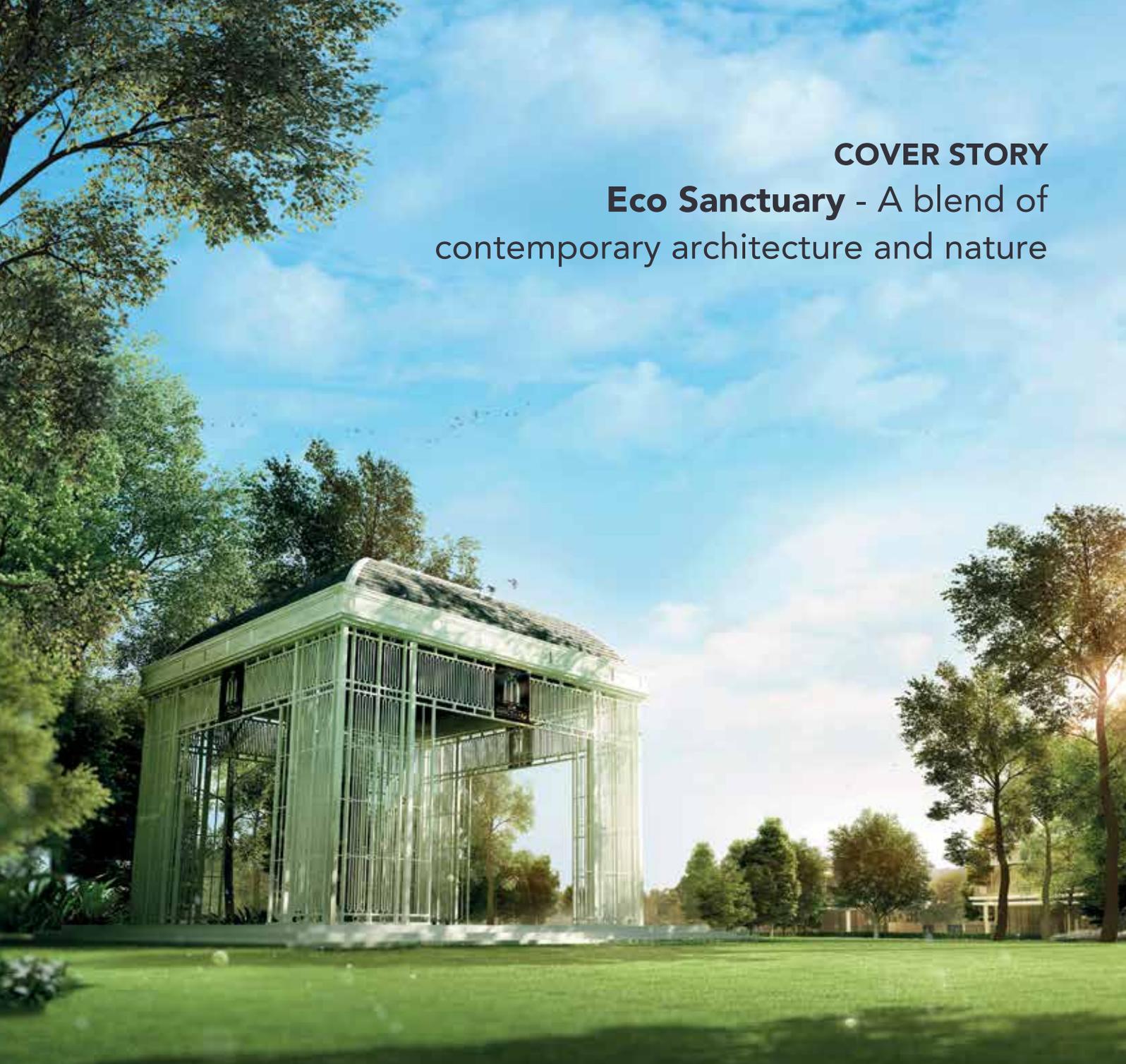




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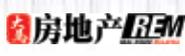
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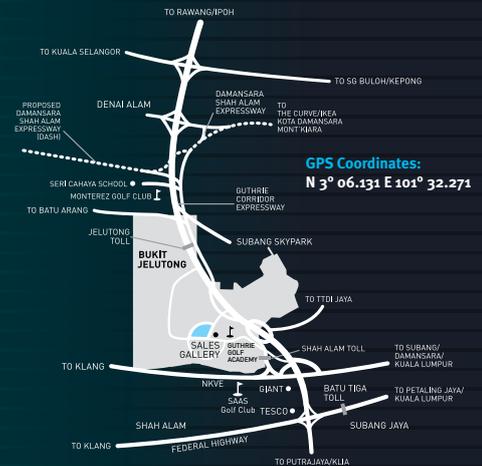


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CEO'S FOREWORD



Budget 2016 Brings Goodies For First Time House Buyers

Budget 2016, with the theme 'Prospering the Rakyat', revealed many interesting things especially for first time house buyers.

The budget saw the government placing more emphasis on providing affordable housing schemes for the public. There will be over 300,000 units of affordable housing to be built under the various housings schemes. Under PRIMA, the government will be looking at selling 175,000 units, scheduled to be completed next year, below 20% of the market price.

The introduction of the First House Deposit Financing Scheme under the Ministry of Urban Wellbeing, Housing and Local Government, to assist first time house buyers of affordable houses to pay the deposit was also a move in the right direction to help first time house buyers own a home.

We will be sharing more on the highlights of the budget in relation to the property market in our next issue.

In this issue of the magazine, our special focus is on Penang, the Pearl of the Orient and Kedah. Read all about it on pages 34 & 35 and 40 & 41.

On a separate note, we would like to take this opportunity to express our sincere thanks and appreciation to all who had cast their votes in the iProperty.com People's Choice Awards. We are looking forward to announcing the winners on the 3rd November.

Have a great read!

Georg Chmiel
Managing Director & CEO
The iProperty Group

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EDITOR'S NOTE

The property market in Malaysia is exciting as usual despite talk that it's slowing down, nevertheless, investors and potential buyers are still scouting around for good bargains. Finding a suitable property to buy is no easy task - one has to contend with the numerous elements that can influence the purchase decision. Feng Shui experts like Dato' Joey Yap advise that we will need to keep our eyes wide open and observe the environment of our choice for the direction of Qi, or good energy. So keep your senses alert and your eyes open to spot these important elements.

Budget 2016 was recently announced, and it is good to see that there are many goodies for the middle income group. It is also encouraging to see the government's initiatives at improving urban infrastructure and developing rural areas. For starters, the RM900 million allocation for the Jalan Tun Razak Traffic Dispersal Project, the RM28 billion for new MRT projects, the toll-free Pan-Borneo Sarawak Highway, and the RM1.6 billion allocation for PR1MA homes, among other goodies, are excellent mechanisms to spur the property market.

Further sweetening the goodies from the budget, Kuala Lumpur City Hall (DBKL) recently have announced a 50% discount on development charges for high-density projects in September 2015. Some renowned experts have shared their thoughts on this.

On a different note, iProperty.com has had the privilege to chat with some of the country's leading realtors in Penang to gauge the property scene in the northern region under the Agents' Views section.

I would like to invite you to explore our pages for a sound perspective of the property market in Malaysia and regionally. I am quite confident that you will find what you are looking for amidst the pages of our publication.



Roshan Kaur Sandhu
Editor, iProperty.com Malaysia

HAPPENINGS

Sunway Property smashes with nationwide mid-autumn celebrations

Sunway Property took the chance to celebrate with its communities by hosting four sessions of mid-autumn celebrations across the nation. Held separately at four of its developments, the celebrations gathered roughly 1,200 people who were treated to fun times filled with good food and exciting performances.

In the northern region, a crowd of 300 attended the open house held at Serene Villas, Sunway City Ipoh's latest exclusive development which redefines urban eco lifestyles. Besides being feted with a sumptuous buffet dinner, the families who attended the event were delighted to meet blockbuster superstars, Optimus Prime and Bumble Bee from Transformers, as well as the invincible Iron Man.

The Central region celebrations were not the less exciting as more than 300 people thronged the Sunway Eastwood and Sunway Velocity developments. Guests at Sunway Eastwood in Puchong were treated to a much-awaited exclusive

preview of the Premium Collection semi-detached homes while guests at Sunway Velocity were treated to a do-it-yourself mooncake session and refreshments galore.

Sunway Lenang Heights which played host to the southern region celebrations collaborated with Astro to bring a fun-filled weekend for the 600 strong crowd. The occasion was made even merrier with lantern-making workshops, a mask-changing workshops, a mask-changing performance, as well as a Chinese acrobatic show. The event which culminated in a grand fireworks display kept the families entertained throughout the evening.



HAPPENINGS

Quality and affordable housing at Bandar Tasik Kesuma

Gallery Development Sdn Bhd (GDSB) recently launched its Villa Kesuma townhouse sales gallery in August 2015. Part of the Bandar Tasik Kesuma Township, Villa Kesuma which falls under the Rumah Selangorku project might just be the answer for families looking for a home to call their own at an affordable price.

The launching which was attended by a few hundred eligible purchasers saw overwhelming response as more than 70% of the guests confirmed bookings within the first few hours of the opening.

As one of the pioneer developers in the southern growth corridors of Semenyih, GDSB is compelled and inspired to build a residential development which offers more than just affordable housing. This is made apparent with Villa Kesuma @ Semenyih being the first affordable townhouse development in the vicinity to offer clubhouse facilities within its private premises.

The 33-acre freehold development with a gross development value of RM180 million, which



comprises of 760 townhouse units featuring 3 bedrooms and 2 bathroom units has two types- Type A which has a total area of 1,302 sq ft is priced at RM220,000 whereas for Type B which is 1,397 sq ft, priced at RM250,000.

Slated for completion in 2018, Villa Kesuma is set to be a gated community providing quality homes in a safe and secure environment. Homeowners will be offered 2 car park lots per unit, an outdoor playground, jogging tracks as well as a multi-purpose court and the aforementioned clubhouse will include a multi-purpose hall, barbeque area, convenience store and a nursery.

IJM Land promises excitement at Bandar Rimbayu



IJM Land revealed the latest developments for its Bandar Rimbayu project in a media sharing session recently. Themed “Yesterday Once More”, the event which was held at the city’s oldest Italian restaurant, Ciao Ristorante saw more than 100 guests in attendance. The Bandar Rimbayu Township has gained much attention for its centrally located address that boasts both accessibility and seclusion from the hustle-and-bustle of the city.

Some of the exciting developments shared by Edward Chong Sin Kiat, Managing Director of IJM LAND were its new value-added entries such as the Oasis International School, Rimbayu Club Village, new commercial and retail parcels, as well as residential double-storey terrace houses. On the partnership with Northstar Associates Sdn Bhd to develop Oasis International School, he said that the international school campus will mark another milestone in the continuous expansion of the township’s development, bringing high quality education closer to many children of Bandar Rimbayu and the surrounding areas.

During the event, IJM LAND also announced its first ever IJM LAND Designer Award (iLDA) 2016 which aims to provide freshly graduated designers with the opportunity to turn their designs into reality. After the sharing session, the guests were treated to a sumptuous four course Italian dinner and a lively jazz performance. It was double the treat for several members of the media who won exciting prizes during the lucky draw session.

AN OVERVIEW OF THE 8TH IPROPERTY.COM ASIA PROPERTY MARKET SENTIMENT SURVEY (H2) 2015

Continued strong demand for more affordable housing schemes and increasing number of overseas investors provide positive outlook for 2016.

THE SURVEY

The iProperty.com Asia Property Market Sentiment Survey (H2) 2015, which is the eight iteration of the survey, was conducted on the iProperty Group's leading websites in Malaysia (iProperty.com.my), Indonesia (Rumah123.com and rumahdanproperti.com), Hong Kong (GoHome.com.hk and Squarefoot.com.hk) and Singapore (iProperty.com.sg).

THE RESPONDENTS

The survey polled over 15,000 respondents and 43% of respondents were from Malaysia. 76% were from Selangor and Kuala Lumpur and majority (74%) were aged between 21 to 30 years old. 55% considered themselves as investors, 24% as first-time homebuyers, 12% were just monitoring the market and the remaining 8% were real estate agents, expats and renters.

THE FINDINGS

According to iProperty Group's Managing Director and CEO Georg Chmiel, the survey findings showed that the country's relatively young population and labour force between the ages of 21 to 30 years old are looking to get into the property market but are hindered by high property prices.



- **Demand for Affordable Housing Increases further**

"Although various affordable housing schemes have been introduced by the government over the years, it's not enough to meet the demand. This is why, respondents are calling for more affordable housing schemes to be introduced," shared Chmiel.

Perbadanan PRIMA Malaysia (PRIMA) has to-date approved 153,000 units of affordable houses to be built in 110 locations nationwide, except in Labuan, and is targeting to have another 250,000 units of affordable housings to be approved by the end of the year 2015.

He added that in lieu with the upcoming Budget 2016 announcement, respondents are hoping that the government will introduce other effective schemes that can help the under 30's afford a property by also taking into consideration affordability of current property prices, inflation rates and income levels.

"The people also hope that the housing limit under the Malaysia My First Home, a scheme introduced in Budget 2011, and PRIMA, established under the PRIMA Act 2012, will be increased and also built in strategic locations with good public transportation," said Chmiel.

- **Cost of living has increased leading to a more cautious approach to property in 2015**

The introduction of the GST has not deterred people from investing in real estate, in fact 56% of the respondents said GST would not deter them from purchasing properties, up from 53% before the introduction of the GST.

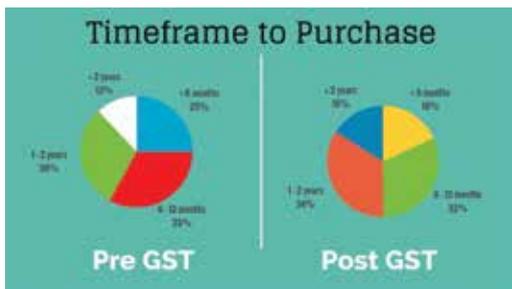


But according to 42% of respondents, the GST has increased their cost of living by 5% to 10%, while 36% are of the opinion that their living expenses has increased between 10% - 30%.



“It’s not surprising that respondents are seeing an increase in the cost of living compared to six months ago. The sharp decline in oil prices, the abolishment of fuel subsidy in December 2014, the depreciating ringgit followed by the steep introduction of the GST at 6% have certainly seen an increase expenses across all goods and services in the country,” explained Chmiel.

“Compared to six months ago, where 58% of respondents were eager to purchase a property in less than 6 to 12 months, now 50% are looking at purchasing in 1 to 2 years and more,” said Chmiel.



• **Higher priced properties expected to be in demand in 2016**

He also shared that it was also interesting to note that there was an increase in the budget to purchase, a shift in the motivation to purchase and type of property to purchase.

“This is evidenced by the fact that close to half of the survey’s respondents are now looking for property priced between MYR500,000 to MYR1 million with condominiums being the favourite. As such, the respondents are holding back on purchasing property now to probably try to save more for a down-payment” added Chmiel.

• **Low Ringgit leads to Increased Interest from overseas buyers, such as Singaporeans in Iskandar Malaysia**

The weaker Ringgit has made properties in Malaysia even more attractive for overseas buyers. The survey findings showed that compared to six months ago, there is an increase in the number of Singaporeans looking to purchase property in less than 6 months to 12 months. The top three motivation to purchase were that they viewed the property as a good investment,

expectation to migrate or retire there and that the economic slowdown has brought prices down.

The Budget to purchase has also increased from less than SGD500,000 to SGD\$1 million to SGD \$1.5 million.

• **The Budget 2016 – critical for a further recovery**

In the previous survey, 78% of respondents felt that the various measures introduced in Budget 2015 to address the need for affordable housing in the country were not enough.

With Budget 2016 just days away from being announced, the top four concerns that respondents are hoping that the government will look into are:

- 1) Having better control on property prices
- 2) Reducing housing loans & interest rates
- 3) Introducing better options for housing schemes
- 4) Reintroduce the Developer Interest Bearing Scheme (DIBS)

Aside from this, they are also hoping that the government will provide more tax incentives for landlords as it will encourage property owners to focus on renting properties out rather than selling for profit.

“With the demand for affordable housing on the rise, respondents are also hoping that the government will look at bringing back the DIBS scheme but target it specifically for first time home buyers that have a low to medium income”, added Chmiel.



CONCLUSION – A BETTER MARKET IS EXPECTED FOR 2016

Chmiel concluded saying that a better market is expected in 2016.

“Even though Malaysians are concerned about the rising house prices and affordability, the love-affair for Malaysian property remains strong, from within Malaysia and increasingly from overseas” said Chmiel.

The full survey findings can be downloaded directly from <http://www.iproperty.com.my> under Market Reports for free. 📍

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Over the last decade, property development has seen a slant towards more distinguished and holistic concepts with self-sufficiency and sustainability as key elements. In that span of time, the Klang Valley and many major cities in Malaysia have welcomed such developments, setting the tone for modern and stylish living concepts. Since then, property developers have presented out-of-the-box ideas that have surpassed the typical developments of yesteryears.

One such development is Eco Sanctuary by Eco World Development Group Berhad, spanning 308.72 acres in the rapidly growing corridor of South West Klang Valley. Out of this large acreage, a total of 245.98



2

acres will be allotted for the residential component, whilst 62.74 acres will be reserved for commercial development. Conceptualised to harmonise with nature, Eco Sanctuary presents stylish living spaces within the embrace of lush greenery, with the aim to achieve the prestigious BCA Green Mark Certified Township status.

The leasehold development comprises 7 parcels of development, with Parcel 1 consisting of semi-detached and bungalow units; Parcel 2 will offer terrace villas; and Parcel 3 will house condominiums. The development is set to deliver 8,000 residential and commercial units over a span of 12 years, beginning from 2015 and stretching up to 2027.

LIVING IN ENCHANTED BLISS

Designed to be a rejuvenating haven, Eco Sanctuary promises spacious, trendy and practical residential units with the following dimensions;

- Parcel 1: 36ft x 85ft, 40ft x 85ft, 45ft x 80ft, 56ft x 85ft and 60ft x 100ft
- Parcel 2: 24ft x 85ft and 26ft x 80ft
- Parcel 3: Resort Lifestyle Condominium

Parcel 1's semi-detached units bear built-up sizes ranging from 2,700 sq ft to 3,600 sq ft, whilst the bungalow lots measure from 3,700 sq ft to 4,300 sq ft. Meanwhile, Parcel 2's terrace villas also boast sprawling built-up sizes, from 2,500 sq ft to 2,900 sq ft. The condominium units at the upcoming Parcel 3 measure between 500 sq ft and 1,300 sq ft.

All homes feature a spacious ground floor bedroom fit for elderly parents and bathrooms that are safe for the elderly. The homes' interiors present wide and open angles that make interior design efforts easy. Built to leverage on the surroundings, the homes have a North-South orientation with large windows for excellent ventilation and natural sunlight.

In line with the development's eco-friendly emphasis, the homes are fitted with solar water heaters, rainwater-harvesting tanks and recycling compartments. LED streetlights are used throughout the development for energy conservation.

Parcel 1 and 2 were launched in June 2015 – show houses are available and the public is welcome to visit.

The Parque Residences is Eco Sanctuary's latest offering, featuring resort setting lifestyle and low-density residences made for perfection. Spread across 27 acres, The Parque epitomises luxury resort living amidst a 12-acre reserved green space and a 12,000 sq ft clubhouse. The Parque Residences is now open for registration – contact 603 3344 2525 or visit www.ecoworld.my/ecosanctuary/ for more details.

Both phases of Eco Sanctuary are expected to be completed by mid-2018. A 7% Bumiputera discount is offered to eligible buyers.

A NATURAL REFRESHING SANCTUARY

Eco Sanctuary is a gated and guarded eco-themed haven offering a refreshing green-inspired lifestyle complemented by a good selection of facilities and the best that nature can offer in a residential precinct. The development is surrounded by green vistas, picturesque gardens and a breath-taking 85-acre central park located at the northern front. Twenty percent of the entire development's land area is reserved for greenery.

- 1 *More than just a garden space - brightly lit linear park measuring at least 30 feet is the pride of Eco Sanctuary.*
- 2 *A lush tree-lined boulevard and signature roundabout to welcome residents home.*
- 3 *The lavish residents-only clubhouse in each precinct ensures exclusivity.*

**All illustrations and pictures are artist's impressions only*





In line with its eco-friendly emphasis, Eco Sanctuary is aiming to plant around 40,000 to 50,000 trees. To date, a total of 1150 trees have been planted, creating a mature green boulevard and park area within Eco Sanctuary. Trees that were originally present on the land were harvested and replanted within the development.

ELEGANT LANDSCAPING DESIGN

Eco Sanctuary promises a scenic living environment with landscaping designs that offer seamless integration of living spaces with Mother Nature. All landed homes come with minimum 30-foot rear garden that oozes natural charm combined with modern architectural concepts.

FASCINATING FACILITIES

Eco Sanctuary promises an interesting array of facilities. All residential homes within the development are designed as strata parcels with excellent security features which include controlled access via the guard house, a 10-foot perimeter fencing around the development. A CCTV surveillance, 24-hour patrol by security personnel, intercom systems connecting the homes with the guardhouse, individual alarm systems in every home connected to residents' mobile phones, and stringent visitor management systems.

An exclusive clubhouse is at the convenience of residents to encourage healthy living and provide recreational facilities. Walkways and cycling paths are inter-connected, and children and the elderly can enjoy safe access to the parks, roads and clubhouse. The developer has adopted universal guidelines for safety, thus providing the young and the elderly carefully designed outdoor facilities.



Despite being nature-inspired, Eco Sanctuary also has a good grasp of technology with fibre optic cable network, high-speed broadband services and smart home systems.

A public bike system will be introduced within the development as the township matures.

A STRATEGIC LOCALE

Eco Sanctuary is strategically located close to various amenities and conveniences. AEON Big and Giant hypermarkets, Gamuda Walk Shopping Mall and Hero Market are within a few minutes' drive from the development.

Reputable schools within a convenient distance include SJKC Chung Hwa, SK Kota Kemuning, SMK Kota Kemuning and Chinese Taipei International School.

Golf enthusiasts will appreciate the close proximity of the Kota Permai Golf and Country Club as well as the Bukit Kemuning Golf and Country Club.

Columbia Asia Hospital is a stone's throw from the development. Major highways and access roads provide excellent accessibility to and from the development. Currently, access to Eco Sanctuary is via Persiaran Anggerik Mokara. Highways that serve the development include the Shah Alam Highway



(KESAS), LKSA, ELITE, the South Klang Valley Expressway (SKVE), and West Coast Expressway (under construction).

Eco Sanctuary is 10 to 15 minutes away from Shah Alam's town centre and other mature neighbouring townships such as Subang Jaya, Puchong, Klang and Petaling Jaya. The suburban resort town of

Banting and the Kuala Lumpur International Airport are approximately 30 minutes away, whilst the Kuala Lumpur city centre is just 35 minutes away.

ABOUT THE DEVELOPER

Eco Sanctuary is a signature development by Eco World Development Group Berhad - the Group's first luxury township in the Klang Valley. Eco World has approximately 7,443.9 acres of land bank in the Klang Valley, Iskandar Malaysia and Penang. The Group's portfolio includes 17 projects that offer affordable and luxury homes as well as integrated high-rise developments, and green business parks. To learn more about Eco World's sterling developments, contact 603-3344 2525 or visit www.ecoworld.my.

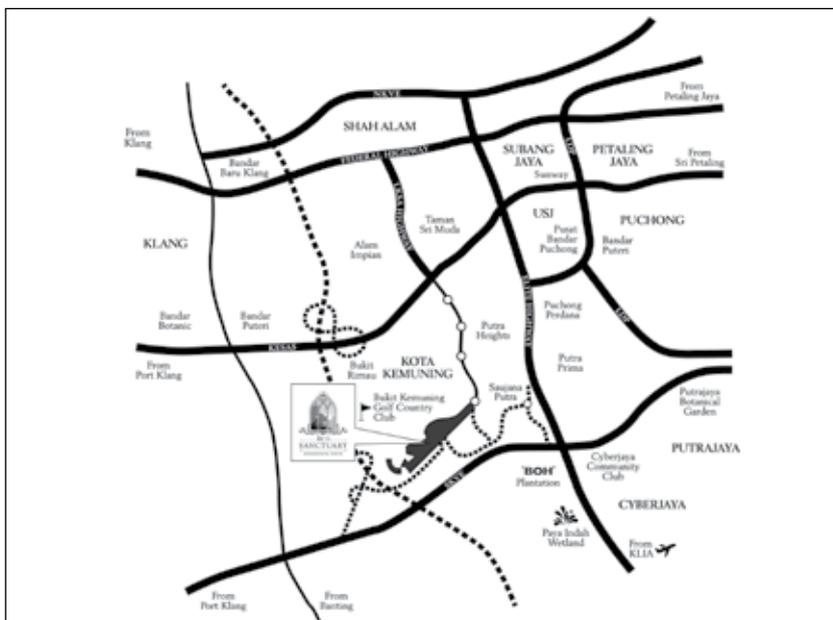


4 Jogging and cycling tracks around the development served to ignite a healthier lifestyle.

5 A picturesque landscape with an exquisite grand entrance illustrates a modern day sanctuary.

6 Find bliss amidst lush greenery.

**All illustrations and pictures are artist's impressions only*



PROJECT NAME:

Eco Sanctuary

CITY:

Canal City, Kuala Langat

PROPERTY TYPE:

Mixed Development Township

LAND TITLE:

Residential & Commercial

TENURE:

Leasehold

BUILT UP:

Phase 1:

Terrace Villa: 2,500 sq ft - 2,900 sq ft

Semi-D: 2,700 sq ft - 3,500 sq ft

Bungalow: 3,700 sq ft - 4,400 sq ft

EXPECTED DATE OF COMPLETION:

Mid-2018

DEVELOPER:

Eco World Development Group Berhad

WEBSITE:

www.ecoworld.my

CALL NOW:

03-3344 2525

PASSION UNDERSCORES HIS EVERY SUCCESS

lproperty.com Malaysia's editor, Roshan Kaur Sandhu had the pleasure of sitting down with Dato' Sri Jacky Ker Cherk Yee, our Property Man of The Month recently. Dato' Sri Jacky Ker is the Executive Director of Premier Plus Property Consultant which is based in Johor, the country's leading outsource property sales and marketing specialist in residential and commercial services. Additionally, he also provides mortgage consultancy such as the assist in the processing of customer's loans. At only 33, Dato' Sri Jacky Ker's most remarkable success with property marketing and development has received the recognition of those within and beyond the industry. His innovative methods of driving sales while gaining customer's trust and confidence is lauded by many especially from the public.



Dato' Sri Jacky Ker Cherk Yee
Executive Director of Premier Plus
Property Consultant

Dato Sri' Jacky Ker shared about his phenomenal rise in the industry within a short period of 4 years as well as his business philosophy, passion and aspirations.

How did you start in the industry?

Armed with a degree in Accounting, I joined the banking industry specializing in mortgage services. This not only provided me with a better understanding of the Malaysian property prospect but also drew out my attention to the gaps particularly in the area of property marketing. I then decided to start up my own mortgage consulting company, Premier Plus in 2006. After that, in 2010 Premier Plus officially launched Premier Plus Marketing Sdn Bhd which is a property project marketing specialist.



Why did you decide to venture into the property industry?

I was very fortunate to discover the benefit of the property business. I learned that property investment is a financial instrument that offers high returns and low risk. A very high percentage of property investments is able to sustain growth over a long period of time. As such I believe it is the best tool to hedge against inflation and gives the best returns either via rental or capital appreciation. My background in accounting has provided me with the knowledge to design and restructure competitive mortgage products that help both the buyers and the developers. Customised mortgage gives buyers confidence and flexibility knowing they have selected the best mortgage plan in the market while developers value the fact that we are able to sell property units faster and at a lower cost simply by reducing their operational, holding and opportunity loss costs. I think recognising this niche in the industry gave me the motivation to venture into a mature market although I was relatively young.

What is your leadership philosophy?

My philosophy is simple - I believe that being a leader is more than just wanting to lead. Leaders must have empathy for others and a keen ability to find the best in people. I believe in treating my staff as family as it builds a sense of self-worth and inclusion. I know this value I place on my staff is reciprocated with loyalty and a strong sense of ownership. I personally hold strongly to the principles of honesty and integrity and always inspire my staff with the same ethics.

What are some of your achievements?

I am very proud of our track record of early completion of projects. We are known for our fast turnaround delivery time. Our sales figures speak for themselves. In 2013, we sold 3,000 units and achieved RM2.2 billion in sales and in 3 years we accumulated 4,500 units with RM4 billion in sales. As for recognitions and awards, I was a finalist for the Ten Outstanding Young Malaysian (TOYM) award in 2014. I was also recognised with an award for excellence by McMillan Woods Global Awards in the same year. One of my development projects is a nominee for the Best Waterfront Development for iProperty.com Malaysia's People's Choice Awards 2015.

What is the highlight of your career so far?

I am extremely pleased with our appointment as a sales and marketing consultant of Sunsuria Medini, which is a mixed integrated development that features commercial units, retail parks and serviced suites.

“ My career is my passion. It drives me and re-energises me. ”

- 1 Premier Plus Group Photo
- 2 Tiara Desaru Seaview Residence





“ We are the leader in project marketing in Johor due to our commitment and extensive experience in the industry. ”

What excites me the most about this development in Iskandar Malaysia, a market of population over 7.3 million i.e 1.8 million in Iskandar and 5.5 million in Singapore with 3x the Malaysian household income. Iskandar Malaysia also offers a well-developed infrastructure of international standards to cater to the demand of thriving urban life-styles. Its location which is just a few minutes drive from EduCity, a fully integrated world class education hub with excellent educational facilities are attracting students from the region. Also in the vicinity is Pinewood studios and attractions such as Legoland and the other Puteri Harbour Family Theme Parks. Even the Chinese are particularly drawn to Iskandar given the parallel that can be drawn between it and Singapore, Shenzhen and Hong Kong. We also successfully sold the first phase of the project in only 3 months, which is quite a feat. Medini being the CBD of Iskandar Malaysia and with Sunsuria Medini located at the central zone of Medini, it will definitely achieve very good returns of investment.

How do you maintain work life balance?

My career is my passion. It drives me and re-energises me. I enjoy working and find a great deal of pleasure and fulfilment in developing the best packages and plans which are practical for my customers.

What are some of the challenges of your career?

I view challenges as drivers for creativity. My staff and I believe in finding solutions when faced with a setback. Our biggest challenge lies in building customer confidence in a market that is heavily

influenced by negative perceptions and speculations fueled by the media. We fully depend on research and well substantiated data to convince our customers. We constantly present buyers with the fundamentals that make Iskandar Malaysia an excellent investment. We share the hard and undeniable facts about Iskandar.

What are your plans to grow in the next 3 years?

My target is to double our productivity in the next 3 years. In order to achieve that target, I have definite plans to grow our business by 300% and reach RM6.6 billion in sales. First of all, we will identify several key strategies that have worked well with us and further improve on it. Our strong brand presence in the market will also be a key competitive edge and enable us to be selective in getting in better projects and develop a strong customer base. Nevertheless, we always appreciate customer feedback and value the business relationships that we establish each day as well.

What are your personal aspirations?

I would like to be able to introduce a better Malaysia to the investors and buyers - an economically, socially and politically stable Malaysia that presents robust opportunities for personal and commercial success. I personally aspire to build a real estate portfolio of RM 1 billion before I am 40 years old. Lastly, I hope to achieve this by accumulating more than 1,000 units of property. 📍

3 *The Leader Outsource Property Marketing in Southern Region.*

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Level 35.01A, Johor Bahru City Square Office Tower, 106-108, Jalan Wong Ah Fook, 80000 Johor Bahru, Johor, Malaysia.

NOVUM REDEFINES CONTEMPORARY LIVING IN SOUTH BANGSAR

Eupe Corporation Berhd is beginning its concerted push into the Kuala Lumpur property market with the launch of its ground-breaking Novum project in South Bangsar.

Novum is the first major residential development in Malaysia's capital by Eupe Corporation Berhad, one of northern Malaysian's biggest and most respected property developers.

The 40-storey project comprising 729 serviced apartments & SoVos, will bring Eupe's innovative approach to property development to Kuala Lumpur. The company's design philosophy is to make each of its residential projects an iconic presence in the precinct it is developing. Novum was designed architecturally to achieve exactly that goal for South Bangsar.

"The design of the project is aimed at redefining the South Bangsar area as one of KL's emerging sought-after areas," said Dato' Beh Huck Lee, Eupe's Managing Director.

"Designed with cutting-edge elegance and natural wellbeing in mind, the building form is sculptured as a series of interlocking structures to create clusters of villages in the sky."

Located at one of the most strategic areas in the capital for leisure and work opportunities, Novum residents will be at the centre of it all, close to major



highways and amenities. They will be next to popular neighbourhoods as well as the best in shopping and entertainment.

Buyers will be able to choose from a range of luxuriously designed urban suites that range from 647-1,445 sq ft. Each suite is designed to provide spacious comfort and flexibility so you can make the most of all that contemporary urban living has to offer. Novum is Latin for 'new innovation'.

ICONIC DESIGN

From a lifestyle perspective, Novum has been designed and planned to represent 'new innovation' in three distinctive ways. This includes the 'New Bangsar', with Novum's iconic design defining South Bangsar for years to come.

