

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. Retail industry gets boost from Raya (*The Star, 6 September 2017*)

- Malaysia's national economy recorded sustainable growth rate of 5.6% in 2Q 2017 as compared to 4.9% for retail sales, supported by domestic demand. From the supply side, the improvement was driven by broad-based expansion across all major sectors. Other economy indicators for 2Q 2017 are as follows:-
 - The average inflation rate slowed slightly to 4%, with the two largest increases seen in the transport and food and non-alcoholic beverages sectors. This was mainly due to the falling of the fuel prices.
 - Private consumption climbed even higher by 7.1% with consumers spending more on dining out, serviced and Internet shopping.
 - The Consumer Sentiment Index improved slightly to 80.7, but still below the threshold level of confidence.
 - Unemployment rate improved marginally to 3.4%.
- Among the retail sub-sectors, the data of sub-sectors are as follows:-
 - The departmental store-cum-supermarket recorded a growth of 4.1% annually after a poor performance in 1Q, and the department store-cum-supermarket operators and department store operators are expecting declines in its growth rate of 2.5% and 1.5%, respectively in the next quarter.
 - The supermarket and hypermarket improved slightly by 0.8% year-over-year with heavy price discounts by grocery retailers depleting profit margins, and expects to maintain a 0.8% growth rate for the next quarter.
 - The fashion and fashion accessories sub-sector have returned to profitability with a growth rate of 2.5% annually, and expects a growth rate of 6.1% in the next quarter.
 - The pharmacy and personal care have improved with a growth rate of 7.9% over the year and they are expected to maintain their growth rate in the next quarter.
 - The other specialty stores reported a better growth rate of 6.3% year-over-year and are expected to expand by 5.6% in the next quarter.
- Based on these results, Retail Group Malaysia is revising its annual growth forecast downwards from 3.9% to 3.7%, with total sales estimated at RM101.4 billion.
- The full recovery of the Malaysia retail market is highly dependent on external economic demand and ringgit performance for the rest of the year.

2. Bank Negara keeps overnight policy rate at 3% (*The Star, 8 September 2017*)

- Bank Negara has retained the benchmark overnight policy rate (OPR) at 3% as the central bank remains accommodative of Malaysia's economic growth, moving forward.
- Domestic demand will remain the key driver of growth, supported by improving incomes and overall labour market conditions, new and ongoing infrastructure projects and sustained capital investment by firms in the manufacturing and services sectors. Overall, growth in 2017 will be stronger than expected earlier.
- The Malaysian economy recorded a higher-than-expected growth of 5.8% in the 2Q of 2017, driven by firmer domestic activity and exports. The improvement in domestic economic activities is in line with the strengthening of the global economy and trade.
- Malaysia's headline inflation is likely to moderate, moving forward, on expectations of a smaller effect from global cost factors. In July, headline inflation continued its moderating trend as it declined to 3.2%. This was primarily attributed to the decline in domestic fuel prices.





- The ringgit has strengthened to better reflect the economic fundamentals. In addition, the banking system liquidity remains sufficient, with financial institutions continuing to operate with strong capital and liquidity buffers.
- The growth of financing to the private sector has been sustained and is supportive of economic activity.

3. UEM, EPF studying Maju offer for PLUS (New Straits Times, 13 September 2017)

- UEM Group Bhd and the Employees Provident Fund (EPF), the shareholders of PLUS Malaysia Bhd, are reviewing an offer from Maju Holdings Sdn Bhd to buy their stakes. UEM owns a 51% stake in PLUS and EPF the remainder.
- The diversified conglomerate had expressed its intention to “fully acquire our stakes in PLUS”.
- The acquisition plan was believed to be worth about RM30 billion for the stakes held by UEM and EPF.
- Facts: PLUS, which operated the North-South Expressway, among others, is one of UEM’s long standing core businesses and the group says it will continue to offer good serviced as well as ensure safe highway infrastructure.
- UEM is a wholly-owned subsidiary of Khazanah Nasional Bhd.

