

# 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.

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.



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## GENERAL ECONOMIC & PROPERTY MARKET

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### 1. Property market seen flat (*The Star, 8 December 2017*)

- According to AmInvestment Bank: The real estate market is projected to be flat in 2018 with developers inclined to sell more affordable homes despite the low margins attained from the segment.
- A “neutral” rating has been given to the property sector and the research house has warned that margins should shrink further due to stiff competition as developers shift towards affordable homes.
- The soft consumer sentiment and rising living costs have not helped either with other issues such as high property prices, buyers’ inability to qualify for mortgage due to high debt service ratios and low loan-to-value or financing margin offered by banks, continuing to hinder the sector from recovering in the next 12 months.
- The weak job security (against industry consolidations in the financial and oil and gas sectors) and high household debts have also prevented consumers from purchasing big-ticket items, including a house.
- Nonetheless, it believes these issues could be addressed with the offering of affordable housing, coupled with more financing plans to the low-income group such as the “step-up” scheme initiated by Perbadanan PRIMA as well as the “rent-to-own” scheme launched by banks recently.
- On a positive note, the research house reckons that developers with overseas projects have experienced some recovery. This was evident in property markets in the United Kingdom, Singapore and Vietnam since 2017 as these regions were ahead of Malaysia in terms of their recent boom-bust cycles. They have been through the consolidation phase and are now on a recovery path.
- On the other hand, real estate investment trusts (REITs) tend to underperform in a rising interest rate environment.

### 2. Update: RM1 million freeze not a blanket ban, says Johari (*The Star, 16 December 2017*)

- The RM1 million freeze on residential priced RM1 million and above will not be blanket ban for the entire country, but will apply for office and mall space, said the Second Finance Minister Datuk Seri Johari Abdul Ghani.
- The government came up with the idea of a freeze because of the high number of unsold and unutilised office and mall space and residential units in the country at a time when the government wants the industry to focus on providing affordable housing.
- The developers will have to write to the Housing and Local Government Ministry in order to get its approval and at the same time, gain the confidence of the banks that their projects is feasible and viable.

### 3. Status quo on property stamp duty (*The Star, 21 December 2017*)

- The Government has decided to maintain the stamp duty for property transactions valued at RM1 million and above at 3% instead of the 4% announced under Budget 2018 in a move seen as supporting the moribund property market.
- The 1% increase in stamp duty, which is supposed to start on January 1, 2018, could affect sales especially in a challenging market.
- Comments from Bank Negara: There was a huge amount of serviced apartments, small office/home offices, retail and office space that were coming onstream in the next four years.
- Quarterly bulletin in November revealed that supply-demand imbalances in the property market had increased since 2015 – with unsold residential properties already at its highest in 10 years.
- The National Property Information Centre (Napic): The property market will remain soft over the next couple of years, and that the overhang issues in the market must be addressed by all parties, particularly local authorities and property developers.
- Data from Napic: The property transactions in the 1H of 2017 in terms of volume declined by 6% to 153,000 transactions from a year earlier.





- Affordable houses continued to be in demand with more than 83% of the residential transactions within RM300,000 and below.
- Despite the lower transactions volume during the period, the value of transaction rose 5% to RM67.8 billion from the 1H of 2016.
- In a challenging market condition, the number of new residential launches reduced to 28,397 units, down by 9.1% compared with 31,257 units in 1H of 2016.
- Sales performance was low at 23.9% with most of the launches in the RM400,000 to RM500,000 price range while sales performance grew 28.9% year-on-year.
- Slow market absorption led to the increase in residential overhang totaling 20,867 units worth RM12.26 billion.
- In terms of residential properties above RM1 million, Napic showed that there were 2,518 overhang units in the segment in the 1H of 2017.
- During the period, there were 1,535 new units launched, but only 461 units sold in 1H of 2017. It was an improvement compared to the 1H of 2016, which saw 1,683 new units launched and 123 units sold.

#### 4. Inflation at 3.4% in November (*The Star, 21 December 2017*)

- Inflationary pressures continued to ease in November as transportation costs and prices of food and non-alcoholic beverages registered a slower increase on a year-on-year (y-o-y) basis.
- As measured by the consumer price index (CPI), Malaysia's headline inflation rose by 3.4% y-o-y last month, matching market consensus estimates.
- In comparison, the CPI recorded a higher growth of 4.3% and 3.7% in September and October respectively.
- Core inflation in November has also eased marginally as it rose by 2.2%, as compared to 2.3% in October this year.
- Note: Core inflation excludes most volatile items of fresh food as well as administered prices of goods and services.
- For the period of January to November, overall inflation rose by 3.9% y-o-y mainly as a result of higher food and non-alcoholic beverages prices, which grew by 4.3% y-o-y. Apart from that, transportation costs were higher by 13.3% in the period.
- Prediction by MIDF Research: December's inflation rate to remain above 3%, with fuel-related items remaining as dominant driving factors, primarily because high pass-through effects of rising global crude oil prices.

#### 5. MyCREST to help increase number of green buildings (*New Straits Times, 29 December 2017*)

- The Construction Industry Development Board (CIDB) and the Public Works department (PWD) launched the Malaysian Carbon Reduction and Environmental Sustainability Tool (MyCREST) in 2015, by making it mandatory for all new public building projects worth RM50 million and above to use MyCREST.
- In 2014, there were 8,028 construction projects, of which 121 projects were classified as green buildings.
- Success story: Kementerian Kerja Raya Tower (KKR Tower) was the first building to achieve a MyCREST rating of five.
- The 37-storey building was also awarded the Green Construction Award and the Best project Award (Building) at the Malaysian Construction Industry Excellence Awards 2017.
- The tower incorporates many green and sustainable features such as floor-to-ceiling glazed facades, which are exposed to the east and west orientations as well as triple-pane insulated low-E glazing to reduce solar heat.
- CIDB also launched the Sustainable Construction Excellence Centre (MAM-PAN) to increase awareness and promote the use of sustainability rating tools and systems, including MyCREST.





- From 2016 – 2020, CIDB's environment sustainability objectives and targets are guided by the initiatives outlined under the environmental sustainability strategic thrust if the construction industry transformation programme (CITP).
- CITP is aimed at transforming Malaysia's sustainable infrastructure to be a model for the emerging world, with 100% of all large infrastructure and building projects exceeding sustainability requirements and a reduction of four tonnes of carbon dioxide equivalent per year.