Capturing luxury, privacy, comfort and environmental sustainability, Novum will bring nature and tranquillity to the heart of a concrete world.

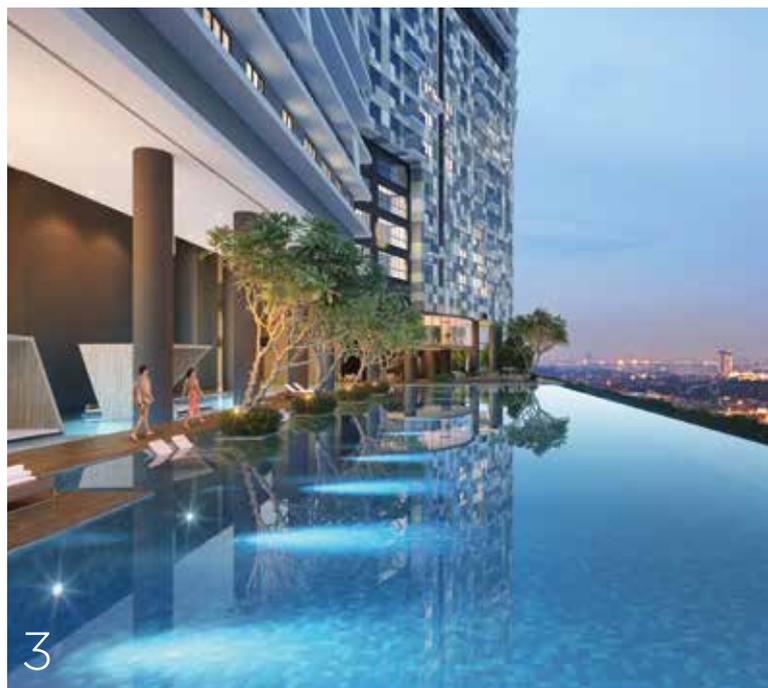
Novum will also represent the 'New Lifestyle' through a range of innovative lifestyle facilities and services. These facilities will cater for every need, from tranquil shared spaces to active areas. There will be a 'celebrity kitchen' where residents can cook and entertain lavishly for their friends and families.

The celebrity kitchen will incorporate the latest in professional cooking facilities and will be linked to lavish yet intimate dining area that can host small to medium size dinner or lunch gatherings. Novum will also offer a sophisticated business centre to cater for the occasional work or study needs of residents, or create a whole-of-office experience for those who choose to work from home.

STATE- OF- THE-ART TECHNOLOGY

The business centre will have the state-of-the-art video and phone conferencing facilities, a conference room, break-out rooms for meetings as well as relaxed discussion and study areas.

The centre will be serviced by the latest and fastest in digital connectivity. Novum's urban lifestyle innovations will also include spacious, landscaped garden retreats and activity areas for recreation and relaxation. Each of these open-air spacious areas called Moodscaapes, have been carefully worked into Novum's design to create a balance between urban living and green, peaceful surroundings.



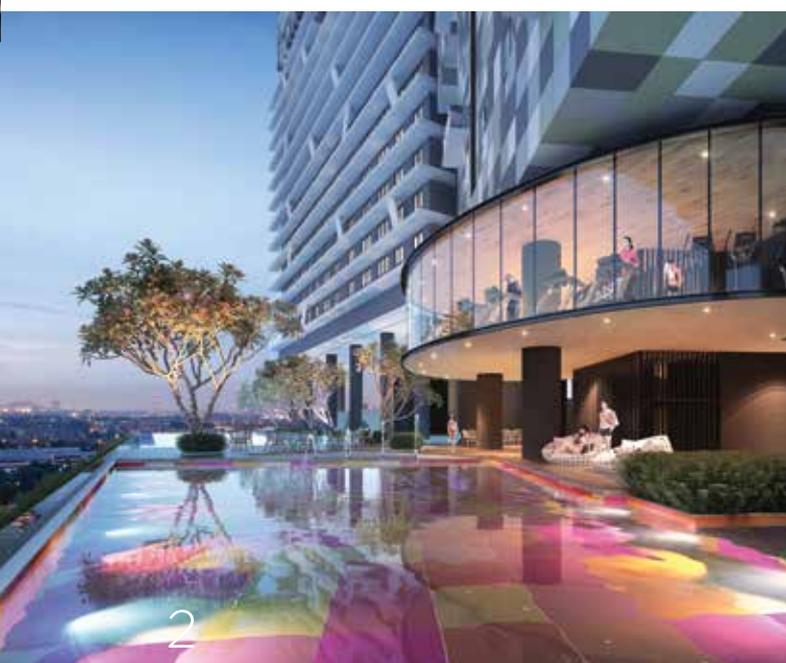
Each will have a unique name and theme to capture different moods for different lifestyles - including inspiration, wellness, chill and rhapsody. Every lifestyle area will be wired for virtual networking, keeping the world at the fingertips while residents enjoy real-life networking with friends and families.

EXCELLENT FACILITIES

Novum will offer residents a contemporary gym with every fitness facility for those seeking an active lifestyle. The gym will be located above Novum's open terrace area, offering uninterrupted views of Kuala Lumpur's skyline. The gym will be complemented by an Olympic-size swimming pool to give residents the space to rejuvenate and refresh.

The third 'new innovation' represented by Novum will be the 'New Digital Life' - a personal app that can only be accessed by Novum residents.

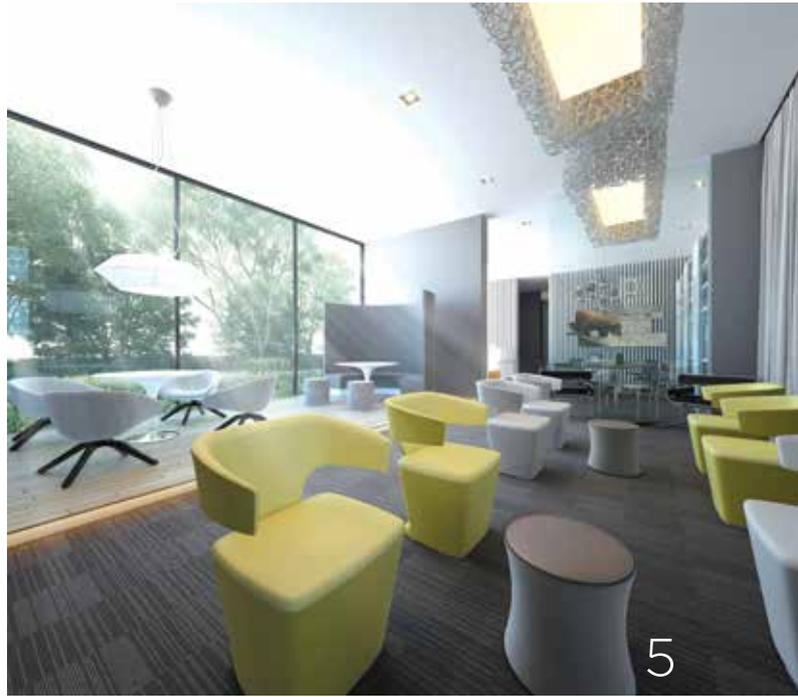
Eupe's New Digital Life (NDL) app will provide a personal gateway that will put residents at the cutting edge of 21st century digital life by offering a range of digital connectivity features to make life as easy and convenient as possible.



- 1 Main Facade
- 2 Wading Pool
- 3 Pool View



4



5

The NDL app can be downloaded directly to your phone or table so Novum residents can:

- pay utilities bills
- find and contact local shopping and entertainment facilities, as well as make bookings at local restaurants
- book and pay for Novum facilities like the celebrity kitchen
- order in groceries
- report and send details (via photo or video) of any maintenance issue and have it fixed ASAP
- find the fastest way through traffic to your destination

Residents will be able to pay utilities bills and for other Novum services and facilities through a special, privacy-protected Digital Wallet which they can top up.

The NDL app has been designed to evolve with more features as new and exciting digital innovations become available. This is because the NDL app represents Eupe’s belief that as the more domestic and personal devices become linked with the internet, property development will increasingly need to merge with the latest in digital innovation.

‘It’s all about giving people more flexibility and convenience to tailor digital innovation with their home and with their lifestyle,’ said Dato’ Beh.

Novum’s design has also enhanced with green sustainability features. The innovative building provides an outer skin and tinted surfaces that reduce

heat. Rainwater harvesting and water saving fixtures will also help conserve resources and save energy.

ABOUT THE DEVELOPER

Eupe began operations in 1986. Since then it has built more than 20,000 homes in Sungai Petani, Kedah and mainland Penang, ranging from affordable housing to premium homes. Now Eupe is entering a new stage of its history with two major residential projects planned for Kuala Lumpur. Novum is the first project while



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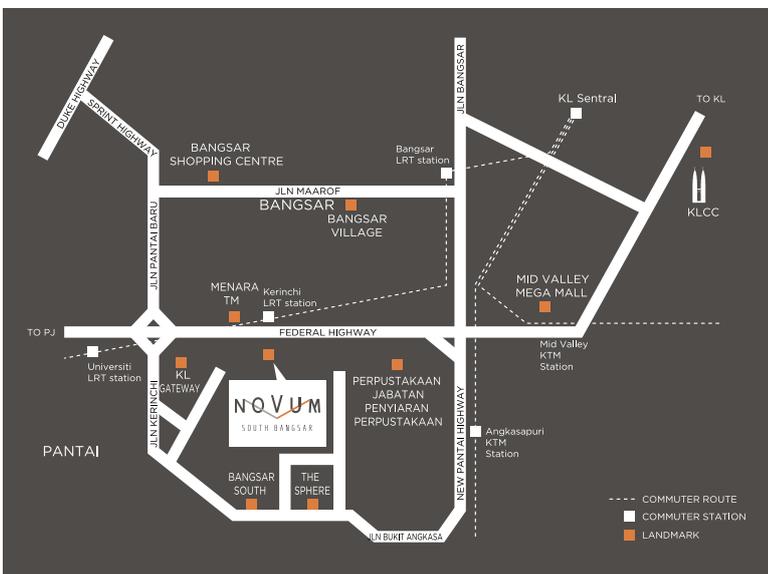
- 4 *Celebrity Kitchen*
- 5 *Business Center*
- 6 *Lobby Area*
- 7 *Acupuncture Walk*

the second is The Weave, another innovative lifestyle development in Cheras.

Dato Beh added, "We strive to provide innovative living solutions anchored in enduring values that have shaped our company's history and legacy. As a property developer, we aim to play a trusted role in providing high-quality, distinctive residential living that will benefit not only our homebuyers and

investors, but also the community in the long term. Novum embodies the best in new thinking, innovative design and meticulous planning that differentiates our residential developments from others.

The Novum Show Gallery is now open for viewing at Novum Sales Gallery, 21, Jalan Pantai Jaya, 59100 Kuala Lumpur. For more information, please visit www.novum.com.my.



PROJECT NAME: Novum
CITY: South Bangsar, Kuala Lumpur
PROPERTY TYPE: Service Apartment/SOVO
LAND TITLE: Commercial
TENURE: Freehold
BUILT UP: 647 sf – 1445 sf
LISTING PRICE: RM 604,000 – RM 1,744,000
EXPECTED DATE OF COMPLETION: 2019
DEVELOPER: EUPE Bangsar South Development (JV) Sdn Bhd
WEBSITE: <http://www.novum.com.my>
CALL NOW: 03-6211 1857



MODERN ARCHITECTURE AND LUSH GREENERY SETTING UNDER ONE ROOF

The perfect marriage between modern architecture and eco living brings the best of both worlds at Oasis 1 @ Mutiara Heights.

TLS Group is set to enhance the landscape of Kajang with its latest creation, the Oasis 1@Mutiara Heights, an exciting project which highlights the beauty of its surroundings. In an email interview with iProperty.com, Tan Wee Ben, Marketing Manager of TLS Group elaborates on their latest endeavour.

Tell us about the project.

Our latest development, Oasis 1 is an exclusive residential condominium located at Mutiara Heights, a well-planned township. The infrastructure of this project has been thoroughly planned to ensure smooth internal traffic and to cater to the convenience of the residents. With limited land banks in KL, many developers are shifting focus to Greater KL and Kajang

being one of the areas. Located at the border of the Cheras-Kajang highway, the Mutiara Heights township is easily accessible via major highways such as the Silk Highway.

A huge plus point for Oasis 1@Mutiara Heights is that it is conveniently situated 3 kilometres away from the upcoming MRT Station, which will be accessible by residents through shuttle buses. The MRT's alignment which focuses on the outskirts of KL will be a much needed catalyst for Kajang, contributing to its future growth. In addition, the project is nestled within the vicinity of various conveniences and amenities such as the Giant hypermarket, Tesco Kajang and Prima Saujana business hub.

What are the unique selling points?

Nowadays, most people are looking for a dynamic and holistic lifestyle. Oasis 1 is the answer as it provides for an idyllic home that is situated close to the city. Located adjacent to the Jeloh Forest Reserve, Oasis 1 promises lush surroundings where residents can revel in the bountiful greenery of mother nature.

Another highlight is the price per sq ft, which is at an affordable RM377. With the current market condition, buying a home can be a distant dream. Hence, TLS Group has planned a development that caters to the new generation of homeowners, where people can buy their dream home at an affordable price.

Oasis 1 also offers an easy ownership scheme as we believe that owning a home should be a reality for all. Therefore, this is a great opportunity for aspiring homebuyers - be it young professionals, young families, investors or retirees. With the low down payment, they will be able to fulfil their dreams now rather than mull over uncertain housing prospects.

What sets this project apart from other projects nearby?

Oasis 1 provides an ineffable privacy of urban high-rise living with its sleek, large built-up complemented by luxurious facilities. Conceptualised as a modern cocoon, this freehold project consists of 3 to 4 spacious bedrooms and 2 bathrooms, with built-up areas ranging from 1246 sq ft to 1653 sq ft. All units are equipped with kitchen cabinets, kitchen top, hood and hob as well as 4 air-conditioners. Oasis 1 boasts a hotel-like ambience with its elegant and modern façade. Residents are guaranteed a relaxing ambience with a resort-style pool and open-air lounge right at their door step. This is further complemented with the sky gardens, gazebos and other facilities located at every corner of Oasis 1.

What are the upcoming developments by the company?

We have two major projects in the pipeline. The first one is a 45-acre mixed development in Bandar Baru Bangi, located next to the UKM KTM station with an



expected launch date in 2017. The other one is a 200-acre township development in Semenyih. Located next to the LEKAS toll exit, it is also expected to be launched in 2017.

What are your plans for 2016?

We are rolling out Oasis 2 in 2016 besides having plans to look into acquiring more landbanks in the Klang Valley. There will also be the handing over of Ameera Residences.

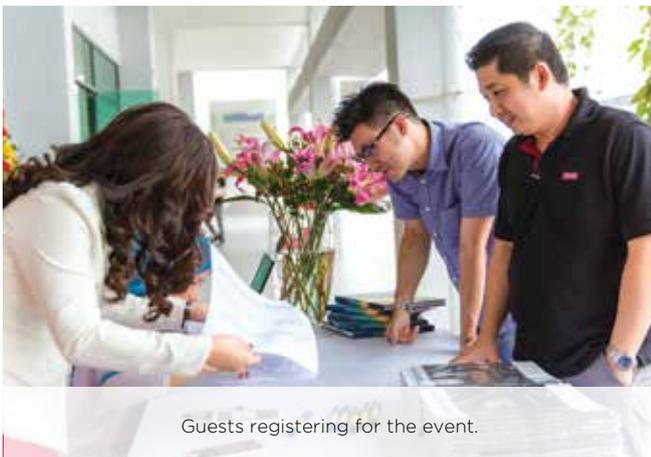
- 1 Immaculate planning and layout
- 2 Fascinating views from the spacious balcony await the residents of Oasis 1
- 3 Resort pool & ambience

DOUBLE THE CELEBRATION, TWICE AS FUN!

The opening of iProperty.com Malaysia's newly located office in Johor Bahru was made all the more memorable as it also played host to JB's Mingling Night.



(L-R) Lorainne Ng, Head of Southern Developer Sales; How Yong Kien Soon, Head of Developer Sales, Malaysia; Jennifer Adams, Deputy General Manager (Media and Developer Sales); Georg Chmiel, Managing Director and CEO of iProperty Group; Loh-Lim Shen Yi, General Manager of Malaysia; Jonathan Adams, Head of Consumer Marketing & Brand Management and Jessie Wang, Head of Business Development – Agent Business Sales.



Guests registering for the event.

A veritable who's who of the property industry turned up at the opening of iProperty.com's newly relocated flagship office in Kota Southkey, Johor Bahru on 17th September 2015. This spanking office also played host to JB's Mingling Nite for a night of dining and socializing.

The evening began with a ribbon-cutting ceremony by Georg Chmiel, iProperty Group's CEO and Managing Director who was accompanied by the rest of the management team. A lion-dance performance came next, symbolizing a fresh new start and adding a touch of good luck.

In his welcoming speech, Georg said, "We are delighted to announce that we have relocated to a new office at a more strategic location. Property development is booming in Iskandar Malaysia and Southkey, which is right in the heart of Flagship Zone A - the perfect spot for our base. With our brilliant new pad, we can't wait to be part of the exciting projects in store for Johor and we will continue to ensure that our clients in the southern region receive the best quality service."



Dato Sri (Dr) Vincent Tiew from Andaman Group, Georg Chmiel and KK Wong from Dynasty View Sdn Bhd.



The iProperty.com Malaysia team with Rehda Youth Johor Bahru team.

EVENT | Double The Celebration, Twice As Fun!



(L-R) Dato Sri (Dr) Vincent Tiew from Andaman Group and Adrian Wee, Design Director and Master Coach of IDKing.



Vin Lim, Senior Sales and Marketing Manager of Southkey City (centre) and his team.



Andrew Tan, Senior Marketing Manager of Country View Berhad.



(L-R) Belle Wu, Assistant Manager of MB Group; Cindi Sim, Managing Director of MB Group and Nicole Ee Account Manager of iProperty.com Malaysia.

Georg then presented the findings of the Asia Property Market Sentiment Survey for the second half of 2015.

Among the many distinguished guests were Dato Sri (Dr) Vincent Tiew from Andaman Group, KK Wong from Dynasty View Sdn Bhd, Wendy Ku from KSL Holdings Berhad, Cindi Sim from MB Group, KS Chong from Austin Heights Sdn Bhd and John Chan from Ace Empire Development Sdn Bhd. Also present were special guests Gavin Ang from the Singapore Consulate-General and Latha D Pillay from Syed Alwi, Ng & Co Advocates and Solicitors, Chris Tia from City Appraisal Consultant and Ken Keng from One Global Properties Sdn Bhd as well as notable real estate agents.

Other guests were renowned industry speakers, Adrian Wee, Design Director and Master Coach; Master Paw, Director of Tiong Hua International Feng Shui & Academy; Ryan Khoo Director and Co-founder of Alpha Marketing and Vivian Chia, Corporate Coach of BDS Creative Sdn Bhd.

The guests were in for a treat with exciting performances by talented beatboxer Jacky Tan and saxophonist Ke Yin, who both had the crowd captivated with their remarkable talents.

Guests tucked into the delectable buffet spread and happily wined and dined to their heart's content. Altogether, it was a night filled with great fun. 📍



Winnie Chu, Deputy Marketing Manager of Greenland Danga Bay Sdn Bhd (centre) with her team.



From Left - Badrol Hisham, Senior Manager Sales & Marketing of SP Setia Berhad with his team.



Seated from left - Ken Ng, GM of Suasana Iskandar, UMLand; Kien Soon; KK Wong, CEO of Dynasty View Sdn Bhd; Master Paw, Director of Tiong Hua International Feng Shui & Academy with UMLand team.



Georg receiving the 'qing' which symbolizes prosperity.



Exciting performances by talented beatboxer Jacky Tan and saxaphonist Ke Yin.

DBKL'S INCENTIVE: PROBLEM OR SOLUTION?

Recently, the Kuala Lumpur City Hall (DBKL) has announced a 50% discount on development charges for high-density projects starting this month. According to Sharom Ujang, DBKL Urban Planning Department Director, this discount will serve as an incentive to encourage developers to continue building the city despite the slow economy.

iProperty.com sought the opinions of some experts about this incentive for developers.



This is indeed some good news for the developers but there is a catch here; developers are profit driven. The formula is as follows:

Developer's Profit = Gross development value - Gross development cost (which include development charges, construction cost, land cost, etc).

It is a good thing that DBKL is proactive in this as the property market is heading downwards in a consolidation phase. Any reduction in cost will help encourage developers to build more due to a slightly lower cost base. However, this is only one item as there are many other factors involved in the construction/development process. The softening market and tightening credit approvals have a bigger impact despite this incentive. The supply situation and socio political factors will be the other factors considered in analysing the decision whether to build or not.

This incentive actually favours DBKL in the medium to long-run as the increase in assessment fees that it can charge for more number of units translates to more revenue coming in.

Any incentive provided that would spur economic growth and activity is welcomed. However, this has to be examined in light of whether there are other processes which could be streamlined to help make it easier and clearer for parties who are submitting for approvals. For developments, it is often not only the regulatory cost that is a factor considered by developers, but it is also the ease of the approval process including streamlined timing for approvals and clarity of expectations which will all lead to projects being approved faster or within an expected time frame. This streamlining and transparency in the application process would also aid developers in ensuring that they are able to launch projects in a timely fashion. For developers, time is of the essence and timing to launch the right product in a cyclical market is even more crucial today. Missing an opportunity because of missed timing could result in a decreased likelihood of projects being sold at the best price or increased holding cost for developers.



I am actually quite happy about the offered discounts. I like the fact that the local government is taking the initiative to boost the property industry which is one of the key drivers of the overall economy. This is especially so since there has not been much good news about Malaysia's economic climate. My only reservation is that I do hope that proper planning is done with additional infrastructure being put in place to support the increased density. One thing that is definitely needed improved transportation, without which, we may see traffic jams worsening in the city centre.

The discount is quite significant and this will have an impact on the pricing of high density projects. Land cost is quite significant in KL and factored greatly in the pricing. With the 50% discount, it will mean it will be cheaper to develop the land parcel and developers will then be able to pass on the cost savings to consumers. House prices in KL starts from a quantum price of RM600,000 on average. With this incentive, we could see more affordable homes being introduced. This will entice first time home owners who don't want to live in Greater KL to seriously consider projects that enjoy this incentive. We could also see a renewed interest among buyers in an otherwise quiet market. The only drawback would be the increase in traffic jams within the Klang Valley areas when such high density projects are introduced.





Cynthia Nikitin
Senior Vice President
Project for Public Space

“ As an innovative idea, why not consider having a surplus on development charges around prime locations with the additional money going back towards the city’s public transportation infrastructure or upkeep? ”

Kuala Lumpur is an attractive proposition for development and developers will continue to invest in further growth. Municipalities however should look for innovative ways to further reinvest in the city’s future. In other countries around the world, it has been proven that reinvestment in the city leads to further prosperity not just for developers but for city dwellers themselves as this leads to higher property values and property taxes for municipal governments. Reinvesting in the city here could mean upgrading sewer systems or transit facilities or public spaces that benefit everyone. As an innovative idea, why not consider having a surplus on development charges around prime locations with the additional money going back towards the city’s public transportation infrastructure or upkeep?

This would provide for a win-win solution affecting city dwellers, the municipality and the developers themselves as everyone would love to live around areas where investments have been made to improve the public realm. The success of Desa Park City is a case in point. In fact taking this one step further, through a focus on placemaking, everyone would have the opportunity to invest in the city’s growth, not just developers. Rather than being master-planned, it would be community-planned. 📍





PENANG & KEDAH: IMMENSE OPPORTUNITIES



PENANG SET TO RISE ABOVE CHALLENGING PROPERTY MARKET

Penang continues to lure investors to her shores.

- BY CAROLINE CHAN



From her early day as a straits settlement Penang's idyllic charm has drawn the interest of locals and foreigners. Penang's successful embracing of development while retaining her heritage and traditions through the careful preservation of people's way of life, pre-war architecture and historical sites is well appreciated. Penang is one of Malaysia's most developed and economically significant states. Its comprehensive infrastructure supports multinational corporations, educational institutions, medical centres, manufacturing hubs and a vibrant hospitality industry driven primarily by tourists from all over the world.

RESIDENTIAL AND COMMERCIAL PROPERTY MARKET CONTINUES TO THRIVE

Despite the softening of the property market, Penang has managed to sustain a high level of activity in both the residential and commercial development sectors. Early this year Datuk Lee Kah Choon, Director at invest Penang, announced that Penang will see RM5 billion worth of investments coming into the state in 2015 from four multinational corporations (MNCs) involved in electronic-based manufacturing activities. A major infrastructural development is the state's maiden LRT project, a 17.5km elevated stretch linking Komtar with the Penang International Airport. Construction of the project is to commence in 2016 and will see the initial

implementation of the RM27 billion Penang Transport Master Plan (PTMP), which also includes a 25km expressway linking Bayan Lepas and Tanjung Bungah. The state government also recently confirmed reports that it would introduce trams as part of the PTMP within the Georgetown Heritage Zone which will only add to Penang's charm and boost its tourism industry.

Property prices in Penang began showing a notable increase in the mid-2000s with areas on the Island, particularly Georgetown experiencing the greatest appreciation. This year a slight setback is being seen on the island with fewer residential property launches due to the growing shortage of land and a challenging property market environment. It is now Seberang Prai that is drawing the attention of developers. The recently opened 24-km second bridge connecting Batu Maung on the island and Batu Kawan in South of Seberang Prai has seen an increase in development on both ends of the bridge. Batu Kawan is the site for a premium retail outlet known as Penang Designer Village. The RM1 billion massive project will be headlined by a regional integrated shopping haven anchored by IKEA and include a mixed development of residences, offices, medical facilities, a 20-acre park, an international school, standalone retail outlets and an integrated central transportation hub for Seberang Perai.



“ It is now Seberang Prai that is drawing the attention of developers. ”

Penang's tourism industry has been a primary catalyst of its growth. Ten new hotels, which are currently under construction, are set to open for business by the end of 2015 to cater to its growing numbers of local and international tourists. In June, Hilton Worldwide announced that it will open the country's first DoubleTree Resort in the Batu Ferringhi hospitality belt. One of the main attractions of the hotel will be the introduction of Malaysia's first teddy bear themed museum and gallery — Teddyville — located within the building itself.

“ Butterworth is also a recipient of Khazanah Nasional's Think City Grant which is a community based urban regeneration initiative. ”

MEGA PROJECTS IN THE PIPELINE

Another mega project that has come under much spotlight is the Penang's Undersea Tunnel, a 6.5km tunnel linking Gurney Drive on the island and Bagan Ajam on the mainland. The proposed undersea tunnel which will be the third link between Penang and the mainland will not only reduce traffic congestion, but is expected to spur economic growth in Seberang Perai Utara. Although the project has drawn some criticism from the public, the state government is confident that it will be a game changer for northern Seberang Perai residents and the overall development of the island.

Butterworth is also a recipient of Khazanah Nasional's Think City Grant which is a community based urban regeneration initiative. Recipients of the award will carry out joint projects to improve living spaces and public amenities and work on a wide range of projects involving arts, heritage, culture, environment and economic resilience. The core area designated for regeneration in Butterworth covers three linked roads – Jalan Bagan Luar, Jalan Jeti Lama and Jalan Telaga Air.

CONCLUSION

Despite the many economic opportunities accorded by market centres such as the capital city of Kuala Lumpur and the southern corridor of Iskandar, Penang with its golden beaches, rich cultural heritage, a multi-ethnic population and a thriving commercial landscape continues to present multiple opportunities for growth. 📍





ALL ABOUT ISLAND LIVING AT BOTANICA.CT

Unleashing the untapped potential of Balik Pulau, this self-sustaining township is set to unravel the hidden treasures of Penang's rich landbanks.

Over the last decade, Penang has experienced rapid development and has welcomed numerous urban developments including residential, commercial and industrial developments. As Penang's central business districts become saturated with development, developers are looking to other areas of the vast island to introduce modern projects.

The increasing urbanisation of Penang has also resulting in the property market experiencing a boom, thus raising the demand for medium to upper

scale properties. Capitalising on this trend, Penang-based MTT Properties & Development Sdn Bhd has embarked on a project to deliver the upmarket residential enclave of Botanica.CT in Balik Pulau.

BOTANICA.CT - A MODERN RESIDENTIAL ENCLAVE

Located on the southwestern vicinity of Penang island, Botanica. CT is a self-sustaining garden community in the township of Balik Pulau. Once a picturesque and rustic village, Balik Pulau is rapidly embracing



2

modernisation. Despite its progress, Balik Pulau still enjoys natural settings being surrounded by hills, lush greenery and natural streams.

With ample land space in Balik Pulau, MTT Properties presents a 300-acre township comprising 11 residential phases, an international boarding school, a shopping mall, Botanica Mansion, a medical centre, resort homes and a 5-star hotel. Botanica Mansion which is expected to be operational in November 2015 will only be open exclusively to Botanica. CT residents, offering a swimming pool, a gymnasium, an in-house restaurant and residential suites.

Presenting tree-lined boulevards, excellent infrastructure and a serene environment, Botanica. CT is a tropical sanctuary away from the hustle and bustle of Penang's central business district.

Acknowledging the demand for sustainable and eco-friendly developments, the developer is looking into using green building concepts and materials for future residential and commercial phases within Botanica. CT.



3

- 1 Botanica 5A (2-Sty Terrace)
- 2 Botanica 5A (3-Sty Terrace)
- 3 Botanica 5C (2-Sty Semi-D)

SPECIAL FOCUS I *All About Island Living At Botanica.CT*

To-date, 3 residential phases have been completed consisting of 2 and 3-storey link houses, semi-detached units and bungalows.

BOTANICA 5C

Botanica 5C features 58 double-storey semi-detached homes and bungalows with 4 bedrooms and 3 bathrooms and built-up sizes ranging from 3,000 sq ft to 3,200 sq ft on land area measuring 3,000 sq ft to 4,200 sq ft.

The homes feature elegant facades combined with modern architecture and spacious dimensions. The interiors reflect stylish layout designs and well-defined family areas as well as cosy bedrooms complemented by modern appliances, top quality fittings and exquisite finishes.

Set to be launched in December 2015, Botanica 5C are expected to be completed in 2017. A 5% Bumiputera discount is provided to eligible buyers and other early bird offers are available for limited units.

BOTANICA 4

Botanica 4 sports 29 distinguished three-storey hillside tropical villas against a scenic backdrop of lush greenery and hilly terrain. The homes feature

large windows, glass panelled doors, high ceilings and modern interior layouts. The villas promise large family areas, wet and dry kitchens, spacious bedrooms and stylish bathrooms. Botanica 4 are expected to be completed in 2017.





BALIK PULAU'S UNTAPPED POTENTIAL

Capitalising on Balik Pulau's untapped potential, MTT Properties is set to deliver homes that are surrounded by lush greenery amidst fresh country-side settings, combined with larger built-up sizes and land area.

Presenting a self-sufficient township concept, Botanica. CT is easily accessible and within a convenient distance from urban amenities, commercial business centres, retail hubs and shopping centres. Botanica. CT is set to welcome its own shopping mall which will serve the township. Other popular shopping hotspots such as Queensbay Mall, Mayang Mall and Pan Palace Plaza are within a few minutes' drive from the development.

The Prince of Wales Island international boarding school which is within Botanica. CT is already operational since 2011, whilst other national schools are within several minutes' drive. Hospital Balik Pulau is within a 10-minute distance, whilst the Penang Adventist Hospital, Loh Guan Lye Specialist Centre and Penang General Hospital are approximately 40 minutes away.

The Penang International Airport is 25 minutes away whilst the Second Penang Bridge is approximately 35 minutes' drive from Botanica. CT, making it highly convenient for those travelling from outstation to access Balik Pulau directly via Batu Maung and Teluk Kumbar.

Botanica. CT is accessible via Jalan Sungai Pinang, Jalan Balik Pulau and Jalan Tun Sardon. University Sains Malaysia is approximately 20 minutes away on the eastern end of the island.

ABOUT THE DEVELOPER

Botanica. CT is a signature development by one of Malaysia's leading property developers, MTT Properties & Development Sdn Bhd, a subsidiary of Malaysia Trade and Transport Co. Sdn Bhd. The company has a 52-year track record in stevedoring, barging, shipping, total logistics, international freight forwarding, customs brokerage and road transportation. Through its diversified business interests, the Group aims to enhance the quality of life and provide society with dynamic solutions.

To experience the splendour of Botanica. CT and its show units and as well as prestigious residential enclave, contact 604-866 2399 or visit www.botanica-ct.com.my.

- 4 Botanica 5C semi-detached, bedroom
- 5 Botanica 5C bungalow, dining and kitchen
- 6 Botanica 5C (2-Sty Bungalow)

KEDAH: PROMISING PROSPECTS IN THE NORTHERN CORRIDOR

As Malaysia's northern corridor transforms, Kedah's property sector is gaining traction as it embraces urbanisation.



The property sector in Malaysia's northern corridor of Kedah is gaining momentum with the development of residential, commercial and industrial enclaves. Now that central urban areas such as the Klang Valley, Johor Bahru, Georgetown and Seremban are becoming increasingly saturated, Kedah is shining bright as a growing new prospect - a less explored area in the north.