4. RM200 billion in construction jobs to be given out this year (The Star, 18 September 2017)

- The value of construction jobs to be given out in the country in 2017 is projected to be around RM200 billion, compared to RM229 billion in 2016, due to the bulk of the government projects such as Pan-Borneo Highway in Sabah had already been awarded in 2016.
- From January to June 2017, the value of the construction jobs awarded in the country contracted to RM40 billion, compared to RM58 billion achieved in the same period of 2016, according to the latest Construction Industry Development Board (CIDB) report.
- During the six months period, some 2,133 jobs were generated from the contracts awarded out, compared to 2,179 for the same period in 2016.
- More jobs from the federal government sector are expected to come in during the final quarter of 2017, including the second phase of the RM21 billion Kajang to Sungai Buloh LRT project which stretches 51 km.
- On the pricing of steel, there was currently a shortage of steel, which had caused prices to spiral upwards to around RM2,700 per tonne, compared to RM1,900 per tonne in September.
- The price of cement has also increased to about RM17 per 50kg bag from RN11.60 per 50kg bag in early 2016.

5. More launches can be expected in second half (New Straits Times, 21 September 2017)

- Real Estate and Housing Developers’ Association of Malaysia (Redha) mentioned there are more launches in the pipeline in the 2H of 2017; comprising about 9,647 units of strata, 7,386 units of landed and 502 units of commercial developments.
- The residential properties continued to lead new launches with 53% of strata units despite volume drop in overall performance by 9%, compared with the 1H of 2017 and the 2H of 2016.

6. Cautious first half for property sector (The Star, 21 September 2017)

- In its latest Property Industry Survey 1H17, the Real Estate and Housing Developers’ association (Redha) noted that the challenging property market resulted in new launches in the first 6 months of 2017 to drop by 32% to 9,089 units, compared with 13,276 units in 2H of 2016. However, on a year-on-year basis, new property units had increased by approximately 27%, compared with 7,172 units in 1H of 2016.





- The sector's sales improved to 48%, slightly higher than 45% in 2H of 2016. This was primarily on the back of increased demand in landed properties such as two- to three-storey terrace and single-storey terrace houses.
- While challenging market conditions have affected new launches, the reduction can also be primarily attributed to financing issues such as high loan rejections and lower-than-expected margin of financing from the banks.
- Segment-wise, residential and commercial property unit launches in 1H of 2017 fell by nearly 31% and 34%, respectively, compared to the previous 6-month period. Nearly 56% of the residential properties launched in 1H of 2017 were priced over RM500,000 and 53% of the overall launches were strata properties.

7. Development charges postponed (*New Straits Times, 25 September 2017*)

- The Johor government will postpone to next year a new development charge that was supposed to be imposed whenever changes were made to the status of a land or density of a development project.
- The decision was made after the stage government received feedback from all local councils.
- Recap: In July, an announcement was made that development charges would range from 30% for land and projects at international zones, to 15% for areas under city councils and municipal councils, and 10% for areas under district councils, beginning Sept 1 whenever the status of a land was converted or when a developer increased the number of units or floor plans on any project.

8. MIDF Research: Valuation of Construction Index set to rise (*New Straits Times, 26 September 2017*)

- Valuation of Bursa Malaysia's Construction Index is set to climb higher as the price-to-earnings (PER) and price-to-book (PBR) start to converge again to reflect the intensifying news flow on the sector.
- Despite that, such drop in infrastructure projects and uneven earnings for big caps and small-mid caps construction companies, were ominous for the sector, albeit temporarily.
- The policy of Malaysian government opening its wide arm to the One Belt One Road Policy enabled China state-owned enterprises (SOEs) to participate freely in construction projects to improve its risk reward profile.
- With an anaemic earnings climate in China was only natural for its SOEs to look for better opportunities.
- Large China's construction SOEs, such as the China Railways Engineering Corp and China Railways Construction Corp, have made strong developments in Malaysian construction sector, shrinking the impact to local companies further.

SIGNIFICANT TRANSACTIONS AND PARTNERSHIPS

9. LBS to buy mall owner for RM105 million (*The Star, 6 September 2017*)

- LBS Bina Group Bhd will buy Gerbang Mekar Sdn Bhd, the mall owner and operator of the M3 Mall in Gombak, for RM105 million via a combination of cash and kind.
- Its wholly-owned unit Saujana Tunggal Sdn Bhd had inked an agreement with Jadi Wawasan Sdn Bhd and Chua Choon Yang to acquire Gerbang Mekar.