## DEVELOPER'S NEXT MOVE

### 6. FCW sees good take-up for Riana Dutamas (*The Star, 7 December 2017*)

- FCW Holdings Bhd has targeted to launch Phase 1 of Riana Dutamas in January of 2018.
- The project is undertaken by 368 Segambut Sdn Bhd, an equal joint venture between FCW Holdings and IJM Land. The details of the project are as follows:-
  - ✓ Project name : Riana Dutamas
  - ✓ Location : Segambut
  - ✓ Tenure : Freehold
  - ✓ Gross development value : RM565 million
  - ✓ Development area : 13.68 hectares / 33.804 acres
  - ✓ Type of property : a 36-storey tower with 1,018 residential units and five levels of parking bays
  - ✓ Built-up area : 653sq ft – 1,177sq ft
  - ✓ Selling price : Starts from RM350,000
  - ✓ Facilities and amenities : Publika Hartamas Shopping Centre, Garden International School, Mont' Kiara International School, Le Lychee Francais International School and Sentul International School

### 7. Binastra Land banks on higher quality houses with more facilities (*The Star, 12 December 2017*)

- On-going: Citizen in Old Klang Road.
  - ✓ The project is 100% sold.
  - ✓ Citizen 2 was launched in September 2017 and saw interest for about 90%.
  - ✓ The development provides about 52 facilities including two adult pools and children pools, four badminton courts, free WiFi and a few other standard apartment facilities.
  - ✓ The built-up area ranges between 725 and 883 sq ft. A three-bedroom unit is priced at less than RM600,000.
- In the pipeline: Binastra Square.
  - ✓ Fronting Jalan Sungai Besi @ Chan Sow Lin KL City Centre with a gross development value of RM1.3 billion.
  - ✓ The development comprises two 66-storey towers and another 58-storey tower.
  - ✓ The project will have serviced apartments, a hotel, retails and office space. It will be located 700m from the existing LRT station and upcoming MRT 2 station.
- In the pipeline: Sinaran in Wangsa Maju.
  - ✓ Targeted to be launched in December 2017.
  - ✓ Serviced apartments which will have 206 units and is located near the Alpha Angle shopping mall and a LRT station.





**8. Nexgram plans affordable housing projects via partnerships (New Straits Times, 29 December 2017)**

- Nexgram Holdings Bhd is planning to build affordable houses priced between RM300,000 and RM500,000 in response to the government's call for more affordable housing via joint-development agreements with various companies and landowners.
- The developments will be within the Klang Valley and bigger cities.
- Current state: The company is open to new partnerships to undertake the Angkasa Icon City mixed-development project in Cyberjaya, after its agreement with Seychelles Incorporated China Asian Capital Holding Ltd lapsed recently.

## SIGNIFICANT TRANSACTIONS AND PARTNERSHIPS

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**9. Another consortium joins fray for HSR project (The Star, 5 December 2017)**

- IJM Construction Sdn Bhd (a wholly-owned subsidiary of IJM Corp Bhd) had signed a pre-bid agreement with Jalinan Rejang Sdn Bhd, Maltimur Resources Sdn Bhd and Sunway Construction Sdn Bhd (a wholly-owned subsidiary of Sunway Construction Group Bhd, SunCon) to tender for the project delivery partner (PDP) job in the high-speed rail (HSR) project between Kuala Lumpur and Singapore.
- The parties had set up a consortium on a 25:25:25:25 basis.
- About Maltimur Resources Sdn Bhd: a company linked to Tan Sri Bustari Yusof, the corporate figure from Sarawak who is said to be the key person between the state and Putrajaya.
- About Jalinan Rejang Sdn Bhd: is controlled by Sharifah Noor Ashikin Sy Aznal, Mohd Khalil Dan, Muliana Munir and Abang Adbul Rahim Abang Ali.
- In the middle of 2015, both Maltimur Resources and Jalinan Rejang were awarded the job of the PDP for the Pan Borneo Highway through their joint-venture (JV) company, Lebuhraya Borneo Utara Sdn Bhd (LBU). Maltimur Resources holds a 55% equity interest while Jalinan Rejang owns the remainder.
- LBU is responsible for supervising and managing construction works of the 1,090km-long toll-free stretch of the Sarawak side, which has been reported to have a ceiling budget of RM27 billion.
- Recap: Last week, Gamuda Bhd and Malaysian Resources Corp Bhd formed a JV to bid for the PDP job of the HSR civil works portion.
- About PDP of HSR: The job is to deliver the civil construction works of the project on time and within cost. It involves building culverts, bridges, tunnels and other infrastructure on Malaysian side.
- The entire project is estimated at RM60 billion, of which the civil works portion is said to be about RM35 billion. The rest is the system works.
- The PDP normally gets a fee of between 4% and 6% of the total cost if it is able to deliver the job according to its mandate.
- The tender was launched on Nov 22 and will close on Jan 30, 2018. MyHSR is wholly owned by the Minister of Finance Inc and is the project delivery vehicle of the HSR.

**10. Al-Salam REIT buying properties from QSR for RM115 million (The Star, 5 December 2017)**

- AmanahRaya Trustees Bhd, as trustee for Al-Salam REIT, is acquiring 22 properties (comprising 21 restaurants and one warehouse/office that support F&B operations of the KFC and Pizza Hut fast food outlets) from several QSR Brands (M) Holdings Bhd units in an all-cash deal of RM115 million.
- The vendors of the properties are KFC (Peninsular Malaysia) Sdn Bhd, Kentucky Fried Chicken (M) Sdn Bhd, KFC (Sabah) Sdn Bhd and SPM Restaurants Sdn Bhd.
- The proposed acquisition are conditional upon a leaseback agreement with QSR Stores Sdn Bhd and Pizza Hut Restaurants Sdn Bhd that the properties would be leased for three years with an option to extend up to a period of 15 years, and a further option for renewal.





- The proposed acquisitions are deemed related party transactions as state investment company Johor Corp is the ultimate parent of AmanahRaya and the vendors.

#### **11. YTL Hotels ties up with Marriott again to roll out four new hotels (*The Star, 6 December 2017*)**

- YTL Hotels & Properties Sdn Bhd (YTL Hotels) is partnering Marriott International Inc. again to roll out four new hotels – two of which will be in Kuala Lumpur and another two in Niseko Village, Hokkaido, Japan.
- Both companies inked four memorandums of understanding on December 5 as well as two management agreements for the design and development of JW Marriott in Kuala Lumpur Sentral and the EDITION, which shall be located close to KLCC.
- The details of the four new hotels are as follows:-
  - ✓ JW Marriott, Kuala Lumpur Sentral – YTL Hotels' second JW Marriott hotel and most likely to be completed in 2021.
  - ✓ The EDITION in Kuala Lumpur – Malaysia's first EDITION hotel.
  - ✓ The EDITION and W Hotels in Niseko Village.
- To date, Marriott International has worked with YTL Hotels in five to six countries, covering 11 Marriott Hotels.