Bina Darulaman Berhad (BDB), a Kedah-based developer, which has been developing projects in the northern corridor, is optimistic about the growing

real estate prospects of Kedah. With land costs comparatively lower than central urban areas, Kedah poses excellent potential for the debut of modern townships. Despite lacklustre performance in the property market in Kedah as compared to Kuala Lumpur, nevertheless, this state provides a solid ground for stable growth in the property market for the northern region.

Based on this prognosis and the Group's confidence in the sector's performance in the months ahead, BDB has embarked on 5 new guarded residential projects



in the vicinity of Darulaman Perdana in Sungai Petani, Kedah. The developments offer affordable homes with common clubhouse facilities such as an indoor gymnasium, a swimming pool and a multipurpose hall. BDB is cognizant of the need for sustainable development, therefore, Darulaman Perdana will feature solar panels, rainwater harvesting systems and the use of green building materials.

Darulaman Perdana is set to spur further development in Sungai Petani and will contribute towards the modernisation of the township, providing the town



- 1 Darulaman Perdana Central
- 2 Pearl (Double Storey Terrace)

**All illustrations and pictures are artist's impressions only*

with a mosque, a lakeside clubhouse, beautifully landscaped gardens, parks and walkways, interconnected green lungs with jogging tracks and an upcoming commercial centre called Darulaman Perdana Central.

EMERALD

BDB presents 28 single-storey semi-detached homes spread across 5.39 acres of freehold land within the township of Darulaman Perdana. With 7 units per acre, the project promises a low-density development. Comprising 4 bedrooms and 2 bathrooms, the units offer a spacious built-up size of 1,735 sq ft on land area measuring 3,200 sq ft. Featuring distinct exterior facades, and highly functional and stylish interiors, Emerald is an ideal abode for growing families. With spacious gardens, covered car porches that can accommodate up to 3 cars, and a well-planned neighbourhood, the development is a shining testimony of Kedah's maturing real estate sector. Emerald is priced at RM208 per sq ft or RM370,126 per unit.

JADE

Another sterling development by BDD within Darulaman Perdana is Jade - a 2-storey semi-detached development comprising 5 bedrooms and 4 bathrooms. The lower floor of the units come with dry and wet kitchen areas, dining, living and a car porch that can accommodate up to 3 cars. The upper floors present a cosy family area, a spacious master bedroom with en-suite bathroom and 3 other bedrooms. Spread across 5.82 acres of freehold land, the development comprises 10 exclusive units with a sprawling built-up size of 2,560 sq ft on land area measuring 3,200 sq ft. The homes are priced at RM202 per sq ft or RM600,876 per unit.

PEARL

Comprising 141 double-storey terrace houses, Pearl offers spacious homes with 4 bedrooms and 4 bathrooms. Spread across 11.59 acres, the homes boast a large built-up size of 2,250 sq ft on land area measuring 1,650 sq ft. The homes feature well-defined family spaces, a well-designed interior layout

and excellent orientation allowing the flow of natural sunlight and good cross ventilation. The homes are priced at RM370,500 for international buyers and RM350,625 for Bumiputera lots.

RUBY

BDB offers another exciting residential project dubbed the Ruby, presenting 12 single-storey semi-detached units spread across 5.39 acres of freehold land. The homes come in spacious dimensions, with a built-up size of 1,735 sq ft on land area measuring 3,200 sq ft, and a car porch that is able to accommodate up to 3 cars. Comprising 4 bedrooms and 2 bathrooms, the homes are priced at RM370,126.

SAPPHIRE

BDB's Sapphire series offers 38 elegant 2-storey semi-detached homes comprising 5 bedrooms and 4 bathrooms with a built-up size of 2,560 sq ft on land area measuring 3,200 sq ft. Sapphire presents stylish interior layout and a contemporary façade. The homes come with spacious living and dining areas, wet and





dry kitchens, a store room, a cosy family area on the upper floor and large bedrooms. Priced at RM600,918, Sapphire homes set the tone for a modern Kedah.

EXCELLENT LOCALITY

Darulaman Perdana enjoys excellent accessibility and is within a convenient distance from a wide array of amenities. The development is located approximately 6 kilometers from the Sungai Petani North-bound exit, 8.1 kilometers from Sungai Petani town and 10 kilometers from the Sungai Petani South-bound exit.

ABOUT THE DEVELOPER

Darulaman Perdana and the residential and commercial developments within this enclave are signature developments by BDB Land Sdn Bhd, a subsidiary of Bina Darulaman Berhad, a leading property developer in the northern frontiers of peninsular Malaysia. The Group's first pioneering township is Bandar Darulaman in Jitra, a self-contained satellite township in Alor Setar. Since then the Group has successfully delivered premier residential and commercial developments in Kedah. 📍

To experience the modern developments of Malaysia's northern region, contact 1 800 88 8010 / 604-442 8080/ 604-441 9019 or visit bdbland@bdb.com.my.

- 3 Jade (Double Storey Semi-detached)
- 4 Ruby (Single Storey Semi-detached)
- 5 Sapphire (Double Storey Semi-detached)

**All illustrations and pictures are artist's impressions only*





PENANG: A SUSTAINABLE PROPERTY MARKET

Penang's attractiveness as a good place for investment can be observed from its property prices.

In Penang, there has been a public concern on whether the property market is overheated and besides increasing prices, there is currently an oversupply of properties on the island. Kevin Singham, Director of Reapfield Properties (PG) Sdn Bhd shares with iProperty.com about the property market in Penang this year.

1. How has the property market fared in 2015 for the primary and secondary properties in Penang?

Compared to 2014, there is definitely a dip in the property market for both the primary and secondary properties in Penang. According to NAPIC's latest data, there is a 14% drop in the number of residential properties transaction in the first half of 2015 from the same period in 2014 in Penang. Many prospective buyers adopted the wait-and-see strategy, giving the real estate industry in Penang a tough and challenging year.

2. The weakening Ringgit and the GST have affected the property prices in other states. How much has it affected the property prices in Penang?

If you analysed NAPIC's data, despite the drop in the number of residential transactions of 14% during the first half of the year, the decrease of the transacted value is only around 2.8%. The weakened Ringgit, implementation of GST and other factors such as the state imposed levy as well as the stringent bank loan approval, have definitely affected the property prices in Penang. However, I believe that the current property prices reflects a much fairer market price as compared to before. The drop in transacted value is a mere adjustment of the price to a fair market price.

3. Will Penang face a property glut with the abundance of newly built high rise condominiums?

It is already something that is happening in Penang. Most purchasers of those high rise condominiums already have a place to stay. Some even own more

than 2 properties. This is one of the reasons why newly completed projects are mostly empty and takes some time for them to be fully occupied. Presently, we have a far larger residential property supply compared to demand, making the present market more favourable to buyers compared to the sellers.

4. What are the challenges faced by the Penang state government in implementing affordable housing?

There has been a few launches of affordable housing projects in Penang and the take-up rate has been relatively slow despite the attractive pricing. One of the reasons is the stringent housing loan approval imposed by banks. There has been also calls by the public to relax the criteria in purchasing an affordable house so as to give more buyers an opportunity to own an affordable home. I believe that the state government is looking into this. Hopefully, some measures will be taken to make the implementation of affordable housing a success.

5. What are the emerging property hotspots in Penang?

Most of the developable lands in Penang Island are already urbanised. I believe that the south-west of Penang island is still an area to look at moving into the future. As for the mainland, I foresee that the emerging hotspots will be at Perai, Simpang Ampat and Tambun.

6. What is your property market outlook for Penang in 2016?

I expect the Penang property market to pick up in 2016 and I believe that once the investors and purchasers acclimatise to the current market situation, business will be back as usual. Purchasers will definitely be extra cautious and only look for properties at the right location that offer the best value. In general, I believe that it will be a better year for the real estate industry compared to 2015. 💡

ximple

Wireless Alarm



Simple **DIY** Wireless Alarm

Apps Based Alarm Solutions



Backup Battery



Wireless System



Mobile Apps Control



Built-in Mic & Speaker



Video Playback



**Provide An Affordable Solutions,
Better Secured For Your Premises**

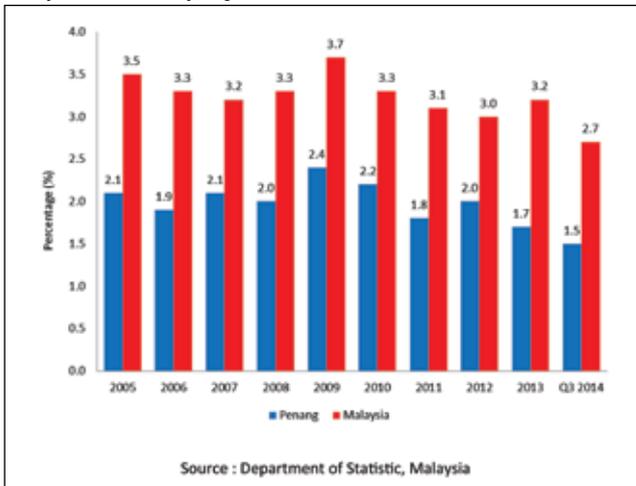
PENANG PROPERTY MARKET OUTLOOK (H2) 2015

Volume of transactions is expected to decline in Penang, says Henry Butcher Malaysia (Penang).

Key Economic Indicator

Penang’s Gross Regional Product (GRP) was mainly contributed by the manufacturing and services sectors. Manufacturing accounted for 50% of the GRP shares while 46% was from the services sector. Manufacturing’s main sub-sectors include electrical and electronic while services include hospitality, medical tourism and outsourcing of support services. The services sector is expected to surpass the manufacturing sector soon and is projected to grow by 48.6% in 2015. Unemployment rate remained stable at less than 3%. Penang’s population stands at 1,638,400 as at 2013 and two thirds of Penang’s population is less than 40 years old.

Graph 1 - Unemployment Rate



Impact of Goods & Services Tax (GST)

Goods & Services Tax (GST) under the Budget 2014 which replaced Sales Tax Act 1972 was implemented on 1st April 2015. The sale, purchase and rental of residential properties will not attract GST. However, any sale, purchase and rental of commercial & industrial properties will be taxed at 6%. Under the GST tax regime, consumers have been paying more for food, products and services. In view of the overall cost increase in property development, most analysts are of the opinion that this will have an eventual impact on property prices in the primary market. Commercial

properties which attract GST are now beginning to feel the brunt of its effect.

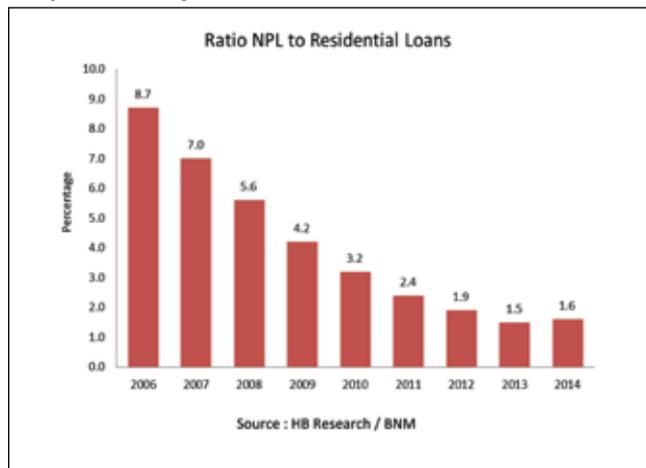
Base Rate

Effective from January 2015, the new reference rate is known as Base Rate (BR). The latest BR as at Jan 2015 is between 2.96% to 4.02% while effective lending rate hovers between 4.45% to 4.8%.

Non-Performing loan

The percentage of non-performing loans (NPLs) reflects the health of the banking system. A higher percent of such loans means that the banks are having difficulty to collect their interest and principal on their credits. The total housing loan approved this year was RM1.937 million as at May 2015 compared to RM1.723 million during the same period in 2014, an increase of about RM214 million.

Graph 2 - Malaysia's NPLs

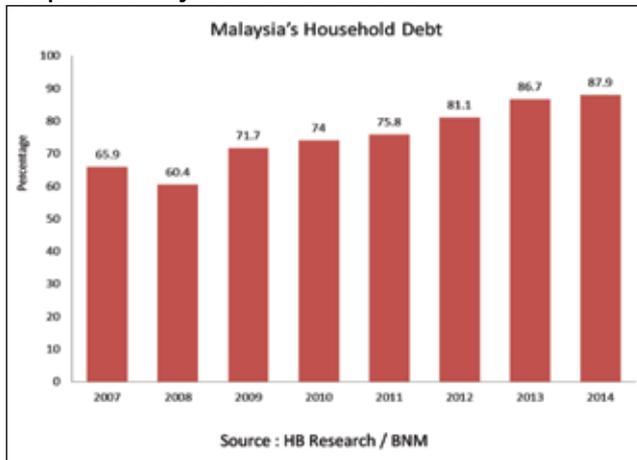


Graph 2 shows a decline in NPL ratio. As at Q4 2014, the ratio recorded at 1.6%.

Malaysia's Household Debts

As at Q4 2014, Malaysia’s rising household debt recorded at 87.9% compared to 65.9% during the same period in 2007.

Graph 3 - Malaysia's Household Debt



PENANG'S PROPERTY DEVELOPMENTS AT A GLANCE

On June 19, there was a dual signing ceremony between Aspen Vision City Sdn Bhd and Columbia Asia Sdn Bhd for "A Preferred Choice for Affordable and Effective Healthcare Services" and Aspen Vision City Sdn Bhd and OCBC Bank (M) Berhad for "Projects Financing Facilities".

Aspen Vision City is a mega-scale joint-venture development between Aspen Group and Ikano Pte. Ltd, a global giant home furnishing and shopping centre known as IKEA. A long term master plan at Batu Kawan has been designed which will comprise a collection of shop offices, residential condominiums, retail and serviced suites, hotels, office tower, financial hub, medical centre, healthcare facilities, international school, shopping mall as well as a Central Island Park.

- Eco World has launched its maiden project, Eco Terraces. The RM340 million Eco Terraces will be developed on a 13 acres landscaped ground at Paya Terubong. The master plan will comprise a 47-storey condominium, 47 units of 3-storey terrace and 12 units of semi-detached houses.
- Tamarinds Group is developing a 29-storey luxury high-rise condominium at Tanjung Tokong, Penang. It is an exclusive 22-residential units with sizes from 5,000 to 9,000 sq. ft.
- Summit 191 is an upcoming high-rise development by M Summit Group located at Jalan Magazine, just next to the new St. Giles Wembley Hotel. The development will comprise 23-storey commercial suites and restoration of 5 units of 2-storey heritage shophouses.
- Perennial Real Estate Holdings Ltd. and IJM Land will jointly develop a 1.4 million sq ft waterfront site in Gelugor along Penang's eastern coastline. There

will be a shopping mall, thematic shops, residential towers, an office tower, two hotels with more than 750 rooms, as well as a convention centre.

The site is described as "Penang's first mega integrated waterfront icon with retail, entertainment, recreational, residential, business, hospitality and Meetings, Incentives, Conventions and Exhibitions".

- Sunway Berhad is planning to develop a RM450 million high-rise residential property and a RM1.05 billion shopping mall on 9.82 hectares of land in Paya Terubong. The mall will have a gross floor area of 1.4 million sq ft and will be tenant-controlled.
- Titijaya Group will launch its mixed development project soon in Batu Maung. This is the Group's first acquisition and development outside Klang Valley with an estimated GDV of RM2.6 billion.

This 20.3 acres of land is located next to the second Penang Bridge and consists of 4 blocks of residential condominiums, 4 blocks of serviced suites, 1 block of 5-storey shop offices and 92 units of multi-level shop offices. The project is expected to be completed by 2023.

- BSG is planning to build a mixed-development project on a quarry land in Bukit Gambier/Minden Heights. The development will comprise a 37-storey condominium with 487 units and 22 shop offices.
- YTL Land and Development had recently fully sold its project "The Shorefront" before launch. The RM310 million project is a freehold 3-acre development comprising 115 units of condominiums across three 5-storey blocks. The project is located adjacent to (E&O) Hotel.

They were sold from RM1,300 to RM2,100 per sq ft with floor areas from 1,400 to 3,400 sq. ft. and expected to be completed in 2017.

- On 20 July 2015, Affin Hwang Capital Research has listed Gamuda, IJM Corp and Eastern & Oriental (E&O) as its top buys for infrastructure and property exposure to Penang.

Penang is forging ahead with development through public-private partnership (PPP) projects. The RM 27 billion Penang Transport Master Plan (PTMP) is the largest PPP project and these companies are the potential beneficiaries of PTMP.

The first LRT project, part of PTMP in Penang will start construction next year with a 17.5km elevated stretch linking Komtar to Penang International Airport. This RM4.5 billion project will help ease the traffic

woes in Penang. The LRT line will be supported by revamped bus system and trams which is targeted to be completed between 5 to 6 years.

The 6.5km road tunnel will run from Gurney Drive to Bagan Ajam in Butterworth. The expressway includes:

- 4.2km bypass from Persiaran Gurney to Persiaran Tun Dr Lim Chong Eu;
- 4.6km bypass from Persiaran Tun Dr Lim Chong Eu to Bandar Baru Air Itam; and
- 4-lane 12km road linking Tanjung Bungah to Teluk Bahang.

Penang Property Market

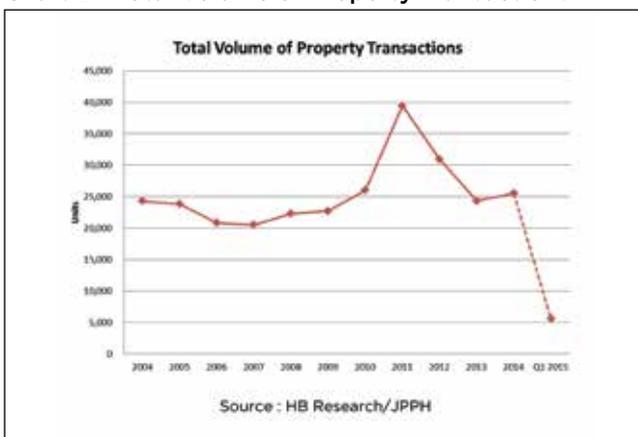
Penang property prices have been on an upward trend since recovering from the dip in 2009 with a 2% increase from 2013 to 2014 with total value of transaction recorded at RM13.49 million and RM13.77 million respectively. The period of Q1 2015 saw a slight drop, at RM3.578 million compared to RM3.776 million in Q1 2014.

The total volume of transactions increased slightly with 24,346 units of transactions recorded in 2013 compared to 25,555 units in 2014. Q1 2015 registered lower volume at 5,637 units compared to 6,416 units on the same corresponding period last year.

Chart 1 - Total Value of Property Transactions



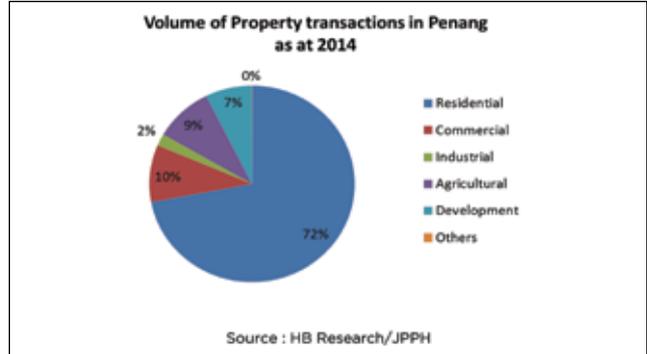
Chart 2 - Total Volume of Property Transactions



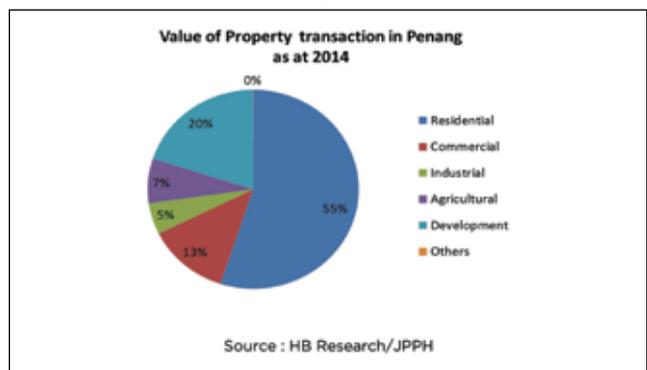
The residential sector remains the most active at 68% of the total volume of property transactions as at Q1 2015.

The shift in investment from residential saw transaction volume for commercial sector recorded at 8% in 2014, an increase from 9% compared to last year while the development land sector remained the same at 7% for both years.

Graph 4 - Volume of Property Transactions as at 2014



Graph 5 - Value of Property Transactions as at 2014



2014 saw an increase in total value for the residential sector from 53% in 2013 to 55% while the development sector saw a drop from 23% in 2013 to 20% in 2014. The total value for the commercial sector remained the same at 13% for both years.

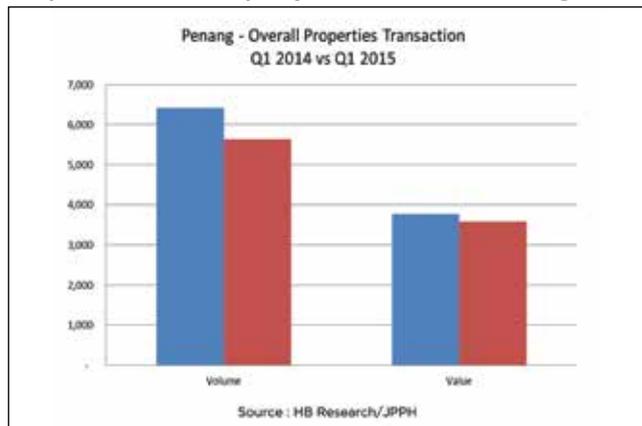
Penang Residential Market

The year 2014 registered a slight increase of 1,026 units with a total volume of 247,251 units compared to 246,225 units in 2013. The total value as at 2014 also increased to RM82.059 million from RM72.060 million in 2013.

Chart 3 - Cumulative Residential Property Transaction

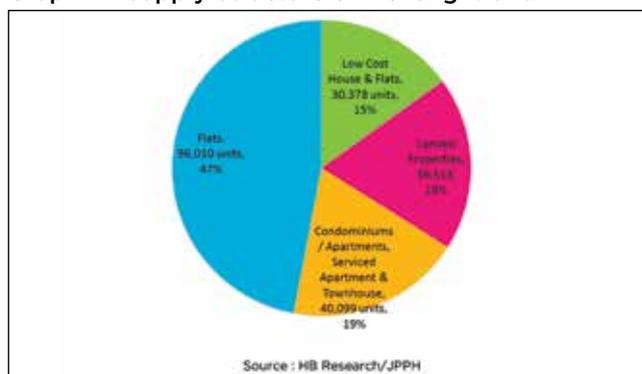


Graph 6 - Overall Property Transaction on Penang Island



There is a total supply of 206,000 units on Penang Island of which 80% are strata-titled while 20% comes from landed property.

Graph 7 - Supply Structure on Penang Island



In terms of supply, on Penang Island, 62% of the properties are less than RM250,000 while properties above RM1 million is only 8%.

Housing

Penang Affordable Housing Scheme is initiated by Penang State Government in its effort to provide quality housing at affordable prices to Penangites.

There will be 34,608 units of affordable homes available in the next 3 to 4 years. About 15% of these units range from RM200,000 to RM300,000 while the remaining are priced from RM300,000 to RM400,000.

The affordable homes are targeted at first-time-home-buyers. To be eligible, the following must be fulfilled:

- A Malaysian Citizen;
- A registered voter in Penang and met one of the following criteria:
 - i) Penang-born working in Penang; and
 - ii) residing in Penang for at least 5 years from the date of application.
 - Aged 21 and above as at the date of application;
 - Total household income (husband and wife) not exceeding RM10,000 per month (Table 1);

- Bachelor degree or diploma holder with minimum of 2 years working experience (talented & skilled category);

Affordable Housing Applications

- The applicant and spouse must not own any property in any state in Malaysia except Low-Cost homes.
- For Low Cost/Low Medium Cost applications, the applicant and spouse must not own any property in any state in Malaysia.
- For talented and skilled category, the applicant will also have to undertake to be in Penang for a minimum of 5 years from the date of handover of keys of the said affordable housing unit.

Table 1 - Eligibility

TYPE OF HOUSING	PRICE RANGE	TOTAL HOUSEHOLD INCOME LIMIT PER MONTH
Affordable Housing	RM300,001 to RM400,000	RM10,000
	RM200,001 to RM300,000	RM8,000
	RM200,000 and below	RM6,000
Low medium cost	RM72,500 and below	RM3,500
Low cost	RM42,000 and below	RM2,500

Some of the affordable housing projects

I-Santorini

Tanjung Bungah, Penang
 Developer : Ideal Group
 2,155 units (From RM400,000)

Tri-Pinnacle

Tanjung Tokong, Penang
 Developer : Aspen Group
 852 units (RM299,000 to RM400,000)
 389 units (RM72,500)

Hijau E-Komuniti

Bandar Cassia, Batu Kawan
 Developer : Penang Development Corporation
 8,428 units (RM162,000 to RM200,000)
 3,372 units (RM72,500)

One Foresta

Bayan Lepas, Penang
 Developer : Ideal Property Group
 1,342 units (From RM300,000)

Granito

Tanjung Bungah, Penang
 Developer : BSG
 980 units (From RM400,000)

Ramah Pavilion

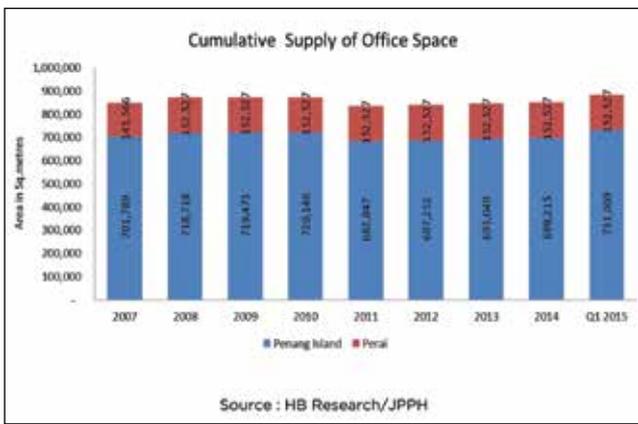
Teluk Kumbar, Penang
 Developer : M Summit Group
 759 units (RM198,000 to RM398,000)

Penang Office Market

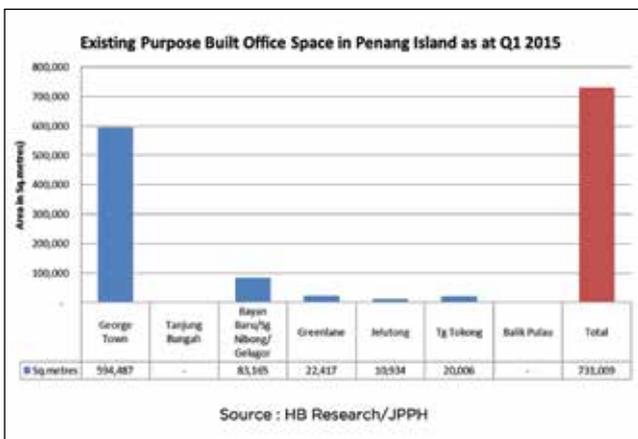
There is a total supply of office space of about 883,536 sq. metres in the State of Penang of which 731,009 sq. metres is on Penang Island and 152,527 sq. metres is in Seberang Perai.

On Penang Island, George Town has the largest supply of office space with a total of 594,487 sq. metres while the remaining are in the South West District.

Graph 8 - Cumulative Supply of Office Space



Graph 9 - Distribution of Office Space on Penang Island



Penang Hospitality Market

The tourism industry is one of the major catalysts of economic growth. Over the years, the state has tremendously drawn a high number of visitors both nationally and globally, particularly after the inscription of George Town as the Unesco World Heritage Site on the 7th July 2008.

The international and domestic arrivals of tourists at Penang International Airport saw an increase of 10.1% in 2014 compared with 2013 with international arrivals registered at 2.571 million in 2014 and 2.425 million in

2013 while domestic arrivals in Penang also increased to 3.465 million in 2014 from 3.061 million in 2013.

Malaysia is currently ranked among the world's top health tourism destinations thanks to its affordable, high quality medical treatment, with over 60% of health tourists making Penang their preferred destination. The rise of health tourists in the recent years has contributed strong revenue for Penang's health tourism sector. For health tourism alone, Penang generated RM370 million and RM320 million in revenue in 2013 and in 2012, respectively. Malaysia is targeting to reach RM9.6 billion in revenue from medical tourism by 2020.

Chart 5 - Total Number of Foreign Patients and Medical Tourism Receipts in Malaysia (2003 - 2013)

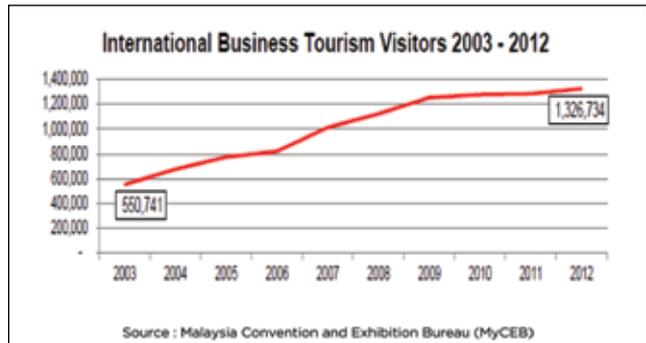


Malaysia's international business tourism visitors have increased by an estimated 140% since 2003. Malaysia Convention and Exhibition Bureau (MyCEB) is targeting a growth of tourist arrivals.

In line with MyCEB's goal, Penang will have two Meetings, Incentives, Conventions & Exhibition (MICE) centres once the Subterranean Penang International Convention and Exhibition Centre (SPICE) completes in 2015 and the Penang Waterfront Convention Centre (PWCC) in 2017.

Both will drive up demand for hotel rooms in Penang as the number of visitors is expected to increase. As to date, there is a shortage of hotel rooms.

Chart 6 - International Business Tourism Visitors 2003 - 2012



There are only 14,000 rooms as of last year. Owing to the high flow of domestic and international tourists to Penang Island, it needs to have ample supply of hotels to cope with the increasing tourism growth.

There are eight hotel developments located on Penang Island that are either under construction or yet to be officially opened for operation. Upon completion, these hotel developments will contribute 1,598 rooms of different types, rates, sizes and designs with different themes.

Brief details of the future hotel supply on Penang Island are tabulated in Table 2.

Table 2 - Future Supply of Hotel Rooms

HOTEL	LOCATION	CLASSIFICATION / ZONE	NO. OF ROOMS
BEACH			
Ri-Yaz Hotel & Resort	Seri Tanjung Pinang	Business	226
Banyan Tree	Teluk Bahang	International	160
Double Tree Resort by Hilton	Batu Ferringhi	International	318
Sub Total			704
GEORGETOWN CITY			
Mansion One Hotel	Jalan Sultan Ahmad Shah	Business	200
Rice Miller Hotel & Residence	Lebuh Gereja	Business	48
Cititel Express	Jalan Magazine	Business	234
Courtyard by Marriott	Jalan Macalister	Business	200
Victoria Street Hotel	Lebuh Victoria	Business	80
OZO Hotel	Jalan Argyll	Business	132
Sub Total			894
Grand Total			1,598

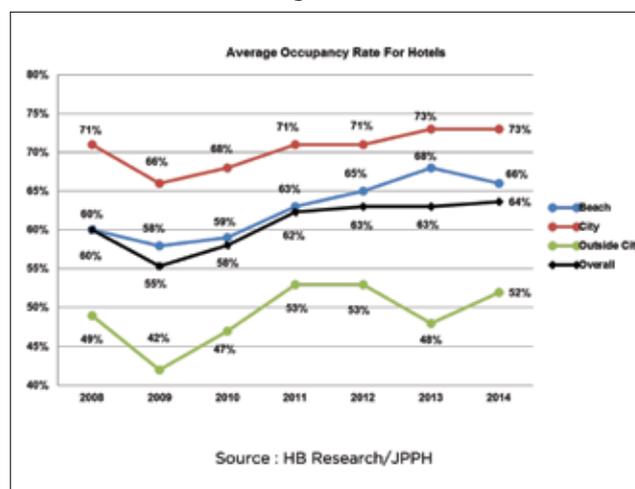
* Source : HB Research

Generally, hotels on Penang Island recorded average occupancy rates between 55% and 65% over the last 5 years. In terms of occupancy rate by type, city hotels found to achieve the most outstanding performance with an average occupancy rate of about 70% over the last 5 years. One of the main reasons that contributed to the success of city hotels is due to the inscription of George Town City as the Unesco's prestigious World Cultural Heritage Site on 7th July 2008.

For beach hotels, it recorded an average occupancy rate of 63% over the last 5 years. Demand for beach hotels increased continuously from 2009 to

September 2013, recording at 58%, 59%, 63%, 65% and 68% respectively. The statistics shown in Chart 7 is up to the month of July which is a relatively low-season period and industry analysts expect 2014 to surpass that of 2013.

