

Property

News



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

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



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GENERAL ECONOMIC & PROPERTY MARKET

1. Easier access to home financing (*The Star, 16 March 2018*)

- Government-owned credit guarantee agency Syarikat Jaminan Kredit Perumahan Bhd (SJKP) will be providing housing loan guarantees worth RM200 million annually for houses built by Syarikat Perumahan Negara Bhd (SPNB), in a move to make home financing more accessible to low income earners with a minimum net disposable income of RM1,000.
- SPNB has inked MoU with SJKP, as well as four other financial institutions, namely Malayan Banking Bhd, Bank Islam (M) Bhd, Bank Simpanan Nasional and Bank Kerjasama Rakyat Malaysia Bhd to facilitate greater home ownership among Malaysians.
- Following the collaboration, interested low income buyers may apply for home loan financing directly via SJKP to purchase SPNB homes worth below RM300,000.
- SPNB will be launching 6,000 units of new houses this year, with 1,294 units available for sale currently.

2. SC guidelines on REITs get positive reaction (*The Star, 20 March 2018*)

- The New Securities Commission Malaysia (SC) guidelines outlining the way local real estate investment trusts (REITs) conduct their business will bode well for the industry.
- The newly revised guidelines, which take effect from April 9, 2018, allow Malaysian REITs to undertake property development activities that include the acquisition of vacant land.
- Under the new guidelines, at least 75% of a REIT's total asset value must be invested in real estate that generates recurrent rental income at all times.
- REIT can also acquire real estate through lease arrangements. The lease must be registered with the land authority (or relevant land authority if outside of Malaysia).
- In addition, undertaking property development activities would entail additional construction risks to local REITs, such as costs overrun and delay in delivery.
- Previously, at least 50% of a REIT's total asset value must be invested in real estate and/or single-purpose companies at all times.

3. 'Travellers spend more on accommodation, particularly in Penang and Langkawi' (*New Straits Times, 28 March 2018*)

- Malaysian travellers spent more on accommodation in 2017, particularly in Langkawi and Penang, according to the latest Hotel Price Index (HPI) from Hotels.com.
- The accommodation booking site revealed that the average accommodation price paid in Malaysia was in line with the global uptrend in 2017, except for Johor and Sarawak.
- The top 10 destinations that Malaysian travellers paid average accommodation prices for were Kuala Lumpur, Penang, Johor, Melaka, Sabah, Sarawak, Langkawi, Petaling Jaya, Ipoh and Cameron Highlands.
- The average accommodation prices paid by Malaysian travellers in top 10 overseas destinations were Bangkok, Singapore, Hong Kong, Taipei, Ho Chi Minh City, Hat Yai, Seoul, Tokyo, Jakarta and Phuket.
- The average accommodation prices paid by Malaysian travellers at top three Japanese destinations in 2017 were Tokyo, Osaka and Sapporo, followed by top three Italian destinations – Rome, Milan and Florence.
- The HPI noted that the overnight accommodation prices rose 2% globally in 2017, after three years of flat prices.





DEVELOPER'S NEXT MOVE

4. Ivory Properties to build RM1.2 billion Sitiawan project next year (*The Star, 24 March 2018*)

- Ivory Properties Group Bhd (IPGB) will start construction of its RM1.2 billion Sitiawan Square project in 2019 after the shareholders approved the acquisition of the 64-acre land in Sitiawan. The details of the project are as follows:-
 - ✓ Located within the prime area of Seri Manjung, approximately 6.5km and 5.0km to the south-east and south-west of Lumut and Sitiawan Town Centres respectively.
 - ✓ The land is sited along the north-western side of Jalan Iskandar Shah and adjacent to the south western side of the intersections of Lumut-Sitiawan-Pantai Remis main road of Perak.
 - ✓ It is accessible either from Kuala Lumpur or Ipoh City Centre via the exits at the Ipoh Utara Toll Plaza or Changkat Jering Toll Plaza from the North-South Highway.
 - ✓ The project will take seven years to complete.
 - ✓ The components of Sitiawan Square are strata-titled shops, departmental store, supermarket, Cineplex, semi-detached shops, hotels and commercial buildings.
- Other on-going and upcoming projects:-
 - ✓ The group is constructing the third phase of Penang Times Square (The Wave) at a GDV of RM508 million which is scheduled to be completed in 2020.
 - ✓ There are three upcoming projects in the Klang Valley namely Grand Connaught in Cheras, Avenue 8 Residences in Sungai Besi and The Millennium in Batu Uban with a total GDV of RM2 billion and works are expected to commence this year.

SIGNIFICANT TRANSACTIONS AND PARTNERSHIPS

5. CCM gets nod to sell Shah Alam land (*The Star, 3 March 2018*)

CCM to sell Nilai land, PanGen stake (*New Straits Times, 3 March 2018*)

- Chemicals and polymers producer Chemical Company of Malaysia Bhd (CCM) will be disposing of its leasehold land in Shah Alam, worth RM190 million, following the green light from its shareholders in an EGM yesterday.
- In line with its de-gearing plan via the divestment of identified non-core assets, CCM will sell the three parcels of land measuring 287,153 sq m to Global Vision Logistics Sdn Bhd.
- The proposed disposal is expected to be completed by June 2.
- The disposal consideration of RM190 million represents a premium of 5.6% based on market value and approximately 6.1% based on the latest audited net book value of the Shah Alam land, excluding the buildings erected on it.
- Addition: CCM Bhd will also sell two other non-core assets this year to further trim the company's debts:-
 - ✓ A 7.2 hectare industrial land in Nilai, Negri Sembilan with a net book value of RM19.8 million. The company was in talk with potential buyers and is expected to be concluded in 2H of 2018.
 - ✓ A 8.45% interest in PanGen Biotech Inc, a biotechnology company which is listed on South Korea stock market, with a market value was about RM49 million.





