarded the Light Rail Vehicle (LRV) work package valued at RM1.56 billion to CRRC Zhuzhou Locomotive Co Ltd (CRRC ZELC) – Siemens Limited China – Tegap Dinamik Sdn Bhd consortium for the Light Rail Transit (LRT3) project.
- The consortium will be responsible for the design, manufacture, supply, delivery, installation, testing and commissioning of 42 six-car LRVs for the LRT3 project.
- Facts: LRT3 will span 37km in length and run from Bandar Utama to Klang; is to be completed in 2020.
- The LRV work package is considered one of the largest systems work packages offered by the LRT3 project. To-date, 11 out of 59 LRT3 work packages have been awarded.

42. Upgrades to Suntex market to be completed by late 2018 (*The Star*, 7 August 2017)

- The upgraded Suntex market and community hall near Jalan Kijang, Cheras is expected to be completed in December next year as the work started in March.
- The wet market will comprise of 2 levels with 72 lots for traders at the ground floor whilst the first floor will house a community hall with two badminton courts, a space for community activities and the food stalls.
- The cost of construction is RM12 million and will be fully paid by the developer, OSK Property Holdings Bhd as part of the land of the hall (about 1.1 hectares) would be taken up for the construction of a flyover that would connect You City, Cheras and Jalan Suntex to the Cheras – Kajang Highway.

43. East Coast Rail Link on the starting track (*The Star*, 9 August 2017)

- East Coast Rail Link (ECRL) ground-breaking ceremony by Prime Minister Datuk Seri Najib Tun Razak and Chinese state councillor Wong Yong, the special representative of President Xi JinPing was held at Kota Sultan Ahmad Shah (KotaSAS), a kilometre from the planned ECRL KotaSAS Central Station.
- The ECRL is a 688km electric double railway system which will link the east coast states to the Greater Klang Valley, starting from Wakaf Bahru in Kelantan and ending in Port Klang.
- It will have 23 stations and it only takes less than 4 hours compared to the current system which takes 12 hours. The connected townships include Port Klang, Integrated Transport Terminal (ITT) Gombak, Bentong, Mentakab, Kuantan, Kemaman, Kerteh, Kuala Terengganu and Kota Baru.

44. MRCB unit completes Project 1 of KL Sports City (*The Star*, 9 August 2017)

- Malaysian Resources Corp Bhd (MRCB)'s subsidiary Rukun Juang Sdn BHd, has received the sectional certificates of practical completion for all components of Project 1, the first phase of the Kuala Lumpur Sports City from the government, which marks the completion and handing over of the project.
- In 2015, Rukun Juang's task under the privatisation agreement of Project 1 is to refurbish, renovate and upgrade the National Stadium, Putra Stadium, hockey stadium and aquatic centre located at the National Sports Complex, as well as building the common infrastructure, including the boulevard, parking, steps and new signage.

45. Minetech awarded MRT Line 2 job worth RM16 million (*The Sun Daily*, 9 August 2017)

- Minetech Resources Bhd's subsidiary Minetech Construction Sdn Bhd has been appointed sub-contractor by CHEC Construction (M) Sdn Bhd for the MRT Line 2 project with a contract value of RM16.28 million.
- The contract is to perform construction, completion, testing and commissioning, care and maintenance of Sentul West Station and Escape Shaft I (Package A) under the project. The works are to be completed in 25 months.



Our philosophy is simple: A unique combination of People, Intellectual Property, Relationships, Services and Commitment

46. A truly Malaysian exhibition centre (*The Star*, 10 August 2017)

- Malaysia International Trade and Exhibition Centre (MiTEC) is a public-private partnership with the Government and this facility was designed to meet the growing demands of the MICE (meetings, incentives, conventions and exhibitions) industry.
- Facts on MiTEC:
 - Developed by Naza TTDI Sdn Bhd, the property arm of Naza Group (Naza Corporation Holdings Sdn Bhd) with a cost of RM628 million.
 - First building within the new RM20 billion mixed development, KL Metropolis project in Persiaran Dutamas.
 - Largest exhibition centre in Malaysia with nine mega exhibition halls, two medium sized halls and one multipurpose hall.
 - About 10 times the size of the Kuala Lumpur Convention Centre in terms of gross floor area.
 - Have a built-up area of 1.5 million square feet and a gross exhibition floor area of 45,348 square meters.
 - Incorporates a unique songket design into its facade.
 - Venue includes three media centres, 10 meeting rooms and nine organiser rooms.
 - Retail, and food and beverages outlets.
 - Has 1,911 parking bays.
 - Can accommodate up to 47,700 visitors in theatre-style seating and 28,300 guests in a banquet arrangement.
- MiTEC is strategically located within the Jalan Duta Government Complex area in Kuala Lumpur and is set to be a prime business and commercial centre with elegant residences within a world class corporate hub, spread over 30 hectares and will be Kuala Lumpur's new international trade and exhibition district.
- The KL Metropolis will feature office towers, banking facilities, luxury condominiums, wellness suites, lifestyle mall, retail outlets, serviced residences, and hotels ranging from four to six star classifications.