Chart 7 - Average Occupancy Rate for Hotels by Classification on Penang Island

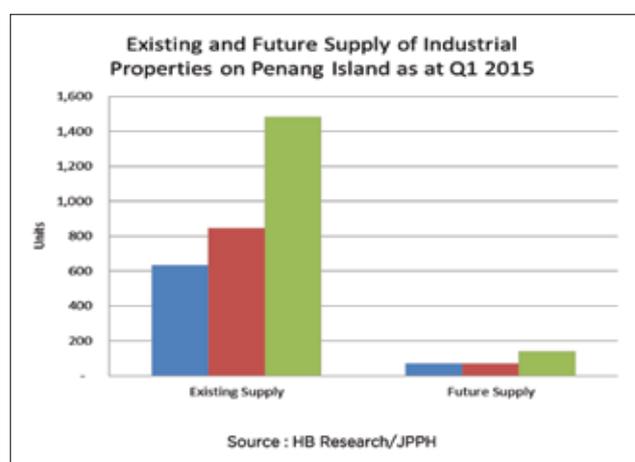


Penang Industrial Market

There is an existing supply of 1,483 industrial units with 635 units in the North-East District and 848 at the South-West District of Penang Island. Out of 1,483 units, 1,039 units are landed industrial while 444 units are stratified.

Currently, there are more than 300 multinational companies which have chosen Penang as a location of choice to set up their manufacturing facilities.

Graph 11 - Existing and Future Supply of Industrial Properties



According to Invest Penang, there will be some RM5 billion worth of investments from China involving electronic-based manufacturing activities this year and 2,000 jobs will be created from these investments.

Penang International Technology Park and Business Process Outsourcing (BPO) projects in Batu Kawan and Bayan Baru respectively, would be jointly developed with Temasek Holdings and Economic Development Innovations Singapore and due for completion in 5 to 10 years.

The projects have a gross development value of RM11.3bil and will generate 25,000 to 30,000 jobs in the future. Penang had the most approved manufacturing projects in Malaysia after Johor and Sarawak. This trend will remain in 2015. A number of foreign direct investment (FDI) projects are expected to begin or be completed in 2015.

Hewlett-Packard has also chosen Penang as the location to set up its new RM1 billion manufacturing facility which will produce high-speed inkjet printer heads for global market. It is expected that Penang will remain as one of the major Malaysian receivers of FDI in the first half of 2015 as it did in 2014.

Meanwhile, Fairchild Semiconductor International Inc., known as National Semiconductor when it first came to Malaysia in 1972, is selling its manufacturing facility in the Free Trade Zone in Bayan Lepas as part of its worldwide realignment exercise and will cease operation by end of 2015.

The services sector is predicted to gradually overtake the manufacturing sector, in line with the state's plan to converge manufacturing and services industries through the shared services and outsourcing sector.

Pre-war Heritage Property Market

George Town's status as the Unesco World Heritage Site in 2008 is a prestigious award as a historic enclave worthy of recognition and preservation. The World Heritage List includes 962 properties forming part of the cultural and natural heritage which the World Heritage Committee considers as having Outstanding Universal Value.

George Town has 4,665 units of buildings within 259.42 hectares which is further divided into core and buffer zone. Prior to investing in pre-war heritage properties, the following are the usual factors that an investor will take into consideration:

- Location
- Architectural style and historical value
- Social value
- Historical ambience
- Potential for business

The transaction for pre-war heritage properties started to pick up since 1999. 2014 saw a slight drop of transactions to 165 units compared to 186 units in 2013. Q1 2015 registered total transactions of 55 units.

Graph 11 - Trend in Volume of Transactions for Pre-war Properties in Penang Island from 1987 to Q1 2015

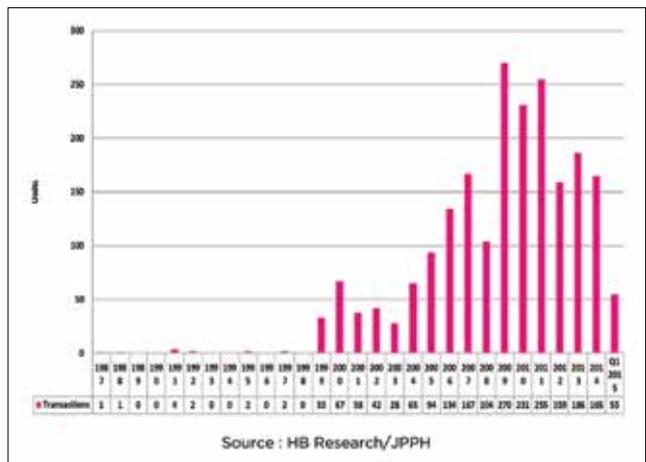
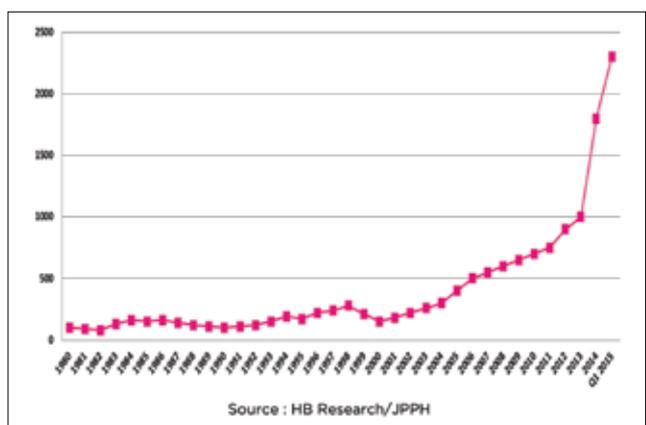


Chart 8 - Price Index of Pre-war Properties from 1980 to Q1 2015



2015 saw a huge jump in price appreciation from RM1,800 in 2014 to RM2,300 per sq ft. This is mainly attributed by the limited and rare supply of pre-war heritage properties in George Town.

What is the outlook for Penang's Real Estate Market in H2 2015?

- Penang has a charm of “outstanding universal value” that showcases George Town’s unique historical and architectural buildings.
- George Town, under George Town Transformation Programme, would be transformed from a moderately functioning urban centre into a model 21st century “secondary” city.
- Desirable property is limited in supply.

- Demand from local & international buyers is expected to consolidate.
- Challenging market amidst global economic uncertainties.
- Volume of transactions is expected to decline.
- No dip in property prices yet - high land & construction costs, reduction in new launches & introduction of GST.
- Property prices are currently stable.
- Slower but still positive credit growth underpinned by strong domestic liquidity and continuing credit flows as banks remain healthy although sales take-up rates are occasionally affected by end-financing issues. 📍



DISCLAIMER: The data above represents the findings of Henry Butcher Malaysia (Penang) and is not in any form and endorsement or recommendation by iProperty.com. Readers are encouraged to seek independent advice prior to making any investments.

HOUSEBUYERS PREFERENCES IN PENANG

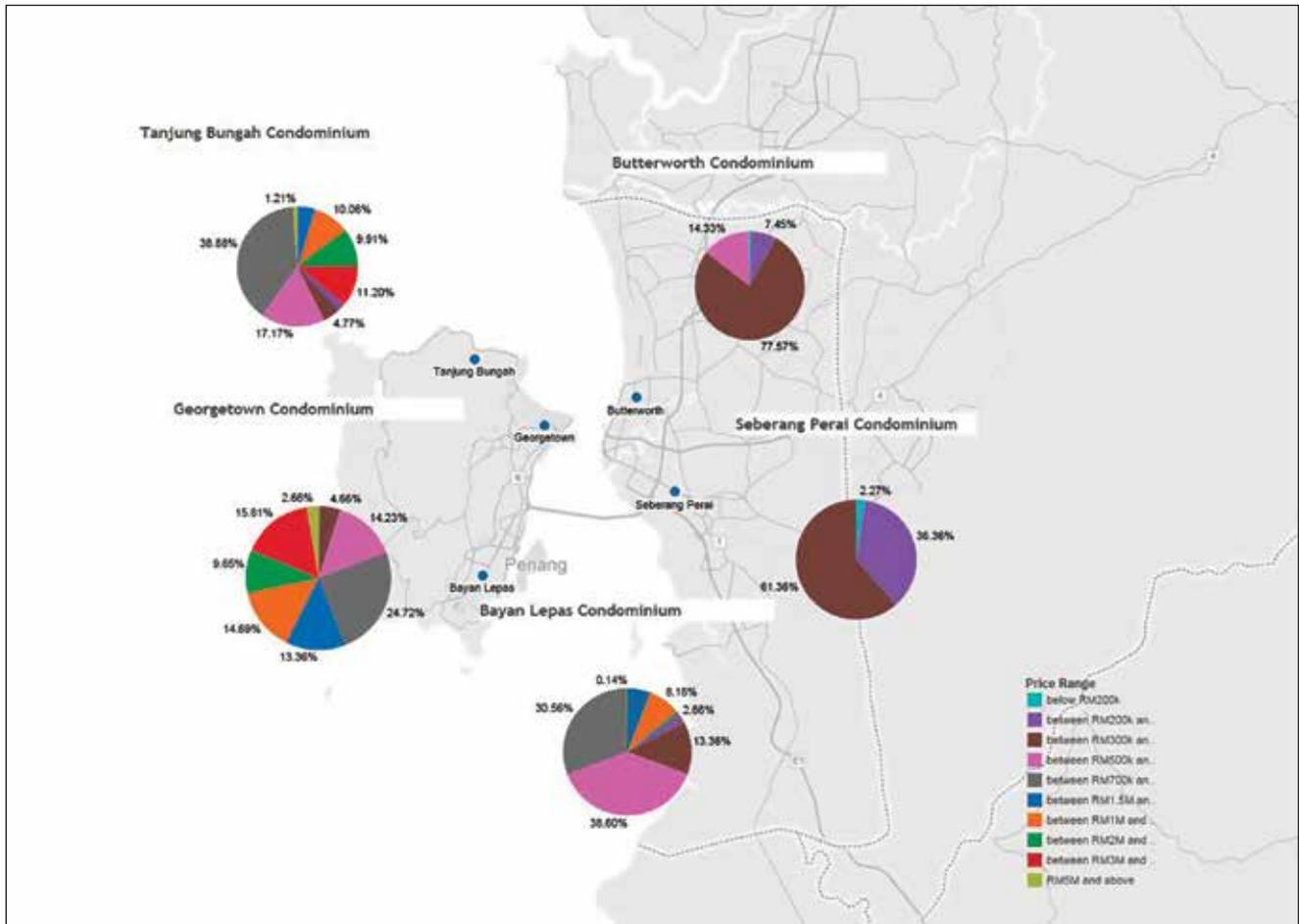
Famous for its cheap and tasty street fare, Penang is also a list-topper for aspiring homebuyers. iProperty.com Malaysia examines housebuyer preferences for the two most searched for properties - condominiums and 2-storey terrace houses using information garnered from its iPropertyIQ database. The data, spanning from 2014 to September 2015, illuminates how which price range takes prevalence in a few hotspot areas in Penang, namely - Tanjung Bungah, Georgetown, Bayan Lepas, Seberang Perai and Butterworth.

CONDOMINIUMS

Both Tanjung Bungah and Georgetown recorded RM701,000-RM900,000 as the most searched for

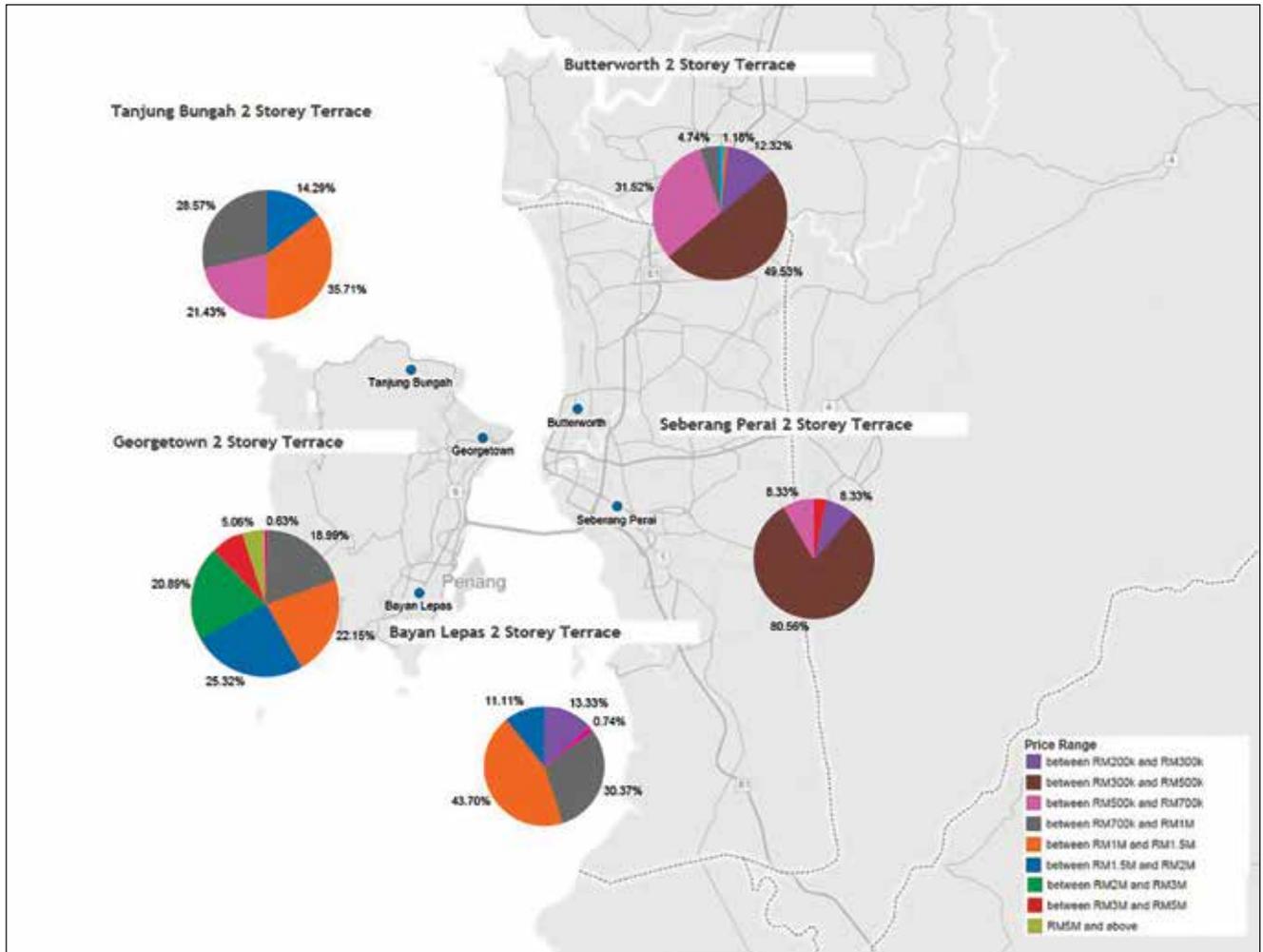
price range, at 38.88% and 24.72% of the total search respectively. Interests are mainly skewed towards the higher priced units as these two locations are prime areas for the more affluent locals and expatriates. In Bayan Lepas, the price range that came out on top was the RM501,000-RM 700,000 category at 24.72%. Bayan Lepas, which houses the state's airport and industrial areas are seen as an up and coming area for potential homebuyers to invest in, attesting by most of the units being searched for being above affordable levels. Meanwhile on the mainland, the RM301,000-RM500,000 price range takes prevalence for both Butterworth and Seberang Perai at 77.57% and 61.36% respectively.

CONDOMINIUMS



Source: iPropertyIQ Database (January 2014 - September 2015)

2-STOREY TERRACE HOUSES



Source: iPropertyIQ Database (January 2014 - September 2015)

2-STOREY TERRACE HOUSES

The prices most searched for on the island is pretty steep, with the RM1,000,001-RM1,500,000 category taking the spotlight for both Tanjung Bungah and Bayan Lepas at 35.71% and 43.70%. Georgetown warranted a higher price search with the RM1,500,001-RM2,000,000 price range taking the majority's vote at 25.32%. According to the National Property Information Centre, the state's total existing supply of landed residential properties is 141,599 units of which 104,804 units (74%) are in Seberang Perai and the remaining 36,795 units (26%) are on Penang Island, contributing as to why landed units on the mainland is much cheaper than its island's counterparts.

For both Butterworth and Seberang Perai, the dominant price search range was RM300,001-RM500,000. However, the percentage search bore a distinct difference between the two areas, with Seberang Perai having a much higher percentage at 80.56% compared to Butterworth's 49.53%. This may be due to the recent opening of the Second Penang Bridge, which landing point is in Batu Kawan, Seberang

Perai. According to CH Williams Talhar & Wong's 2015 Property Market report, the new bridge has provided the propulsion for development in Seberang Perai, and new major mixed development projects have recently been launched, providing increased options for prospective homebuyers.

CONCLUSION

The price range searched for on the mainland is much lower than that on the island as the land cost there is much cheaper with the mainland having abundant land and a comparative lack of infrastructure and connectivity. Also, there is a bigger gap in the searched for prices for landed properties between the island and the mainland as compared to condominiums. This is because aspiring homebuyers have more choices with more attractive and relatively affordable condominiums being launched on the island in the recent few years. It is clear that for now, the mainland is the preferred location choice for homebuyers on the lower end of the income spectrum while the island caters more for those with higher means. 📍

PDC: A PIVOTAL ROLE IN PENANG'S PROPERTY DEVELOPMENT

PDC plays an instrumental role as the catalyst of growth in Penang.

The Penang Development Corporation (PDC) is a state development agency to develop, plan, implement and promote development projects in the form of socio-economic on behalf of the State Government of Penang. PDC's main objectives include property development, entrepreneur development and investment.

Dato' Rosli Jaafar, General Manager of PDC via an email interview with iProperty.com highlighted the importance of PDC in Penang's property development.

1. As the premier development agency of Penang, what are PDC's main responsibilities?

Since its incorporation, the PDC has been tasked with the responsibility of spearheading socio-economic growth, creating employment and improving the quality of life of the people of Penang.

Its principal activities include being the government think-tank, industrial park development, township development, urban redevelopment, affordable housing and investments.

Since its inception, PDC has chartered new waters and its efforts in industrial and housing development have positioned Penang as a leading industrial, tourism and services hub in the region.

PDC's vision 'To be the premier State agency in making Penang a better place for all through sustainable socio-economic development' serves as a guide in all its development plans for Penang and its people.



The corporation's strategies include planning and developing industrial areas complete with good infrastructure and facilities, increasing land bank in strategic areas for industrial and mixed development, providing affordable housing for all strata of society, rejuvenating Penang's city centre through strategic redevelopment and revitalization plans for KOMTAR and the Greater KOMTAR area, and to spearhead the planning and development of the new township of Batu Kawan.



PDC will continue to play an instrumental role as the catalyst of growth in Penang; working in tandem with the public and private sector as its partners in progress, and in line with the State's vision of achieving international city status.

2. What are some of the challenges that PDC have faced in its efforts to fulfil those responsibilities?

Some of the challenges that we face include resettlement of squatters for new developments, escalating cost of construction to provide affordable homes and shortage of skilled workers to support industrialisation.

3. PDC working with industry captains has exciting plans for Batu Kawan, which is set to house Penang's new intelligent, satellite township. What is the progress of the development so far?

PDC is committed to building up the 6,000 acres Bandar Cassia, Batu Kawan's modern satellite township into the first eco town of the region.

In expediting development growth, we are collaborating with private companies with brand names for RFP (Request for Proposals) to jointly develop Bandar Cassia, Batu Kawan township, like EcoWorld, Aspen, PE Land, Paramount and PKT Logistics.

Our success story in Batu Kawan can be seen from the Batu Kawan Industrial park that has attracted industry giants to set up their manufacturing bases there. In a space of 5 years,



we have already generated 5,000 jobs within the industrial park. Some of the brand names like Bose System Malaysia, Malaysia Automotive Lighting, Haemonetics, Sandisk and Seagate have set up their manufacturing plants in Batu Kawan.

We are also developing the 150 acres SME Village in Batu Kawan that comprises 44 factory plots and ready build factory buildings (174 terrace units and 124 semi-detached units) that are developed in phases.

In the field of education, we have international brands like Hull University, KDU University and other tertiary institutions in the pipeline.

As for commerce and retail, we have Design Village, Penang and IKEA will also be opening up its first flagship store in the northern region.

We have also planned for leisure and quality living whereby 470 acres of land in Batu Kawan will be developed by EcoWorld into a golf course and mixed development.

All in all, the 6,000 acres Bandar Cassia township, Batu Kawan is poised to become a hub for industry, tourism, commerce and services, where quality living and business thrive under the concept of work, live and play.

4. With the Penang Transport Master Plan in the pipelines, what can we expect for Penang's property market in the near future?

With better connectivity within the island and the mainland coupled with excellent linkages provided by two bridges, the property market in Penang can be expected to further improve not just for properties on the island but is expected to accelerate the growth of the property market especially on the mainland. 📍



- 1 An artist's impression of the Design Village, Penang.
- 2 The EcoWorld project in Batu Kawan being presented to the public.
- 3 The signing ceremony between PDC, Aspen Group and Ikano Pte Ltd for the development of Aspen Vision City.

HOW CHILD-FRIENDLY IS YOUR POTENTIAL NEW HOME?

Housebuyers usually list location, price and design as some of the deciding factors when purchasing their dream home. Young families should not forget to take their child into account when deciding where to settle down.

Here are some points to add to your checklist:

CHOOSING A PROPERTY TYPE - WHAT ARE YOUR CHILD'S NEEDS?

- Does your child need his or her own room?
- Does your child require mobility assistance like ramps or bars?
- Is your child still trying to learn how to walk?

For instance, most couples who have a toddler would prefer to have a bungalow layout, where there is a big open plan for the living room and kitchen. This is because their child would be just trying to learn how to walk at that time, and it is necessary that they have sufficient space to crawl around. Also, as toddlers are naturally curious and will explore unhesitatingly, stairs could be no-no for many.



IS THE SURROUNDING AREA OF YOUR POTENTIAL HOME SAFE FOR YOUR KID?

- Does the property have its own yard and/or gate?
- Is the property within an exclusive compound or a small neighbourhood?
- Is there a children's playground or recreational area nearby or within the property compound?

Being adventurous, children will always want to play outside, hence your child will be spending a lot of their time outdoors. Parents should inspect the neighbourhood to make sure that it is safe to play in and does not pose any danger from busy roads and oncoming traffic.

SECURITY FEATURES IN YOUR POTENTIAL HOME - DO THEY EXIST?

- Are the glass windows tempered and are they equipped with iron grills?
- Does the property have an emergency exit in case of fire, etc?
- Does the door have a lock system from the inside?

These safety features not only adds a sense security, they also provide convenience in executing daily activities. For instance, an automatic gate will definitely come in handy after a grocery run and your hands are already full. An electronic keypad to open and lock your door is another safety feature that will be a boon to parents with inquisitive toddlers.

SCREEN YOUR POTENTIAL NEIGHBOURS

- Ask your broker or developer what are the types of residents living within the residential compound or neighbourhood.
- You should also carry out a physical site visit to observe the neighbourhood for yourself and probably even enquire a friendly neighbour for community insights.

Some developers prequalify potential housebuyers who are interested in their town house units. The prequalification process is an important step to assure that all future residents share the same lifestyle habits, preventing any bad neighbour experiences. 📍

5 THINGS YOUR REAL ESTATE AGENT WON'T DO FOR YOU



A real estate agent (REA) can help you buy your dream house or sell your existing home quickly. However, houseowners should take note that REAs' do not handle the A-Z of real estate matters.

Here are some things that are out of an REA's scope and how to deal with them.

1. RESOLVE YOUR FINANCES

Determine your current debt obligation for your house, if any, and whether there are any additional fees or penalties to pay by contacting your mortgage provider. It is also highly advisable to get the estimates on your moving costs in order to compute your budget. A good idea is to start researching early for the best mortgage deal, especially when you are relocating to a new home which you intend to purchase. To get an idea where to start searching, look up recommended mortgage partners on property websites, some of them may even provide free quotations.

2. HIRE A CONVEYANCER

Your legal representative is the one who ensures that you comply with the necessary rules and regulations; it is not part of the REA's job to do so. You may not be able to instruct your legal representative until you have agreed a sale, but it is recommended to get them lined up. Lengthy delays can be caused by ineffective legal representation, hence strive to find a firm or individual who comes highly recommended to avoid waiting for longer than you need to.

3. COMPILE AN INVENTORY

You should list down all the fixtures and fittings that will be included in a sale such as kitchen appliances and light fittings. Include in the list items you would be willing to sell which are not part of the purchase price such as furniture or any item that is used as an incentive by including them as part of the sale. An inventory will give you time to research sensible asking prices and will avoid any confusion later, besides making things easier for your legal advisor.

4. SEE TO YOUR ADMIN

It is a good idea to prepare all the information a potential buyer and/or their lawyer needs well in advance. This includes basic questions which your lawyer needs to know such as dates, prices, names, any outstanding mortgage on the property and how you are being paid by the buyer.

5. CARRY OUT A TITLE SEARCH

It is important to find out as much as you can about the property and the land before you commit to buying it. This should include a title search (checking who legally owns the property and if anyone else has any claim over it). Your lawyer can assist you in obtaining important information from the local council on the land or property you wish to acquire. 



Let us help you with your game plan by following the steps below.

1. HOW MUCH DO YOU WANT TO DO?

The first step to planning a bathroom remodel is to evaluate the extent of work you want to get done and what you would like to see improved. It could be simple modifications, a layout change or a complete tear-out. For instance, do you want to update the look by changing details like lighting and mirrors, or are you interested in a major overhaul? Answering these questions will give you a clearer idea of what you want the finished product to look like and also plan for a general timetable for your remodeling activities.

2. PLAN YOUR BUDGET

Remodeling your bathroom can be an expensive affair, so be sure to spend wisely. It is advisable to take an objective look at your budget and decide on what you can afford based on realistic estimates. However, you will not go wrong to invest in high quality workmanship and materials for items such as the faucet, sink or toilet as these are highly utilized and you will want things that are going to hold up. Hence, the cheapest way out is not always the best choice. One other thing to take into consideration is to account for unexpected repairs that may pop up

along the way. A wise thing to do is to top up your budget by 10-15% for unforeseen problems to avoid any financial hiccups down the line.

3. SHOULD YOU HIRE A CONTRACTOR?

Those who wish to scrimp will attempt to undergo the remodelling themselves. However, not all tasks are created equal. For example, it is easy to install a new toilet but building a new tiled shower is an entirely different matter, which should be left to the professionals. You will have to assess which projects to do yourself and which to leave to the professionals. When hiring a contractor, you will have to make sure that he/she is properly licensed, testifying that they have fulfilled the basic minimum requirements of the licensing agency. Also, some projects will require permits for electrical and building, so be sure to apply beforehand.

4. THINK THROUGH THE FLOORING

The flooring is perhaps the most important feature in a bathroom as moisture is the culprit in bathrooms and you cannot afford to choose the wrong kind of flooring. Carefully weigh all of your flooring options by considering maintenance needs and long-term durability. A constant favourite is the ceramic tile as it is waterproof, durable and easy-to-clean. 📍

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Artist's impression only

ZEROING IN ON MOVING OUT

Hypothetically speaking, moving homes seems easy – you pack up and go. In reality however, the task can be quite daunting, as it requires a substantial amount of planning, preparation and organizing.

Most people have no idea where to start and if you are one of them, we have some tips for you to make your move go smoothly.

DO NOT FORGET TO CHANGE YOUR ADDRESS

Many first-time movers make the mistake of not changing their address prior to moving, experiencing the consequence of misdirected mails. Remember to notify those affected particularly your bank, telephone and internet provider, employers, schools and post office. Another tip is to change your address with magazine subscriptions, if any besides your delivery address on online companies such as eBay and Amazon.

HIRING THE RIGHT MOVERS

Should you have the advantage of owning a van and lots of friends who are willing to help you out then there would be no need of hiring movers at all. If you have to though, ensure that you select the right company as some removal companies have odd policies that you may have missed. For instance, a select few refuse to move items stored in rubbish bags and will only take boxed items. Hence, it is recommended that you read the fine print before committing to a particular removal company.

CHECK OUT YOUR NEIGHBOURS

It is imperative that you find out about your new neighbours before moving in to your new home as it will prove invaluable for years to come. Your house may be perfect, but there is far more to living in a particular place. Scout out your prospective neighbours to ensure that there will be no problems in regards of noise pollution, bad behavior or any other factors



that will make your stay there a nightmare. This could be done through various ways - getting a reference check from the previous owners, a solicitor check or even the simple act of meeting your prospective neighbours beforehand.

HASSLE-FREE PACKING

Never leave things to the last minute, start packing your things well in advance of the big day. Besides cardboard boxes and tape, stock up on cardboard corners and bubble wrap as well for fragile items such as glassware and pictures. One way to save money is to use your clothing instead when wrapping up things like plates and glasses to save on bubble wrap costs. Besides that, be sure to label your boxes, as it will save a lot of headache when unpacking.

PACK UP AN 'ESSENTIALS' BOX

A fantastic way to help you settle in your new home on the first night is to pack an 'essentials' box. The moving day would be a draining one and you do not need the extra chaos of your first day in a new home. The box should include what you are going to need first such as snacks, tissue paper, utensils, a change of clothes and maybe even a kettle. 💡

5 EASY UPGRADES FOR YOUR KITCHEN

Thinking of giving your kitchen a makeover? Here are a few tips that won't burn a hole in your pocket.

So you've just moved in to your new place. Congratulations! So what if it is small, it's yours and your office is but 10 minutes away! However, that tiny or bland kitchen may put a damper on your 'own place' glow. Fortunately for you, there are some simple adjustments to upgrade that kitchen.

REDO COUNTERTOPS WITH INSTANT GRANITE

Most houses and condominium units on the lower-end of the price spectrum have laminate countertops. They're ugly, synthetic, and remarkably prone to scratches and stains. Do yourself a favour, and invest in some instant granite which is easy to install and is fade resistant, besides being easy to clean. This faux granite tops will have your kitchen looking photo shoot ready in an hour.

ADD IN SOME INSTANT BACKSPLASH

A backsplash which is the section of material added onto the wall behind a sink or a counter, usually acts as an easy to clean surface so that messes, especially water and oil will not stain the wallpaper. Who says your backsplash has got to be the usual old white tile? Spruce up that area by decorating it with designs of your choice.

COVER CABINETS IN PAINT OR CONTACT PAPER

One way to brighten up your kitchen is with colour. Painting your cabinets in bright hues will add charm to it. For those who cannot be bothered with the hassle of paint, there is good news for you - Contact Paper! Much alike the instant granite, the easy to apply laminated adhesive vinyl would add decorative accents to any horizontal or vertical surface.

FIX YOUR LIGHTING

Transform the atmosphere in your kitchen by revamping the lighting. One idea is to install under-cabinet lighting using thin, low-profile strips made by Inspired LED. These lights which can be found in any shape, size or price range are super-easy to install. As they are aimed at the countertops, the existing colors might suddenly look prettier and your cabinets won't even need any repainting.

THROW IN A POTTED PLANT

Plants are an easy way to add colour and life to your kitchen. You could kill two birds with one stone by having a potted herb that you could harvest to use in your cooking. 🌱

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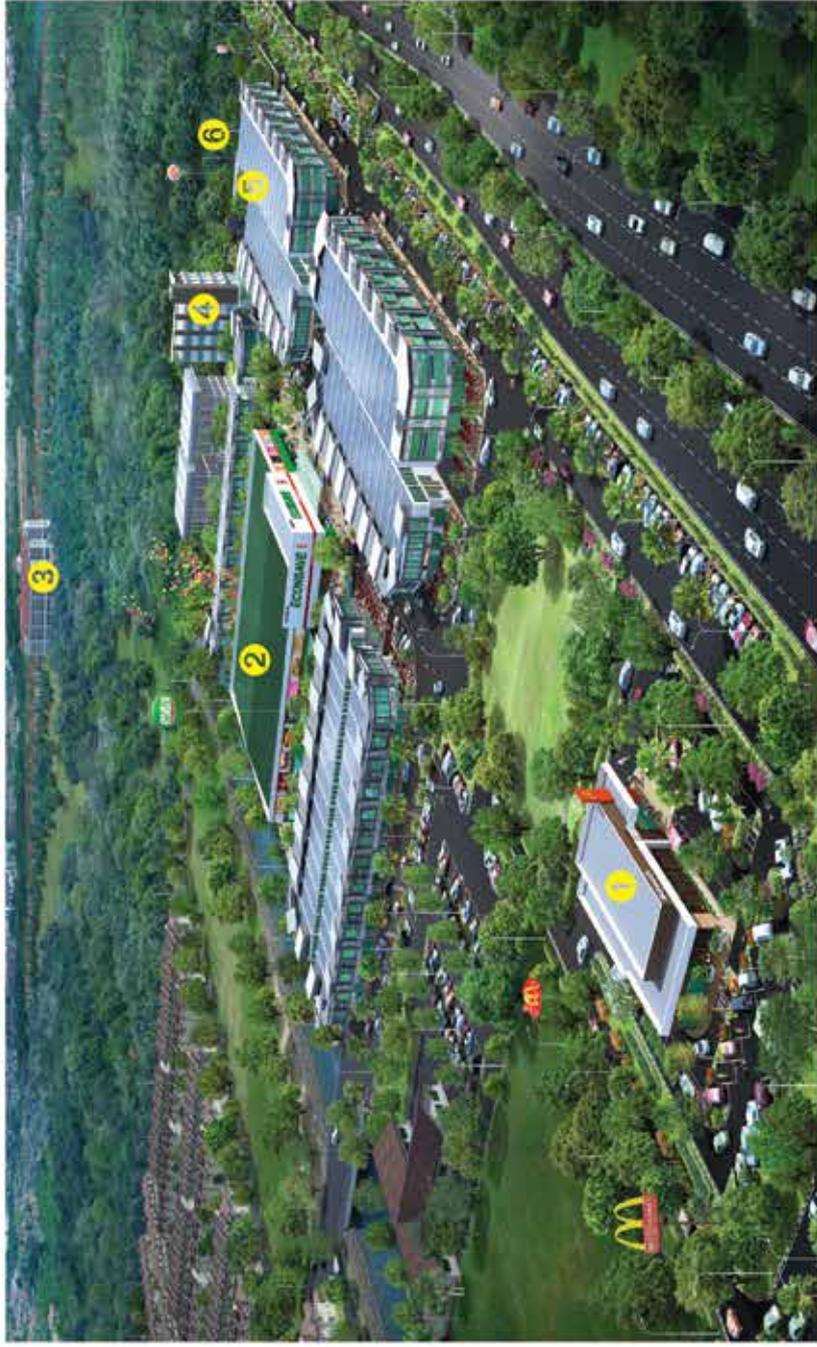
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INTERNATIONAL NEWS & FEATURES



Housing loans drive Singapore bank lending in July

An increase in demand for property loans and for general commerce led to a rise in Singapore's total bank lending for July. Bank lending in July amounted to S\$610.4 billion - a 2.2% growth compared to S\$597.4 billion in July 2014. There was an increase of

approximately S\$1.3 billion in housing and bridging loans compared to June, amounting to S\$181.6 billion. Comparing loan figures for July 2014 (S\$172.6 billion) and July 2015 (S\$181.6 billion), loans have risen by S\$9 billion.