6. LBS Bina plans JV with NWP on China development job (*The Star, 6 March 2018*)

- LBS Bina Group Bhd via its wholly-owned subsidiary Lamdeal Investments Ltd will jointly undertake with NWP Holdings Bhd to develop a project on 264 acres involving the transformation of Zhuhai International Circuit (ZIC), located in the Gaoxin District of Zhuhai in Guangdong, China, into a mixed commercial development.
- Lamdeal holds a 60% interest in Zhuhai International Circuit Ltd (ZICL), which is the registered and beneficial owner of the development land.
- As at the date of the Head of Agreement, ZICL had obtained a development approval from the relevant local authorities, namely Development and Reform Bureau of Gaoxin District, China, for the development land.
- LBS Bina has also proposed to subscribe to 1.1 billion NWP shares, or 73.7% of the enlarged number of issued shares of NWP, for a total cash consideration of RM93.5 million, or 8.5 sen per share, to part-finance the proposed development project.
- Upon completion of the proposed subscription, LBS Bina and the parties acting in concert (PACs) would trigger a mandatory general offer obligation to acquire all the remaining NWP shares not already held by LBS Bina and its PACs.

7. Prestar buying leasehold land for RM19 million (*The Star, 9 March 2018*)

- Prestar Resources Bhd has proposed to buy a 2.05-acre parcel of leasehold land in Kampung Baru Subang, Shah Alam, together with the buildings built on the land for RM19.25 million from Skyhub Technologies Sdn Bhd.
- The property included a land measuring 8,304 sq m or 2.05 acres, with a 99-year lease expiring on Nov 6, 2115, and two units of a single-storey semi-detached factory cum a three-storey office building and two guardhouses erected on the land. The buildings are newly completed, with 5,379 sq m of net lettable space, of which 50% has been occupied by Skyhub.
- The property is located in the prominent industrial estate in Kampung Baru Subang, which offers excellent business potential due to its strategic location and accessibility.

8. DRB-Hicom to buy land in RM1.9 billion deal (*The Star, 9 March 2018*)

- DRB-Hicom Bhd has proposed to sell its non-industrial land assets and exit the hospitality industry, and acquire a sizeable industrial land in Johor Baru, in a move to take advantage of its experience in the development of industrial properties.
- Under the initiative, the group would sell several subsidiaries, owning some 2,200 acres of land, as well as its entire equity in Horsedale Development Bhd and Rebak Island Marina Bhd to Prisma Dimensi Sdn Bhd (PDSB) for RM1.9 billion.
- The transaction would be satisfied via a cache of land bank in Johor, totaling 1,243.45 acres belonging to PDSB and Kelana Ventures Sdn Bhd, and then balance through a cash payment of RM289 million.
- The transaction is expected to be completed within 1Q of 2019.
- Track record: DRB-Hicom's existing industrial land bank is located in Kedah, Perak and Melaka, totaling approximately 600 acres.
- Part of its land bank in Perak and Melaka is currently being developed as industrial parks, including the recently launched National Automotive Cluster@Proton City in Tanjung Malim, Perak.
- Among the significant industrial areas developed by them are Hicom Industrial Estate and Glenmarie Industrial Park in Shah Alam, Selangor and Hicom Pagoh Industrial Park in Alor Gajah, Melaka.





9. SP Setia to buy remaining shares in Setia Federal Hill (*The Star, 9 March 2018*)

- SP Setia Bhd plans to acquire 500,000 ordinary shares or the remaining 50% equity interest in Setia Federal Hill for RM431.89 million.
- Upon completion of the proposed acquisition, Setia Federal Hill would become a wholly-owned subsidiary of SP Seta Bhd.
- Setia Federal Hill is currently the registered owner of 20.87 hectares close to the Kuala Lumpur city centre with a market value of RM2.36 billion or RM1,050 per sq ft.
- It has the potential to be turned into an integrated commercial and residential development with a potential estimated gross development value (GDV) of about RM20.19 billion.

10. MoF confirms TRX tower tie-up with Mulia Group (*The Star, 9 March 2018*)

- The Minister of Finance Inc (MoF)'s unit MKD Signature Sdn Bhd is jointly developing the Exchange 106 tower at Tun Razak Exchange (TRX) with the Mulia Group and construction is expected to be completed by 2H of 2018.
- Recap: In May 2015, Mulia Property Development Sdn Bhd bought the 3.42-acre TRX land at the price of RM665 million from TRX City Sdn Bhd.
- In July 2017, MKD Signature Sdn Bhd acquired a 51% stake in Mulia Property Development Sdn Bhd – a company incorporated in Malaysia with a paid-up capital of RM500,000. The remaining 49% is owned by the Mulia Group.
- About 106 Exchange: It will have a net lettable area of 2.8 million sq ft and will be one Malaysia's three iconic structures, following Petronas Twin Towers and Permodalan Nasional Bank's Merdeka 118.
- The tower is also set to be the 15th tallest building in the world.
- About TRX: HSBC, Prudential Insurance, Affin Bank Bhd, Tabung Haji and Lendlease (Australia) have already committed to take up commercial plots within TRX and negotiations are underway for other international organisations to participate as well.
- Other partnership: MoF also teamed up with Australia's Lendlease to develop the Lifestyle Quarter, a 17-acre mixed use development area within TRX with the stake proportion of 60% for Lendlease and the remaining 40% by MoF.