#### **12. HCK plans to buy land from PKNS (*The Star, 7 December 2017*)**

- HCK Capital Group Bhd's unit HCK Bestari Sdn Bhd plans to acquire 435,615.45 sq ft of land in Sungai Buloh from the Selangor State Development Corp (PKNS) for RM80 million.
- The land is situated along Jalan Zuhal U5/179 within Seksyen U5 of Shah Alam. It is about 30km west of Kuala Lumpur City Centre and about 11.10km north-west of Petaling Jaya town centre.
- The land is currently a vacant parcel and is intended for mixed commercial development. As at the date of this announcement, the development plan for the land has yet to be finalized and still at preliminary stages.
- The landmarks in the vicinity include The Star Avenue Lifestyle Mall, HELP University, HELP International School and Skypark Subang Airport.

#### **13. PNB gets RM246 million from sale of office building (*The Star, 8 December 2017*)**

- Permodalan Nasional Bhd (PNB) has reportedly netted an investment gain of A\$80 million (RM246.2 million) from the sale of an office building named Santos Place in Brisbane, Australia, by selling its 100% interest for A\$370 million to Singapore's sovereign wealth fund GIC.
- The sales of Santos Place to GIC was reportedly handled by commercial real estate company Colliers International.
- Facts: PNB acquired Santos Place – a six-star Green Star, Premium A-Grade 37-storey building at 32 Turbot Street – in 2010 for A\$290 million from the developer Nielson Properties. It was PNB's first offshore property investment.
- To-date, about 98% of fund's assets are based in the domestic market, while 2% are in overseas.

#### **14. UEM Sunrise acquires land in Seri Kembangan for RM110 million (*New Straits Times, 13 December 2017*)**

- UEM Sunrise Bhd through its wholly-owned subsidiary, Sunrise Alliance Sdn Bhd, is acquiring a 7.78 hectares site valued at RM109.50 million, in Taman Equine, Seri Kembangan from Kemaris Residences Sdn Bhd, to develop 924 residential units with gross development value of RM700 million.
- Facts: Taman Equine is located about 18km to the south of Kuala Lumpur city centre and is easily accessible via Maju Expressway, Lebuhraya Damansara Puchong, and South Klang Valley Expressway.
- The Equine Park MRT2 station, which is currently under construction, is located 1.3km to the south of Equine Land.





**15. EWI finalizes deal to buy 70% stake in London property firm (*The Star, 16 December 2017*)**

- Eco World International Bhd (EWI) has finalized the terms of agreement with Willmott Dixon Holdings Ltd's development arm, Be Living Holdings Ltd, to acquire a 70% stake in the latter with plans to jointly develop 112 property development sites.
- The acquisition, which will be done in two stages, will see EWI paying nearly £64.9 million (RM356 million) for the six sites under the first stage (targetted to complete by 1Q of 2018). This will be financed using the proceeds raised from the company's initial public offering in April this year.
- As for the remaining six sites, negotiations and documentation processes for the second stages are expected to conclude, shortly after the completion of the first stage's acquisition.
- However, the second stage will be funded via a combination of bank borrowing and other debt instruments.
- Overall, the estimated total gross development value of the 12 sites will worth at least £2.6 billion (RM14 billion), moving forward.

**16. Nexgram ends JV to develop Angkasa Icon City (*The Star, 19 December 2017*)**

- Nexgram Holdings Bhd through its wholly-owned subsidiary, Nexgram Land Sdn Bhd, has discontinued its joint-venture (JV) with Seychelles-incorporated China Asian Capital Holdings Ltd (CACH), as both parties could not agree on commercially viable terms.
- The agreement had lapsed on Aug 18, 2017. Both parties had met three times before deciding on the discontinuance.
- Recap: CACH and Nexgram Land established the joint-venture on May 19, 2017 to develop Angkasa Icon City, a mixed commercial development project in Cyberjaya.
- The project has an estimated gross development value of RM1.15 billion and an estimated gross development cost of between RM600 million and RM650 million.
- Angkasa Icon City was planned to have a block of hotel, a block of serviced office virtual office (SoVo) and a block of serviced suite apartments.

**17. Mara sells Aussie office block (*The Star, 20 December 2017*)**

- Majlis Amanah Rakyat (Mara) has disposed of a six-floor 70,266-sq ft office property which is located at 333 Exhibition Street within the central business district (CBD) of Melbourne, Australia, to property management company Placer Property for A\$37.5 million (RM117 million).
- 333 Exhibition Street is part of a larger building that includes an international hotel and commercial car park. Meanwhile, Melbourne-based Placer Property is owned by advisory and investment firm from Korda-Metha.
- 333 Exhibition Street Property Fund will be the first launched under the ownership of KordaMentha Real Estate and is aiming to launch in early 2018.
- Recap: Mara booked a A\$1.2 million (RM3.8 million) loss on the asset last year after it fell vacant.
- Mara had acquired the property from Quintessential Equity for A\$22 million in 2012.
- Beginning 2017, the property is leased to the University of Melbourne.

**18. GBH to buy factories and land for RM143 million (*The Star, 21 December 2017*)**

- Ceramic products company Goh Ban Huat Bhd (GBH) has proposed to acquire 29 units of 1½-storey semi-detached factories, 15 parcels of vacant industrial land, a parcel of vacant commercial land and vacant hostel land in Pontian, Johor for RM143 million.
- Under the multiple proposals, its unit Paragon Bizhub Sdn Bhd had inked a conditional sale and purchase agreement (S&P) with Pekan Nenas Industries Sdn Bhd (PNISB) for the proposed acquisition of 29 units of unsold semi-detached factories that have built-up area of 340,542 sq ft, seven parcels of vacant industrial land and a parcel of vacant commercial land with an area of about 27 acres for RM117.6 million.





- GBH also inked a second conditional S&P with Pekan Nenas Development Sdn Bhd (PNDSB) which entailed a conditional S&P to buy two parcels of industrial land with an area approximately 4.95 acres for RM8.1 million.
- Another conditional S&P was entered with Jayaplus Development Sdn Bhd (JDSB) to buy six parcels of vacant industrial land and a parcel of vacant hostel land with an area approximately 10.57 acres for RM17.3 million.

#### **19. UEM Sunrise to sell land for RM82 million (*The Star, 21 December 2017*)**

- UEM Sunrise Bhd is disposing a piece of freehold agriculture land belonging to Nusajaya Greens Sdn Bhd, an indirect subsidiary to KII Morris Sdn Bhd, for RM82.09 million.
- The fair valuation of the land was carried out by KGV International Property Consultants Sdn Bhd and the land was valued at RM75.78 million.
- Barring any unforeseen circumstances, the proposed disposal is expected to be completed in the 4Q of 2018, adding that the disposal would be conditional upon the Economic Planning Unit's approval that KII must obtain within six months of the sale and purchase agreement date.