Drop in Singapore home prices expected to continue as SIBOR increases



Singapore's home prices are likely to continue dropping as borrowing costs increase and the Singapore dollar weakens. The three-month Singapore interbank offered rate (SIBOR) is at its highest since 2008 and is expected to rise, closing in on the swap offer rate (SOR). A Singapore-based economist at Mizuho Bank Ltd, Vishnu Varathan, told Bloomberg that property prices will soften further should the SIBOR catch up with the SOR in the next three to six months.

According to brokerage Knight Frank LLP, a 5% drop in house prices can be expected this year, the greatest decline since 2001. Alice Tan, Head of Consultancy and Research at Knight Frank commented in an interview with Bloomberg that approximately 6,500 to 7,500 homes could be sold this year, in comparison to 7,316 sold in 2014. She added that rising rates would lead to downward pressure on home prices, and if there was a faster rate of increase, recovery is unlikely for 2016.

Singapore and China amongst weakest performers in Knight Frank Global House Price Index

According to Knight Frank's Global House Price Index report, Singapore and China have Asia's weakest growth in house prices. Global house prices recorded weak figures, rising by merely 0.1% between June 2014 and June 2015 - the weakest growth rate recorded since Q4 2011. Hong Kong was one of the strongest

performers globally, with a 20.7% growth rate between Q2 2014 and Q2 2015. China on the other hand recorded a decline of 5.7%, and was the worst performer in Asia. Singapore declined 3.2% during the same period, ranking second last, just ahead of China.

Singapore remains attractive for property investment



Singapore ranks third on the Savills World Residential Investability Ranking, with the US and the UAE ranking first and second, respectively. The countries were selected as the best sites for property investment based on key demand variables such as population growth, wealth and economic growth, together with supply and price levels. Other factors considered in the Savills analysis include policies within the respective countries, as well as cultural sentiments. Singapore was the only Asian country ranked among the top ten countries. According to Savills, the country's "prime market has been the one most favoured by international buyers while average mainstream property remains predominantly domestic", commonly seen among high-end markets worldwide.

Singapore's property market favouring tenants

Singapore's residential leasing market is facing downward pressure on rents, a result of increased supply coupled with softening demand. Despite high transaction volumes, vacancy rates are increasing and rents are falling.

According to a new report from Savills, quarter-on-quarter (QoQ) leasing volumes in Singapore for Q2 2015 increased by 10.9%, from 15,435 to 17,262 transactions. The growth came mainly from the Outside Central Region (OCR), which saw quarterly transactions increase by 13.7%, to 5,672 transactions. Savills attributed the increase in transactions to standard two-year leases being replaced by more one-year tenancies.

With more completions, supply is increasing and the number of private residential homes in Q2 2015 reached 318,524 - a 2.2% increase QoQ. Most of the new supply is within the OCR, which saw 124% growth to 5,643 units, compared to Q3 2014.

As Singapore offers overseas talents plenty of job opportunities, there is greater demand for housing leases for expatriates employed on local terms. However, the rise in demand from these tenants is insufficient to keep up with the supply of new private residential units. Rents dropped 1.1% QoQ in Q2 2015, and vacancy rates were at a nine-year high.

Senior Director of Savills Research Singapore, Alan Cheong believes that it will remain a tenants' market as supply of private residential units is expected to exceed demand.



SUNRISE IN THE WEST

Perth is finally seeing light at the end of a very long tunnel as its property market heads into a slow recovery.

- BY HO YUN KUAN



It seems Sydney and Melbourne are unlikely to ever relinquish the spotlight in Australia's property market, but there's a third contender that deserves some attention - Perth. The capital of Australia's wild west has witnessed some rather dramatic changes to its economy in the past year, and its housing market has responded accordingly.

Perhaps the most significant hit has been the tightening of lending requirements and higher interest rates imposed on property investors by Australian banks mid this year. The move was likely prompted by the Australian Prudential Regulation Authority's (APRA) recommendations that investor housing loan growth not increase by more than 10% a year - prior to this, lending to property investors has been growing at 21% year on year, slightly more than double the "safe" figure identified by APRA. The recommendation was

given to curb speculative property investment, which has been slowly getting out of control since the Reserve Bank of Australia cut interest rates to historic lows earlier this year in hopes of encouraging growth in other sectors of the economy now that the mining boom is over.

The effects of these curbs are already being felt in Perth. Observers have pointed out that the new measures may have made affordability an issue for first-time home buyers, an important segment of the market. Buyer activity has fallen noticeably. The capital saw only 5,552 sales in June this year, a 35% drop compared to June 2014 and its lowest in five years. The market is heading towards an overstock and correspondingly, prices have also plummeted, with the median house price falling by AUD 20,000 to AUD 530,000 in June. Some market watchers are now



predicting that the median will continue to fall over the coming year to drop below AUD 500,000.

Compounding the problem are the end of the mining boom and lack of investment, which have caused Western Australia to fall in economic rankings from second to third place, behind New South Wales and the Northern Territories. Population growth has also slowed, with migration to the state falling from about 56,000 in 2012 to just 10,000 this year. This has led to sellers competing for a smaller group of buyers with the average time taken to sell a property increasing from 58 days one year ago to 71 days now.

It isn't all gloom and doom, however. Some insiders have pointed out that prices have only fallen less than 1% between the March and June quarters and the current median price is similar to that in June last

year. This is actually an indication of price stability. Sales remain buoyant in some segments, particularly in lower price ranges.

With the drop in prices, it is definitely a good time to buy in Perth now. Unlike in the Sydney and Melbourne markets, which many say are overheated and in a bubble, Perth's cooler market is less risky and unlikely to head into a meltdown. To buy into Sydney and Melbourne currently would be to buy into an emotive boom; to buy into Perth is to catch a strategic deal during a time when confidence is at an all-time low - it's a move that is likely to pay off in the future for investors.

Perth's prices are likely to continue falling over the next two financial years, with the fall in the next 12 months predicted to be larger than Sydney's - this is



Currently, however, Perth is still struggling with an oversupply. A record number of 30,000 new build houses were finished last year and with the nosedive in migration numbers, experts are estimating that developers have to cut construction by at least 40%

when insiders are claiming will be the “perfect” buying market in Perth. Some homes are already being sold at prices below replacement cost (the cost of building a new home on a block), an indication that the market is fast approaching the lowest price level in its current cycle. Following this, development will likely slow down and fewer properties will be released into the market, which will eventually put upward pressure on prices. Investors will do well to jump in before that happens.





in the next three years for the market to return to a balance. Apartments are at less risk of an oversupply because developers can only get financing for them after they have achieved a high level of sales. Nevertheless, a 20% cut in the number of units is also recommended for a balance. Insiders are predicting that overall construction will lower from last year's record high to closer to the decade average.

With the large stock of residences in Perth's market, buyers are spoilt for choice. For those looking at established properties, the current market situation is primed for investors to negotiate for a discounted price, perhaps even below replacement cost. Off-the-plan apartments, on the other hand, offer brand new units with the flexibility to choose the exact location within the development as well as the freedom to customise the interiors to the buyer's preferences. Developers are unlikely to allow negotiation on the price of off-the-plan units, however - especially not in the later phases of development. These apartments can still prove to be sound investments if the buyer can get tax benefits from negative gearing and identify the right time to buy. In a rising market, these properties are likely to make a profit on completion. 📍



SOUTHEAST ASIA'S RISING STAR

Vietnam's fast-growing property market looks poised to become the next hotspot for investors. - BY HO YUN KUAN

Looking at the half-finished skeletons of Landmark 81 and Empire City Tower in Ho Chi Minh City, which will be the world's two tallest skyscrapers upon completion, it's hard to believe that just four years ago, Vietnam's property bubble had burst and the market was at its lowest. Even just two years ago, in 2013, the nation was in the throes of the downturn, with the value of unsold inventory at USD 6 billion. But the country has managed to bounce back from the crisis in record time; it has been said that Vietnam's property cycles seem shorter than the norm at approximately five years compared to the UK's 10 and Australia's seven. Today, property transactions in Vietnam have doubled, and the value of unsold inventory, halved.



The crisis that just passed was partly fuelled by the large number of real estate buyers and developers who had defaulted on their loans, leaving banks crippled by massive debts and in turn, unable to provide credit to businesses. In a joint effort to turn things around, the state asset management firm bought USD 8 billion dollars' worth of non-performing loans, most of which was related to real estate, while the government injected USD 1.4 billion into the industry and placed more stringent financial checks on developers. Real estate firms are now required to prove that they have just under USD 1 million in capital and to deposit with the state 1 to 3% the value of new projects. Today's better-performing market is a sign that these measures are finally taking effect.



Propelling the recovery is an overwhelming level of interest from foreign investors in Vietnamese properties. Since the government relaxed restrictions on foreign firms, foreign buyers and Viet Kieu (Vietnamese citizens who now live overseas after their families fled the country during the Communist occupation in 1975) in July this year, several developers have launched properties targeted at these buyers. With this relaxation in restrictions, 30% of any development may be sold, on a 50-year lease, to foreign investors holding valid residency visas when previously, only those with a Vietnamese spouse or were deemed by the government to be contributing to national development could qualify for property ownership. Real estate now takes up 13% of foreign direct investments.

With an economy that grew at 6.28% during the first half of this year, Vietnam has one of Asia's fastest expanding middle class. The country is also many MNCs' location of choice for their Asian divisions – global companies that have set up shop there include Intel and Samsung – and is host to some 30,000 expat workers. All these factors, on top of the 4.2 million overseas Vietnamese who may potentially want to own properties in their home country, spell big money and big potential for the realtors.

During the first half of this year, the number of units launched in Ho Chi Minh City was a 174% increase compared to the same period last year. In capital city Hanoi, it was 91% up and industry insiders are expecting 19,000 units to be online by the end of this year with 60% of these located in the west and south



west regions of the city. Part of this supply comes from five large condominium projects launched in the capital in the second quarter of this year - Hoa Binh Green City, Trang An Complex, Imperia Garden, The Manor Central Park, and FLC Garden City. In total, these developments supplied 3000 new units to the market, up by 3% compared to the preceding quarter. As the market grows, mid to low-end developments will continue to dominate, constituting up to 60% of total supply. Luxury properties are likely to remain mostly confined to the CBD.

The average per-square-metre price for high-end apartments in Hanoi is now USD 1600, compared to \$1450 in 2014. The current price is comparable to pre-crisis figures. Perhaps most appealing investors would be the fact that Vietnamese properties tend to give a yield on rent of 6 to 7%, which is higher than properties in the neighbouring countries. And although the country's market was valued at just USD 21 billion in 2014, a figure significantly lower than that of Thailand's at USD 89 billion and Singapore's at USD 241 billion, it only goes to show that Vietnam has much potential for growth. 📍





5 REASONS TO OPT FOR A LONGER LOAN TENOR

- BY JENNIFER YEAP, ASSOCIATE DIRECTOR, REDBRICK MORTGAGE ADVISORY

Buying a home is most probably the biggest financial decision you would make; it is also one that would bind you to a long-term financial commitment. Paramount to your success in repaying a home loan is planning for the loan repayment, loan tenure, and the other costs associated with owning a new home before you even look for a home to buy.

When considering home loan options, many Singaporeans mull over the matter on loan tenure. Many share the perception that a shorter loan tenure allows the home owner to pay the loan off faster and, therefore, cut the interest payments short. Quite on the contrary, many think that a longer loan tenure stretches the loan payment and, therefore, extends the interest payment for many years more.

Not only is loan tenure a factor in deciding on a homeloan product, many home owners also do not want to pay their debts until they are 75 or 65, even

if banks usually grant a loan tenure for up to 30 to 35 years.

HOW TO DECIDE ON YOUR HOME LOAN TENURE

To get the best answer on whether or not paying your home loan faster helps you pay lesser interest faster, let's inspect the scenario below, featuring a savvy property owner:

Let's suppose the loan amount is SGD 1M for an interest rate per annum of 2%. The home owner can choose from a loan tenure of 30 years, 20 years or 10 years.

1 mil	30	20	10
2%EMI	3,696	5,050	9,186
3 YEARS INTEREST	57,828	56,370	51,937

Note: A savvy property owner would usually refinance their mortgage every 2 to 3 years.

As the above table demonstrates, the longer loan tenure eases the payment of your home loan. These are 5 reasons how this helps you as a homeowner or investor:

- 1) A longer loan tenure makes for a lighter monthly loan payment. Home buyers tend to overlook the other monthly costs associated with owning a new home, like fire insurance, mortgage reducing insurance, property taxes, utility bills, and perhaps credit card payments (if they bought furnishings for the new home on credit). They aggressively decide to pay the loan on a shorter loan tenure and at much steeper monthly payments thinking that this would cut the loan payment short and get rid of interests. As a result, they find themselves in a very tight monthly cash flow situation.
- 2) Longer loan tenures will better prepare you for future interest rates' increase. Due to the long-term nature of the home loan, it is wise to anticipate interest rate fluctuations, which may happen throughout the loan tenure. While banks offer two types of home loans - fixed rate home loan packages where fixed rates usually apply for an initial period before floating rates apply, and floating or variable home loan packages where interests are tied to a reference interest rate - home buyers should anticipate that spikes in interest rates directly mean spikes in monthly payment as well. A longer loan tenure gives you a safety net against interest spikes.
- 3) Longer loan tenures help keep your options open. While you may have a good reason to want to pay off your debt as soon as you can, adjusting from a short loan tenure towards a longer loan tenure later on may not be easy, if at all possible. Most banks implement a policy whereby borrowers will



only be allowed to take over the remaining loan tenure at a point of refinancing (i.e. Today you may be eligible for 20 years loan tenure, 3 years later you would only be eligible for 16 years regardless of your age). In effect, this has forced you to lower your loan tenure and increase your monthly payment.

- 4) So does a shorter loan tenure help you pay lesser interest? That impression needs to be validated. People often think monthly installment for home loans are computed the same way as a car loan or personal loan. This is not the case.

Home loan monthly installments are based on a loan amount amortized over the loan tenure, and interest is computed based on diminishing balance each month.

Car loans or personal loans charge interest using the flat add-on method. This means loan amount x interest rate x number of months for the loan tenure = monthly installment. As demonstrated by the table above, paying the loan for 20 years and 30 years yields a difference of only \$1458 for 3 years. That's \$486 per year!

- 5) Longer loan tenures will be strategic for property investors. If you own multiple properties or plan to buy multiple properties, a longer loan tenure sets your monthly payment commitment and helps you pass the Total Debt Servicing Ratio (TDSR) for your next purchase.

Ultimately, it would be best to decide on a home loan tenure based on this question: What can you afford?

Having your own home does not need to be a bane if you know how to maneuver available home loan payment options to work best with your circumstances. All the best! 📍



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WHAT'S THE APPEAL WITH LUXURY PROPERTIES?

IKHRAM MERICAN explores what constitutes luxury in the property market today.

This year “affordable” is all the rave in the property sector and rightly so. In a well written report, Khazanah pointed out that houses are severely unaffordable now. There is pent-up demand for affordable housing, which, means that there is a healthy market for it.

It is estimated that the vacancy rate for residential condominiums in the Klang Valley is about 30%. In KLCC it could be as high 40%. Affordable housing with asking rentals below RM1,800 on the other hand have very low vacancy rates.

With declining transactions, high vacancy rates, and generally lower yields, luxury properties do not seem like an attractive investment. It begs the question, “why should you invest in luxury property?”

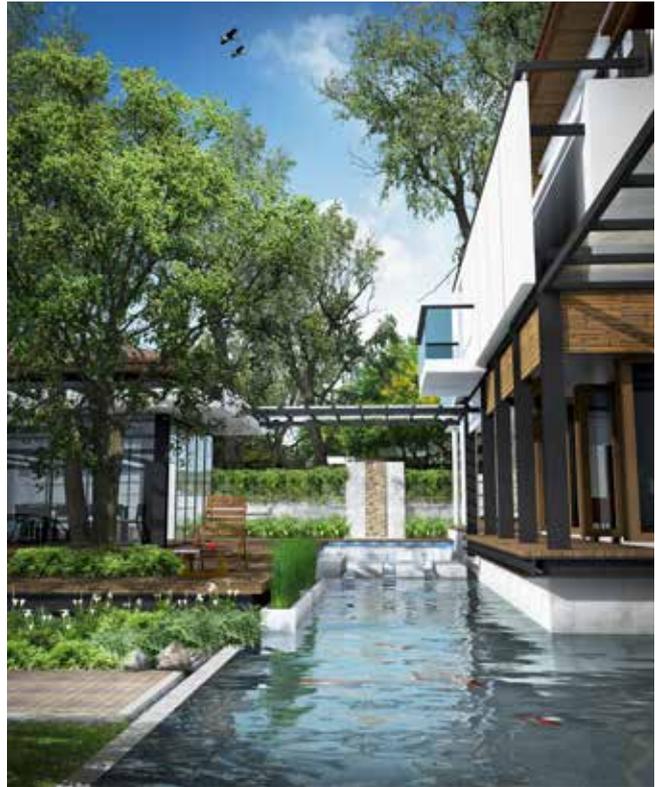
WHAT IS LUXURY IN TODAY'S MARKET?

First, it would be prudent to explore what constitutes luxury in the property market today.

For a property to be considered luxury, it should meet exceptional standards in design, quality, and facilities. This is usually typified by Avant-garde concepts, “5-star hotel type” lobbies (for condominiums), smart technology, above average security and high-standards of maintenance.

Luxury properties are usually low density and situated in exclusive locations. It could be in the city center, in a gated forest sanctuary or next to an exclusive golf course.

Finally, a luxury property carries a premium price tag.



“ *The effect of luxury properties on the limbic brain is undeniably strong. For this reason, investment into luxury properties will always be appealing.* ”

EMOTIONAL APPEAL

One of the greatest draws for luxury properties is the emotional appeal. It is a natural aspiration for most people to move up the social ladder. Wealth is closely tied to this upward progression and owning a luxury property features prominently as status symbol.

Beyond this, luxury properties appeal to the limbic brain in so many ways that it becomes difficult to rationalize its purchase and easy to succumb to basal desires.

I had a RM20 million home for sale last year. It featured a 2,500 sq ft entertainment deck on the top floor with a 67 ft swimming pool from which you could see the Twin Towers. This entertainment deck came equipped with Bang & Olufsen speakers. The moment potential buyers stepped out of the Niche home elevator into the entertainment deck, I would see the emotional attraction.

The house had offers almost immediately and sold within 3 months.

In his brilliant book, *Landing Page Optimization*, Tim Ash writes about the limbic system of the brain. It is divided into 3 distinct layers (Paul Maclean's triune brain theory);

1. The reptilian brain - This is first part of the evolution of our modern brain. It controls basal instincts like sex, social dominance, and fight-or-flight responses.
2. The limbic system - This part of the brain dominates "emotion, attention, and affective memories" (memories that have strong emotional charge).
3. The neocortex - This layer controls the higher functions. In Maclean's words, the neocortex is the "mother of invention and father of abstract thought."

According to Ash, the limbic system often dominates higher mental functions. Products must please the limbic system of buyers because they are judged on the "emotional gut reactions" that they evoke.

It is the limbic brain that actually determines most of our purchase decisions. The neocortex helps us make post logical rationalization as to why the purchase was made.

The effect of luxury properties on the limbic brain is undeniably strong. For this reason, investment into luxury properties will always be appealing.

APPEALING LONG-TERM CAPITAL APPRECIATION

In general, the yield for luxury properties is not as attractive as affordable properties. Luxury properties also have higher vacancy rates. Although there are exceptions to this generalization, on the outset it would appear that investors should only focus on affordable and low-cost homes.

There is another facet though; long-term capital appreciation. The biggest gain in property investment is usually from capital appreciation. Luxury properties have potentially better long-term capital appreciation prospects because they last longer. This is especially

pronounced in the high-rise segment. Maintenance on luxury properties is much better and their high-value designs remain in vogue for long periods.

So a high-rise residential development in KLCC like Marc Residence for example, can look new even after 8 years whereas a medium-cost high rise could be run-down after 5 years.

What this means is that the appreciation in luxury properties is unlikely to plateau in the long term.

Another plus is the fact that buyers in this segment can afford to pay a premium for perceived value. This can result in significant capital gains. In the affordable segment, buyers are generally dependent on high loan-to-value ratios. So anything more than a 10% down payment may be prohibitive.

SO, ARE LUXURY PROPERTIES BETTER INVESTMENTS?

Not necessarily. Luxury properties have longer turnover times because tenants and buyers in this segment are sparse.

However, for the homebuyer that can afford it, owning a luxury property offers very strong emotional gratification. This usually trumps logical thinking.

“ The potential for better long-term capital gain is also good in this segment. Therefore investors with long-term outlooks may find the investment in luxury properties worth the money. ”

The potential for better long-term capital gain is also good in this segment. Therefore investors with long-term outlooks may find the investment in luxury properties worth the money. 📍



Ikhram Merican is a real estate negotiator, investment property advisor and property analyst with a focus on residential properties. He writes about the local property market at his blog, *LivingSpace.com.my*, and has been featured in *The Edge*, *NST*, and *The Expat Group's* various publications. He holds a degree from Monash University, with majors in Strategic Management and Electronic Commerce. He is also an Associate Financial Planner Malaysia (AFPM).

PENANG MOVES INTO THE BIG LEAGUE

The artsy vibe of Penang has generated renewed interest among locals and tourists.

- BY KHALIL ADIS

It's hard to resist the old-world charm that Penang has to offer. From the quaint boutique hotels along Armenian Street to the Peranakan shophouses, time appears to have stood still on this island that is home to many well-preserved colonial buildings.

The only clue that modern times have arrived is the towering skyscraper of KOMTAR that has become a landmark of Penang. Since Georgetown was listed as a UNESCO World Heritage Site in 2008, the island had undergone a sort of cultural renaissance that marries the old and the new, yet retaining the unique flavour that is distinctly Penang.

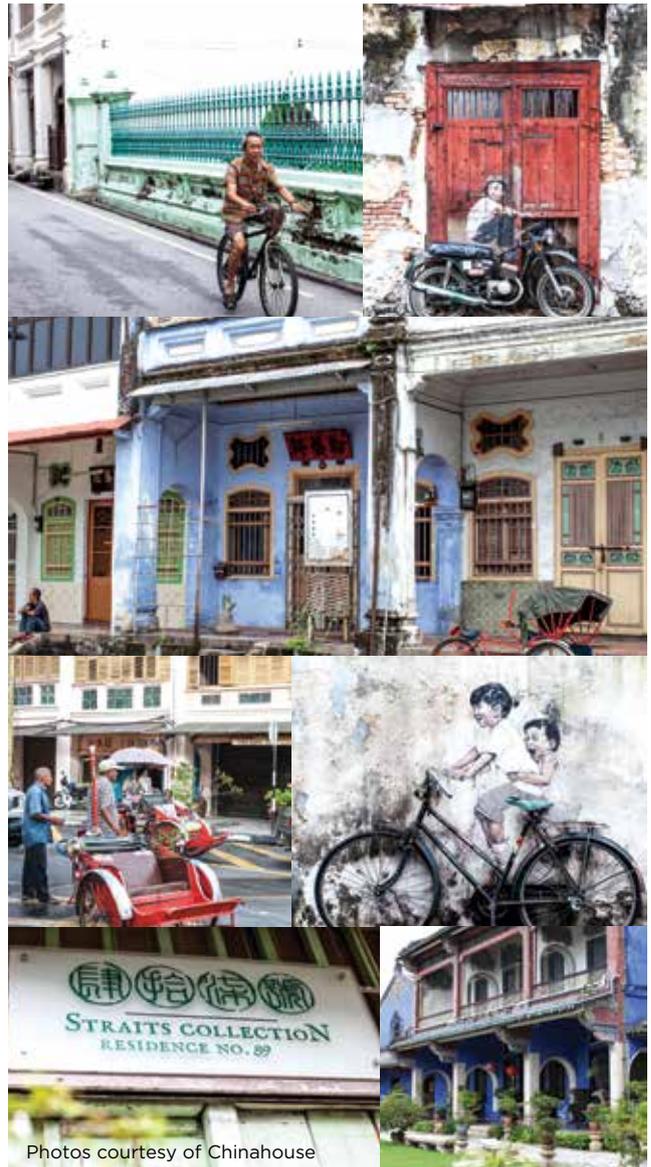
Think local flavours like P. Ramlee and Jimmy Choo that have continued to resonate with the younger generation at trendy cafes and via street art.

ARTS FESTIVAL EQUALS BIG BUSINESS FOR TOURISM SECTOR

What has upped Penang's hip quotient appears to be the annual George Town Festival that has become a major tourism highlight. Launched in 2010, in honour of the city's listing by UNESCO, this arts event takes place during the entire month of August.

It features a mostly local ensemble with cultural activities ranging from experimental visual arts installation to theatre. Interestingly, this has brought about a spillover impact on the streets with colourful murals and caricatures made of metal rods that adorn the many old shophouses in the artsy district of Georgetown.

Old shophouses, in Georgetown are now being converted to quirky boutique hotels, cafes and backpackers lodges. So much so that Penang was



Photos courtesy of Chinahouse

listed on UK's The Guardian as number 8 in the Top 40 global destinations in January 2014.

As a result, it has given this historic city a new lease of life and turn it into a hip, bohemian enclave drawing an eclectic mix of trendy locals, well-heeled tourists and budget travellers to check out what the buzz here is all about.

According to the latest available data from the state tourism board's website, Visit Penang, Singaporeans accounted for the top visitor arrivals at 12.9 million followed by Indonesians and Thais at 2.4 million and 1.4 million respectively in 2009.

Penang is also one of the top retirement destinations among foreign retirees under the Malaysia My Second Home Programme. According to Tourism Malaysia, since March 2013, more than 21,000 applicants have been approved.

HOUSING “SEVERELY UNAFFORDABLE”

Penang’s unique geography and its attractiveness as a property investment destination have contributed largely to the price spike that the island had experienced over the years.

According to data from National Property and Information Centre (NAPIC), Penang has the second highest price index in Malaysia after Kuala Lumpur.

The price index has been rising steadily by approximately 50 points to reach almost 150 points since NAPIC started tracking the data from the first quarter of 2000.

A recent study published by Khazanah Research Institute (KRI) had shown that housing in Penang is “severely unaffordable”. The report called “Making Housing Affordable” showed that Penang has a median multiple affordability of 5.4 points based on a monthly median income of RM4,702 and market median price of housing at RM169,272.

The median multiple is a measurement of how affordable the housing market as a whole is. Anything above 3.0 points is considered unaffordable. Therefore, with a median multiple affordability of 5.4 points, properties on the island are by no means affordable for locals.

TARGET AREAS FOR LOCALS

For those wanting to buy your first home, I would advise to study the Penang Transport Master Plan (PTMP) and look into outlying areas dominated by locals.

Usually, such areas will see less volatile price fluctuations. Subsequently, you should narrow down to areas that will be served by the Light Rail Transit (LRT) station.

Under the RM27 billion blueprint, Penang’s LRT system will begin in 2016 and will run from Penang International Airport to KOMTAR in Georgetown. In my opinion, the industrial area of Bayan Lepas provides the most potential as the average prices here ranges from RM550 to RM800 per sq ft.

“ In my opinion, the industrial area of Bayan Lepas provides the most potential as the average prices here ranges from RM550 to RM800 per sq ft. ”

Bayan Lepas is home to the Bayan Lepas Free Trade Zone where it is a manufacturing hub for multinational companies ranging from Sanyo to Osram.

There is a planned LRT station in Bayan Lepas and a 25km expressway linking it to Tanjung Bungah. This will help to unlock the capital values of homes in this area once the projects are completed.

For those who qualify, there is the federal initiated PRIMA project to be launched here. This affordable home will target the low to middle-income households. As such, they will be launched at an affordable quantum price, well below the market per sq ft pricing here.

BUKIT GELUGOR

Bukit Gelugor is the new hot spot as it is located near the Second Penang Bridge. This suburban area is very much driven by locals and will be served by an upcoming LRT station. Asking prices for apartments here range from RM500 to RM550 per sq ft. Affordable housing in the pipeline includes a PRIMA project that will be launched below the market per sq ft pricing. There is currently no indicative price.

BATU KAWAN

For those who are priced out of the housing market in Penang Island, you should target the new growth areas near the second bridge on the main peninsula. Since the second bridge was announced in 2006, land prices in Batu Kawan and Seberang Prai have moved up from RM8 per sq ft in 2006 to RM50 per sq ft this year, data from Henry Butcher showed.

Affordable housing in the launch pipeline in Batu Kawan includes those by the state government called Penang Affordable Housing Scheme. However, do note that there are no plans for the LRT line here. 📍



DISCLAIMER: The opinion stated in the article is solely of Khalil Adis, iProperty.com’s brand ambassador (Iskandar Malaysia), property speaker and author and is not in any form an endorsement or recommendation by iProperty.com. Readers are encouraged to seek independent advice prior to making any investments.



KOTA DAMANSARA

Kota Damansara has been experiencing sustainable growth due to its adjoining location to Petaling Jaya and the upcoming new MRT line.

Surrounded by Bandar Sri Damansara, Sungai Buloh, Subang, Ara Damansara, Tropicana, Bandar Utama and Taman Tun Dr Ismail (TTDI), Kota Damansara which was initially owned and developed by the Selangor State Development Corporation (PKNS), was comprised of mostly low to medium-cost apartments and terraced houses. Gradually, via developments by PKNS, privatization and joint-ventures in Kota Damansara, the landscape has changed and the township is now a thriving residential and commercial hub. Amongst the developers that have contributed to today's Kota Damansara include PKNS, Sunway City, Paramount Corporation Berhad, Encorp Berhad, See Hoy Chan Sdn Bhd, Andaman Group, Sunsuria Group, Purplestar Land (M) Sdn Bhd, Bonus Focus (M) Sdn Bhd, Mitraland Kota Damansara Sdn Bhd, Pharma Exel Sdn Bhd and others.

One of the major attractions in Kota Damansara is the Sunway Giza Mall, a joint-venture project with Sunway Damansara Sdn Bhd completed in December 2009. This 6.17 acre development comprises 48 units of retail spaces and a 3-storey mall with a 800-bay basement

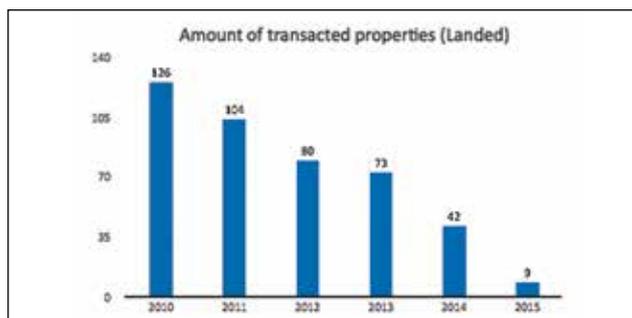
car park with a gross built up area of more than 162,000 sq ft. Besides the mall, there are institutional centres such as Sri KDU International School, SEGi University and International University College of Nursing. The Giant Hypermarket and AEON BIG, the new Encorp Strand Mall and the Cascades also do contribute to the exponential growth of population of Kota Damansara.

The town is directly accessible via several major roads namely Jalan Sungai Buloh, Lebuhraya Baru Lembah Klang (NKVE) and Persiaran Damansara Indah. Other major roads / highways connecting Kota Damansara are Lebuhraya Damansara-Puchong (LDP), Sprint Highway, Jalan Lapangan Terbang Baru and Jalan Kuala Selangor. However, there has been traffic congestion problems in Kota Damansara especially for those travelling in and out of the area.