11. Termination: IOI Properties terminates JV memorandum (*The Star, 14 March 2018*)

- IOI Properties Group Bhd has terminated its memorandum of agreement (MoA) for a proposed joint-venture (JV) development with Hongkong Land International Holdings Ltd (HKLI) to develop a land parcel in Singapore.
- The JV involves jointly owning and undertaking the proposed development and management of a Central Boulevard, Singapore land parcel.
- The board terminated the MoA with HKLI due to non-fulfillment of certain conditions precedent involving a series of approvals with a March 12, 2018 deadline.

12. Update on ECRL: Consortium formed for ECRL job (*The Star, 15 March 2018*)

- International off-shore oilfield service provider T7 Global Bhd, construction and engineering firm CMC Engineering Sdn Bhd, and state-owned Eastern Pacific Industrial Corporation Bhd (Epic), formed a strategic partnership to collaborate and explore business opportunities in the construction of Terengganu portion of the East Coast Rail Line project.





13. GuocoLand JV buys S\$980 million Singapore land (New Straits Times, 20 March 2018)

- GuocoLand Ltd and its joint venture (JV) partners are buying Pacific Mansion near Singapore's business district for S\$980 million (RM2.91 billion).
- The price for the 290-unit development works out to US\$1,987 (RM7,781) per square foot, based on the amount of space the buyer is able to build.
- GuocoLand will have 40% of the joint venture to buy the Pacific Mansion site, while two companies partly owned by Tan Sri Quek Leng Chan and his Singapore cousin, Kwek Leng Beng, will hold the remaining stakes.

14. EWI completes £64 million acquisitions (New Straits Times, 20 March 2018)

- Eco World International Bhd (EWI) has completed stage one acquisitions of its joint venture with Be Living Holdings Limited for £63.76 million (RM348.47 million), which add six new sites to its existing three projects in London.
- The deal is part of the planned joint development of 12 sites in Greater London and southeast England.
- The stage two acquisitions will potentially add another 6 sites and upon completion, EWI's total number of projects in the UK will increase to 15 in total.
- For the stage two acquisitions, the estimated purchase consideration is RM220.57 million.
- Be Living is the development arm of United Kingdom-based Willmott Dixon Holdings Ltd.

15. Parkson unit buys part of China property for RM124 million (The Star, 20 March 2018)

- Parkson Retail Group Ltd's (PRGL) indirect Chinese unit, Wuxi Sanyang Parkson Plaza Co Ltd (WSPP), its 60%-owned subsidiary, has succeeded in its bid to acquire part of a property owned by Sanyang Yinhui Properties Development Co Ltd (SYPD) in China for RM124 million, following SYPD's bankruptcy.
- PRGL said, WSPP, its 60% owned subsidiary has been a tenant of the building, using it as a department store since 2008.
- PRGL is a 54.97%-owned unit of Parkson Holdings Bhd.

16. MRCB selling KL land to Socso for RM323 million (The Star, 20 March 2018)

- Malaysia Resources Corp Bhd (MRCB) is selling a piece of prime land along Jalan Kia Peng in Kuala Lumpur to the Social Security Organisation (Socso) for RM323 million.
- Its unit, Legasi Azam Sdn Bhd had inked a deal to sell the freehold land measuring 1.866 acres to Socso, also known as Pertubuhan Keselamatan Social (Perkeso).
- The market value of the land was RM323 million based on valuation ascribed by IM Global Property Consultants on Feb 19, 2018. The original cost of investment was RM267 million, while the date of purchase was April 7, 2015.

17. KSL units to buy land in Johor for RM177 million (The Star, 21 March 2018)

- KSL Holdings Bhd's wholly owned subsidiaries – Gantang Jaya Sdn Bhd and Bintang-Bintang Development Sdn Bhd – have entered into a conditional sale and purchase agreement with Pulau Springs Resort Bhd for the proposed acquisition of 9 parcels of freehold land in Johor Baru measuring 185 acres for RM176.94 million to be fully satisfied by cash.
- Gantang Jaya is purchasing 3 parcels of land amount to RM4.45 million while Bintang-Bintang Development is purchasing 6 parcels of land total RM172.48 million.
- The land will be used for landed property development and will further enhance its presence in the property market in Johor.





18. Pasukhas wins RM41 million job from Paramount (*The Star, 21 March 2018*)

- Pasukhas Group Bhd (PGB) has won a contract from Paramount Property Construction Sdn Bhd to undertake superstructure works for hotels and a service apartment in Shah Alam, Selangor, totaling RM41 million.
- Its 70%-owned subsidiary – Pasukhas Construction Sdn Bhd – had received a letter of award from Paramount Property to conduct the jobs for the hotels and a serviced apartment for RM7.65 million and RM33.65 million.
- The superstructure works for the hotels and serviced apartment are expected to be completed in February and November 2019, respectively.