10. Amanah Raya REIT to buy Vista Tower (*New Straits Times, 8 September 2017*)

- Amanah Raya Real Estate Investment Trust (REIT) is acquiring Vista Tower in Jalan Tun Razak for RM455 million.
- AmanahRaya-Kenedix REIT Manager Sdn Bhd, the REIT Manager, has entered into a conditional sale and purchase agreement with The Intermark Sdn Bhd for the proposed acquisition.





11. Ibraco wants to buy land near NPE for RM37 million (*The Star, 12 September 2017*)

- Sarawak property developer Ibraco Bhd has proposed to acquire four plots of vacant leasehold land located along the New Pantai Expressway (NPE) for RM37.44 million as it had entered into separate sale and purchase agreements with Milan Sanctuary Sdn Bhd and Jurapat Sdn Bhd.
- The land measuring 15,811.66 sq m was approved for mixed commercial development, but the company plans to apply for a new development order in due course.

12. Agreements with MRT, SMART inked (*New Straits Times, 14 September 2017*)

- TRX City Sdn Bhd has entered into strategic partnerships with major transport infrastructure players Mass Rapid Transit Corporation Sdn bhd (MRT Corp) and Stormwater Management and Road Tunnel Sdn Bhd (SMART).
- TRX's agreement with MRT Corp seals their co-existence arrangement, which has provided MRT Corp, as the developer and asset owner of the Klang Valley MRT system, the right to develop an underground station and railway tunnel on TRX land. TRX City retains the right to future development of the above ground section.
- The mutual agreement would allow MRT to bring rail lines into TRX without having to purchase a plot, while also allowing TRX to keep the development rights of the highly strategic location, capitalizing on the expected future upside.
- The Tun Razak Exchange MRT station, which has been operational since July, is seamlessly integrated with the financial district from its location fronting Jalan Tun Razak, next to TRX's financial quarter.
- The station, the only interchange between the Sungai Buloh-Kajang (SBK) and the upcoming Sungai Buloh-Serdang-Putrajaya lines, is crucial to making the financial district one of the city's largest transit-oriented-developments (TOD).
- TRX also signed an agreement with SMART that involves a land swap and the relocation of SMART's maintenance depot to a new location within TRX.

13. Selangor Dredging seeks shareholder approval to sell headquarters (*The Star, 15 September 2017*)

- Selangor Dredging Bhd will seek shareholder approval for the disposal of a piece of freehold commercial land in Kuala Lumpur for RM480 million in cash during its upcoming extraordinary general meeting on Sept 29.
- The land would be sold together with its headquarters, Wisma Selangor Dredging, comprising four commercial building blocks and two levels of basement car parks.
- Recap: A conditional sale and purchase agreement was signed with Golden Eagle Realty Sdn Bhd regarding the abovementioned proposed disposal on 20 June 2017.

14. E&O plans to sell non-core assets for RM700 million (*The Star, 20 September 2017*)

- Eastern & Oriental Bhd (E&O) plans to divest RM700 million in non-core assets, including the ongoing sale of the Lone Pine Hotel in Batu Feringhi, Penang for RM85 million and 0.9-acre freehold land at Jalan Liew Weng Chee (off Jalan Yap Kwan Seng), for RM68.7 million.
- The five other non-core assets have been valued at more than RM540 million based on their book value as of March 31, 2017. The assets included the Straits Quay Mall in Seri Tanjung Pinang.
- The company would be reorganizing profit from the disposal of a portion of the company's Seri Tanjung Pinang phase 2 (STP2) project in Penang to Retirement Fund Inc (KWAP) for RM766 million.
- For the following year, the company is targeting to launch its developments for the STP2A projects, the first phase of the 760-acre STP2 reclamation project on the north-east coast of Penang island, in early 2019.
- The titles have been applied for STP2A, with the first batch to be issued by the end of the year, and the remaining titles – which included the portion sold to KWAP – by mid-2018.





- Based on the agreement with KWAP, the company will receive 10% of the funds upon the signing of agreements, 70% upon issuance of titles, and remaining 20% progressively as the infrastructure is being built.