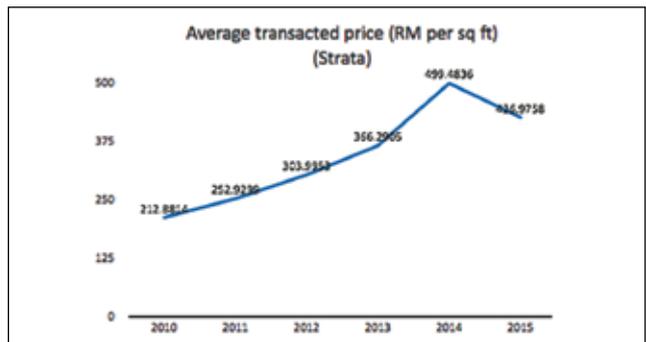
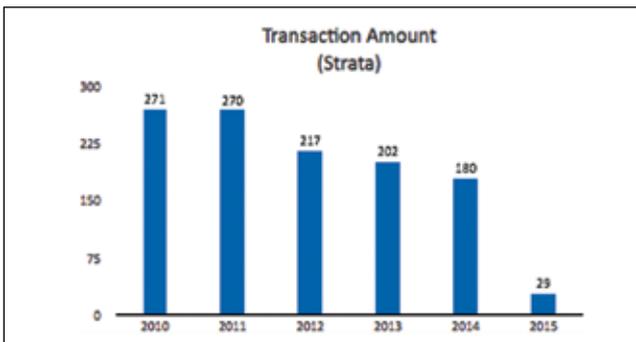
The MRT line from Sg Buloh to Semantan which is expected to be operational by 2017, will hopefully ease the traffic issue. The MRT station that is being built at the immediate south-east of Sunway Giza will see completion soon.

The selected recorded property transactions within Kota Damansara are analysed as follows:-

TYPES	NUMBER OF LEVELS	SCHEMES	GROUP LAND AREA	YEAR	MIN (RM)	MAX (RM)	COUNT
Semi-detached House	2	Section 9	3,800 - 4,900 sf	2010	1,100,000	1,410,000	3
				2011	1,700,000	1,700,000	1
				2012	1,700,000	2,400,000	7
				2013	1,950,000	2,400,000	2
		Villa Damansara (Sec. 4)	2,800 - 3,800 sf	2014	2,400,000	2,400,000	1
				2010	988,000	1,500,000	2
				2011	1,425,000	1,550,000	2
				2012	1,300,000	1,760,000	6
Terraced House	2	Section 6	1,800 sf	2012	1,530,000	2,090,000	5
				2013	1,800,000	1,800,000	1
				2010	300,000	595,000	26
				2011	350,000	690,000	20
				2012	430,000	650,000	9
				2013	510,000	780,000	15
		Section 7	1,400 sf	2014	650,000	820,000	8
				2015	580,000	840,000	3
				2010	320,000	428,000	6
				2011	330,000	520,000	6
				2012	530,000	640,000	3
		Villa Damansara (Sec. 4)	1,650 sf	2013	500,000	600,000	2
				2014	450,000	530,000	2
				2010	590,000	1,280,000	5
				2011	730,000	1,350,000	12
		Damansara Emas (Sec. 5)	1,650 sf	2012	795,000	1,000,000	6
				2013	920,000	1,025,000	7
				2014	1,150,000	1,150,000	1
				2010	500,000	663,000	11
				2011	600,000	795,000	14
		Seri Utama Damansara (Sec. 5)	1,650 sf	2012	615,000	800,000	5
				2013	725,000	855,000	5
				2014	770,000	918,000	8
				2015	830,000	830,000	1
				2010	500,000	728,000	29
				2011	580,000	799,000	28
2012	600,000			828,000	16		
1,870 sf	2013		710,000	890,000	21		
	2014		750,000	935,000	13		
	2015		600,000	960,000	3		
	2010		525,000	900,000	13		
	2011		630,000	938,000	12		
	2012		730,000	950,000	12		
	2013		775,000	960,000	10		
Section 11	1,870 sf	2014	795,000	1,150,000	7		
		2015	860,000	1,190,000	2		
		2010	808,000	1,110,000	31		
		2011	1,000,000	1,300,000	9		
		2012	1,120,000	1,400,000	16		
3	3	Section 11	1,870 sf	2013	1,200,000	1,400,000	6
				2014	1,399,000	1,399,000	1



TYPES	SCHEMES	BUILT-UP AREA	YEAR	AVERAGE RM PER SQ FT	COUNT	
Condominium	Cascades @ Kota Damansara	560 sf	2013	760	3	
			2014	854	40	
			2015	890	1	
	De Rozelle Condominium	998 - 1,040 sf	2010	252	6	
			2011	279	12	
			2012	320	10	
			2013	336	24	
			2014	367	14	
Apartment	Carlina Apartment (Sec. 5)	797 - 818 sf	2010	203	25	
			2011	220	23	
			2012	259	32	
			2013	299	13	
			2014	347	17	
			2015	358	4	
	Kasturi Idaman (Sec. 8)	945 - 1,150 sf	2011	297	10	
			2012	333	8	
			2013	346	2	
			2014	407	3	
			2015	455	1	
	Latan Biru (Sec. 8)	800 - 835 sf	2010	183	7	
			2011	218	6	
			2012	236	7	
			2013	278	4	
			2014	276	2	
	Palm Spring (Sec. 13)	1,000 - 1,260 sf	2010	207	131	
			2011	246	109	
			2012	308	80	
			2013	365	71	
			2014	399	57	
		915 - 947 sf	2010	226	81	
			2011	270	85	
			2012	331	66	
2013			400	64		
2014			456	35		
2015			461	9		
Salvia Apartment (Sec. 11)			800 sf	2010	210	7
				2011	228	11
				2012	254	8
	2013	307		10		
	2014	343		8		
Tainia Apartment (Sec. 11)	800 sf	2010	205	14		
		2011	239	14		
		2012	276	6		
		2013	303	11		
		2014	363	4		



Similar to many other schemes in Klang Valley, the transaction activity of the sub-sale market is experiencing a down-stream whereby the number of transactions are decreasing for both landed and strata types of properties - a decrease of approximately 93% is recorded, from 126 units in year 2010 to 9 units as of August 2015 for landed properties. The same goes for the strata properties whereby a decrease of approximately 89% is recorded, from 271 units in year 2010 to 29 units as of August 2015. Generally the recorded transaction prices have seen an increasing trend since 2010.

However, there has been some inconsistency when it comes to prices in the past couple of years. Instead of increasing yearly, there has been ups and downs in the recorded prices. This could be due to competition from new products and shift in market demands.

Over the past few years, there were quite a number of new projects being completed within Kota Damansara such as Sunway Nexis Soho, a joint-venture project by Sunway Property and PKNS, an integrated commercial development offering retail shops, offices and SOHO suites sprawled over 5.82 acres of land in Dataran Sunway; a project by KLIA Land (M) Sdn Bhd comprising 3 blocks of apartments known as I Residence located along Persiaran Surian, offering 348 apartment units; Prestij @ Kota Damansara by Beneton Properties which is located at Section 9 offering 14 units of 3-storey semi-detached shop-offices. Situated next to Giant is



Cascades @ Kota Damansara by Mitraland Group, a 4.7-acre 3-phase mixed development project which comprises retail, corporate offices and serviced residences. Sandwiched between the Cascades and a driving range golf course, is a commercial project known as Garden Office @ Encorp Strand, a joint-venture project by Encorp Berhad and PKNS offering 14 blocks of self-contained garden offices.

In terms of location, Kota Damansara enjoys the benefit of amenities available in the town and the nearby neighborhood such as the One Utama Shopping Complex, The Curve, eCurve, Bandar Utama, Tropicana, Paradigm Mall, Tropicana City Mall and many others. In terms of transportation, MRT station is now being built within the town and several highways too. [📍](#)



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DISCLAIMER: Since the asking prices and project status varies from time to time, we do not guarantee the validity of the information found here. The analysis and the article written was based on information available and was then further modified and analysed by Oregeon Property Consultancy Research Team. We bear no losses or legal liability caused by the information given.



LET'S ADMIT IT - HOUSE PRICES IN MALAYSIA ARE **UNAFFORDABLE**

The government should define what is affordable property and the type of property.

The National House Buyers Association (HBA) is glad that the research report by Khazanah Research Institute (Khazanah Research) released on 24th August 2015 titled "Making Housing Affordable" shows that the average house price in Malaysia is more than 4 times the median income which makes such properties to be considered as "seriously unaffordable".

HBA has been raising alarm bells for many years that prices of property in Malaysia have risen beyond the reach of the majority of the Rakyat, both in the lower and middle income segment and unless serious measures are taken by the government, an entire 'Homeless Generation' comprising mainly the lower and middle income and the younger generation will not be able to afford to buy their own homes and this can bring about various social problems for the country.

For too long, the government has listened to the advice from business groups with vested interest; that there is no problem with the housing sector in Malaysia and prospective house buyers are still able to buy their dream homes. These business groups have openly touted that property prices of up to RM500,000 is deemed affordable for first time house buyers and for house buyers who are upgrading their existing property, the price that is deemed affordable is up to RM1 million.

This report also confirms what HBA has been saying in the past that the issue of housing affordability is only a recent phenomenon as there were much less complains about property affordability compared to say 10 years ago in 2004.

According to Khazanah Research, the Malaysian all-house price had grown at a compounded annual growth rate (CAGR) of 3.1% from 2000 until 2009. However, between 2009 and 2014, it grew at a CAGR of 10.1%, which is almost 3 times more than the growth from 2000 to 2009. The government must conduct an in-depth analysis and investigation as to what caused the sudden spike in property prices during this brief period.

There is a direct relationship between prices of completed properties (secondary market) and prices of new properties launched by developers. Whenever there is an increase in the secondary market, developers will launch new properties at a premium to the prices offered in the secondary market. Conversely, whenever developers launch new projects at premiums compared to the secondary market, the prices of the secondary market will be further pushed up and this creates a vicious cycle.

Price increase in one area can spillover to the surrounding areas and cause the prices of such nearby locations to be pushed up. Thus an increase in property prices in Central Kuala Lumpur can push up prices in say Cheras which can push up prices of properties as far as Kajang and beyond. As a result of the sudden spike in property prices between 2009 to 2014, the lower and middle income group find it very difficult to buy their own homes in many locations, and not just in urban Kuala Lumpur.

The government should also define what constitutes “Affordable Property” and the type of property. Affordability should be benchmarked against the annual household income of the respective buyers and the international accepted ratings of “Affordability Rating” used by various reputable bodies such as World Bank, United Nations and even Khazanah Research, which are as follows:

AFFORDABILITY RATING	MEDIAN MULTIPLE OF PROPERTY PRICE OVER ANNUAL HOUSEHOLD INCOME
Severely Unaffordable	5.1 & Over
Seriously Unaffordable	4.1 to 5.0
Moderately Unaffordable	3.1 to 4.0
Affordable	3.0 & Under

HBA recommends that “Affordable Property” be priced between RM150,000 to RM300,000 with minimum buildt-up of 800 sq ft (with 2-bedrooms) to 1,000 sq ft (with 3-bedrooms). This is in stark contrast with what housing developers has been touting as affordable which ranges from RM400,000 (for first-time house buyers) and up to RM1 million (for up-graders). Whilst there are new properties launched below RM500,000, most of these properties are 1-room studio units with built-up of 450 sq ft to 600 sq ft and are not suitable for house buyers who wish to start a family or those with existing families.

“ Price increase in one area can spillover to the surrounding areas and cause the prices of such nearby locations to be pushed up. ”



“ HBA recommends that “Affordable Property” be priced between RM150,000 to RM300,000 with minimum build-up of 800 sq ft (with 2-bedrooms) to 1,000 sq ft (with 3-bedrooms). ”



The Household Income and Basic Amenities Survey 2014 by the Department of Statistics revealed that the median monthly household income for 2014 in Kuala Lumpur and Selangor was RM7,620 and RM6,214 respectively. Annualized, this translates to RM 91,440 for Kuala Lumpur and RM74,568 for Selangor. The affordability rating for property priced between RM150,000 and up to RM1 million benchmarked against the said median annual household income is outlined below.

ANNUAL MEDIAN HOUSEHOLD INCOME		PROPERTY PRICE AT RM150,000	PROPERTY PRICE AT RM300,000	PROPERTY PRICE AT RM500,000	PROPERTY PRICE AT RM1 MILLION
Property Price as multiple of Annual Median Household Income and Affordability Rating thereof					
Kuala Lumpur	RM91,440	1.64 times Affordable	3.28 times Moderately Unaffordable	5.46 times Severely Unaffordable	10.94 times Severely Unaffordable
Selangor	RM74,568	2.01 times Affordable	4.03 times Seriously Unaffordable	6.70 times Severely Unaffordable	13.41 times Severely Unaffordable

What a housing developer claims to be affordable is definitely not affordable. Even HBA’s recommendation for properties costing up to RM300,000 slipped to the category of ‘Moderately Unaffordable’ to ‘Seriously Unaffordable’, albeit slightly. Hence there is a pressing need for affordable properties to be priced at between RM150,000 to RM300,000 to cater to the larger needs of the rakyat who fall in the lower and medium income groups.



“ Hence there is a pressing need for affordable properties to be priced at between RM150,000 to RM300,000 to cater to the larger needs of the rakyat who fall in the lower and medium income groups. ”



After the main reasons for properties becoming unaffordable has been identified and the affordability range determined, the government must implement concrete, holistic and sustainable measures to resolve this problem. Khazanah Research had made the following preliminary recommendations to resolve this issue of property affordability:

(i) Develop measures to improve the efficacy of the construction industry's delivery system to supply housing at affordable prices.

This involves improving the efficiency and efficacy of the property developers so that it is more cost efficient and profitable to build affordable properties.

(ii) Developing measures to reduce pressures leading to rapid house-price escalation.

This involves imposing a moratorium period whereby house buyers cannot sell their affordable properties within the first 5 years of ownership.

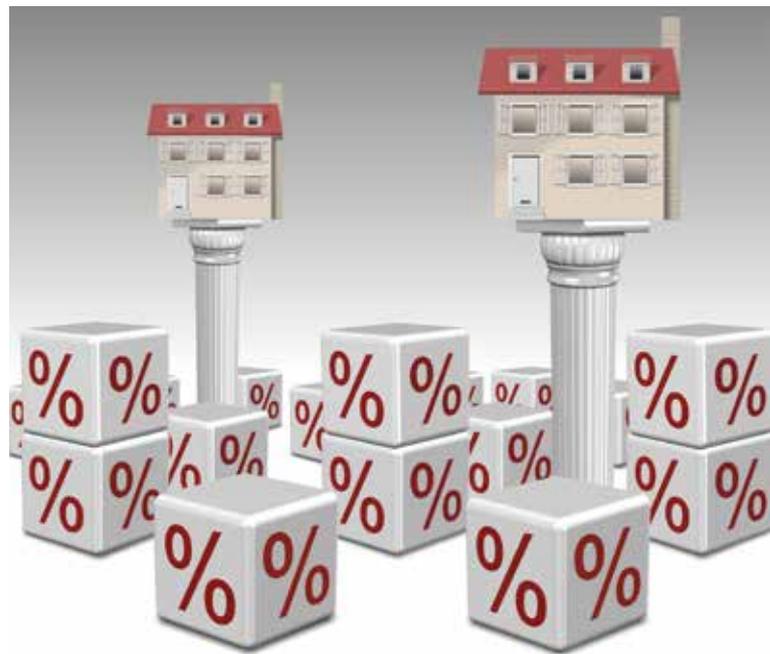
(iii) Developing measures to plan for a steady supply of housing at affordable prices.

This is to ensure that the right numbers are built at the right places at the right time. In order to match this steady supply to demand efficiently, detailed information of demand and supply of housing at specific locations will be required.

We understand that the 'Making Housing Affordable' report represents the first of a series of reports which aims to investigate and resolve the issue of housing affordability and more recommendations will be put forth by Khazanah Research. Hence we shall refrain from commenting on the proposed measures until we see a more complete picture.

CONCLUSION

Although this honest assessment of the current situation is a few years late; it is never too late and represents a good start. After all, it is said that the first step towards solving any problem is to firstly admit that there is a problem that needs to be fixed rather than suffer the denial syndrome. It is hoped that more recommendations will be put forth and the government will have the willpower and courage to do what it takes to tackle this problem. 📍



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Striving for House Buyers Rights and Interest

LANDING THE RIGHT PROPERTY

This article explores how people are turning to Feng Shui to make sure that they are buying property in a suitable land.

The boom of property developments in the recent years have seen many associated trends spiking recently. In the past, people would just have a good neighbourhood, convenient amenities and potential for development in mind when selecting the right piece of land. Nowadays, these criteria no longer suffice. People are also turning to Feng Shui in making sure that they are buying property in a suitable land. However, due to the glut of questionable information available on the subject online, people are uncertain and confused as to how to select an auspicious location or place. They would simply assume that as long as some Feng Shui practitioner gives the thumbs-up and their seal of approval for the property, then it should be okay to live in.

Most people would turn to Feng Shui, not because they want to practice Feng Shui. Instead, they use it because they want to be able to find a good piece of property or land, either for investment purposes or for their home and office use. In professional Feng Shui practice, land selection is a specialized practice. It requires one to have a strong foundation in Luan Tou or Landform Feng Shui. A good piece of property should ideally be a piece of land that is in tune with the individual's personal needs and requirements (based on their BaZi chart). The property then should be built according to specifications and conforms to Feng Shui principles. However, this is just the standard practice when it comes to land selection and may not be practical for everyone out there.

So, from a practical standpoint, how does one go about finding a place to stay that has a good Feng Shui? When it comes to selecting land or a piece of property, you will need to keep your eyes wide open and observe what is in the environment. For example, if the location is extremely windy, this suggests that



the Qi is easily dispersed and is not considered an ideal location. If the land is particularly rocky, this is an indication of a poor quality Dragon Vein and contains unstable Qi.

When focusing your evaluation on land selection, the two most important features that you need to look for is the mountain and water features. If you find an area that has neither of these two landforms, it might be wise to look somewhere else. If both these features are present, you should not be quick to jump for joy because we still need to evaluate the quality of the area and to study whether or not, the mountain and water landforms here are actually suitable or not.

You should also look what type of star that the mountain is as this will tell you if the area has the potential to benefit you and is in line with what you want to achieve in life. The 'Star' here refers to the 'form' of the mountain. For example, if you want reputation, status and recognition, you need to find an area with a good Wood star like the Tang Lang or Greedy Wolf Star. One must ensure that they can find the correct mountains in the correct directions and in the right sector before the property is considered ideal for living in.

After observing the mountains, it is important to see if the location of Water conforms to good Feng

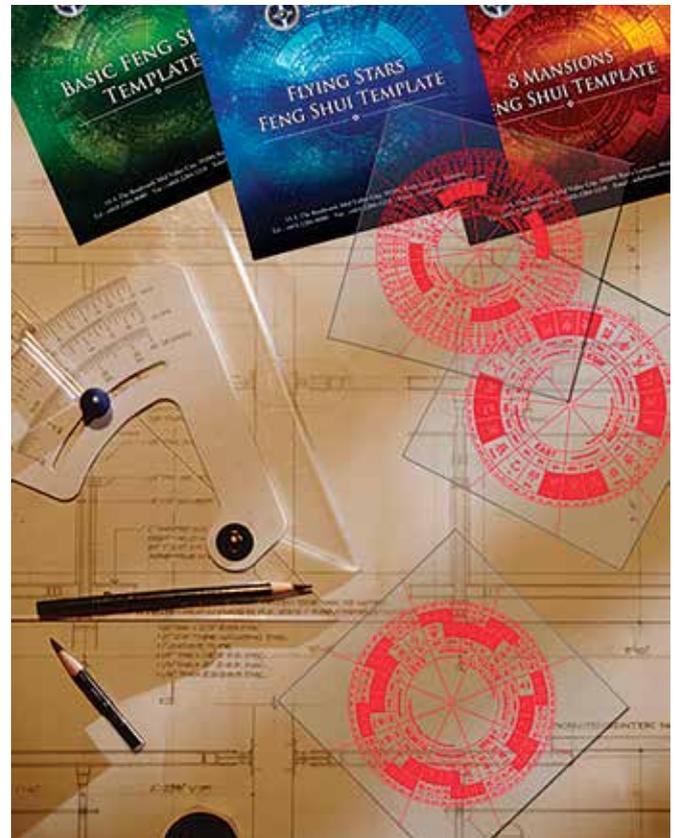
Shui principles. You will need to check to see if the rivers, streams and the collection of water, known as the Qi Mouth, is in the right sectors. Once you have determined if the environment is right, the property itself must be designed to be a Qi conduit and receive Qi from the environment.

It must be able to circulate Qi properly throughout the property easily. If you happen to be located in an area with good Qi and the right incoming Dragons and Water in the right locations, then you are off to a good start. The meteoric rise of property development booming across the country has shown how Feng Shui has played an important role in the planning process. This has proven to be a helpful selling point for property buyers because all they simply need to do then is to make minor renovations

or adjustments to personalize the Feng Shui to suit their own needs.

When in doubt, be sure to ask the right questions and find out if the developers have really done their Feng Shui homework to ensure that the property conforms to Feng Shui principles. Selecting a good piece of land is not as easy as flipping through the yellow pages and picking the cheapest one available. It also does not mean that you have to pay through your nose, either. As long as you are willing to invest the time and effort into finding the right place, you will be able to find a home where you can invest in for life. 📍

To know more on how to participate in Dato' Joey Yap's Feng Shui & Astrology 2016 seminar, please log on to www.joeyyap.com/Media/iProperty2015



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MAKING PEARLS AFFORDABLE

Rising development costs are driving property prices upwards in Penang, but affordable housing schemes may help Penangnites own their dream home.

- BY CHAN AI CHENG

Increasing economic development has driven up property prices in Penang, but the state government has taken measures to mitigate this and make affordable property accessible to Penangnites.

Penang is a remarkable state in many ways. With excellent medical facilities and connectivity, a vibrant cultural centre, delectable cuisine, and a wide range of enterprises, it has become the melting pot for residences, businesses, and investment opportunities. Its surge as an international tourism destination in recent years has been nothing short of being impressive. Based on a hotel survey by Tourism Malaysia, with a 45.63% increase in hotel guests from 4,502,099 (2013) to 6,847,569 (2014), Penang has the third-most hotel guests in Malaysia after Kuala

Lumpur and Pahang, beating Johor, Sabah, Sarawak, Melaka, and other states.

Given Penang authorities' ambition to transform Penang into an international intelligence city, no effort has been spared to drive development in Penang. Efforts are being made to enhance Penang's transportation system and infrastructure, attract foreign investments, and training its local workforce, which could eventually drive the increase in population, as well as create demand for consumer goods and property in the state.

The surge in tourism and economic activity has resulted in a burst in growth for property prices, posing a challenge to Penangnites to own homes. However,

the Penang state government had introduced several cooling measures since December 2013.

COOLING MEASURES

A moratorium for low and middle-income developments, where the state government will not allow certain types of properties to be sold within a certain period of time, was among one of those measures to prevent property speculators from buying those properties at a cheap price, and selling them two to three times higher than their original value.

The state government also does not allow any property to be transacted within 3 years of the principle purchase, but those who decide to do so will be imposed a 2% approval fee.

Furthermore, foreigners who purchase properties in Penang have to fork out at least double the price floor set on the national level. The floor price for landed property on the island is RM2million. For landed property on the mainland, as well as stratified property on both the mainland and island, the floor price is RM1 million.

Foreigners are also subjected to an approval fee of 3% from the price of the property. In spite of these measures, foreigners are still investing in Penang.

AFFORDABLE HOUSING

Just last month, the Penang state government had increased the household income ceiling for applicants of affordable housing in the state to enable more people to apply for a bank loan to buy a house.

Previously, the household income ceiling for affordable housing of RM200,000, RM400,000, and RM600,000 was RM6,000, RM8,000, and RM10,000 respectively.

Having considered the fact that the banking sector may view this category of applicants

as risky and thus, resulting in a high loan rejection rate, the state government decided to increase the said household income ceiling to RM8,000, RM10,000 and RM12,000 respectively.

For those who previously earned RM6,000, who were eligible for such affordable houses, the Penang state government had introduced a new category of affordable housing, namely units priced at RM150,000.

In order to stimulate sales of such affordable housing units, the state government had also decided to enlarge the pool of eligible buyers to those who already own property. However, the purchaser under this category has to be a registered voter in Penang, and may only purchase one such affordable unit.

The moratorium on the said unit is five years from hand-over of keys, unlike the current five years from the date of the sale and purchase agreement. 📍



CHAN AI CHENG

- General Manager, S. K. Brothers Realty (M) Sdn Bhd
- Registered Estate Agent with the Board of Valuers, Appraisers and Estate Agents Malaysia
- Certified Residential Specialist, NAR USA
- Certified International Property Specialist, NAR USA
- Registered Financial Consultant, IARFC

* For feedback on this article or any other comments, please email aicheng@skbrothers.com.

WHEN THE GOING GETS TOUGH, THE TOUGH GETS GOING

2015 has proven to be challenging for not only property buyers but also for real estate agents.



It has been a bumpy ride this year for the real estate industry, with the declining Ringgit on top of the after effects of the GST and stricter guidelines for housing loans. iProperty.com Malaysia sat down with some of the industry's prominent realtors in Penang to see the northern state's property scene from an agent's perspective. They are Mable Ong Hooi Min, principal of Ez Home Realty; KH Ewe, managing director of On Realty and Selina Khoo, northern region manager of Rina Properties.



Mable Ong Hooi Min
Principal of Ez Home Realty

What is your opinion on the current property market in Penang?

There is a sign of oversupply with numerous projects being completed in the past two years, particularly in the Bayan Baru, Bayan Lepas, Relau and Sg Ara

areas. Although it cannot be denied that the market is currently stagnant, this cooling period is good as it enables 'price correction'. Once the economy improves, the property market in Penang will be vibrant again.

Do you think people would rather buy or rent properties in Penang right now?

Buyers are holding back at the moment as they are hoping that prices would go down next year. The rental market is experiencing a modest growth as landlords have softened rental rates in lieu of the weak economy to attract tenants.

What challenges have you faced this year?

With the overall weakening of the Ringgit, many have decided not to purchase properties yet. Furthermore there is also the 'expectation' factor, where buyers are expecting prices to be much lower due to the weak economy, but on the other hand, owners are inclined to list higher prices as they believe that they have the holding power. Thus, we have a hard time closing cases due to the gap between the asking and selling price.

How are you overcoming these challenges?

We have shifted our focus to the rental market besides venturing into selling new projects.

What advice would you give your team members during these challenging times?

Do not give up! Now is the perfect time to gain as much knowledge as possible by attending courses and motivational talks. Also, keep your existing clients close and convince them that they are in the best of hands.



KH Ewe
Managing Director of On Realty

What is your opinion on the current property market in Penang?

The primary market is currently weak as developers are having a hard time pushing sales in order to clear unsold units, whereas the secondary market is still active. Also, if prices in the primary market continue to increase, buyers will shift their attention to the secondary market, where it is 20 to 30% cheaper.

Do you think people would rather buy or rent properties in Penang right now?

With affordable properties being inadequate, they would definitely prefer to rent at the moment as it is more financially viable.

What challenges have you faced this year?

Many real estate agents are forced to leave the industry for good with a much lower volume of approved housing loans and stricter requirements for real estate agents' licensing. Besides that, there is this misconception whereby many sellers insist on listing their property at a price higher than its actual value with the thought that buyers are fond of negotiating, when in reality most buyers will be deterred from making an offer as they believe that the seller will be not be willing to entertain a lower price.

How are you overcoming these challenges?

We provide our agents with maximum support in meeting all of their educational requirements and in ensuring compliance with all other industry regulations. This is done through relevant motivational courses, training programs and home loan application facilitation. In convincing insistent sellers that overpriced homes will remain unsold, we advise our agents to utilize the data that shows sellers' similar transactions that depicts their property's true market value.

What advice would you give your team members during these challenging times?

Technology is the way to go. It is undeniably a valuable tool in terms of communication and marketing. To remain at the top of the game, agents must make use of the internet to advertise themselves through blogs and social media.



Selina Khoo
Northern Region Manager
of Rina Properties

What is your opinion on the current property market in Penang?

As of last year, the sub-sale market has been experiencing slower sales with the property market's cooling measures in place. There seems to be more sellers than buyers as most investors are adopting a wait-and-see attitude. Also, many buyers have been priced out of the market as they cannot afford to put in a larger deposit in order to qualify for a housing loan.

Do you think people would rather buy or rent properties in Penang right now?

In the longer term, people would still prefer to own property rather than rent. Due to circumstances highlighted above, the increase in renters may only be temporary.

What challenges have you faced this year?

Currently, the common stumbling block is that even though sales are closed, our customers cannot qualify for loans and thus the sale has to be aborted. The multi-million properties also showed the slowest turn-over as many foreign buyers are choosing to buy properties in other countries with a less volatile economic and political environment.

How are you overcoming these challenges?

Most of these challenges are due to external factors which are systemic in nature. They affect the whole market and are not confined to a certain property segment. Hence, we can only work harder and smarter besides re-strategizing to widen our reach.

What advice would you give your team members during these challenging times?

I will say buckle up and strive to be more competitive. Aim for visibility rather than quantity and offer value added services besides enhancing your professionalism to always remain a step ahead of your competitors. 💡



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Oriental Wisdom Metaphysic Academy

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Tel: 603-9205 6209

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Website: www.nesh.com.my
Tel: 603-8060 3668

Cyberjaya, Selangor



CRISTAL RESIDENCE

Property Type: Condominium & Villa
 Land Title: Residential
 Tenure: Freehold
 Built Up: 1,302 - 3,189 sq ft (condo)
 22' x 80' (Villa)
 Land Area: 11.44 Acres
 Listing Price: From RM 628,000 (Condo)
 From RM1,368,000 (Villa)
 Total Units/Lots: 350 / 50
 Expected Date of Completion: August 2016
 Developer: Trientel Land Sdn Bhd
 (A Member of Villamas Group of Companies)
 Phone: (6012) 538 8133/ (6012) 298 0826/ (6012) 912 8810



Kuala Lumpur



THE ANDES

Property Type: Condominium
 Land Title: Residential
 Tenure: Freehold
 Built Up: 1,105 - 1,843 sq ft
 Total Units/Lots: 353
 Expected Date of Completion: 2018
 Developer: Pola Aman Sdn Bhd
 Phone: (603) 7728 6666 / (6012) 538 8133
 Website: www.theandes.com.my



Bukit Jelutong, Selangor



SURIA RESIDENCE

Property Type: Service Apartment
 Land Title: Commercial
 Tenure: Freehold
 Built Up: 600 - 1,200 sq ft
 Listing Price: From RM428,000 - RM966,000
 Total Units/Lots: 545
 Expected Date of Completion: 2018
 Developer: Pinaremas Sdn Bhd
 Phone: (603) 6142 2727
Open for Sale



Kuala Lumpur



FABER ANTARA CONDOMINIUM

Property Type: Condominium
 Land Title: Residential
 Tenure: Freehold
 Built Up: 943 - 1,986 sq ft
 Land Area: 2.5 acres
 Total Units/Lots: 255
 Expected Date of Completion: Q3 2016
 Developer: Faber Union Sdn Bhd
 Phone: (603) 4265 7700 & (6019) 333 5665
 Fax: (603) 4265 7733
 Website: www.faberantara.com.my



Johor Bahru, Johor



D'CARLTON SEAVIEW RESIDENCE



Property Type: Service Apartment (With Private Lift)
 Land Title: Residential
 Tenure: Freehold
 Built Up: 521 - 1313 sq.ft.
 Land Area: 4 Acres
 Listing Price: From RM244,845 - RM2,858,350
 Total Units/Lots: 823
 Expected Date of Completion: 2016 March
 Developer: Goodwill Division Sdn Bhd
 Phone: (607) 288 7855 / (6012) 728 8158



Johor Bahru, Johor



PRECINCT 12



Property Type: Semi-detached House
 Land Title: Residential
 Tenure: Freehold
 Built Up: 3743 - 4190 sq.ft.
 Land Area: 3,600 sq.ft (40'x90')
 Price per sq ft: RM433 - 528
 Total Units/Lots: 94
 Expected Date of Completion: January 2016
 Developer: Plenitude Tebrau Sdn Bhd
 Phone: (607) 356 0333



Ipoh, Perak



ZONE SERI TERATAI – PHASE 6.1A(1)



Property Type:
 2 storey Semi-D & Bungalow
 Land Title: Residential
 Tenure: Freehold
 Land Area: 40' x 90'
 Listing Price: From RM798,000 – RM1,853,000
 Total Units/Lots: 80
 Expected Date of Completion: February 2017
 Developer: Pinji Botanics Sdn Bhd
 Phone: (605) 323 6622



Johor



NEUVO CENTRO



Property Type: Shop-Office
 Land Title: Commercial
 Tenure: Freehold
 Built Up: 1,650 - 4,950 sq ft
 Total Units/Lots: 33
 Developer: UDA Land (South) Sdn Bhd
 Phone: 1800 1800 89 or (607) 237 4944



FEATURED AGENCIES DIRECTORY



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IQI Realty is an international property and investment company that works in diverse sectors including property sales, investments, corporate financing, project evaluation, international sales and franchising. Its headquarter is in Kuala Lumpur with offices located throughout Malaysia, Dubai, Melbourne, Toronto, Bahrain and Singapore with strategic partners in South Korea, Australia and the United Kingdom. We believe in providing excellence in everything we do and we dare to dream big. The spirits of honesty and integrity are what lie at the heart of our company.