19. Crest Builder wins RM117.8 million construction job (*The Star, 21 March 2018*)

- Crest Builder Holdings Bhd's wholly owned subsidiary, Crest Builder Sdn Bhd, has secured a RM117.8 million construction contract from Toyoma Aluminium Foil Packaging Sdn Bhd.
- The contract was for the construction of six storeys of office, factory and car parks in Section 19 in Petaling Jaya.

20. Vizione plans housing project tie-up (*The Star, 23 March 2018*)

- Vizione Holdings Bhd has proposed to form a joint venture with a private company to undertake an affordable housing project in Putrajaya.
- Its wholly-owned subsidiary Vizione Development Sdn Bhd (VDSB) accepted the letter of intent from Pan Sejati Development (M) Sdn Bhd.
- The letter is for a proposed joint development of 17.98 acres at Precinct 7 involving 2,000 units of “Residential Homes Under Rumah Wilayah Persekutuan” (Rumawip) and 1,800 units of affordable homes.

21. MRCB unit to develop RM7.46 billion town centre (*The Star, 23 March 2018*)

- Malaysian Resources Corp Bhd's (MRCB) wholly-owned subsidiary, MRCB Land Sdn Bhd has been appointed to develop a mixed development project measuring 64.3 acres in the Kwasa Damansara township for RM7.46 billion.
- The management contract was awarded by Kwasa Sentral Sdn Bhd (KSSB), which is 70%-owned by MRCB.
- The development which will span approximately 12 years from 2018 to 2030, is expected to be a residential and commercial hub with a plot ratio of 1 to 3.5, of which 60% is designated for commercial use and the remaining 40% is designated for residential use.
- The mixed development project is expected to have a total gross development cost of over RM8.55 billion.
- It will consist of six blocks of office tower, two blocks of hotel, one block of wellness centre, three retail blocks, 15 residential blocks and recreational facilities.
- The proposed construction, which is in the ordinary course of business of MRCB and its subsidiaries, is the second development and construction project undertaken by the group for the Kwasa Damansara Township project.





22. Petronas to sell Prince Court Medical Centre to Khazanah (*The Star, 23 March 2018*)

Khazanah to buy Prince Court (*New Straits Times, 23 March 2018*)

- Petroliam Nasional Bhd (Petronas) through its wholly-owned subsidiary, Petronas Hartabina Sdn Bhd, will be disposing of its 100% interest in Prince Court Medical Centre (PCMC) to Khazanah Nasional Bhd's wholly-owned subsidiary Pulau Memutik Ventures Sdn Bhd at an undisclosed price.
- Khazanah has entered into a term sheet for a collaboration agreement with IHH Healthcare Bhd for shared services support and operational improvement initiatives at PCMC in order to transform PCMC into a world-class medical tourism focused hospital.
- IHH which is 41% owned by Khazanah, will also be given a right of first offer to acquire PCMC during a pre-agreed period.
- Facts: PCMC, which was set up in late 2007 at a cost of RM544 million, is a premium private healthcare facility located in Kuala Lumpur with a bed capacity of 270.

23. Bina Puri, Titijaya in joint venture (*The Star, 23 March 2018*)

- Bina Puri Holdings Bhd via its wholly-owned subsidiaries, Bina Puri Properties Sdn Bhd (BP Properties) and Bina Puri Development Sdn Bhd (BP Development) and Titijaya Land Bhd are entering into a new joint venture (JV) to develop a mixed residential and commercial project on 11.2 acres of land in Brickfields, Kuala Lumpur.
- The land is located adjacent to the monorail depot. Consent has been obtained from the owner of the plot of land, Syarikat Prasarana Negara Bhd regarding the appointment of BP Development as the special purpose vehicle to undertake the project.
- Another wholly-owned unit of Bina Puri, Bina Puri Construction Sdn Bhd, intends to dispose of its 70% stake in BP Development to Titijaya for RM2.5 million. Under the JV, BP Properties and Titijaya will cooperate to develop the land via BP Development which they would own on a 30:70 basis.
- In a separate statement, Bina Puri also announced the termination of joint venture agreement that was signed between Bina Puri Construction and Titijaya in April 2014.
- Bina Puri Construction and Titijaya had signed a JV for the latter's 70%-owned Prosperous Hectares Sdn Bhd (PHSB) to develop the land as its turnkey contractor. Bina Puri Construction also entered into a share sale agreement with Titijaya to sell its 30% stake in PHSB for RM900,000.

24. Kossan unit buys land for RM82.42 million (*The Star, 28 March 2018*)

- Kossan Rubber Industries Bhd's subsidiary, Premium Medical Products Sdn Bhd, has completed its acquisition of two pieces of land totaling 824.11 acres for RM82.42 million cash, or RM2.30 per sq ft, excluding the goods and services tax from Perbadanan Kemajuan Negeri Perak.
- The details of the land are as follows:-
 - ✓ The land held under HSD 24212 PT 10477 is a vacant leasehold commercial land of about 6.72 acres and the acquisition price is RM671,699.23.
 - ✓ The land held under HSD 24213 PT 10478 is a vacant leasehold industrial land of about 817.39 acres, priced at RM82.75 million.
 - ✓ Both the lands are located in Bidor, Batang Padang, Perak and the lease of both will expire in November 2114.
- The lands will be used for Kossan group's integrated glove manufacturing expansion.