DEVELOPMENT LAND

15. Putrajaya Holdings to develop two projects in KL (*The Star*, 16 September 2017)

- Putrajaya Holdings Sdn Bhd had recently acquired two pieces of land in Jalan Ampang – 3.2 hectares on which the French Embassy was previously located, and a 0.52 hectare plot located next to the Chinese Embassy.
- The company aimed to develop 429 units of high-rise serviced apartments with a GDV of RM500 million on the 0.52-hectare plot, while the 3.2-hectare plot would be developed into a mixed project comprising commercial retail, hotel and residential, with GDV worth eight times bigger than the residential project.
- Proposals have been submitted for approval in Kuala Lumpur City Hall.
- Putrajaya Holdings had also acquired 640 hectares of freehold land in Sepang, which would be developed into an eco-type resort along the beach. The first phase will be a 27-hole Eco Link Golf Course supported by a number of three- to five- star hotels and the other developments will include commercial, residential, retail and wellness centre. The development of this project is targeted to take off in the 3Q of 2018.

RESIDENTIAL PROPERTY IN KLANG VALLEY

16. Final parcel of Utropolis Glenmarie launched (*The Star*, 7 September 2017)

Project name	Urbano @ Utropolis Glenmarie
Developer	Paramount Properties Development Sdn Bhd
Location	Glenmarie
Type of property	389 units of serviced apartments
Tenure	Freehold
Launch date	September 2017 (<i>soft launch</i>)
Built-up area	688 sq ft – 999 sq ft
Take-up rate	75% sold by balloting
Features	<ul style="list-style-type: none"> ▪ Dual key options ▪ Part of Utropolis Glenmarie which comprises a neighbourhood mall, serviced apartments, Mercure Hotel and KDU University.
Facilities and amenities	<ul style="list-style-type: none"> ▪ Situated between Subang Jaya, Shah Alam and Petaling Jaya





17. Big crowd at launch of condo project (*The Star*, 8 September 2017)

Project name	South Brooks, Desa ParkCity
Developer	Perdana ParkCity Sdn Bhd
Location	Desa ParkCity, KL
Type of property	Condominium with 920 units in two towers
Land area	2.89 hectares
Launch date	May: Open for registration September: Priority Sales Event
Built-up area	876 sq ft – 1,537 sq ft
Selling prices	RM700 per sq ft or RM535,000 onwards
Take-up rate	About 76%
Features	<ul style="list-style-type: none"> ▪ A lawn with a brook in front of the two towers ▪ Sky deck on both towers and facilities on the top floor of the car park podium. ▪ Each unit will be fitted with air-conditioning units, kitchen cabinets with hood and hob, and water heater in the bathrooms. ▪ Over 30% of the project site is dedicated to open space facilities.

18. Resort-style living in Bandar Sunway (*The Star*, 11 September 2017)

Project name	Greenfield Residence
Developer	CICET Asia Development Sdn Bhd
Location	Bandar Sunway
Type of property	816 residential suites in three towers
Land area	2.3 hectares
Launch date	<ul style="list-style-type: none"> ▪ Tower A: May 2017 ▪ Tower B: September 2017 ▪ Tower C: estimated next year
Completion date	1Q of 2021
Built-up area	581 sq ft – 1,302 sq ft
Selling prices	From RM399,000 onwards
Take-up rate	<ul style="list-style-type: none"> ▪ Tower A: 85% ▪ Tower B: 35%
Features	<ul style="list-style-type: none"> ▪ 1+1, 2, 2+1 or 3+1 bedroom and dual-key units. ▪ Each unit comes with a foyer while Type D1 and E1 will come with a yard. ▪ Units above 1,000 sq ft will feature dual-key access. ▪ Multi-tier security with a card accessed car park, touch card to the lift lobby and access to designated floors.



Facilities and amenities	<ul style="list-style-type: none"> ▪ 1.1-hectare of greenery, 18 lifestyle retail shops and 34-state-of-the-art recreation facilities with six thematic landscapes – the Aquatic Cove, Green Oasis, Energetic Corridor, Green Belt, Central Green Park and Residential Facilities. ▪ Facilities include an infinity pool, sunken sundeck, hot tub, multi-coloured flower zone, jogging trail, squash court and pink blossom park, as well as both indoor and outdoor barbeque areas. ▪ Accessible via Lebuhraya Damansara-Puchong, Federal Highway, New Klang Valley Expressway, New Pantai Expressway and the Shah Alam Expressway. ▪ The new Bus Rapid Transit (BRT) station, Mentari, is within walking distance.
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19. View from the sky for potential house buyers (*The Star, 13 September 2017*)