#### **20. TSR to partner Kwasa Land in Sg Buloh job (*The Star, 22 December 2017*)**

- TSR Capital Bhd has received a letter of award from Kwasa Land Sdn Bhd – a unit of the Employees Provident Fund (EPF) – to be a partner to develop 6.52 acres of residential land in Kwasa Damansara, Selangor.
- The development is expected to have an estimated gross development value (GDV) of RM295 million and would consist of 260 residential units which will have five development components – link villas, cluster villas, exclusive villas, town villas and condominiums.
- Other partners in Kwasa Land: In September 2015, the first infrastructure contract for WPC1A, which is valued at RM127 million was awarded to WCT Holdings Bhd. The contract included the construction and completion of common infrastructure works for a designated area within the vicinity of MX-1 (main town centre) and the Kwasa Sentral MRT Station.
- In May 2016, an infrastructure contract valued at RM268.9 million was awarded to TSR Capital Bhd for the construction of common infrastructure works for work package contract WPC1B.
- In early 2017, Gadang Holdings Bhd was appointed for the development rights of the R3-1 plot, which fronts the lush and extensive 28.91-acre green park complemented by a 13.64-acre lake. There will be 780 residential units comprising high-rise towers and villas, which will be built on the 21.08 acres of freehold land with a GDV of RM700 million.
- Malaysian Resources Corp Bhd (MRCB) is the project delivery partner (PDP) to develop the main infrastructure and will earn a fee based on 5% of the development cost estimated at RM2.2 billion, plus goods and services tax and reimbursable expenses.

#### **21. Boustead to buy LTAT land for RM143.5 million (*The Star, 23 December 2017*)**

- Boustead Holding Bhd's subsidiary, Mutiara Rini Sdn Bhd, will acquire a prime land worth RM143.5 million in Kuala Lumpur from Lembaga Tabung Angkatan Tentera (LTAT).
- The 6.59-acre land in Jalan Cochrane will be acquired at a discount of 0.35% or RM500,000 to its market value. The purchase price is expected to be fully funded by the proceeds from the group's rights issue exercise, which was completed in June 2016.
- The freehold land has been earmarked for a high-rise residential project, with an expected gross development value of RM1.15 billion. The project is expected to be launched in 2019 and completed within the next three years.
- The land acquisition, which is conditional upon the approval of the relevant state authority, will not have any material effect on Boustead's earnings for the financial year ending Dec 31, 2017.





## 22. Paramount accepts development rights from KHSB (*The Star, 23 December 2017*)

- Paramount Corp Bhd's unit Aneka Sepakat Sdn Bhd has accepted the development rights from Kumpulan Hartanah Selangor Bhd (KHSB) to develop two parcels of leasehold commercial land measuring 9.66 acres in Section 14, Petaling Jaya.
- The proposed development will include four blocks of high-rise residential buildings consisting of about 1,600 units of residential properties, including 20% of affordable properties.
- Aneka Sepakat will claim 84% of the development's projected gross development value (GDV) of RM1 billion, with 16% or RM160 million development rights value going to KHSB.
- The gross development cost of the property is projected at RM835 million while profit is expected to be about RM165 million, both attributable entirely to Aneka Sepakat.
- Under the terms of agreement, Aneka Sepakat is obliged to settle a sum of RM47 million, of which RM27 million is for the settlement of encumbrances and the withdrawal of a private caveat on the land, as well as a further RM20 million for payment to KHSB.

## 23. MRCB sells 70% of unit (*The Star, 27 December 2017*)

- Malaysian Resources Corp Bhd (MRCB) is selling 70% of its stake in wholly-owned subsidiary, 59Inc Sdn Bhd to TH properties Sdn Bhd (TH Prop), the wholly-owned subsidiary of Lembaga Tabung Haji for RM100.14 million.
- Under the share sale agreement, MRCB is proposing to dispose of 200,000 ordinary shares (or 40%) in 59Inc. The subscription and shareholders' agreement, meanwhile, will see TH Prop subscribing for 500,000 new ordinary shares in 59Inc.
- Following the completion of both the agreements, TH Prop will hold 70% and MRCB will hold 30% equity interest in 59Inc.
- The disposal consideration is proposed to be utilised for working capital purposes (including defraying expenses in connection with the proposed joint venture) and property development activities within 12 months from receiving the disposal consideration.
- **Facts:** 59Inc, which is principally engaged in property development activities, is the registered and beneficial owner of three parcels of land located in Setapak, Kuala Lumpur measuring 111,195 sq m and the land is proposed for mixed development.
- The three parcels of land have a net book value of RM113 million, based on the audited accounts for the financial year ended Dec 31, 2016 and has market value of RM270 million based on the valuation ascribed by Raine & Horne dated Aug, 17.
- The three parcels of leasehold land have a 99-year tenure that expires in July 4, 2110.

## 24. Pensonic buys Klang land for RM20 million (*The Star, 27 December 2017*)

- Pensonic Holdings Bhd has entered into two sale and purchase agreements with Cekal Unggul Sdn Bhd to acquire two pieces of freehold land in Klang, Selangor for RM20.07 million.
- The land is situated within Taman Perindustrian Worldwide Kapar Bestari (phase two), that is developed by Cekal Unggul. Going forward, Pensonic will use the land for construction a new warehouse and office block.
- The purchase price was arrived at on a willing-buyer willing-seller basis after taking into consideration the selling price for lots on the Taman Perindustrian Worldwide Kapar Bestari development, where interested purchasers have bought at roughly RM74 per sq ft.
- No valuation was carried out prior to the acquisition.



**25. SEAL to sell land for RM30 million** (*The Star, 28 December 2017*)

- A wholly-owned subsidiary of SEAL Incorporated Bhd has entered into sales and purchase agreement to dispose of 35.55 hectares of land to Tristar Bay Sdn Bhd for RM30 million.
- The parcel, known Lot No. 65140, Bandar Amanjaya, Daerah Kuala Muda in Kedah, held under HSD 127766, includes an area measuring about 1.16 hectares which has to be surrendered to the relevant authorities for access road.
- The property was acquired in April 2013 for RM14.02 million.

**26. Hua Yang buys property development company** (*The Star, 28 December 2017*)

- Hua Yang Bhd has bought a property development company which owns four parcels of freehold land between Kajang and Bangi for RM70 million.
- The land has been earmarked for a mixed project development comprising serviced apartments, retail units and affordable homes spanning over 19.76 acres.
- The estimated gross development value (GDV) is RM800 million.
- The land is located in an established mature area with high market prospects with ready infrastructure in the vicinity and easy access to major highways.
- The deal is expected to be completed by the 1Q of the financial year ending March 2019.