**25. PNB sells key London property** (*The Star, 30 March 2018*)**PNB completes sale of London property** (*New Straits Times, 30 March 2018*)

- Government linked asset manager Permodalan Nasional Bhd (PNB) has sold one of its key London properties, a commercial building called 90 High Holborn, for an undisclosed sum, driven in part by an impending rise in capital gains tax in Britain.
- PNB bought the 90 High Holborn building for £140 milion (RM760 million) and 1 Silk Street property in London for £350 million in 2012.
- Last September, it was reported that PNB was looking to sell the two properties, its first divestment of foreign real estate assets.
- PNB reportedly planned to sell 1 Silk Street for about £400 million (RM2.2 billion) and the 90 High Holborn building in Midtown, Central London, reportedly has a market value of £190 million.
- The building accommodates offices, retail shops and basement car parks, and is leased to PMD Services Ltd, according to the fund's website.
- PNB has four other assets in London, which are Milton and Shire House, One Exchange Square, Aviation House, Kingsway and PNB House, with a total market value of around £1 billion (RM5.4 million).
- Currently, PNB and the Employees Provident Fund are in negotiations to purchase commercial assets in the second phase of the Battersea power station development worth £1.61 billion.

RESIDENTIAL PROPERTY IN KLANG VALLEY

26. New iconic building coming up in Setapak (*The Star, 6 March 2018*)

Project name	Sinaran Wangsa Maju
Developer	Binastra Land Sdn Bhd
Location	Setapak, KL
Type of property	A block of 34-storey serviced apartments with 206 units
Gross development value (GDV)	RM110 million
Tenure	Leasehold
Development area	0.741 acres
Built-up area	<ul style="list-style-type: none"> ▪ 725 sq ft (2-bedrooms 2 bathrooms) ▪ 880 sq ft (3-bedrooms and 2 bathrooms)
Selling prices	RM486,800 – RM629,800
Completion date	1Q 2022
Take-up rate	90%
Features	<ul style="list-style-type: none"> ▪ Offers facilities such as BBQ terrace, gym, swimming pool, Jacuzzi, multipurpose hall, games room and rooftop garden. ▪ Will incorporate some green features such as LED lighting and using recycled water for the landscaping to reduce the building's maintenance cost.
Facilities and amenities	<ul style="list-style-type: none"> ▪ Located within walking distance to Wangsa Maju LRT station and Aeon Alpha Angle. ▪ Near Tunku Abdul Rahman University College.



27. Sime Prop's Lot 15 gets overwhelming response (*New Straits Times, 8 March 2018*)**Tour new high-rise project in Subang Jaya** (*The Star, 10 March 2018*)

Project name	Lot 15
Developer	Sime Darby Property Berhad
Location	Subang Jaya City Centre
Type of property	2 blocks of 20-storey serviced apartments (361 units) with 3 levels of retail units
Tenure	Freehold
Built-up area	624 sq ft – 1,001 sq ft (<i>with 1+1 to 2+1 bedrooms</i>)
Selling prices	Starting from RM593,888
Launch date	November 2017
Features	<ul style="list-style-type: none"> ▪ Sales package includes legal fees on sale and purchase agreement as well as disbursement, loan legal fees and disbursement, as well as maintenance fees for 12 months. ▪ Facilities include a floating pavilion, swimming pools, Jacuzzi, multipurpose hall and deck, gymnasium, sauna room and barbeque area. ▪ Offer three sky gardens and a rooftop garden on Level 30 for each tower. ▪ Large wall-to-wall windows to maximize the view. ▪ All units are designed with a 1:1 bedroom to bathroom ratio.
Facilities and amenities	<ul style="list-style-type: none"> ▪ Easy accessibility to major highways such as the Federal Highway, New Pantai Expressway (NPE), Damansara-Puchong Highway (LDP), New Klang Valley Expressway (NKVE) and Shah Alam Expressway (Kesas). ▪ Within close proximity to Subang Jaya LRT station and malls. ▪ Targeting the first time house buyers, young professionals and investors.

28. Developers celebrate their joint venture (*The Star, 9 March 2018*)

Project name	Riana Dutamas
Developer	368 Segambut Sdn Bhd (<i>a joint-venture company between IJM Land Bhd and FCW Holdings Bhd</i>)
Location	Jalan Segambut, Kuala Lumpur
Type of property	Serviced residences (<i>will be launched over 3 phases</i>) <ul style="list-style-type: none"> ▪ Phase 1 (Savio): 1,018 units
Development area	<ul style="list-style-type: none"> ▪ Phase 1 (Savio): 5.189 acres
Selling prices	<ul style="list-style-type: none"> ▪ Phase 1 (Savio): From RM350,000 (<i>bumiputra's price</i>)
Launch date	<ul style="list-style-type: none"> ▪ Phase 1(Savio): Scheduled at mid-year
Completion date	<ul style="list-style-type: none"> ▪ Phase 1 (Savio): 2021
Features	<ul style="list-style-type: none"> ▪ Recreational areas such as landscaped gardens and cabanas, infinity pool and a playground.
Facilities and amenities	<ul style="list-style-type: none"> ▪ Enjoy easy access to the DUKE and then connecting to Sprint, NKVE and PLUS Highway.