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V Enjoy Life

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Kota Kemuning - (6016) 222 2552 Harry Low

Johor Bahru - (6012) 616 9225 Danny

Bukit Jalil - (603) 899 49277 Kavita, 010 784 7997 William

Project Launch (1) - (6012) 606 0993 Andrew

Project Launch (2) - (6017) 224 4106 Ms Tan

CLASSIFIEDS SECTION

PROPERTY BELOW RM500K



Ampang, Ampang Saga Townhouse, Taman Muda, Townhouse, SALE, RM 395,000, 3r2b, BU1000sqf, LA20x70sqf, Gary Khoo, 019-266 8665, UP4189971



M. Khairulnawawi



Bandar Mahkota Cheras, Pangsapuri Orkid, Bandar Mahkota Cheras, Flat, SALE, RM 115,000, 3r1b, BU650sqf, King Yong, 012-222 1821, UP4231386



Bandar Saujana Putra, BSP21, Serviced Residence, SALE, RM 471,900, 3r2b, BU1048sqf, Lee Kok Hong, 012-288 8729, UP4028609



Batu Caves, Radius Residence, Selayang Heights, Apartment, SALE, RM 400,000, 3r2b, BU916sqf, Lee Kok Hong, 012-288 8729, UP4028494



StevenLe'eTest

Brickfields, Villa Scott, Kampung Attap, Condominium, SALE, RM 980, 2r2b, StevenLe'eTest, 0164696794, UP4188881

Bandar Bukit Raja, Presint Zapin, 1-sty Terrace/Link House, SALE, RM 480,000, 3r2b, LA2210sqf, M. Khairulnawawi, 012-541 4096, UP4210655



Cheras, taman muda, tmn putra, 2-sty Terrace/Link House, SALE, RM 450,000, 3r2b, LA14x50sqf, Simon Chong, 6014-666 6659, UP2674276



Cheras, taman seraya, taman muda, ampang, 2-sty Terrace/Link House, SALE, RM 330,000, 2r1b, LA14x50sqf, Simon Chong, 6014-666 6659, UP2844043



CK Chong

Dengkil, Savanna Executive Suite Southville City, Service Apartment, SALE, RM 400,000, 3r2b, BU956sqf, LA956sqf, CK Chong, 6012-287 6812, UP4246146



Jalan Ipoh, Pelangi Indah Condominium, Condominium, SALE, RM 330,000, 3r2b, BU883sqf, Gary Khoo, 019-266 8665, UP4200909



Kepong, laman damai, Apartment, SALE, RM 198,000, 3r2b, BU650sqf, Vivienne Yap, 016-831 5348, UP3426011



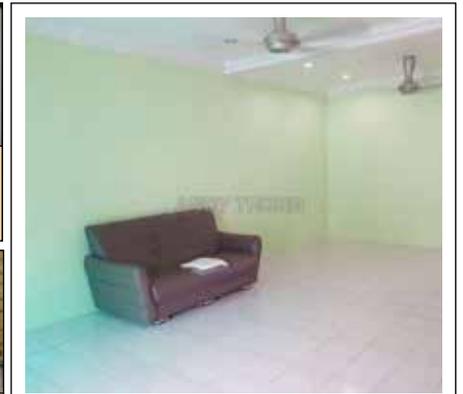
Vincent KS Tan

Kota Damansara, I Residence, Petaling Jaya, Sri KDU, Service Apartment, SALE, RM 450,000, 1r1b, BU579sqf, Vincent KS Tan, 012-618 9618 / 016-626 1232, UP4214646



iProperty.com

Kota Damansara, Kota Damansara, Pelangi Mutiara Damansara, Apartment, SALE, RM 295,000, 3r2b, BU750sqf, Fariz, 6012-294 4489, UP2909098



Klang, TAMAN KLANG UTAMA, TAMAN ORCHID 2, 2-sty Terrace/Link House, SALE, RM 458,000, 4r3b, BU1500sqf, LA18x65sqf, KENT LEE, 6016-230 2333, UP4006595



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Chloe 010-8266 558

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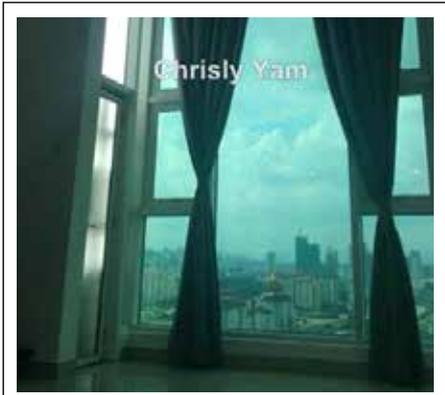
Kuchai Lama, Seri Desa Entrepreneur's Park, Jalan Kelang Lama, OUG, Happy Garden, Apartment, SALE, RM 430,000, 3+1r2b, BU1270sqf, Simon Leong, 6012-280 0083, UP4119049



Mutiara Damansara, Pelangi Apartment, Apartment, SALE, RM 333,000, 3r2b, BU750sqf, Vincent KS Tan, 012-618 9618 / 016-626 1232, UP1565719



Old Klang Road, OUG Parklane, Service Apartment, SALE, RM 420,000, 3r2b, BU950sqf, Helen Goh, 016-280 3398, UP3922525



Chrisly Yam

Old Klang Road, The Scott SOHO, Soho, SALE, RM 460,000, 1r2b, BU775sqf, Chrisly Yam, 6012-231 5626, UP4228980



Alexander Woo

Puchong, Kenanga Apartments, Apartment, SALE, RM 370,000, 3r2b, BU877sqf, Alexander Woo, 6012-625 7520, UP4239038



Chrisly 012-2315626

Old Klang Road, The Scott SOHO, Soho, SALE, RM 470,000, 1r2b, BU775sqf, Chrisly Yam, 6012-231 5626, UP3080750



iProperty.com

Pandan Indah, Grandeur tower apt, ampang, Apartment, SALE, RM 348,000, 3r2b, LA960sqf, Simon Chong, 6014-666 6659, UP2570541



Puchong, Sky pod Residence, Bandar Puchong Jaya, Condominium, SALE, RM 490,000, Studio1r1b, BU634sqf, Chester Kuan, 016-2288 488, UP4248969



Setia Alam, Seri Intan Apartments, Setia Alam/Alam Nusantara, Apartment, SALE, RM 295,000, 3r2b, BU830sqf, LA830sqf, angie ng, 6012-290 0443, UP4238300



Shah Alam, i-Suite @ i-City, Ultrapolis, Service Apartment, SALE, RM 454,800, 1+1r1b, BU576sqf, Lee Kok Hong, 012-288 8729, UP4058212



Alexander Woo

Puchong, Kenanga Apartments, Apartment, SALE, RM 380,000, 3r2b, BU877sqf, Alexander Woo, 6012-625 7520, UP4239132



Shah Alam, Seksyen 20, 1-sty Terrace/Link House, SALE, RM 400,000, 3r2b, BU1200sqf, LA1540sqf, Alex Chieng, 016-328 2281, UP4232259



CK Chong

Sungai Buloh, D'sara Sentral Serviced Residence, Service Apartment, SALE, RM 500,000, 2r1b, BU809sqf, LA809sqf, CK Chong, 6012-287 6812, UP4246127



Siti 016 3731187

Sungai Buloh, Sg Buloh Country Resort, Residential Land, SALE, RM 300,000, LA8000 sq ftsqf, Siti Norhayati, 016-373 1187, UP3048417

**PROPERTY @
KLANG VALLEY**



Jensean Loo

Sungai Buloh, desa bukit indah , 2-sty Terrace/Link House, SALE, RM 430,000, 4r3b, BU1300sqf, LA20x65sqf, Jensean Loo, 6012-391 6670, UP4206444



Ampang Hilir, Desa Palma, Ampang, Condominium, RENT, RM 4,300, 3+1r3b, BU2200sqf, LA2200sqf, Amanda Choy, 6012-690 7983, UP2276589



Ampang Hilir, Desa Palma, Taman U Thant, Flat, SALE, RM 1,700,000, 3+1r3b, BU2300sqf, LAN/Asqf, Wong, 447876508733, UP4236599



Ampang, 2-sty Terrace/Link House, SALE, RM 650,000, 3+1r3b, BU1800sqf, Boon Peng, 0172125349, UP4198029



Ampang, 3 Residen @ Melawati, Condominium, SALE, RM 680,000, 3r2b, BU1098sqf, Hayati, 019-359 6969, UP4081358



Ampang, 3.5-sty Terrace/Link House, SALE, RM 2,300,000, 6r5b, BU2900sqf, LA3200sqf, Norlela Abdul Rahman, 6019-378 8478, UP3250015



Ampang, Beverly Heights, Ampang, Ukay , Semi-detached House, SALE, RM 2,400,000, 6+1r8b, BU3200sqf, LA45x80sqf, CHRIS LEE, 012-923 6323, UP3952289



STRATEGIC LOCATION IN THE VIBRANT CITY CENTRE
位置優越的市鎮核心

Ampang, M city, Apartment Duplex, SALE, RM 1,749,800, 2+1r3b, BU1061sqf, Seong Lim, 6014-221 3297, UP4064817



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Ampang, M city, Duplex, SALE, RM 1,767,800, 2+1r3b, BU1278sqf, Seong Lim, 6014-221 3297, UP4064899



Ampang, M city, Penthouse, SALE, RM 2,517,800, 3+1r4b, BU1926sqf, Seong Lim, 6014-221 3297, UP4094578



Ampang, Megan Embassy, Ampang Hilir, Condominium, RENT, RM 1,800, Studior1b, BU420sqf, Coco Lee, 6019-279 9438, UP4231456



Ampang, Shop-Office, Ampang Hilir, Condominium, RENT, RM 4,300, BU1539sqf, LA1539sqf, Lim, 60126430088, UP4224427



STRATEGIC LOCATION IN THE VIBRANT CITY CENTRE
位置優越的市鎮核心

Ampang, Verti Sky Residence @ M city Jln Ampang, Ampang , Penthouse, SALE, RM 1,779,040, 3r2b, BU1333sqf, Seong Lim, 6014-221 3297, UP4064881



Ara Damansara, Eve Suite / NZX Square, Petaling Jaya, Condominium, SALE, RM 780,000, 2r2b, BU1064sqf, Kelvin Chai, 6012-345 3866 / 6011-3982 2488, UP3200120



Ara Damansara, Eve Suite / NZX Square, Petaling Jaya, Soho, SALE, RM 530,000, Studior1b, BU680sqf, Kelvin Chai, 6012-345 3866 / 6011-3982 2488, UP3166518

Bandar Kinrara, Palmiera, Semi-detached House, SALE, RM 1,700,000, 4+1r5b, BU3138sqf, LA40x80sqf, C J Lee, 012-269 9214, UP4195809

CLASSIFIEDS SECTION



Balokong, Flat, RENT, RM 1,000,000,000, StevenLeeTest, 0164696794, UP4016889



Bandar Puncak Alam, Puncak Alam Jaya, Shah Alam 2, Shop-Office, SALE, RM 1,230,000, BU4186sqf, LA30x75sqf, Lee Kok Hong, 012-288 8729, UP4032299

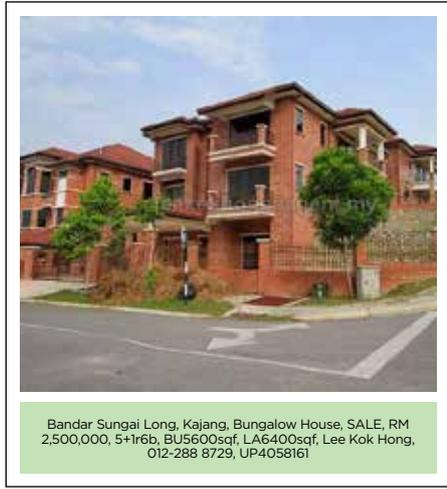
Bandar Puncak Alam, Shah Alam 2, Bungalow House, SALE, RM 1,599,360, 5+1r7b, BU4232sqf, LA50x80sqf, Lee Kok Hong, 012-288 8729, UP4032291



Bandar Sungai Long, GoodView SEMI-D Bandar Sg Long Kajang, Semi-detached House, SALE, RM 1,180,000, 5r5b, BU2670sqf, LA35x80sqf, Teammy Lee, 019-698 7777/016-976 8698, UP4241189



Bandar Puncak Alam, Puncak Alam Jaya, Shah Alam 2, Shop-Office, SALE, RM 1,230,000, BU4186sqf, LA30x75sqf, Lee Kok Hong, 012-288 8729, UP4032299



Bandar Sungai Long, Kajang, Bungalow House, SALE, RM 2,500,000, 5+1r6b, BU5600sqf, LA6400sqf, Lee Kok Hong, 012-288 8729, UP4058161



Bandar Sungai Long, Wira Mutiara Bandar Sungai Long Kajang, Bungalow House, SALE, RM 2,520,000, 6r6b, BU5187sqf, LA7315sqf, Teammy Lee, 016-976 8698, UP4185224

Bandar Sungai Long, Suria Villa BDR SG LONG, Semi-detached House, SALE, RM 2,200,000, 6r7b, BU5031sqf, LA4284sqf, Teammy Lee, 019-698 7777/016-976 8698, UP4192984



Bandar Utama, 1 Bukit Utama, Condominium, SALE, RM 1,260,000, 3+1r3b, BU1981sqf, Aaron Hong, 012-369 8222, UP4179230



Bandar Sunway, La Costa, Condominium, RENT, RM 4,500, 3+1r3b, BU1504sqf, Rai, 0126618303, UP4051315



Bangi, SEKSYEN 8, BANDAR BARU BANGI, Shop, RENT, RM 10,000, BU8676sqf, LA87 x 36sqf, Yoke Kim, 0176103988, UP3835983



Bangsar South, The Park Residences, Condominium, SALE, RM 1,450,000, 3r2b, BU1485sqf, Calvin Law, 012-665 5699, UP1226224



Bangsar South, The Park Residences, Condominium, RENT, RM 4,000, 3+1r4b, BU1910sqf, LA1910sqf, Alex Goh, 0163273242, UP4236325



Bangsar South, South View, Condominium, SALE, RM 1,080,000, 3r2b, BU1092sqf, Calvin Law, 012-665 5699, UP4174392



Bandar Utama, 2-sty Terrace/Link House, SALE, RM 1,650,000, 3r3b, BU2800sqf, Aaron Hong, 012-369 8222, UP4181953



Bangi, Bungalow House, SALE, RM 3,500,000, 5r5b, LA10000sqf, Shima Derus, 019-286 9666, UP3047799



Bangsar South, The Vertical Office Suite, Office, RENT, RM 18,000, BU3500sqf, Kuan, 6016555882, UP3946183



Bangsar, Kemaris Bukit Bandaraya Bangsar, Bungalow House, RENT, RM 9,500, 5+1r4b, Eddy Chen, 012-213 9072, UP4213275



Calvin 0126555699

Bangsar South, The Park Residences, Condominium, SALE, RM 1,400,000, 3+1r3b, BU2068sqf, Calvin Law, 012-665 5699, UP1226222



Calvin 0176255699

Bangsar, Ken Bangsar, Condominium, SALE, RM 1,400,000, 2r2b, BU1200sqf, Calvin Law, 012-665 5699, UP210717



Bangsar, Office, Bangsar Baru, Office, RENT, RM 6,500, BU1825sqf, Sandhu, 60122877480, UP4236634



Bangsar, Suasana Bangsar, Condominium, SALE, RM 4,800,000, 4r5b, BU4895sqf, C P Lim, 016-270 1886, UP4244789



Bukit Bintang, 38 Bidara Condominium, Kuala Lumpur, Condominium, RENT, RM 2,600, 2r2b, BU810sqf, Gill, 0125017732, UP3417479



Bukit Bintang, Bukit bintang, Changkat bukit bintang, Kuala Lumpur, jalan alor, Shop, SALE, RM 16,000,000, BU7000sqf, LA1604sqf, Jitco Chin, 012-361 3999, UP4226228



Bangsar, Tivoli Villas, Condominium, RENT, RM 3,580, 2r2b, BU1270sqf, Amanda Goh, 016-263 2288, UP3873127



is coming up within if Setia EcoHill

Beranang, Agricultural Land, SALE, RM 3,400,000, LA3.12sq, Angelo Wong, 016-979 0937, UP4118375



StevenLeeTe

Bukit Bintang, 38 Bidara Condominium, Kuala Lumpur, Flat, SALE, RM 9,000, 2+2r3b, StevenLeeTe, 0164696794, UP4188893



Bukit Jalil, Alam Sutera, Semi-detached House, SALE, RM 2,200,000, 5r5b, BU2870sqf, LA4325sqf, Shima Derus, 019-286 9666, UP1840257



Bukit Jalil, Alam Sutera, Semi-detached House, SALE, RM 2,600,000, 5r5b, BU2800sqf, LA54x80sqf, Shima Derus, 019-286 9666, UP4196322



Bukit Jalil, bukit jalil stadium, Condominium, SALE, RM 639,000, 3r2b, BU1100sqf, Lo Chin Hooi, 6016-207 2719, UP4185942



Chasly 012-2315626

Bukit Jalil, KMI, Condominium, SALE, RM 840,000, 4r3b, BU1335sqf, Christy Yam, 6012-231 5626, UP3063204



Wayne Leong

Bukit Jalil, ParkHill Residence, Bukit Jalil, Condominium, SALE, RM 575,000, 3r2b, BU1100sqf, Wayne Leong, 016-593 9600, UP4179496



Alex Lee

Cheras, 2-sty Terrace/Link House, SALE, RM 830,000, 3+1r3b, LA20 x 70sqf, Alex Lee, 6012-290 3832, UP4165437



Cheras, Bandar Mahkota Cheras, 2-sty Terrace/Link House, SALE, RM 600,000, 4r3b, LA121, Lee Kok Hong, 012-288 8729, UP4071769



Cheras, Bandar Mahkota Cheras, 2-sty Terrace/Link House, SALE, RM 600,000, 4r3b, LA121, Lee Kok Hong, 012-288 8729, UP4163867



Cheras, Bandar Mahkota Cheras, 2-sty Terrace/Link House, SALE, RM 700,000, 4r3b, LA230, Lee Kok Hong, 012-288 8729, UP4028260



Cheras, Bandar Mahkota Cheras, 2-sty Terrace/Link House, SALE, RM 780,000, 4r3b, BU1700sqf, LA20x65sqf, Lee Kok Hong, 012-288 8729, UP4236024



Cheras, Bayu Tasik Condominium, Condominium, RENT, RM 1,700, 3r2b, BU920sqf, Shukor, 0133655539, UP4235875



Cheras, Bukit Suria bungalow, Bungalow House, SALE, RM 1,688,000, 6r6b, BU4200sqf, LA6000sqf, Steven Yong, 019-362 0668, UP4217582



SUPER BIG BUNGALOW

Cheras, Cheras Bandar Sungai Long, Bungalow House, SALE, RM 3,200,000, 7r8b, BU8249sqf, LA7315sqf, Teammy Lee, 019-698 7777/016-976 8698, UP4241308



Cheras, Dataran C180, Kajang, Shop-Office, SALE, RM 1,800,000, 2b, BU2465sqf, Lee Kok Hong, 012-288 8729, UP4028298



Cheras, pandan bistari, cheras baru, 2-sty Terrace/Link House, SALE, RM 630,000, 4r3b, LA20x70sqf, Simon Chong, 6014-666 6659, UP2844429



Cheras, TAMAN CHERAS HARTAMAS, 2-sty Terrace/Link House, SALE, RM 670,000, 4r3b, BU1800sqf, LA18x70sqf, Sarah Choong, 6016-666 8683, UP3250719



Cheras, Taman Pertama, 2-sty Terrace/Link House, SALE, RM 1,180,000, 3+1r3b, BU3080sqf, LA3475sqf, Peter Lim (Owner), 0163209895, UP3412017

CLASSIFIEDS SECTION



Cheras, Pearl Garden Mahkota Cheras, 3-sty Terrace/Link House, SALE, RM 1,300,000, 6r5b, BU3600sqf, Lee Thai Chung, 012-386 5181, UP4091754



Cheras, Taman Seraya, 1-sty Terrace/Link House, SALE, RM 590,000, 4r3b, LA1200sqf, Ms Chew, 0123968806, UP4245501



City Centre, Setia SKY Residences, Condominium, RENT, RM 4,100, 2+2r3b, BU1313sqf, LA1313sqf, Randy Chua, 6012-212 8699, UP2762580



City Centre, Desa Angkasa, Taman U Thant, Condominium, SALE, RM 1,450,000, 3+1r4b, BU1920sqf, LA1920sqf, Jensean Loo, 6012-391 6670, UP4206259



City Centre, Setia SKY Residences, City centre, Condominium, RENT, RM 6,500, 3+1r3b, BU1755sqf, Bryan Lim, 012-838 1196, UP4090253



City Centre, The Oval, Condominium, SALE, RM 4,875,000, 3+1r, BU3750sqf, Christine Chua, 6012-314 2864, UP2889259



Cheras, Vina Versatile Homes, Cheras Selatan, Condominium, SALE, RM 1,280,000, 5+2r5b, BU2887sqf, Joycelyn Cheah, 012-989 7181, UP3315163



Cheras, Vina Versatile Homes, Cheras Selatan, Condominium, SALE, RM 698,000, 3+2r4b, BU1550sqf, Joycelyn Cheah, 012-989 7181, UP2501395



City Centre, 6 Capsquare, Dang Wangi, Condominium, SALE, RM 1,250,100, 2r2b, BU1389sqf, Christine Chua, 6012-314 2864, UP3375418



City Centre, Setia SKY Residences, City centre, Condominium, SALE, RM 1,650,000, 3+1r3b, BU1701sqf, Bryan Lim, 012-838 1196, UP3854391



City Centre, Setia SKY Residences, kuala lumpur, Condominium, SALE, RM 930,000, 2+1r3b, BU1055sqf, LA1055sqf, Randy Chua, 6012-210 7688 / 6012-212 8699, UP3445826



City Centre, Setia SKY Residences, Setia SKY Residences, Condominium, RENT, RM 5,000, 3+1r4b, BU1378sqf, Randy Chua, 6012-210 7688 / 6012-212 8699, UP2614816



City Centre, Setia SKY Residences, Setia SKY Residences, Condominium, RENT, RM 5,000, 3+1r4b, BU1378sqf, Randy Chua, 6012-210 7688 / 6012-212 8699, UP2614816



Damansara Heights, bukit damansara, Bungalow House, RENT, RM 18,000, 4+1r6b, BU9000sqf, LA8000sqf, Goh Sock Sin, 019-381 8081, UP4011555



Cyberjaya, Bungalow House, SALE, RM 2,100,000, 5+1r6b, BU4541sqf, LA60x80sqf, Lee Kok Hong, 012-288 8729, UP4028335

Cyberjaya, CYBER HEIGHTS VILLA, cyberjaya, Condominium, RENT, RM 2,300, 3r2b, BU1400sqf, oh, 0192212360, UP4247581

Damansara Heights, Bungalow House, SALE, RM 5,700,000, 5+2r8b, BU9000sqf, LA8000sqf, Goh Sock Sin, 019-381 8081, UP533576



Cyberjaya, Lake View Residency, Cyber Heights Cyberjaya, Condominium, SALE, RM 700,000, 3r2b, BU1145sqf, Calvin Law, 012-665 5699, UP1667926



Cyberjaya, Perdana Lakeview East, Bungalow House, SALE, RM 6,000,000, 5+2r5b, BU8500sqf, LA13000sqf, Pravin, 012-388 4381 / 019-251 2233, UP4198004



Cyberjaya, SummerGlades, 2-sty Terrace/Link House, RENT, RM 3,800, 5r5b, BU3000sqf, Zura, 0126161012, UP4215621

501-019 381 808

Damansara Heights, Kuala Lumpur, Bungalow House, SALE, RM 5,700,000, 4+1r5b, BU9000sqf, LA8000sqf, Goh Sock Sin, 019-381 8081, UP1378725

Prince Raj

Damansara Heights, Persiaran Batai Barat, Bungalow House, SALE, RM 5,800,000, 5+1r7b, BU5500sqf, LA7000sqf, Prince Raj, 6012-639 7177, UP2050608

Lee Thai Chung

Damansara Heights, Semi-detached House, SALE, RM 3,550,000, 5r4b, BU3600sqf, Lee Thai Chung, 012-386 5181, UP4075520

Property.com.my

Damansara Intan, Tropicana City Tropics, Daily 250, weekly, monthly, Condominium, RENT, RM 250, 2r2b, zhen hua, 0060164127816, UP4209756

Damansara Jaya, Semi-detached House, SALE, RM 3,000,000, 5+1r6b, BU3300sqf, LA4600sqf, Isaac Ling, 012-385 6622, UP4085639

Damansara Perdana, METROPOLITAN SQUARE CONDO, Condominium, SALE, 3r2b, BU1098sqf, LA1098sqf, Victor Cheong, 6016-328 8040, UP3309864

Property.com.my

Damansara Perdana, Metropolitan Square, Flat, RENT, RM 2,350, 2+1r2b, BU979, LAdamasara perdana, kimhee, 0102163705, UP4200007

Damansara Perdana, Perdana Emerald, Glomac, TTDI, 9BU, 1BU, Condominium, SALE, RM 880,000, 4+1r3b, BU1860sqf, Bryan Peng HGR, 6012-399 0585, UP4179298

Damansara, surian residences, Mutiara Damansara, Condominium, RENT, RM 3,800, 4+1r5b, BU1679sqf, Malik, 6019-288 0028, UP4138395

Denai Alam, 2-sty Terrace/Link House, RENT, RM 2,600, 5r5b, LA31x80sqf, Khairi, 6017-681 0319, UP4219082

Dengkil, Harmoni Park, Semi-detached House, RENT, RM 3,500, 5r4b, BU2816sqf, LA4317sqf, christal, 0122086788, UP4241620

Property.com.my

Desa Budiman, Desa Budiman 4, Bandar Sungai Long, 2-sty Terrace/Link House, SALE, RM 810,000, 4+1r4b, BU2700sqf, ck, 01123010623, UP4195471

Desa ParkCity, The Westside Two, Condominium, SALE, RM 1,198,000, 3r2b, BU1421sqf, Lee Thai Chung, 012-386 5181, UP4042491

Federal Hill, Sri Bukit Persekutuan, 4-sty Terrace/Link House, SALE, RM 3,600,000, 4+1r5b, BU4500sqf, LA3300sqf, Azizah, 0122447620, UP4250339

Gombak, Urban 360, Jalan Gombak, Condominium, SALE, RM 2,200, 3r2b, BU1001sqf, Michael Loh, 6012-778 9211, UP4022644

Jalan Ipoh, Lakeville Residence, Condominium, SALE, RM 810,800, 3r2b, BU1230sqf, Seong Lim, 6014-221 3297, UP4084324

Jalan Ipoh, taman tasik indah, Semi-detached House, SALE, RM 3,200,000, 7r8b, BU6150sqf, LA6500sqf, Desmond Chun, 012-933 1233, UP4244256

Jalan Ipoh, taman tasik indah, Semi-detached House, SALE, RM 3,200,000, 7r8b, BU6150sqf, LA6500sqf, Desmond Chun, 012-933 1233, UP4244256

Property.com.my

Jalan Klang Lama, 3rd Mile Square, Kuala Lumpur, Shop, RENT, RM 4,000, 2b, BU1495sqf, LA1495sqf, Pauline, 0122313905, UP2889537

Jalan Ipoh, Lakeville Residence, Condominium, SALE, RM 810,800, 3r2b, BU1230sqf, Seong Lim, 6014-221 3297, UP4084324

Jerry Yong

Jalan Sultan Ismail, Regalia Residence, Condominium, RENT, RM 2,500, 2r2b, BU890sqf, Jerry Yong, 019-996 6312, UP4198861

ANDY THONG

Janjarom, Sri Jaromas, janjarom, Klang, ROSA 1 40x85, Semi-detached House, SALE, RM 785,000, 5r5b, BU3500sqf, LA40x85sqf, KENT LEE, 6016-230 2333, UP4097508

Property.com.my

Kajang, bangi, semenyih, serdang, cheras, putrajaya, 2-sty Terrace/Link House, SALE, RM 570,240, 4r3b, BU1600sqf, LA20x70sqf, Kok, 0122100876, UP4224419

Kajang, bukit mewah, kajang, kajang, selangor, Bungalow House, SALE, RM 3100,000, 6r4b, BU5000sqf, LA16486sqf, Nick Koh, 016-214 6263, UP4062119

John Oh

Kajang, country heights kajang, Bungalow House, SALE, RM 6,500,000, 7+1r6b, BU8000sqf, LA20300sqf, John Oh, 016-971 5819, UP4224112

Kajang, country heights kajang, Bungalow House, SALE, RM 6,500,000, 7+1r6b, BU8000sqf, LA20300sqf, John Oh, 016-971 5819, UP4224112

Janjarom, Sri Jaromas, janjarom, Klang, ROSA 1 40x85, Semi-detached House, SALE, RM 785,000, 5r5b, BU3500sqf, LA40x85sqf, KENT LEE, 6016-230 2333, UP4097508

Kajang, Jade Hills, Semi-detached House, SALE, RM 2,100,000, 7+1r4b, BU4000sqf, LA45x90sqf, Yvonne Yap, 6012-528 8141 / 6016-225 8278, UP4188944

Kepong, Taman Ehsan, Factory, RENT, RM 3,800, 1r1b, BU3000sqf, LA22x80sqf, Annie Yee, 6012-699 3424, UP1261978

Kepong, taman ehsan, Factory, RENT, RM 4,000, 1r1b, LA20x80sqf, Annie Yee, 6012-699 3424, UP1060692

KL City, Maytower Serviced Residences, Condominium, RENT, RM 1,700, Studio1r1b, BU466sqf, Aziz, 0193502071, UP1175340

KL City, The Colony by Infinitum, Kuala Lumpur, Service Apartment, SALE, RM 823,246, 2r2b, BU705sqf, Evonne Yen, 6019-211 3882, UP4235948

3 MONTHS FREE RENT

KL Sentral, Q Sentral, Office, RENT, RM 11,456, BU1432sqf, Tahir, 0197392027, UP4230244

CLASSIFIEDS SECTION



Kajang, Quas Residence, Zero-Lot Bungalow, SALE, RM 1,700,000, 6+1r6b, BU4568sqf, Justin Yong, 013-337 2628, UP4040557



Kapar, Klang, Jalan Kapar Main Road, Factory, SALE, RM 29,000,000, 1r6b, BU85000sqf, LA226512sqf, Ryan Tan, 6016-252 5178, UP3416990



Kepong, taman ehshan, Semi- D factory, RENT, RM 13,000, BU6900sqf, LA170000sqf, Annie Yee, 6012-699 3424, UP3691245



Kepong, Warehouse, RENT, RM 12,000, 4b, BU6900sqf, LA17000sqf, Annie Yee, 6012-699 3424, UP4224393



KL City, Menara Bintang Goldhill, Jalan Tun Razak, Condominium, RENT, RM 2,600, 1r1b, BU788sqf, Janet Poh, 012-3028399, UP4204494



KL Sentral, Suasana Sentral Loft, Brickfields, Condominium, RENT, RM 4,000, 1+1r1b, BU913sqf, Billy Koh, 6012-668 2672, UP251198



Klang, bandar baru klang, Bungalow House, SALE, RM 2,970,000, 7r4b, BU7200sqf, LA6405sqf, Jack Tan, 016-679 2781, UP3958713



Klang, Jalan Kapar, Semi- D factory, SALE, RM 2,802,280, 1r2b, BU8242sqf, LA14548sqf, Eric Lim S.H., 012-366 5261, UP4119616



Klang, Jalan Kapar, Factory, SALE, RM 1,550,000, 1r3b, BU5823sqf, LA25x80sqf, Eric Lim S.H., 012-366 5261, UP4128842



Klang, Jalan Kapar, Factory, SALE, RM 1,830,000, 1r2b, BU6510sqf, LA50x99sqf, Eric Lim S.H., 012-366 5261, UP4129000



Klang, Taman Perindustrian Bukit Kemuning, Shah Alam, Industrial Land, SALE, RM 13,500,000, LA0.9641, Lee Kok Hong, 012-288 8729, UP4101301



Klang, Taman Perindustrian Bukit Kemuning, Shah Alam, Industrial Land, SALE, RM 18,257,000, LA1.3047, Lee Kok Hong, 012-288 8729, UP4101299



Klang, Jalan Meru, Semi- D factory, SALE, RM 3,300,000, 1r2b, BU11180sqf, LA13780sqf, Eric Lim S.H., 012-366 5261, UP4056273



Klang, Taman Perindustrian Bukit Kemuning, Shah Alam, Industrial Land, SALE, RM 26,380,000, LA1.8847, Lee Kok Hong, 012-288 8729, UP4101303