**27. Kimlun to buy Pulau land for RM14 million** (*The Star, 29 December 2017*)

- Kimlun Corp Bhd's subsidiary Kiiville Sdn Bhd, has entered a sale and purchase agreement with Mah Sing Properties to acquire 20.84 sq m of freehold commercial land in Pulau, Johor Baru, for RM14.25 million cash.
- The land is located within the Taman Sri Pulau Perdana township near Pulau Springs Resort, about 24km from the city centre.
- An Indian temple currently occupies the tract, whereby Mah Sing has undertaken to evict and demolish the building within 12 months of the agreement or six months from Kiiville's notification that it has submitted the application for planning approval, whichever is later.
- The proposed acquisition is expected to be completed by the end of 2020.

## RESIDENTIAL PROPERTY IN KLANG VALLEY

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**28. LBS Alam Perdana gets overwhelming response from buyers** (*The Star, 6 December 2017*)

<b>Project name</b>	Alam Perdana
<b>Developer</b>	LBS Bina Group Bhd
<b>Location</b>	Ijok
<b>Development area</b>	469.86 acres
<b>Type of property</b>	<p><u>Gated and guarded township</u></p> <ul style="list-style-type: none"> <li>▪ 673 units of 2-storey terraced houses (45.3 acres)</li> <li>▪ 468 units of townhouses</li> <li>▪ 512 units of Perumahan Penjawat Awam 1 Malaysia</li> <li>▪ About 600 units of Rumah Selangorku</li> <li>▪ A 46.2-acre commercial parcels</li> </ul>
<b>Selling prices</b>	<ul style="list-style-type: none"> <li>▪ 2-storey terraced houses: From RM469,900 onwards (for first 349 units) and from RM479,900 onwards (for the subsequent 324 units)</li> <li>▪ Townhouses: From RM368,000 onwards for the lower unit and from RM388,000 onwards for the upper unit</li> </ul>





<b>Launch date</b>	<p><u>November 2017:</u></p> <ul style="list-style-type: none"> <li>▪ 349 units of terraced houses</li> <li>▪ 168 units of townhouses</li> </ul>
<b>Take-up rate</b>	<ul style="list-style-type: none"> <li>▪ Terraced houses: 100%</li> <li>▪ Townhouses: 90%</li> </ul>
<b>Monthly charge</b>	<ul style="list-style-type: none"> <li>▪ Terraced houses: about RM120</li> <li>▪ Townhouses: fixed at RM75 for the lower unit and RM85 for the upper unit</li> </ul>

**29. Green developer PPD launches Hening project in Putrajaya** (*New Straits Times, 19 December 2017*)

<b>Project name</b>	Hening
<b>Developer</b>	Putra Perdana Development (PPD) <i>(a wholly-owned subsidiary of Putra Perdana Bhd)</i>
<b>Location</b>	Precinct 16, Putrajaya
<b>Development area</b>	0.94 hectares
<b>Type of property</b>	<p>3-storey luxury villa terraces: 39 units in total</p> <ul style="list-style-type: none"> <li>✓ Type A: 16 units (5 bedrooms and 5+1 bathrooms)</li> <li>✓ Type B: 11 units (5+1 bedrooms and 5+1 bathrooms)</li> <li>✓ Type C: 12 units (5 bedrooms and 5+1 bathrooms)</li> </ul>
<b>Built-up area</b>	Ranging from 3,271 sq ft to 4,496 sq ft
<b>Selling prices</b>	Starting from RM1.2 million
<b>Launch date</b>	December 2017
<b>Completion date</b>	Early 2019
<b>Incentives</b>	Legal fees for the sale and purchase agreement and loan agreement will be waived for all the buyers.

**30. Where nature is part of home** (*The Star, 25 December 2017*)

<b>Project name</b>	Parc 3
<b>Developer</b>	EUPE Corporation Bhd
<b>Location</b>	Cheras, KL
<b>Facilities and amenities</b>	<ul style="list-style-type: none"> <li>▪ Comes with 3 parks and is just across the road from the spacious 13.35-hectare Taman Pudu Ulu Recreational Park.</li> <li>▪ Offers over 40 facilities which include: a 50m lap pool and wading pool, a Celebrity Kitchen, a function hall, a floating gym and etc.</li> <li>▪ Suspended among these facilities are two glass-enclosed tree houses that are home to the main facilities.</li> <li>▪ Central Park is a podium-level expanse of green and an inviting hub for Olympic-size pool and other recreational and family-based facilities.</li> <li>▪ Sky Park on levels 23 and 27.</li> <li>▪ Moonlight Deck on levels 45 and 46 (at the top) is a secluded garden and an observation deck with a 360-degree-view of the city.</li> </ul>





<b>Facilities and amenities (Cont'd)</b>	<ul style="list-style-type: none"> <li>▪ App for residents to pay their utility bills, connect to local information, report maintenance issues and have them attended to promptly and for making bookings for the facilities.</li> </ul>
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**31. Recap: Sporting a hole-in-one view** (*The Star, 30 December 2017*)

<b>Project name</b>	Vila Elemen
<b>Location</b>	Sultan Abdul Aziz Shah Golf & Country Club (SAASGCC)
<b>Type of property</b>	<ul style="list-style-type: none"> <li>▪ 30 bungalows (<i>5 designs</i>)</li> <li>▪ 24 semi-detached villas (<i>1 design</i>)</li> </ul>
<b>Built-up area</b>	3,200 sq ft – 6,500 sq ft
<b>Facilities and amenities</b>	<ul style="list-style-type: none"> <li>▪ Easy access to the New Klang Valley Expressway, Guthrie Corridor Expressway, Federal Highway, North-South Expressway Central Link and Jalan Subang.</li> <li>▪ Equip with 24-hour surveillance and a clubhouse in SAASGCC.</li> <li>▪ Within close proximity to shopping centres (Aeon Shah Alam, Plaza Alam Sentral, SACC Mall, Giant and Tesco hypermarkets), medical centres (Darul Ehsan Medical Centre and Selangor Specialist Centre) and Raja Tun Uda Library.</li> </ul>