29. LBS bags RM455 million sales (The Star, 23 March 2018)

Project name	Zenopy Residences
Developer	LBS Bina Group Bhd
Location	Seri Kembangan
Type of property	A block of 32-storey mixed development:- <ul style="list-style-type: none"> ▪ 398 serviced apartments ▪ 51 commercial units ▪ 23 affordable shop units
Gross development value (GDV)	RM312 million
Development land area	4.69 acres
Built-up area	Serviced apartments: 823 sq ft – 2,031 sq ft
Selling prices	Serviced apartments: from RM413,000
Take-up rate	31%
Completion date	2021
Facilities and amenities	<ul style="list-style-type: none"> ▪ Situated 5km from shopping malls, retail outlets, and hypermarkets, 4km from the Alice Smith International School and Universiti Putra Malaysia (UPM). ▪ 2 upcoming MRT stations nearby, namely Equine Park station and Taman Putra Permai Station.

- Projects in the pipeline by LBS: Phase 2 of Alam Perdana in 3Q and Cybersouth during 4Q 2018, which have GDVs of RM477 million and RM474 million, respectively.

30. 16th Rumawip project completed (New Straits Times, 26 March 2018)

- Residensi Puchongmas, developed by Aset Kayamas Sdn Bhd, marked the 16th completed Federal Territories Affordable Housing (Rumawip) project.
- Residensi Puchongmas is a 34-storey tower and has 542 units; each with a built-up area of 900 sq ft and comes with three bedrooms and two bathrooms.
- The project is priced at RM260,000 per unit with modern facilities, including security guard, swimming pool, gymnasium, nursery and kindergarten, recreation area and multi-purpose hall.
- Addition: A total of 9,348 units, involving 16 Rumawip projects, have been completed and ready for occupancy.
- The next ready-for-occupancy projects are Residensi Razakmas and Residensi Pandanmas 2, which involved 2,347 units.

31. Sime Darby Property launches Serenia City (The Star, 28 March 2018)

- Sime Darby Property Bhd has launched its first township offering in five years – Serenia City, located in the Greater KL's southern gateway, which is also the home of KLIA Aeropolis, the digital hub of the Digital Free Trade Zone (DFTZ).
- About Serenia City: -
 - ✓ Development area: 1,775 acres
 - ✓ Located near the Kuala Lumpur International Airport (KLIA) and KLIA2.
 - ✓ Close to the federal administrative centre in Putrajaya and Malaysia's burgeoning IT hub in Cyberjaya.
 - ✓ Poised to be the next premier shopping destination with the Horizon Village Outlets (HVO), an international outlet mall offering designer brands and premium labels at discounted prices – targeted to open by 2019.





- ✓ Accessibility and connectivity: the Bandar Serenia interchange, targeted for completion by October 2018, directly links the township to the ELITE highway, further enhancing connectivity to and from Serenia City, which is already connected to the North-South expressway (NSE), the MEX highway and is situated near the Salak Tinggi ERL station.
- **First residential development in Serenia City: -**
 - ✓ Project name: Serenia Amani
 - ✓ Development area: 25.14 acres
 - ✓ Tenure: Freehold
 - ✓ Type of development: 302 units of 2-storey link homes
 - ✓ Built-up: 1,830 sq ft – 2,055 sq ft
 - ✓ Selling price: Starting from RM536,888 (*for the first phase of 126 units*)
 - ✓ Launch date: open for booking on March 31, 2018
 - ✓ Completion date: April 2020
 - ✓ Feature a central park and an adventure park, and also boasts a 36-km linked jogging and cycling track.

PROPERTY IN SOUTHERN PENINSULAR

32. Mah Sing counts on Meridin East township for its Ixora Commercial Centre (*The Star, 20 March 2018*)

Project name	Ixora Commercial Centre (<i>Phase 1</i>)
Developer	Mah Sing Group Bhd
Location	Meridin East, Johor
Development area	1,313 acres (<i>total area of Meridin East</i>)
Type of property	54 units of 2-storey shops and 12 units of 3-storey shops
Built-up area	2,895 sq ft – 4,334 sq ft
Launch date	2Q of 2018
Selling price	Indicative price starting from RM650,000
Features	<ul style="list-style-type: none"> ▪ Close to Pasir Gudang Industrial Hub and Tanjung Langsat Industrial Park. ▪ Within driving distance to the Pengerang Integrated Petroleum Complex.

INFRASTRUCTURE AND FACILITIES

33. SPAD looking at tram service systems (*The Star, 7 March 2018*)

- The Land Public Transport Commission (SPAD) will initiate a Request for Proposal (RFP) exercise for bids to implement a 53km-long tram service system that will cover Putrajaya, Cyberjaya, Bangi and Kajang and it would be issued within three to six months.
- Feasibility studies have been conducted and the initiative has been approved after the presentation to the government.





34. Update on LRT3: IJM wins LRT3 job worth RM1.12 billion (New Straits Times, 14 March 2018)

IJM wins RM1.12 billion LRT3 contract (The Star, 14 March 2018)

- IJM Corp Bhd has bagged a RM1.12 billion Light Rail Transit Line (LRT3) underground package contract from Prasarana Malaysia Bhd.
- IJM will deliver the design, construction and completion of the twin-bored tunnels, a station, ancillary buildings and other associated works for the underground package.
- The contract requires the use of boring machines to excavate the tunnels with an outer diameter of 63.5m, confirming IJM's expertise in large-scale underground tunnelling and complex infrastructure projects.
- The project was scheduled to commence in March 2018, with a construction period of 31 months.
- Recap: In 2017, IJM completed 5.5km of elevated viaduct and four stations in Cheras for the Klang Valley Mass Rapid Transit. It had also completed works for the LRT1 and LRT2 projects.