Project name	The Hacienda
Developer	SP Setia Berhad
Location	Setia Eco Park
Type of property	52 units of Spanish colonial-style semi-detached houses (<i>Phase 17</i>)
Built-up area	Average of 3,400 sq ft
Launch date	September 2017
Selling prices	From RM2 million onwards

Project name	The Elizabeth Falls Signature Bungalows
Developer	SP Setia Berhad
Location	Setia Eco Park
Type of property	12 units of bungalow (<i>Phase 16B</i>)
Built-up area	2,800 sq ft – 3,400 sq ft
Launch date	September 2017
Selling prices	From RM2.6 million onwards

20. Drawing lots for their dream home (*The Star, 14 September 2017*)

Project name	Residensi Desa Satumas (<i>under Federal Territories Affordable Homes Programme, RUMAWIP</i>)
Developer	Garuda Searah Sdn Bhd (<i>part of Asset Kayamas Sdn Bhd</i>)
Location	Taman Desa
Type of property	3,002 apartment units
Built-up area	850 sq ft
Launch date	Launch via balloting session in September 2017
Selling prices	RM230,000 each



**21. Maximising living space (The Star, 23 September 2017)**

Project name	M Centura
Developer	Mah Sing Group Bhd
Location	Sentul
Type of property	1,413 units of serviced apartment over 2 blocks
Land area	3.6 hectares (Freehold)
Launch date	<ul style="list-style-type: none"> ▪ Block A: September 2017 ▪ Block B: targeted to be launched in 4Q 2017
Built-up area	<ul style="list-style-type: none"> ▪ Type A: 650 sq ft (2-bedrooms) ▪ Type B: 854 sq ft (3-bedrooms and 2-bathrooms) ▪ Type C: 1,000 sq ft (4-bedrooms and 2-bathrooms)
Selling prices	From RM328,000 onwards
Gross development value	RM1.3 billion
Features	<ul style="list-style-type: none"> ▪ Offers 0.4-hectare resort facilities which include swimming pool, floating gym, laundry bar, childcare room, green features and a three-tier security system. ▪ Also provides an integrated garbage disposal system ▪ Residents will enjoy free shuttle services to LRT and upcoming MRT stations.
Facilities and amenities	<ul style="list-style-type: none"> ▪ About 5km to the Kuala Lumpur City Centre ▪ Is connected to various locations via highways such as DUKE and MRR2.

22. Sentul project ahead of schedule (The Star, 28 September 2017)

- The good progress made in the construction of SkyAwani Residences at Sentul, indicated a possible early handover in August 2018, 9 months ahead of schedule as it was initially slated for completion in May 2019.
- The project was launched in November 2019 and is under the Federal Territories Affordable Homes Programme (Rumawip), targeted at first-time low-and middle-income house buyers.
- SkyAwani Residences is the first Rumawip affordable home that is compliant with Qlassic standards. Qlassic is a quality assessment system that ensures that a construction project adheres to the requirements outlines in the Construction Industry Standards of Malaysia.
- SkyAwani Residences offers 1,226 units for RM300,000. With a built-up of 800 sq ft, each unit has three bedrooms and two bathrooms with one parking lot.
- Together with SkyAwani 2 Residences in Jalan Ipoh, SkyWorld has launched 1,934 Rumawip units in Kuala Lumpur. Both developments had a 100% take-up rate during the first day of opening.
- The newly launched SkyAwani 3 in Setapak offers 1,905 Rumawip units on a 1.84-hectare leasehold land. The affordable home series will feature the Malaysia's first and longest sky gardens with three inter-connected 51-storey towers.
- Each unit has an 800 sq ft built-up area with a fixed price of RM300,000. The estimated development value of Sky Awani 3 is over RM570 million.





COMMERCIAL PROPERTY IN KLANG VALLEY

23. Eco Ardenne unveils 18 tenants (*The Star, 20 September 2017*)

- Eco World Development Group Bhd's RM8.58 billion Eco Ardenne project has unveiled 18 tenants that would be taking up the commercial portion of the 533-acre freehold integrated township.
- The mix of tenants comprising food and beverage outlets such as Chaiwalla & Co, U-Mai, Tealive and Bamboo Briyani, a football academy and an education and enrichment centre called Ardenne Arena as well as Jaya Grocer and Cocomomo Pets Hotel, are expected to start operations at Ardenne Labs in the 1Q of 2018.
- The uniqueness would be displayed with the container concept retail space, which is slated for completion by January 2018. Work on Ardenne Labs has begun and targeting for retailers to start operations by January / February 2018.
- Eco World has targeted the rental to be in the range between RM4.50 and RM6.50 per sq ft a month.