## COMMERCIAL PROPERTY IN KLANG VALLEY

**32. Edu-Series projects add value to development** (*The Star, 7 December 2017*)

<b>Project name</b>	Edusphere @ Cyberjaya
<b>Developer</b>	HCK Group
<b>Location</b>	Cyberjaya, Selangor
<b>Development area</b>	9.3 hectares / 22.981 acres
<b>Gross development value</b>	RM1.8 billion
<b>Tenure</b>	Freehold
<b>Type of property</b>	Mixed development comprises a tertiary education component, 6 residential towers, retail lots and office tower.
<b>Launch date</b>	<p>7 phases in total:</p> <ul style="list-style-type: none"> <li>▪ Phase 1: Cyberjaya University College of Medical Sciences (CUCMS) – 1.6 hectares / 3.954 acres</li> <li>▪ Phase 2 (December 2017): 3 residential towers namely Covington, Foster and Northwood</li> <li>▪ Phase 3 (targeted 1Q of 2018): 21 units of commercial shoplots</li> </ul>
<b>Completion date</b>	<ul style="list-style-type: none"> <li>▪ Phase 1: Start operations on the 1Q of 2018</li> <li>▪ Phase 2: 2021</li> <li>▪ All: 2023</li> </ul>
<b>Built-up area</b>	<p>Phase 2:</p> <ul style="list-style-type: none"> <li>▪ 450sq ft (studio) and 790 sq ft (dual-key)</li> </ul>





<b>Remarks</b>	<p>Phase 2:</p> <ul style="list-style-type: none"> <li>▪ Covington and Foster are each 18-storey high, offering 176 serviced suites spanning 11 floors. Each unit comes with fully-fitted pantry, air-conditioners in living space and bedrooms as well as washer-cum-dryer appliances.</li> <li>▪ Northwood is 32-storey and features 448 suites across 25 floors. Selected units will be equipped with additional smart home system, smart lock and smart TV.</li> </ul>
<b>Features</b>	<ul style="list-style-type: none"> <li>▪ Incorporates four smart elements – smart living, smart energy with rainwater harvesting system, energy-saving bulbs, naturally ventilated washrooms, smart space with dual-key layout and smart connectivity.</li> <li>▪ Easy accessible via the Damansara-Puchong Highway (LDP), Elite Highway and Maju expressway (MEX) as well as Express Rail Link (ERL).</li> <li>▪ Facilities on Level 6 landscaped deck include swimming pool, barbeque pit, gymnasium, spaces for movie room, library and games room, multipurpose hall, sports court and café.</li> </ul>

**33. Update on TRX: All 27 storeys of TRX tower completed** (*The Star, 8 December 2017*)

- Work on the 27-storey structure started in January and in just 10 months, IJM Construction Sdn Bhd, a subsidiary of IJM Corporation Bhd, completed the building’s structural works up to the final floor level.
- The office tower is the first building to reach its top in Tun Razak Exchange (TRX).
- The building is to be completed with interior-fit-outs and services ready to be handed over to its anchor tenant in the 1Q of 2019.
- Facts: in November, IJM announced that it invested in and will develop the RM500 million office tower which will be the new Malaysian headquarters of insurance company Prudential.
- The Grade A, LEED Gold-certified and MSC-status office building which is built over a 0.48 hectare area has a gross floor area of about 560,000 sq ft.
- The project is expected to be completed in December 2018, and has already secured tenants for 84% of its net lettable area.
- Strategically located adjacent to TRX’s main pedestrian gateway from the Bukit Bintang area, Menara Prudential will join other prominent banks and financial institutions that are truly making TRX Kuala Lumpur’s best international business address.
- Other projects in TRX: On Nov 7, IJM announced that it was awarded a RM392 million contract, excluding lift and façade works, to design and build HSBC’s new Malaysia headquarters at TRX for handover in December 2020.
- Last week, IJM was awarded a contract by Affin bank for foundation and substructure works of the bank’s new headquarters at the city’s new central business district.

**34. Update on M101 Skywheel: M101 appoints CRCC as main contractor for skywheel project** (*The Star, 20 December 2017*)

- M101 Holdings Sdn Bhd has appointed China Railway Construction Corp Malaysia Bhd (CRCC) as the main contractor for the development of M101 Skywheel which has an estimated gross development value of RM2.2 billion.
- The project is designed by Studio FA Porsche, is headed for completion by 2021 and well on its way to becoming Malaysia’s next iconic landmark.
- Facts: the 78-storey M101 Skywheel is strategically located in the heart of the Kuala Lumpur City Centre, giving the iconic development an unobscured view of the Kuala Lumpur City skyline.





- It claims to be the world's first integrated development designed by Studio FA Porsche, first in the world with Sky Ferries Wheel on the 53<sup>rd</sup> floor with the highest vantage point of 220m above the ground, world's first highest shopping experience with a SkyMall that extends from 50<sup>th</sup> to 52<sup>nd</sup> level with over 200,000 sq ft of retail space and first in Asia with Planet Hollywood Hotel.

### **35. Building up to an impressive investment** (*The Star, 23 December 2017*)

- A topping-off ceremony marked an important milestone in the construction of the 38-storey Menara Etiqa in the heart of Bangsar, Kuala Lumpur.
- The office building developed by Etiqa Insurance Bhd, which is the insurance arm of Maybank, is scheduled to be ready by July 31, 2018.
- Menara Etiqa is accessible via dual entrances – Jalan Bangsar and Jalan Bangsar Utama 1 - and offers approximately 380,000 sq ft for lease with subdivided suites of varying sizes.
- There is ample parking for tenants and proposed amenities include a kindergarten, food court, gym, café and restaurant.
- Located a stone's throw from Menara Etiqa, is an array of dining options, supermarkets and shopping malls.
- Etiqa has gone the extra mile in ensuring a green building in its bid to achieve dual green building accreditation – Green Building Index (GBI) Gold rating and GreenRE Platinum rating. Green features that ensure high-energy efficiency such as reusing power generated by lifts for other electrical systems and providing rainwater harvesting to reduce water usage have been incorporated into the building's specification.

### **36. Superstructure soon to be nation's tallest** (*The Star, 23 December 2017*)

- The Exchange 106 has completed its superstructure with the completion of the reinforced core wall – in an extremely accelerated timeline, achieving a rate of two or three days a floor.
- Upon completion in 2018, the Exchange 106 will comprise 106 floors and eight basement levels. Standing at 492.3m, it will be the tallest building in Malaysia and South East Asia and within the top 15 in the world.
- The Exchange 106 will feature high ceilings finished in English Burl wood, marble floors and walls of the highest quality in the lobbies and common areas, and large column-free office floor plates of up to 34,000 sq ft with long spans, designed for flexible layouts and open-plan interior configurations.
- Its 15m-tall entrance lobby provides a main drop-off access and concierge perception to rival the best five-star hotels in the region.
- Exchange 106 is owned and developed by Mulia Property Development Sdn Bhd, a subsidiary of the renowned Mulia Group of Indonesia.
- This mammoth project of close to 3 million sq ft lettable area is the Group's maiden project in Malaysia.
- The development is entirely project managed by Mulia's in-house team of designers, project managers, construction procurement and planning teams.
- With Green Building Index (GBI) certification and MSC status, The Exchange 106 offers some of the latest in-building technology including high performance insulated glass, energy-efficient MEP systems with Star rating, 100% LED lighting and state-of-the-art lift technologies.
- There will also be a fibre optic backbone and in-building mobile coverage.
- In keeping with the Mulia mantra, it will be managed entirely by Mulia with full-time in-house hospitality professionals, dedicated facilities as well as engineering and housekeeping teams.