47. HSS Engineers bags one of the first ECRL jobs (*The Sun Daily*, 10 August 2017)

- HSS Engineers Bhd's (HEB) associate company HSS Integrated Sdn Bhd has been awarded a RM16.5 million job to provide preliminary design consultancy services for infrastructure works for the East Coast Rail Link (ECRL) by China Communications Construction Company (M) Sdn Bhd.
- The job is for works from RMO to KM220 of the ECRL and is to be completed by the end of the year.

48. IJN to build first cardiac centre outside KL (*New Straits Times*, 16 August 2017)

- Institut Jantung Negara Holdings Sdn Bhd (IJN) signed a memorandum of understanding with PNB to build the first cardiac centre hospital outside the capital.
- The hospital will be developed on land owned by PNB in Taman Perling, Johor and this move will allow PNB to propose a mixed-use development comprising a retail mall, a four-star hotel and a convention centre on the same location.
- Other than cardiology and heart-related treatments, the new hospital will also cater the other specialisations, such as diabetic management and renal care.

49. MPAJ's mini stadium to be ready by end of November (*The Star*, 24 August 2017)

- Ampang Jaya Municipality's first mini stadium will be completed by the end of November, pending additions which include four stadium lighting masts to the original plan.
- The stadium was initially scheduled to be finished in May, however currently the project was 92% complete.
- The MPAJ mini stadium will have a 400m synthetic football field, 1,100 seating capacity and 100 parking bays.



50. Second industry briefing for KL-Singapore HSR project ahead of AssetsCo tender (New Straits Times, 24 August 2017)

- MyHSR Corp Sdn Bhd and the Land Transport Authority of Singapore (LTA) will jointly conduct a second industry briefing on September 26 as they prepare to solicit bids for the Kuala Lumpur-Singapore High Speed Rail (HSR) assets company (AssetsCo).
- The briefing will share additional information and update on the AssetsCo tender in response to the key queries raised by the market following the first briefing on July 5.
- The AssetsCo is responsible for designing, building, financing and maintaining all rolling stock and rail assets (such as track work, power, signalling and telecommunications). It will also coordinate the system's networks capacity for operations and maintenance needs.

51. S. Korea readies suitable package (New Straits Times, 28 August 2017)

- The South Korean government is preparing a suitable financial and construction package for the Kuala Lumpur-Singapore high-speed rail (HSR) project.
- A consortium was set up by a government investment body, Korea Rail Network Authority (KRNA), and private companies including Hyundai Rotem and Hyundai Construction in October 2015.
- The consortium will be establishing a cooperation network with local companies to conduct a detailed on-site study and devise plans for technology transfers and financing ahead of the project bidding process which would open in the fourth quarter of the year.

52. PM launches river projects (New Straits Times, 29 August 2017)

- Prime Minister Datuk Seri Najib Razak launched the first phase of the River of Life (RoL) and Blue Pool projects at Masjid Jamek Sultan Abdul Samad.
- The beautification projects cover the river stretch around Masjid Jamek-Dayabumi Complex. Situated at the convergence point of Sungai Klang and Gombak, Blue Pool is designed to transform the rivers into a stunning sensory experience.
- Equipped with a dancing symphony fountain, blue corridor, fog and lightning affects, the Blue Pool will enhance the focal point of the Masjid Jamek Sultan Abdul Samad and create a recreational area for people.
- A new bridge, Sultan Abdul Samad Bridge, has been built to connect the mosque with the Sultan Abdul Samad building and Dataran Merdeka, reducing travelling time for pedestrians by half.
- Recap: RoL, is an entry point project identified in the Greater Kuala Lumpur national key economic area under the Economic Transformation Programme.
- There are three major components to the RM4.4 billion RoL project: river cleaning, master planning and beautification, and river development.
- River cleaning is being conducted along a 110km stretch along the eight rivers covering Selayang Municipal Council, Ampang Jaya Municipal Council and City Hall.
- The economic viability of the area would be increased through master planning and beautification works along the 10.7km stretch of two river corridors.
- As for river development, potential government land will be identified and tendered out to private developers through competitive bidding to boost development.
- As of this month, 80% of the project has been completed.

53. WCT wins LRT3 jobs worth RM840 million (The Star, 30 August 2017)

- WCT Holdings Bhd's wholly-owned subsidiary, WCT Bhd has received a letter of acceptance from Prasarana Malaysia Bhd to undertake Packaged GS03, which is for the construction and completion of guideway, stations, park and ride, ancillary buildings and other associated works for the construction and completion of the Light Rail Transit Line 3 (LRT3), worth RM840 million excluding 6% Goods and Services Tax.



- Works under the contract are expected to be completed within 33 months from the date of letter of acceptance.
- Facts: LRT3 is a double-track rail alignment of 37km with 26 stations covering the areas of Bandar Utama, Shah Alam and Klang, before terminating at Johan Setia.