24. Econpile bags RM18 million job for Pavilion Damansara project (*New Straits Times, 21 September 2017*)

- Econpile (M) Sdn Bhd, the wholly owned unit of Econpile Holdings Bhd, was awarded the contract worth RM18 million to undertake contiguous bored piling works in Pavilion Damansara Heights Phase 2 by Jendela Mayang Sdn Bhd, the developer of the mentioned mixed development project.
- Works are slated to go on for a period of 27 weeks and are expected to conclude in April 2018.
- Facts: Spread across 7 million sq ft, Pavilion Damansara Heights is made up of 11 office towers, luxury residential assets and a retail development featuring luxury alfresco rooftop dining.

25. China's CCCG to build tower in TRX (*The Star, 26 September 2017*)

- China Communications Construction Company Ltd (CCCG) intends to make Kuala Lumpur its hub for the Asean region as the port and construction group expands its footprint here.
- The group was building the "CCCG tower", a commercial building in the Tun Razak Exchange (TRX).
- Recap: Previously, WCT Holdings Bhd intended to undertake a proposed joint venture (JV) with CCCG Overseas Real Estate (CORE) and CCCG to develop a plot of land measuring 1.65 acres in TRX.
- WCT, CORE and CCCG will own 20%, 65% and 15% equity interests in the JV, respectively. CORE and CCCG will pay RM200 million to WCT, the owner of the land.
- WCT acquired the land in October 2015 for RM223 million. Only 10% was in cash while the rest was in lieu of payment for construction and infrastructure works done in TRX.
- Facts: The RM55 billion infrastructure project is China's largest overseas project under construction and by far the largest single project under China's Belt & Road Initiative.
- CCCG is the world's largest port design and construction company principally engaged in the design and construction of transport infrastructure, dredging and heavy machinery manufacturing. It is the world's largest highway and bridge design and construction company and also the largest container crane manufacturer.





PROPERTY IN NORTHERN PENINSULAR

26. IKEA to spend RM600 million to open fourth outlet in Penang (*New Straits Times, 13 September 2017*)

- Swedish furniture giant IKEA is set to open its fourth Malaysian Store in Penang in 2019. With total investment of RM600 million, IKEA Batu Kawan is expected to be the only IKEA store in the north.
- In addition, IKEA is set to launch an e-commerce site for Malaysia beginning next year. The e-commerce site would be launched in Singapore in two weeks' time.
- Facts: IKEA's three other stores are in Damansara and Cheras in the Klang Valley, and Tebrau in Johor, which is slated to open by year-end.

INFRASTRUCTURE AND FACILITIES

27. MRT Corp to begin tunnel work early next year (*New Straits Times, 4 September 2017*)

- Mass Rapid Transit Corporation Sdn Bhd (MRT Corp) will begin digging underground tunnels for the Sungai Buloh-Serdang-Putrajaya (SSP) line in the first quarter of 2018, which will be 13.5km long and would begin in Jalan Ipoh and end in Bandar Malaysia Selatan in Kuala Lumpur.
- The work would commence once MRT Corp received two of four tunnel boring machines (TBM) in November and December. The other two are expected to arrive in 2018.
- Recap: The SSP line, costing RM32 billion, involves a 52.2km alignment covering 37 stations, including 11 underground stations, and is scheduled to be completed in 2022.

28. TRC Synergy secures LRT3 contract (*The Star, 6 September 2017*)

- Construction and property firm TRC Synergy Bhd has bagged a RM760.55 million contract from Prasarana Malaysia Bhd for jobs related to the Light Rail Transit Line 3 (LRT3).
- The award is to build the second phase of the Johan Setia Depot in Klang and "associated works" for the construction and completion of LRT3 from Bandar Utama to Johan Setia.