35. 6 new trains to boost ERL passenger capacity by 50% (New Straits Times, 14 March 2018)

- The passenger capacity of KLIA Ekspres and KLIA Transit will increase by 50% with the launch of additional six trains which were manufactured by CRRC Changchun Railway Vehicles Co. Ltd.
- Express Rail Sdn Bhd (ERL) would also increase the frequency of KLIA Transit, to be at par with KLIA Ekspres.
- The company is targeting a 5% increase in daily ridership in 2018 from 23,900 in 2017.

36. New link road ready in three years (The Star, 14 March 2018)

- The new B20 route connecting Kota Warisan to Bandar Baru Salak Tinggi is targeted to be completed in three years.
- The new route was expected to reduce traffic congestion on the Putrajaya-Cyberjaya Expressway (FT29) and Nilai-KLIA Highway (FT32) by 30%. It will also be an alternative route to Bandar Baru Salak Tinggi for those traveling on FT29.
- The entire project, including the land acquisition exercise, will cost the state government RM80 million and the work started last November.
- The four-lane dual carriageway will start at the fourth junction of Persiaran Warisan and will end near the Sepang Courts Complex and Bandar Baru Salak Tinggi Stadium near Taman Ixora.

37. Update on ECRL: Lafarge wins RM270 million cement supply deal for ECRL (The Star, 20 March 2018)

- Lafarge Malaysia Bhd's subsidiary has secured a RM270 million contract to supply cement to China Communications Construction (ECRL) Sdn Bhd (CCC) for the proposed East Coast Rail Link (ECRL) project.
- The supply of cement will start from now to Dec 31, 2019 to all eight packages of work for the project.
- The agreement is renewable for a further two years, subject to mutually agreed renewal terms and conditions.
- About ECRL: a 688-km railway line which will link the Klang Valley to Pengkalan Kubor in Kelantan and will stretch over four states via two phases: -
 - ✓ Phase 1 is from the Integrated Transport Terminal in Gombak, Selangor, to Kota Baru, Kelantan
 - ✓ Phase 2 is from Gombak North to Port Klang, Selangor, and Kota Baru to Pengkalan Kubor, Kelantan.





38. Update on LRT3: Muhibbah JV firm wins RM33 million LRT3 contract (*The Star, 23 March 2018*)

- Muhibbah Engineering (M) Bhd, through a 49%-owned joint-venture company, has secured a contract worth about RM32.7 million from Prasarana Malaysia Bhd.
- The contract involved the design, supply, delivery, installation, testing and commissioning of noise barrier for the stretch of Light Rail Transit Line 3 from Bandar Utama to Johan Setia.
- Construction works, to start immediately, will be completed by 4Q of 2019.

39. Update on WCE: Advancecon secures RM370 million West Coast Expressway (*The Star, 23 March 2018*)

- Earthworks and civil engineering services specialist Advancecon Holdings Bhd has bagged an award worth RM370.1 million from West Coast Expressway Sdn Bhd for works on Section 7 of the West Coast Expressway (WCE).
- The works will be carried out from the Assam Jawa Interchange to Tanjung Karang Interchange (part one of two) for the undertaking of earthworks, ground treatment works, drainage and box culverts, pavements, bridges, road furniture (except road marking, road signage and guardrails), utilities and services, erosion sediment and control plan, as well as environmental protection and enhancement.
- The estimated contract duration is 30 months from the date of site possession.
- Recap: In December 2016, Advancecon had obtained the first work contract worth RM239.8 million for WCE to undertake earthworks and civil works for the WCE Interchange from Section 1 – Banting Interchange to South Klang Valley Expressway.

40. New road from Nilai to Bandar Enstek (*The Star, 24 March 2018*)

- A new 16.8km dual carriageway linking Nilai to Bandar Enstek via Labu will be built to cut travel time and reduce traffic congestion along existing roads connecting these towns.
- The project which was one of the high-impact infrastructure projects approved under the 11th Malaysia Plan, will cost RM415 million project with zero land acquisition and is expected to be completed by July 2021.
- The new road would also connect to the North-South Expressway (PLUS) and Kajang-Seremban Highway (Lekas).
- Meanwhile, the Sepang-Teluk Kemang trunk road would also be upgraded and a stretch from the Bandar Ainsdale toll plaza to the Seremban Middle Ring Road would be widened.
- Facts: The new link was necessary as it will connect major projects under the Malaysian Vision Valley (MVV) project such as the Labu Integrated Transport Terminal, the only stop for the Kuala Lumpur-Singapore high speed rail project in Negri Sembilan.
- About MVV: It will cover a 153,000-hectare area and is expected to attract more than RM290 billion in investments and provide 1.3 million new job opportunities.

41. Update on ECRL: ECRL construction phases one and two 13% completed (*New Straits Times, 27 March 2018*)

- Some 13% of Phase One and Two of the East Coast Rail Line (ECRL) involving works at 17 areas have already been completed since work began in November.
- The completed works involved the cleaning up and opening of sites, the construction of camp for workers and the construction of access roads to these sites.
- 44 tunnels would have to be built, with the most being in Pahang (39), 3 in Terengganu and 2 in Selangor.
- Facts: Malaysia Rail Link Sdn Bhd is the owner of the 688-km long, RM55 billion ECRL project, which will link Kelantan with Port Klang in Selangor once completed in 2024.