## PROPERTY IN NORTHERN PENINSULAR

### 37. Eco Horizon to transform Batu Kawan (New Straits Times, 30 December 2017)

<b>Project name</b>	Eco Horizon
<b>Developer</b>	Eco World Development Group Bhd
<b>Location</b>	Batu Kawan, Penang
<b>Development area</b>	120 hectares: <ul style="list-style-type: none"> <li>✓ 82.8 hectares for residential segment</li> <li>✓ 25.2 hectares for commercial segment</li> <li>✓ 12 hectares for greenery, parks and roads</li> </ul>
<b>Gross development value</b>	About RM7 billion
<b>Type of property</b>	Developed over 10 years <ul style="list-style-type: none"> <li>✓ Phase 1: Ashton Collection (704 units of 2-storey terraced houses, super links and garden houses)</li> <li>✓ 3 other phases: Brydon, Camdon and Dawson Collection</li> </ul>
<b>Launch date</b>	<ul style="list-style-type: none"> <li>▪ Phase 1: December 2017</li> </ul>
<b>Completion date</b>	<ul style="list-style-type: none"> <li>▪ Phase 1: 2020</li> </ul>
<b>Built-up area</b>	<ul style="list-style-type: none"> <li>▪ Phase 1: 2,290 sq ft – 2,422 sq ft</li> </ul>
<b>Selling price</b>	<ul style="list-style-type: none"> <li>▪ Phase 1: RM858,000 – RM1.02 million</li> </ul>
<b>Take-up rate</b>	<ul style="list-style-type: none"> <li>▪ Phase 1: 60%</li> </ul>
<b>Features</b>	<ul style="list-style-type: none"> <li>▪ Strategically located next to Lebuhraya Bandar Cassia, right after the Sultan Abdul Halim Mu'adzam Shah bridge.</li> <li>▪ Features include the twin flamingo lake gardens with landscape parks, measuring 5.44 hectares in total, an elegant welcoming gateway as well as the signature mater roundabout and precinct gazebo.</li> </ul>

## INFRASTRUCTURE AND FACILITIES

### 38. Sarawak to set up digital village in Samajaya (The Star, 5 December 2017)

- The Sarawak government will set up a digital village in Samajaya Free Industrial Zone, which caters for hi-tech industries.
- Samajaya is home to electronic manufacturing plants owned by companies from Japan, the United States, China and Europe.
- The digital village project was part of the state's RM1 billion allocation next year to fund its digital infrastructure and programmes under the digital economy initiatives. The project is currently in the design stage and is expected to be operational by early 2020.
- Samajaya's latest investor is South Korea's Iljin Materials Co Ltd, which will invest RM1.2 billion to set up manufacturing facilities to produce copper foils used in batteries for smartphones and electric vehicles.
- As a precursor to the digital village, Sarawak has recently launched a digital innovation hub to create an ecosystem for talented Sarawakians to innovate and develop digital products and services.
- Human Resources Development Fund (HRDF) has collaborated with Sarawak Skills Development Centre, Penang Skills Development Centre (PSDC) and Knowledgecom Corp Sdn Bhd to spearhead the Industrial Revolution 4.0 initiatives.





- Through the collaboration, HRDF had set up 26 centres of excellence in technology nationwide, including two in Sarawak, to enable the delivery of high end technology certification programmes with Industry 4.0 standards.
- HRDF has also enabled funds for training programmes in ICT adoption and Big Data for employees and prospective employees.

**39. GuocoLand invests RM10 million in new access road in Rawang (*The Star, 7 December 2017*)**

- GuocoLand Malaysia Bhd has invested RM10 million into the development of a new access road that will run through Emerald East and Emerald West in the growing Rawang township.
- When fully completed in 2019, the road will reduce the travelling time from Emerald Rawang to the main Jalan Batu Arang and Rawang toll plaza.
- The development of the new access road is in collaboration with the Majlis Perbandaran Selayang and Pusat Khidmat Masyarakat Rawang.
- Extra: GuocoLand is replanning the remaining 141.64 hectares master plan of the township.
- With a gross development value of RM2.5 billion, it will include a central park with multiple lakes, recreational centre and commercial centre, a swimming pool, an amphitheatre as well as sport facilities.

**40. Update on MyHSR: Alignment proposal in Q1 next year (*New Straits Times, 8 December 2017*)**

- MyHSR Corporation Sdn Bhd, the project delivery vehicle for the Kuala Lumpur – Singapore high-speed rail (HSR) development, will submit the final rail alignment proposal to the Land Public Transport Commission (SPAD) by the 1Q of 2018 after taking into consideration the feedback it received through public inspection exercise.
- The public inspection exercise started from November 1 and would end on January 31, 2018.
- The winning bid for the project's Project Delivery Partner (PDP) was likely to be announced by the 1Q of 2018 too as the deadline for the potential PDP's to submit their proposals has been set at the end of January, 2018.
- Facts: The Kuala Lumpur-Singapore HSR alignment is expected to be 328km long in Malaysia and have seven stations in Malaysia, namely Bandar Malaysia, Bangi-Putrajaya, Seremban, Melaka, Muar, Batu Pahat and Iskandar Puteri. In Singapore, the HSR station will be located in Jurong East.
- Johor will have the longest alignment with about 182km and three stations. It will also be home to two major maintenance facilities, namely a main depot located north of the Iskandar Puteri station for all HSR train maintenance and a heavy maintenance base near the Muar station, responsible for the maintenance of the HSR track, power supply and signalling systems.

**41. Update on MyHSR: 4 high-speed trains to run per hour (*New Straits Times, 9 December 2017*)**

- There will be four trains operating between Kuala Lumpur and Singapore per hour once the Kuala Lumpur-Singapore high-speed rail (HSR) service begins operations in 2026.
- Two high-speed trains would offer express service between Bandar Malaysia station in Kuala Lumpur and Jurong East in Singapore.
- The other two high-speed trains will cater to domestic services, with in-between intermediaries stopping at seven stations in Malaysia – Bandar Malaysia, Bangi-Putrajaya, Seremban, Melaka, Muar, Batu Pahat and Iskandar Puteri.
- Travelling at 350kph, the trains will shorten the travel time between Kuala Lumpur and Singapore to less than two hours.
- The travel time between Kuala Lumpur and Seremban will be reduced to 25 minutes compared to 55 minutes by road.
- The land acquisition is expected to start by the middle of next year.