29. Bids for KL-Singapore high-speed rail project still "wide open" (*The Star, 13 September 2017*)

- The proposed Kuala Lumpur-Singapore high-speed rail project is still "wide open" to all and both countries will choose the builder based on merits from tender expected to be opened in December.
- Malaysia and Singapore will hold a second industry briefing in London on Sept 26 to share more information on the high-speed rail project. The briefing was aimed at sharing updates and in response to industry's queries following first briefing in July. It would also enable participants to have face-to-face meetings. About 40% of participants were from Europe, 20% from Malaysia, 10% from North America, 15% from Singapore, 10% from Asia and 5% from Australia.
- Recap: MyHSR is a Malaysian government's project delivery vehicle for the Kuala Lumpur-Singapore high-speed rail project.

30. TRC Synergy and partner win RM348 million rail job (*The Star, 15 September 2017*)

- TRC Synergy Bhd and its partner have secured a RM348.3 million contract from Mass Rapid Transit Corp Sdn Bhd (MRT Corp) which involves the construction of a maintenance depot in Serdang and other associated works for the MRT Sungai Buloh-Serdang-Putrajaya (SSP) Line.
- The job was TRC's second rail-related contract win in less than two weeks. The partnering company is Konsortium Kontraktor Melayu Sdn Bhd.
- Recap: On Sept 5, TRC was awarded a RM760.55 million contract from Prasarana Malaysia Bhd for jobs related to the Light Rail Transit (LRT3).





- In early August, TRC has secured a RM1.31 billion subcontract for the development and upgrading of the stretch of the Pan Borneo Highway between Batang Skrang and the Sungai Awik Bridge in Sarawak from Lebuhraya Borneo Utara Sdn Bhd.
- In March, it also secured jobs worth RM535.3 million for the construction of the MRT SSP and MRT Sungai Buloh-Kajang Lines, after winning a RM231.14 million Brunei airport deal for rehabilitation works at Brunei International Airport's first phase.

31. MRT Corp awards jobs to WCT and MRCB (*The Star, 20 September 2017*)

- Mass Rapid Transit Corp Sdn Bhd (MRT Corp) has awarded two contracts to build elevated stations totalling RM345.3 million to WCT Holdings Bhd and Malaysian Resources Corp Bhd (MRCB).
- WCT Bhd had secured a RM199.5 million job to build elevated stations at Kuchai Lama and Taman Naga Emas, Kuala Lumpur meanwhile MRCB had secured a RM145.8 million contract to build elevated stations and do other associated works at Cyberjaya City Centre and Putrajaya Sentral, the last two stops at the southern end of the Sungai Buloh-Serdang-Putrajaya (SSP) line.
- MRCB also announced that it had bagged a RM58.9 million deal from Johor Land Bhd to build Larkin Indoor Stadium in Johor Bahru.
- Recap: In November 2016, WCT had won a RM896.4 million contract to build the viaduct guideway from Bandar Malaysia South Portal to Kampung Muhibbah. The Kuchai Lama and Taman Naga Emas stations are the next stations after Bandar Malaysia South along the 52.5-km SSP line.
- In May 2016, MRCB won a RM648 million contract to build a viaduct gateway from Persiaran Apec in Cyberjaya to Putrajaya Sentral.

32. S'pore LTA forms unit to implement HSR project (*The Star, 22 September 2017*)

- The Land Transport Authority of Singapore (LTA) has formed a wholly-owned subsidiary, SG HSR Pte Lte, to implement the Kuala Lumpur-Singapore high-speed rail (HSR) project.
- SG HSR will be Singapore's infrastructure company for the HSR project, and will build, own, fund and maintain the civil infrastructure in the country. This includes the HSR station in Jurong East, the tunnels and a share of the connecting bridge over the Straits of Johor. When the HSR services commence, SG HSR will also administer the various concessions.
- SG HSR will work with its Malaysian counterpart, MyHSR Corp, to jointly appoint an assets company and an international operator through a fair and open international tender.
- SG HSR will have an initial share capital of S\$1 million. Alan Chan, LTA chairman, will concurrently be the chairman of SD HSR's board of directors.