42. Interchange to be open to public by mid-April (*New Straits Times, 27March 2018*)

- Mah Sing Group Bhd's RM180 million Southville City interchange that connects township to the North-South Expressway, will be open to public by mid of April.
- It was currently undergoing final rounds of safety checks.
- The construction of the interchange, which began in September 2016, will benefit about 1.15 million residents around Bandar Baru Bangi, Kajang, Cyberjaya, Putrajaya, Semenyih, Dengkil and Nilai.
- The interchange will significantly reduce the driving distance to neighbouring districts such as Dengkil, Sepang, Semenyih and Bangi by about 6 km.
- This is in compared with the current access via the Bangi exit (Exit 212) and the Putra Mahkota exit (Exit 213).

43. New highway to ease jam in Pusat Bandar Damansara (*The Star, 27March 2018*)

- A multi-million ringgit elevated highway project will be built from the Sprint Highway-Jalan Maarof of interchange near the Pavilion Damansara Heights project to the Sprint Highway-Jalan Semantan interchange.
- The three-lane elevated Jalan Damansara-Semantan Highway stretching for 1.34km will be constructed and an additional eight lanes will be added internally along Jalan Batai and Jalan Johar.
- WCT Sdn Bhd was awarded the contract and will undertake the project while the construction cost will be shared by DBKL, Pavilion and UKAS (Public-Private Partnership Unit) to ensure the project through.
- The scope of work includes site clearance and demolition works, earthworks, drainage works, pavement works, construction of pedestrian walkways, installation of streetlights, reinforced earth wall and upgrading of current roads.
- Traffic management plans and soil investigation work have also been carried out.
- The estimated cost of the project is RM211 million and is expected to be completed by June 2020.

44. Update on MRT3: Metronic Global bags RM50 million MRT contract (*The Star, 30 March 2018*)

- Metronic Golbal Bhd, a specialist in intelligent building management and integrated security management systems, has been awarded a RM50 million contract by Mass Rapid Transit Corp Sdn Bhd (MRT Corp) to install an underground building management system for the Sungai Buloh – Serdang – Putrajaya MRT line.
- The contact will commence in March and is expected to complete by July 2021.

LEISURE & HOSPITALITY

45. Major facelift for Sungei Wang Plaza (*The Star, 23 March 2018*)

- CapitaLand Malaysia Mall Trust (CMMT) had submitted plans and proposals to the Kuala Lumpur City Hall in the second half of 2017 to reconfigure Sungei Wang Plaza and improve its trade mix to boost competitiveness.
- The major refurbishment is expected to be completed in 2019 and the investment value to be about RM54.5 million.
- At the same time, Sungei Wang property management committee will also be spending an initial amount of about RM3 million to modernize the external façade of the mall fronting Jalan Sultan Ismail. Fact: According to Bank Negara, 140 shopping complexes are due for completion by 2021, adding to the huge over-supply.
- Klang Valley has prime retail space per capita at 8.2 sq ft per person while in Penang it is 10.5 sq ft per person. In contrast, Hong Kong and Singapore the ratio is 3.6 and 1.5 sq ft per person respectively.





- CMMT owns 511,103 sq ft out of 1.67 million sq ft (the total gross floor area of the main building and the annexe block). In terms of net lettable area (NLA), CMMT owns 453,718 sq ft, or about 54% of the total NLA of 842,000 sq ft. CMMT owns 205 parcels out of 674 parcel and leases 224 parcels due to subdivision of some of the parcels.
- As at Dec 31, 2017, the 41-year old Sungei wang Plaza was revalued at RM583 million, representing a loss of RM1.12 million compared to its net book value, prior to revaluation, of RM584.12 million.
- It is likely that the drop in valuation was due to loss of usage of its car parking bays. The mall has 1,295 bays, of which 415 are not usable because of the on-going renewal works over at the Bukit Bintang Plaza. Serviced apartments, a hotel and a retail podium is being planned for the former Bukit Bintang Plaza site.

OVERSEAS

46. London's latest retail and leisure destination unveiled (*The Star, 24 March 2018*)

- Battersea Power Station Development Co (BPSDC) has launched London's latest retail and leisure destination, promising that it will house a collection of British and international brands in one of the financial capital's most iconic buildings.
- It will be "the third largest retail destination", with just over 100 units, in Central London and expected to be fully completed in 2021.
- The details of the retail are as follows:-
 - ✓ Turbine Hall A –built in the 1930s, would be home to the Premium Collection brands that portray elegance, sophistication and timeless style.
 - ✓ Turbine Hall B –completed in the 1950s, would bring together contemporary brands providing an electric mix of younger and more diverse names. It will have a 35,000 sq ft "Theatre of Food" offering a mix of the latest food trends as well as old favourites.
- Facts: Battersea Power Station is owned by a consortium of Malaysian investors comprising Sime Darby Property Bhd, SP Setia Bhd, and the Employees Provident Fund (EPF).
- Apple has already pre-let 500,000 sq ft of offices within the building.
- In January, Permodalan Nasional Bhd (PNB) and EPF entered into an agreement to purchase phase 2, the 42-acre actual power station. The consortium expected it to be sold for £1.6 billion (RM8.8 billion).

OTHERS

47. U.S. firm to invest RM600 million in Johor (*New Straits Times, 14 March 2018*)

- Technology-based Leaf Group from the United States, through Leaf Malaysia OpCo Sdn Bhd, is set to invest up to RM600 million to build a factory on 8.09 hectares site in Pelabuhan Darat, Segamat.
- The plant, which will cater to the biotechnology procession and green technology segments, is expected to be completed in 2021.

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