**42. Update on MyHSR: MyHSR, SG HSR call for assets company tender** (*The Star, 21 December 2017*)

- MyHSR Corp Sdn Bhd and SG HSR Pte Ltd, the owners of the Kuala Lumpur-Singapore High Speed Rail (HSR) project, have called a joint tender for an assets company for the HSR project with bidders having up to June 29, 2018 to submit proposals.
- The assets company will be responsible for designing, building, financing and maintaining all rolling stock, as well as designing, building, financing, operating and maintaining all rail assets.
- It will also be responsible for coordinating the system's capacity for operations and maintenance needs.
- The call for tender follows extensive preparations by MyHSR Corp and SG HSR since the Kuala Lumpur-Singapore HSR bilateral agreement was signed by the governments of Malaysia and Singapore last December.
- A tender briefing will be held in Kuala Lumpur on Jan 23 with MyHSR and SG HSR targeting to appoint a qualified bidder by the end of 2018 through a process where bidders will be evaluated for their technical solution, commercial robustness, financial sustainability and price.

**43. Upgrade for two recreational facilities in Rawang** (*The Star, 25 December 2017*)

- Two recreational facilities in Rawang will be upgraded and refurbished in 2018 at an estimated cost of RM1.3 million.
- Tasik Taman Bersatu, Taman Bersatu: The upgrades include installing paddle wheel aerators at three locations to ensure better water quality and building an outdoor gym, upgrading an existing walkway, open square, perimeter drainage, multi-purpose courts, mini basketball court and mini skate park, repairing sheds and building a new walkway.
- The project costs about RM391,500 and will be borne by the Selayang Municipal Council (MPS).
- The call for the tender will be held in January 2018. Work is expected to start in February and completed within three months.
- Padang PKNS, Batu 17, Taman Jati: Building a football field and related facilities which include a mini grandstand with toilet and stage, safety fence, multi-purpose court, outdoor gym, lighting and benches.
- The project costs about RM900,000 and will be allocated from a state government.
- Calls for the tender have been made. Work is expected to start in January 2018 and completed in nine months.

**44. Opening of elevated road expected to ease jam in Cheras** (*The Star, 27 December 2017*)

- The new elevated U-turn at the EkoCheras mixed development project has been completed for smoother traffic flow along the upgraded MRR in Cheras.
- Traffic is expected to be smoother from Jalan Cheras towards Kuala Lumpur city centre and also onto MRR2 towards Ampang and Setiawangsa.
- Facts: EkoCheras, the mixed development project has a gross development value of RM2.11 billion and is located on a 4.85-hectare freehold land.
- The project is only 9km from city centre and is easily accessible via MRR2, East West Link, Grand Saga Highway and SILK Highway.
- Upon completion, EkoCheras will be the tallest in the area with its Sky Lounge and Roof Garden. It is part of an integrated development with over 1,500 units of condominium and serviced apartments, hotels and office building.
- EkoCheras will have a dedicated covered link-bridge that directly connects Taman Mutiara MRT station and the mall with spacious parking bay of over 4,000 lots.





#### **45. Update on ECRL: HSS Engineers unit bags RM82.5 million ECRL contract** (*The Star, 29 December 2017*)

- HSS Engineers Bhd's (HEB) unit HSS Integrated Sdn Bhd (HSSI) has received a letter of award with an estimated value of up to RM82.5 million to provide supervising consultancy services for infrastructure works from KM 0 to KM 231.5 of the ECRL Package 1.
- The contract will commence in the 1Q of 2018 just as the ECRL project moves on to the construction stage. The works are expected to be completed in the 2Q of 2024.
- Recap: HSSI had over the course of the year, secured contracts as design consultant for scheme designs of the ECRL phases one and two, as well as the preliminary design consultancy services for infrastructure works for the ECRL from KM 0 to KM 220.

## **OTHERS**

#### **46. TTDI high-rise project to proceed** (*New Straits Times, 15 December 2017*)

- The proposed Taman Rimba Kiara high-density mixed development in Bukit Kiara, Taman Tun Dr Ismail, will proceed.
- This was the outcome when the High Court dismissed 10 stay applicants from TTDI residents to halt the development near their housing area, after considering that property developer Memang Perkasa Sdn Bhd and project site owner Yayasan Wilayah Persekutuan had already invested a huge sum on the project.
- Therefore, it would be prejudicial to the respondents if the stay was to be granted pending the disposal of the judicial proceedings.
- However, the proceedings of their judicial review against the city mayor over the proposed housing development in Taman Rimba Kiara will proceed for case management on Jan 16.
- The 10 applicants (residents) were management bodies of Trelises, Kiara Green, The Residence, TTDI Plaza, The Greens, association chairman Abdul Hafiz Abdul bakar, and four TTDI residents Koo Zhao Phin, Firdaus Nisha Muhammad Faizal, Loo Ly Mun and Boo Su-Lyn.
- Recap: The suit was filed in opposition of the construction of eight blocks of 4- and 52-storey high-end service apartments and a 29-storey affordable housing block, which would provide housing to former TTDI longhouse residents.
- A six-lane highway and a flyover are also planned for the site to cater to the increase in population density in the area.

#### **47. Prasarana rolls out first 'married' four-car train set** (*The Star, 30 December 2017*)

- Prasarana Malaysia Bhd's subsidiary Rapid Rail Sdn Bhd which operates the Klang Valley light rail transit (LRT) and Kuala Lumpur monorail lines, plans to fully service its LRT Kelana Jaya Line with four-car trains by 2020.
- The public service transport operator had rolled out its first newly "married" four-car train set, assembled from previous two-car sets under the company's midlife refurbishment (MLR) project.
- The new four-car trains will have enhanced features including better signage, dynamic route map display to indicate travel direction, previous and arrival station, and next station information, an enhanced rail lubricator system to reduce noise between rail and wheel interface, new LED lighting as well as the passenger information system for infotainment, four units of CCTV and a designated wheelchair area for the OKU in each car.
- Facts: MLR project involves the refurbishment, rectification, upgrading works, coupling of 34 sets of two-car train to form 17 sets of four-car train and upgrading of the wayside systems.
- The next married four-car trains would be delivered in stages between 2018 and 2020.

-END-