33. Second stage of Bandar Puteri Puchong Interchange roadworks start today (*The Star, 23 September 2017*)

- IOI Properties Group Berhad will begin the second stage of works in the expansion and upgrading of the Bandar Puteri Puchong Interchange (BPP Interchange) from 23 Sept, 2017 to December 2018.
- To facilitate this, the BPP Interchange is now closed to traffic coming from USJ, Shah Alam, Putra Heights and Putrajaya for the duration of the roadworks.
- This RM20 million project, the first stage of which consisted of widening Lebuhraya Puteri with work completed in April, is to enhance the connectivity and improve traffic flow between Damansara-Puchong Highway (LDP) and Bandar Puteri Puchong.
- IOI Properties has since opened a newly built temporary road located next to SJK Tamil Castlefield. The road allows motorists from Taman Perindustrian Puchong to get to LDP.
- The interchange currently serving the 404-hectare Bandar Puteri Puchong township with a population of 11,500 residents, 600 shop offices, four blocks of office towers at Puchong Financial Corporate Centre and the Four Points by Sheraton hotel in Puchong.





34. Study on Johor-S'pore rail project to be completed in a month (*New Straits Times, 26 September 2017*)

- A study on the design of the Rapid Transit System (RTS) Johor Baru-Singapore project will be completed in a month, after considering alternatives offered by Sultan of Johor Sultan Ibrahim Sultan Iskandar.
- The signing of a memorandum of understanding between Prasarana Malaysia Bhd and Malaysia Bhd and Singapore's SMRT Corporation Ltd, where both companies formed a joint-venture company to operate RTS, was held on Sept 25, 2017.
- The operating company (OpCo) will design, build, finance, operate, maintain and renew RTS's assets like trains, tracks and systems.
- The project's bilateral agreement between all parties involved would be signed in December.
- Recap: The RTS project was announced by the Malaysian and Singaporean governments in 2010 to provide an alternative to 80,000 to 100,000 people who commute via the Causeway daily.
- It can accommodate up to 10,000 passengers an hour in each direction between the two destinations.
- Construction is scheduled to start in 2019 with completion by the end of 2024.

35. MyExpo project set to boost business tourism (*New Straits Times, 27 September 2017*)

- The Malaysian Exposition and Convention Centre (MyExpo) is set to be another catalytic project to boost business tourism in the country, which could surpass the sector forecasted contribution of RM3.9 billion to Gross National Income by 2020.
- MyExpo, together with Putrajaya International Convention Centre (PICC), will be the largest exhibition centres in Southeast Asia. It is expected to bring in a total annual revenue of RM500 million.
- The convention centre, to be managed by Convention & Exhibition (Putrajaya), will be equipped with unique designs, such as a column-free hall of up to 126,000 sq ft, with a height of 4.5m and collapsible walls. It can accommodate 60,000 people at a time.
- MyExpo, adjacent to PICC, is part of MyExpo City that will cover 4 million sq ft to include malls, parks, service apartments and four-star and five-star hotels.
- MyExpo City, to be developed by Putrajaya Leisures and Services Group Sdn Bhd (Pulse Group), has two phases of development.
- Phase 1A will consist of a 5-storey exhibition hall and a 23-storey building, while Phase 1B will feature a five-star hotel. Phase 1 C will comprise a boutique mall, an indoor theme park and service apartments.

36. RM100 million for New Klang Hospital (*New Straits Times, 29 September 2017*)

- Private healthcare from Columbia Asia Sdn Bhd has invested RM100 million in its newest hospital on a 2 hectare plot in Mutiara Bukit Raja 2 Klang, including land costs, structure and equipment.
- Facts: Columbia Asia was established in 1996 and the health care group now has 29 hospitals across Asia, including the newly launched in Mutiara Bukit Raja 2 Klang.
- The group is 30% owned by the Employees Provident Fund, while the remaining 70% is held by American fund, International Columbia USA LLC.





LEISURE & HOSPITALITY

37. Alpine Return, The Ascott launch Ascott Star KLCC (New Straits Times, 20 September 2017)

- Alpine Return Sdn Bhd and Singapore-based serviced residence operator The Ascott Ltd have jointly launched the 58-storey Ascott Star KLCC with a gross development value of RM1 billion.
- The Ascott Star KLCC, formerly known as Star Residences Tower Three, was part of Alpine Return's development project comprising mixed residential and retail units.
- Star Residences Tower One and Tower Two have achieved 100% and 90% sales rates, respectively.
- Ascott Star KLCC comprises 471 fully-fitted units, from one-bedroom 700 sq ft to four-bedroom 2,972 sq ft serviced and priced from RM1.6 million onwards. The Ascott had been appointed to manage 353 units for 10 years.
- The project was due to be completed by mid-2021 and should commence operations by July 2021.

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