54. Sunway gets approval for two new hospitals (*The Sun Daily*, 31 August 2017)

- Sunway Bhd has received approval from the authorities for the construction of medical centres in Sunway Iskandar, Johor, and Sunway Damansara, Selangor, for which construction plans are in the works.
- Sunway is also working on the approval for the construction of a medical centre in Seberang Perai, Penang, where one of its hotel and Sunway Carnival mall are located.
- Meanwhile, construction of its medical centre in Sunway Velocity, Cheras, is on track and is expected to be completed in 2018.
- In addition, Sunway is planning to build another hospital in Ipoh, which will be in an area that also houses a hybrid mall and serviced apartments.

LEISURE & HOSPITALITY

55. Mid-market hotel opens within mixed development (*The Star*, 3 August 2017)

- The Sunway Velocity Hotel Kuala Lumpur with 351 rooms, is scheduled to open on 20 September 2017 and features three room categories: Superior, Superior Plus and Superior Premier.
- All guestrooms come with complimentary WiFi and wired broadband Internet access, LED Smart TV, electronic safe, mini fridge and coffee and tea-making facilities. Other facilities include a boardroom, an express café, a 24-hour fitness centre and an outdoor infinity swimming pool.
- Sunway Velocity Hotel is strategically located within Sunway Velocity Kuala Lumpur, a 9.3-ha self-contained integrated mixed development offering premier shopping, dining, entertainment, office towers, medical centre (opening 2018), serviced residences and a sprawling central park.
- The hotel has direct links to two underground MRT stations, i.e. Maluri and Cochrane.

56. Developer seals partnership with Langkawi resort (*The Star*, 12 August 2017)

- Property developer Cenang Resort Sdn Bhd announced its strategic partnership with Wanda Hotels & Resorts that will manage Wanda Realm Resort Langkawi within the resort-themed development of Tropicana Cenang.
- The mixed development has a projected total gross development value (GDV) of RM1.55 billion, comprising a hotel, two 40-storey residential towers and commercial components.
- Cenang Resort also announced a separate strategic partnership with Sino Great Wall Co Ltd which will act as contractor of the seafront mixed development.

REAL ESTATE INVESTMENT TRUSTS (REITs)

57. 1Segamat shopping centre to drive Hektar REIT earnings (*The Star*, 15 August 2017)

- Hektar Real Estate Investment Trust's (Hektar REIT) acquisition of the 1Segamat Shopping Centre in Johor is expected to help drive the company's future earnings amid the challenging retail outlook.
- Hektar REIT proposed to acquire the property from EcoFirst Consolidated Bhd's unit Tashima Development Sdn Bhd for RM104 million in June 2016 and the acquisition is expected to be completed by end of 2017.



- The mall is expected to start generate contribution from 2018 onwards. The mall has a retail space of 223,439 sq ft with a 96.4% occupancy rate.
- According to RHB Research, the retail business will remain challenging in 2017 as the prolonged weak consumer sentiment will continue to negatively impact the rental reversions.

OVERSEAS

58. Fajarbaru to begin second Aussie project (*The Star*, 10 August 2017)

- Fajarbaru Builder Group Bhd will kick-start the construction of its second development in Australia, the Paragon, which is located in the central business district of Melbourne, by the fourth quarter of 2017.
- It plans to inject RM34 million as working capital, accounting for 22.22% equity interest in its Australian joint-venture (JV) company, 320 Queen Street Project Pty Ltd (320-Q). The other two shareholders of 320-Q are Beulah Land International Pty Ltd and Pioneer Uptown Sdn Bhd.
- The project is set to be completed in 2019, featuring 220 luxury apartments and a first-of-its-kind elevated indoor urban forest.
- The three-storey high urban forest which is situated within a 48-level tower, is a conservatory-like feature with a carefully composed selection of mature trees, leafy canopies, climbing gardens and grassy spaces, complete with refined terrazzo pavers and outdoor seating zones.

OTHERS

59. Sunway City recognized as integrated smart and low-carbon township (*The Star*, 24 August 2017)

- Malaysia's Sunway City has been recognized as a Top Smart City Initiative in Asia Pacific excluding Japan (APEJ) under the Smart Buildings category by IDC Government Insights, a leading market intelligence and advisory firm for IT, telecommunications and consumer technology markets.
- Sunway City won as an Integrated Smart and Low-Carbon Township, alongside category winner Zero Carbon Building from Hong Kong.
- The transformation from a wasteland made barren from tin mining activities into the wonderland that it is today, Sunway City has become a model of sustainability for other township developments in the region.
- It was Malaysia's first fully integrated green township as certified by the Green Building Index in 2012, and was named a Low Carbon City by the Malaysian Institute of Planners in 2016.

60. Penang reclamation project will hurt environment, say NGOs (*New Straits Times*, 29 August 2017)

- Environmental based non-government organisations are adamant that the proposed Penang South Reclamation (PSR) project should not be implemented.
- It is claimed that the 1,821 hectare reclamation project near Permatang Damar Laut would affect the environment and the livelihoods of the fishing communities near the project site.

-END-