Kota Damansara, Casa Indah 2, Damansara Indah, Condominium, RENT, RM 2,900, 2+1r3b, BU1215sqf, Shukor, 013365539, UP4236904



Klang, Telok Gong, Warehouse, SALE, RM 15,500,000, 1r3b, BU55000sqf, LA106286sqf, Eric Lim S.H., 012-366 5261, UP4203977



KLCC, Binjai 8, KL City Centre, Condominium, SALE, RM 880,000, 1r1b, BU750sqf, Alvin Lai, 016-826 4970, UP4237892



Kota Damansara, Cova Suites, Condominium, SALE, RM 600,000, 3r2b, BU1059sqf, Evonne Yen, 6019-211 3882, UP3647017



Klang, West Port, Detached factory, SALE, RM 10,500,000, 1r3b, BU32522sqf, LA68413sqf, Eric Lim S.H., 012-366 5261, UP3387247



MR NGAN 0123261222

KLCC, Dua Residency, Condominium, RENT, RM 11,000, 4+2r5b, BU3964sqf, Ngan C.L., 012-326 1222, UP4205236



KLCC, Hampshire Residences, Condominium, RENT, RM 8,500, 3+1r4b, BU1905sqf, Charles Lee, 012-813 3788, UP3215470



KLCC, Idaman Residence, KL City Centre, Condominium, RENT, RM 5,500, 3r3b, BU1756sqf, LA1756sqf, Randy Chua, 6012-210 7688 / 6012-212 8699, UP3517437



Charles 012-8133 788

KLCC, Idaman Residence, KL City Centre, Condominium, RENT, RM 6,500, 3+1r5b, BU2174sqf, Charles Lee, 012-813 3788, UP3215478



KLCC, NAZA Tower, Persiaran KLCC, Office, RENT, RM 112,000, BU14000sqf, Mr Jason Teh, 012-654 9832/012-580 7328, UP4225464



KLCC, The Meritz, Condominium, SALE, RM 50,000,000, Steven Le'e Test, 0164696794, UP2743388



KLCC, The Troika, Condominium, SALE, RM 3,500,000, 3r2b, BU2450sqf, Edward Chen, 012-266 0237, UP3734491



Vincent KS Tan

Kota Damansara, Cova Suites, Condominium, RENT, RM 3,000, 3r2b, BU1372sqf, Vincent KS Tan, 012-618 9618 / 016-626 1232, UP1215601



Kota Damansara, Encorp Strand Garden Office, Office, RENT, RM 3,000, 2b, BU1500sqf, Justin Yong, 013-337 2628, UP3890846



Kota Kemuning, Anggerik Eria, 2-sty Terrace/Link House, SALE, RM 1,080,000, 4+2r3b, BU2400sqf, LA34x75sqf, Darren Toh, 012-397 7800, UP4179026



JANET 016-617 8457

Kota Damansara, Section 6, Kota Damansara, Dataran Sunway, Shop-Office, SALE, RM 2,350,000, BU4811sqf, LA1615sqf, Janet Tan, 6016-611 8087, UP3374468



Ong 010-757-7775

Kota Damansara, Sunway Nexis, Soho, SALE, RM 870,000, 2r2b, BU872sqf, LA872sqf, Mr Ong, 6010-797 7775 / 6012-235 1220, UP3320867



Kota Kemuning, Kota Kemuning Hills, Twin Villas, SALE, RM 3,980,000, 5+1r5b, BU5300sqf, LA7406sqf, Eddy Chin, 016-878 6698, UP3940705



Kuchai Lama, 288 Residences, Kuchai, Condominium, RENT, RM 2,600, 4r4b, BU1440sqf, Lee Kok Hong, 012-288 8729, UP4181022



Karen 012-691 7933

Kota Damansara, Villa Damansara, Semi-detached House, SALE, RM 1,900,000, 5+1r4b, BU3700sqf, LA40x80sqf, Karen Ding, 012-691 7933, UP3452375



Kuchai Lama, Kuchai Avenue, Condominium, SALE, RM 530,000, 3r2b, BU935sqf, FT Lim, 012-283 1018, UP4219827

CLASSIFIEDS SECTION



Angelo Wong

Kuala Langat, Tanjung Sepat, Agricultural Land, SALE, RM 962,360, LA3.437sq, Angelo Wong, 016-979 0937, UP4175271



INKNK reapfield Subang Jaya

Kuala Selangor, Bandar Puncak Alam, 2-sty Terrace/Link House, SALE, RM 550,000, 4r3b, LA2830sqf, M. Khairulnawawi, 012-541 4096, UP4244006



KING 012-2221821

Mahkota Cheras, Bandar Mahkota Cheras, sek 6, 2-sty Terrace/Link House, SALE, RM 740,000, 4r3b, BU1600sqf, LA2971sqf, King Yong, 012-222 1821, UP3223996



Mid Valley City, 11 Mont Kiara @ MK11, Jalan Kiara 1, Condominium, SALE, RM 3,300,000, 4+1r4b, BU3317sqf, Cecelia How, 016-228 4882, UP4213837



Alyse Wong

Mont Kiara, 28 Mont Kiara, Condominium, SALE, RM 2,200,000, 3+1r5b, BU2535sqf, LA2535sqf, Alyse Wong, 016-544 8966, UP4221893



Mont Kiara, Aman Kiara, Bukit Kiara, Bungalow House, SALE, RM 5,200,000, 5r5b, BU5410sqf, Evelyn Teo, 012-337 8139 / 010-888 8446, UP4221361



Mont Kiara, Astana, Bukit Kiara, Condominium, SALE, RM 850,000, 3r2b, BU1241sqf, FT Lim, 012-283 1018, UP4214066



Mont Kiara, Aman Kiara, Bukit Kiara, Bungalow House, SALE, RM 5,200,000, 5r5b, BU5410sqf, LA6340sqf, Evelyn Teo, 012-337 8139 / 010-888 8446, UP4245630

Mont Kiara, Aman Kiara, Bukit Kiara, Bungalow House, SALE, RM 5,200,000, 5r5b, BU5410sqf, LA6340sqf, Evelyn Teo, 012-337 8139 / 010-888 8446, UP4245630



Mont Kiara, mk 11, Jalan Kiara 1, Condominium, SALE, RM 2,780,000, 4+2r5b, BU3317sqf, Gary Khoo, 019-266 8665, UP42190013

Mont Kiara, Aman Kiara, Bukit Kiara, Bungalow House, SALE, RM 5,200,000, 5r5b, BU5410sqf, Evelyn Teo, 012-337 8139 / 010-888 8446, UP4221361



Mont Kiara, Mont Kiara Sophia, Mont' Kiara, Condominium, RENT, RM 3,200, 2r2b, BU1071sqf, Alaa, 0133488841, UP4225965



Mont Kiara, Concerto Kiara, North Kiara KL, Condominium, SALE, RM 1,521,800, 4r4b, BU1876sqf, LAType Asqf, Marcus Ooi, 016-456 9872, UP4248196

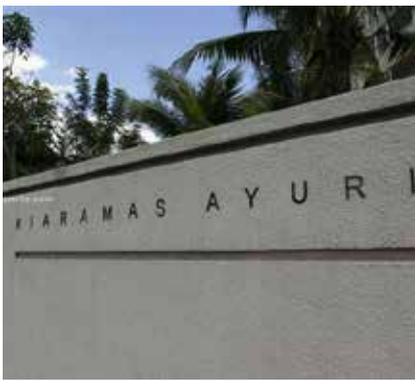


Mont Kiara, Hartamas Regency 2, Sri Hartamas, Condominium, RENT, RM 5,300, 4+1r5b, BU2700sqf, Jatin Naresh, 012-331 9025, UP504505

Mont Kiara, Hartamas Regency 2, Sri Hartamas, Condominium, RENT, RM 5,300, 4+1r5b, BU2700sqf, Jatin Naresh, 012-331 9025, UP504505



Mont Kiara, Kiaramas Ayuria, Condominium, SALE, RM 1,390,000, 3+1r4b, BU1733sqf, Kelvin Teo, 012-944 5050, UP4206937



Mont Kiara, Kiaramas Ayuria, Condominium, SALE, RM 1,400,000, 3+1r4b, LA1605sqf, Kelvin Teo, 012-944 5050, UP4206954



Mont Kiara, Kiaramas Ayuria, Condominium, SALE, RM 1,200,000, 3+1r4b, BU1605sqf, Kelvin Teo, 012-944 5050, UP4206948



Mont Kiara, SENI @ Mont Kiara, Condominium, RENT, RM 12,000, 4+1r5b, BU2906sqf, LA2096sqf, Randy Chua, 6012-210 7688 / 6012-212 8699, UP2715741

Mont Kiara, SENI @ Mont Kiara, Condominium, RENT, RM 12,000, 4+1r5b, BU2906sqf, LA2096sqf, Randy Chua, 6012-210 7688 / 6012-212 8699, UP2715741



Mont Kiara, Plaza Mont Kiara, Office, SALE, RM 1,200,000, BU1792sqf, Janet Tan, 6016-611 8087, UP4206971



Mont Kiara, SENI @ Mont Kiara, Condominium, SALE, RM 1,900,000, 3+1r5b, BU2347sqf, Thomas Wong, 6017-227 6663, UP3255864



Mont Kiara, SENI @ Mont Kiara, Condominium, RENT, RM 12,000, 4r5b, BU2906sqf, Alan Siow, 010-231 1269, UP4068327

Mont Kiara, SENI @ Mont Kiara, Condominium, RENT, RM 12,000, 4r5b, BU2906sqf, Alan Siow, 010-231 1269, UP4068327



Mont Kiara, SOHO KL @ Solaris Mont Kiara Office suite for sale, Office, SALE, RM 1,520,000, 1r10b, BU1911sqf, Reeve Thang, 6012-207 1996, UP4189648



REEVE 012-207 1996
Mont Kiara, SOHO KL @ Solaris Mont Kiara Office suite for sale, Office, SALE, RM 800,000, 1r10b, BU980sqf, Reeve Thang, 6012-207 1996, UP3043496



Mont Kiara, Verve Suites, Serviced Residence, RENT, RM 2,400, Studi0r1b, BU462sqf, Henry Lim, 6017-698 8618, UP4195186



Mutiara Damansara, 3-sty Terrace/Link House, SALE, RM 3,000,000, 5r6b, BU3810sqf, LA26' X 95'sqf, Eric, 60165555882, UP3795170



Old Klang Road, Citizen, Service Apartment, SALE, RM 560,000, 2r2b, BU852sqf, Leon Woo, 012-303 8308 / 013-652 9966, UP3768421



Old Klang Road, Southbank Residence, Condominium, SALE, RM 677160, 3r2b, BU953sqf, Melody Leong, 012-225 0077, UP4086238



Old Klang Road, OUG Parklane, Service Apartment, RENT, RM 1,000, 3r2b, BU950sqf, Helen Goh, 016-280 3398, UP3929582



Calvin
Old Klang Road, Le Yuan Residence, Condominium, RENT, RM 2,200, 2r2b, BU1164sqf, Calvin Law, 012-665 5699, UP4212701



Old Klang Road, The Scott SOHO, Service Apartment, SALE, RM 600,000, 1r2b, BU775sqf, Lee Kok Hong, 012-288 8729, UP4163889



Old Klang Road, The Scott SOHO, Soho, RENT, RM 2,300, 1r2b, BU775sqf, Chrisly Yam, 6012-231 5626, UP4203552



OUG, Taman OUG, Jalan Awan Berarak, Taman Yarl, Semi-detached House, SALE, RM 2,270,000, 5r6b, BU3539sqf, Janet Tan, 6016-611 8087, UP3413835



Old Klang Road, Southbank Residence, Condominium, SALE, RM 700,000, 3r2b, BU953sqf, Calvin Law, 012-665 5699, UP4173798



Old Klang Road, Southbank Residence, Condominium, SALE, RM 720,000, 3r2b, BU953sqf, Calvin Law, 012-665 5699, UP4173902



Old Klang Road, Southbank Residence, Condominium, SALE, RM 720,000, 3r2b, BU953sqf, Calvin Law, 012-665 5699, UP4173914



Old Klang Road, Southbank Residence, Condominium, SALE, RM 720,000, 3r2b, BU953sqf, Calvin Law, 012-665 5699, UP4174615



Old Klang Road, The Scott SOHO, Soho, RENT, RM 2,300, 1r2b, BU775sqf, Chrisly Yam, 6012-231 5626, UP4225107



Other, PETALING JAYA, Semi-detached House, SALE, RM 2,500,000, 6r5b, BU4000sqf, LA5220sqf, Evelyn Teo, 012-337 8139 / 010-888 8446, UP4241682



Pandan Indah, 2-sty Terrace/Link House, SALE, RM 590,000, 4r3b, LA18x60sqf, Simon Chong, 6014-666 6659, UP2909924



Pandan Indah, pandan mewah, 2-sty Terrace/Link House, SALE, RM 635,000, 4r3b, LA18x65sqf, Simon Chong, 6014-666 6659, UP3077433



OUG, Jalan Hujan Emas 4, Taman Bukit Indah, 2-sty Terrace/Link House, SALE, RM 1,000,000, 4r3b, BU2148sqf, LA20x80sqf, Alexander Woo, 6012-625 7520, UP3869191



Petaling Jaya, Bandar Utama, Petaling Jaya, 2-sty Terrace/Link House, SALE, RM 2,100,000, 5r3b, BU3300sqf, LA42x75sqf, Vincent KS Tan, 012-618 9618 / 016-626 1232, UP4195707

CLASSIFIEDS SECTION



Pandan Jaya, Bayu Pandan Jaya, Condominium, SALE, RM 618,000, 3r2b, BU1050sqf, Rick Chew, 018-328 0881, UP4239428



Petaling Jaya, Factory, SALE, RM 34,000,000, BU78800sqf, LA86250sqf, Chan Yong Hiong, 6012-202 8693, UP4222323



Petaling Jaya, Icon City, Sungei Way, Serviced Residence, SALE, RM 1,097,000, 2+1r2b, BU1265sqf, Seong Lim, 6014-221 3297, UP3730424



Petaling Jaya, Kapar Meru, Factory, RENT, RM 11,000, BU11000sqf, LA8400sqf, Cheng Choon, 60196219966, UP4229532



Petaling Jaya, Jasmine Towers, SS2, Condominium, SALE, RM 760,000, 3r2b, BU1348sqf, CW Wong, 011-2025 2385, UP3843100



Petaling Jaya, Kelana Mahkota, Condominium, RENT, RM 2,200, 2+1r2b, BU1260sqf, Samantha, 012-774 6693, UP4198411



Petaling Jaya, Section 14, Seksyen 14, Petaling Jaya, Bungalow House, SALE, RM 3,350,000, 4+1r4b, BU4100sqf, LA9450sqf, Ash, 6012-926 0269, UP3941368



Petaling Jaya, Pelangi Utama, Bandar Utama, Condominium, SALE, RM 730,000, 2b, BU1130sqf, Reeve Thang, 6012-207 1996, UP3800371



Petaling Jaya, Seapark, Bungalow House, SALE, RM 3,100,000, 5+1r7b, BU5250sqf, LA5940sqf, Vincent Tan, 6016-215 5656, UP4166860



Petaling Jaya, Wisma Yan, Office, RENT, RM 2,500, BU1000sqf, Lim Enterprises Sdn Bhd, 60322724616, UP1854428



Puchong, Bandar Bukit Puchong 2, 2-sty Terrace/Link House, RENT, RM 1,100, 3+1r3b, BU2000sqf, Kian, 60123298768, UP4224466



Puchong, D'island Residence, Semi-detached House, SALE, RM 2,380,000, 5+1r6b, BU4864sqf, LA40x80sqf, Lee Kok Hong, 012-288 8729, UP4071726



Puchong, Saujana Puchong, Bungalow House, SALE, RM 2,100,000, 5r5b, BU3600sqf, LA4100sqf, John Oh, 016-971 5819, UP3363816



Puchong, Kinrara Residence, Bungalow House, SALE, RM 3,725,800, 6+1r9b, BU5908sqf, LA60x120sqf, Seong Lim, 6014-221 3297, UP3669892



Puchong, PT 19 Residency, Bukit Puchong, Bungalow House, SALE, RM 1,500,000, 4+1r6b, BU3600sqf, LA45x55sqf, Darren Toh, 012-397 7800, UP3108854



Puchong, Pusat Bandar Puchong, 2-sty Terrace/Link House, RENT, RM 1,200, 4r3b, LA18x65sqf, Denise, 016-233 6769, UP4233292



Puchong, Saujana Puchong, Bungalow House, SALE, RM 2,420,000, 5+1r5b, BU5483sqf, LA47x85sqf, John Oh, 016-971 5819, UP4078648



Puchong, Skypod Residence, Bandar Puchong Jaya, Condominium, RENT, RM 1,400, Studio/1b, BU634sqf, Chester Kuan, 016-2288 488, UP4248935



Puchong, Taman Tasik Prima, 2-sty Terrace/Link House, SALE, RM 1,000,000, 4+1r3b, BU2712sqf, LA24x80sqf, Karen Ding, 012-691 7933, UP4224947



Puchong, The Wharf Residence, Skypod, Puchong, Condominium, RENT, RM 1,100, 2r2b, BU795sqf, Chester Kuan, 016-2288 488, UP4195029



Puchong, The Wharf Residence, Skypod, Puchong, Condominium, RENT, RM 900, 2r2b, BU818sqf, Chester Kuan, 016-2288 488, UP4195022



Puchong, The Wharf, Puchong, bandar puteri, cyber jaya, 16seiarra, Tasik prima, Condominium, RENT, RM 1,800, 3r2b, BU1173sqf, Kevin Cheong, 018-262 6281, UP4228149



Puchong, TWINZ RESIDENCES, Koi Kinrara/ Jalan Pipit, Puchong Jaya, Serviced Residence, SALE, RM 580,000, 3r2b, BU1027sqf, Marcus Ooi, 016-456 9872, UP4233068



Putrajaya, Flat, SALE, RM 50,000,000, Steven Le Test, 0164696794, UP3679661



Puchong, Vistaria Residence, 2.5-sty Terrace/Link House, SALE, RM 1,380,000, 3+1r5b, BU3123sqf, LA24 x 85sqf, Winson Wong, 012-335 3530, UP4242171



Rawang, Anggun 1, Semi-detached House, SALE, RM 930,000, 4+1r5b, BU2450sqf, LA2625sqf, Iim, 01135179972, UP4210247



Rawang, Azalea Home, Sungai Buloh, 2-sty Terrace/Link House, SALE, RM 540,000, 4r3b, BU2069sqf, LA22x70sqf, Carrie Paang, 010-428 5634, UP4196677



Rawang, Kundang Ind Park 2 sty Link Factory, Bandar Kundang, Link factory, RENT, RM 4,900, 4b, BU3665sqf, LA26x100sqf, Catherine Wong, 012-492 9657, UP3131325



Rawang, Rawang Industries/ Commercial Land, Kundang, Industrial Land, SALE, RM 9,779,200, LA76305sqf, Catherine Wong, 012-492 9657, UP3905323



KCWong

Rawang, Green Park Rawang, Bungalow House, SALE, RM 3,000,000, 9r9b, BU9000sqf, LA7950sqf, KCWong, 017-871 8136 / 012-374 3762, UP4217563



Rawang, Rawang Kundang 3 Stories Detached Factory, Kundang, SALE, RM 8,000,000, 9b, BU27669sqf, LA45392sqf, Catherine Wong, 012-492 9657, UP1553726



Segambut, Scenaria, Condominium, SALE, RM 730,701, 4r4b, BU1250sqf, Melody Leong, 012-225 0077, UP3818126



Rawang, Rawang Kundang Semi D Factory With Office, Semi- D factory, SALE, RM 3,392,800, 6b, BU7519sqf, LA12007sqf, Catherine Wong, 012-492 9657, UP3903618



Segambut, Segambut, Office, RENT, RM 4,000, BU2800sqf, Teo, 0123230249, UP4245542



Segambut, Scenaria, 3-sty Terrace/Link House, SALE, RM 2,475,000, 5+1r8b, BU4136sqf, LA24X90sqf, Calvin Law, 012-665 5699, UP4174645



Segambut, Scenaria, Condominium, SALE, RM 750,000, 3+1r3b, BU1250sqf, Calvin Law, 012-665 5699, UP4173647



Selayang, Perdana Residence 2, One Sierra, Idaman hill, 3-sty Terrace/Link House, SALE, RM 1,350,000, 6r6b, BU3182sqf, LA22 x 80sqf, Vivian Lee, 6017-257 2366, UP2147108



Seri Kembangan, 3sty Super Link, BluWater Estate, 3-sty Terrace/Link House, RENT, RM 4,000, 5+1r5b, BU2800sqf, LA26x65sqf, Henry Lim, 6017-698 8618, UP4195207



Sepang, Bandar Baru Salak Tinggi, 2.5-sty Terrace/Link House, SALE, RM 575,000, 5r3b, BU1430sqf, LA2855sqf, Norlela Abdul Rahman, 6019-378 8478, UP4236590



Seri Kembangan, Bandar putra permai, equine park, 2-sty Terrace/Link House, SALE, RM 620,000, 5r3b, BU1760sqf, LA22 x 80sqf, Vincent Choo, 016-977 6696, UP4018569



Seputeh, Bungalow, Jalan Syed Putra, Semi-detached House, RENT, RM 6,800, 4r2b, BU1300sqf, LA6383sqf, Miss Susan Yap, 0322733740, UP3202531



Serdang, Factory, RENT, RM 5,500, 2b, BU1840sqf, kenneth, 0123982291, UP4246893



Seri Kembangan, Bayan Villa, Townhouse, SALE, RM 560,000, 3+1r3b, BU1340sqf, LA5elangorsqf, Lydia Shoong, 016-322 6131, UP3083844



Seri Kembangan, Kota Perdana, Putrajaya, Seri Kembangan, Semi-detached House, SALE, RM 688,000, 5r3b, LA35x65sqf, VANNESS YAP, 6016-672 1433, UP3275047



Seri Kembangan, Univ 360 Place, Condominium, RENT, RM 1,000, Studioblr, BU497sqf, Irene Ng, 016-317 6161, UP4140863



Setapak, New Development Property, Condominium, SALE, RM 781,140, 4r3b, BU1700sqf, Melody Leong, 012-225 0077, UP4217450



Setapak, Platinum Hill PVB, Condominium, RENT, RM 3,000, 3+1r2b, BU1600sqf, Michael Loh, 6012-778 9211, UP2915125



Setapak, Setapak Condominium, SALE, RM 581,000, 3r2b, BU1092sqf, Melody Leong, 012-225 0077, UP4216941



Setia Alam, 2-sty Terrace/Link House, SALE, RM 810,000, 4r3b, BU2700sqf, LA22x75sqf, Azlan Nizam, 019-353 1325/019-357 1325, UP4233347



Shah Alam, Cahaya alam semi D, Semi-detached House, SALE, RM 2,500,000, 6+1r6b, BU4500sqf, LA40 x 80sqf, Fook Man, 0192195633, UP4194273



Shah Alam, Cahaya SPK Seksyen U9 Shah Ala, 2-sty Terrace/Link House, SALE, RM 720,000, 4r3b, BU2000sqf, LA24x80sqf, Jackson Tan, 6017-307 8200, UP2569010



Eapfield
PROPERTY TYPE : F & FL
CLOSE PLAN LAYOUT
STAINLESS STEEL
TYPE F & FL
3 storey
INTERMEDIATE UNIT
PRICE : RM1,898,800
BUYER TOP - 415/95F
LAND AREA : 40 X 100 (3200sqf)
5+1R/6B
10 units available
EXCLUSIVE
ZURA IBRAHIM
This exclusive Semi D homes offer private home lift, spacious master suite and double roof top deck.

Shah Alam, Section 13, Kgsaa Villa Elemen Type F, Semi-detached House, SALE, RM 2,898,800, 5+1r6b, BU4192sqf, LA3200sqf, ZURA IBRAHIM, 019-210 9173, UP4174013



Shah Alam, Bukit Kemuning sec 34, Semi- D factory, SALE, RM 4,350,000, 2r3b, BU8500sqf, LA12810sqf, Eric Lim S.H., 012-366 5261, UP3521066



Shah Alam, Kesas, Prime, Semi-D factory, RENT, RM 22,000, BU7878sqf, LA16600sqf, Benny CK, 6012-991 9929, UP4137477



Shah Alam, Kota Kemuning, Warehouse, SALE, RM 11,000,000, BU30500sqf, LA43500sqf, Benny CK, 6012-991 9929, UP4174055



Shah Alam, i-SOHO @ i-City, Ultrapolis, Service Apartment, SALE, RM 122,900, 2r1b, BU805sqf, Lee Kok Hong, 012-288 8729, UP4058198



Shah Alam, Ken Rimba Jimbaran Residences, 1-sty Terrace/Link House, SALE, RM 735,000, 4r3b, BU2322sqf, LA1431sqf, Maggy, 0122163009, UP4226106

CLASSIFIEDS SECTION



Shah Alam, Sri Acappella, Penthouse, SALE, RM 1,680,000, 4+1r6b, BU4400sqf, Amanda Goh, 016-263 2288, UP3075767



Shah Alam, Tigaman Square, Bukit Kemuning, Retail Space, SALE, RM 782,600, BU1186sqf, Lee Kok Hong, 012-288 8729, UP4188597




Solaris Dutamas, Mesra Terrace, Mont Kiara, Semi-detached House, SALE, RM 2,500,000, 5+1r5b, BU3600sqf, LA2000sqf, Swee, 0112821208, UP4245817



Sri Damansara, Paradesa Tropica 2, Kepong, Condominium, SALE, RM 628,000, 3r2b, BU1120sqf, LA1120sqf, Law Yong Sein, 010-226 1608, UP373559



Sri Hartamas, kenny heights estate, kenny heights, Link Bungalow, SALE, RM 3,600,000, 4+1r5b, BU5231sqf, Evelyn Teo, 012-337 8139 / 010-888 8446, UP3431107



Sri Petaling, Endah Promenade Sri Petaling Kuala Lumpur, Shop-Office, SALE, RM 3,300,000, BU4973sqf, Janet Tan, 6016-611 8087, UP3374443

SierraMas, Sierramas East, Bungalow House, SALE, RM 9,800,000, 4+2r8b, BU18800sqf, LA8232.65sqf, Amanda Goh, 016-263 2288, UP3207011



Sri Petaling, Endah Promenade, Condominium, SALE, RM 550,000, 3r2b, BU980sqf, Renee Yew, 012-384 9384, UP4089619



Subang Bestari, Laman Permai, Bungalow House, SALE, RM 2,700,000, 6r6b, BU4354sqf, LA6393sqf, Shima Derus, 019-286 9666, UP4153234



Subang Jaya, 2-sty Terrace/Link House, SALE, RM 1,200,000, 5r3b, BU2400sqf, LA2282sqf, Tan, 0123938815, UP4208331



Subang Jaya, SS18, 1-sty Terrace/Link House, SALE, RM 1,350,000, 4+1r3b, BU2632sqf, LA2400sqf, Gregory, 0123086322, UP4236047




Subang Jaya, USJ 4, 2-sty Terrace/Link House, SALE, RM 850,000, 4r3b, LA2975sqf, Shima Derus, 019-286 9666, UP4203302



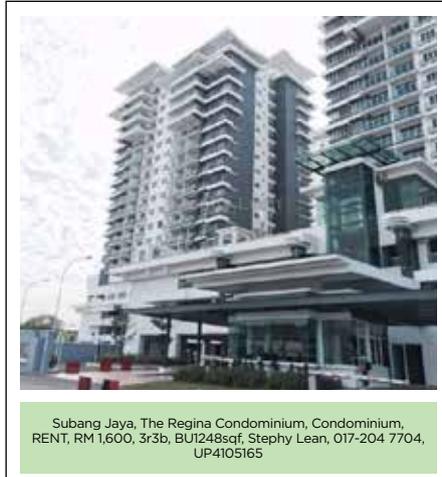

Subang Jaya, Wangsa Baiduri, 2.5-sty Terrace/Link House, RENT, RM 2,300, 4+1r3b, BU1760sqf, Nadira, 0129444924, UP4231044

Subang Jaya, Sunway Lagoon View Condominium, Sunway, Condominium, SALE, RM 835,000, 5r2b, BU1390sqf, Felicia Por, 6012-385 3531, UP4092246

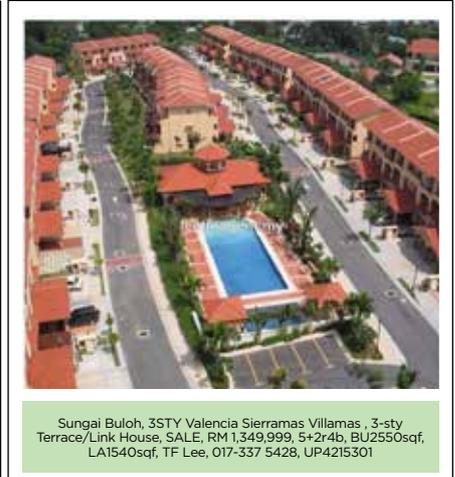


Sungai Besi, Dale @ Lakefields, 3-sty Terrace/Link House, SALE, RM 1,180,000, 5r4b, BU2655sqf, LA20x80sqf, Frenda Cheng, 012-463 6232, UP2009708

Subang Jaya, The Regina Condominium, Condominium, RENT, RM 1,500, 3r2b, BU1044sqf, Stephy Lean, 017-204 7704, UP4244858



Subang Jaya, The Regina Condominium, Condominium, RENT, RM 1,600, 3r3b, BU1248sqf, Stephy Lean, 017-204 7704, UP4105165



Sungai Buloh, 3STY Valencia Sierramas Villamas, 3-sty Terrace/Link House, SALE, RM 1,349,999, 5+2r4b, BU2550sqf, LA1540sqf, TF Lee, 017-337 5428, UP4215301



Subang Jaya, The Regina Condominium, Condominium, SALE, RM 650,000, 3+1r3b, BU1248sqf, Stephy Lean, 017-204 7704, UP4211067



Sungai Buloh, D'sara Sentral, Condominium, SALE, RM 731,000, 3r2b, BU1018sqf, Seong Lim, 6014-221 3297, UP3970824



Sungai Buloh, Seri aman heights, Semi-detached House, SALE, RM 1,600,000, 3+1r3b, LA2925sqf, Annie Yee, 6012-699 3424, UP868210



Subang Jaya, The Regina Condominium, Condominium, SALE, RM 585,000, 3r2b, BU1044sqf, Stephy Lean, 017-204 7704, UP4234530



Rich Valley

Sungai Buloh, Sierramas, Bungalow House, SALE, RM 3,800,000, 4+1r5b, BU4500sqf, LA8400sqf, Rich Valley Properties, 012-306 0177, UP3301749



Steven Lee Test

Taman Desa, 1 Desa Residence, Condominium, SALE, RM 50,000,000, 1+1r1b, StevenLee'sTest, 0164696794, UP4189034



Taman Desa, Desa Permai, Faber Heights Papillon Danau Implan, Condominium, RENT, RM 1,800, 3r2b, BU1130sqf, Ray Lye, 016-6246 677, UP4174135



Taman Desa, Desa Permai, Jalan Klang Lama, Old Klang Road, Condominium, RENT, RM 2,000, 3r2b, BU1130sqf, Ray Lye, 016-6246 677, UP4174167



Taman Desa, Faber Ria, Flat, RENT, RM 3,000, 2r2b, BU1400sqf, S.K. Leong, 0122070115, UP4212535



Taman Melawati, Sunway Montana Melawati, Semi-detached House, SALE, RM 3,480,000, 4+1r5b, BU5600sqf, LA4300sqf, Lilian Woon, 012-523 7028, UP4229753



Taman Tun Dr Ismail, 1-sty Terrace/Link House, SALE, RM 3,000,000, 5r3b, LA5985sqf, Karen Ding, 012-691 7933, UP4225049



Taman Tun Dr Ismail, Jalan Klang Medan Athinahan 2, TTDL, 2-sty Terrace/Link House, SALE, RM 1,790,000, 4r4b, BU3960sqf, LA22x90sqf, Joe Hon, 6012-256 5699 / 6012-338 1822, UP3806123



Taman Tun Dr Ismail, Villa Flora, Condominium, RENT, RM 2,700, 2+1r2b, BU1500sqf, WAJID, 0122117786, UP4236144



USJ, Subang Business Centre USJ 9 front 2 shop width, Subang Jaya, Shop-Office, SALE, RM 4,300,000, BU6879sqf, LA46x77sqf, Ken Kong, 016-637 3366, UP3488362

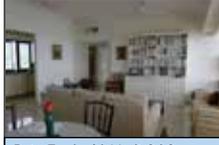


USJ, USJ 17, Bungalow House, SALE, RM 5,000,000, 8+1r7b, BU7000sqf, LA13000sqf, Shima Derus, 019-286 9666, UP3639370

PROPERTY OUTSIDE KLANG VALLEY



Ayer Itam, All Seasons Park, Lebuhraya Thean Teik, Condominium, SALE, RM 600,000, 3r2b, BU109sqf, TW Ong, 012-312 5602, UP4245407



Batu Ferringhi, Merit Sri Sayang Resort Apartment, Jalan Batu Ferringhi, Condominium, SALE, RM 880,000, 3r2b, BU1200sqf, Evelynne Lian, 6012-481 9818 / 6016-442 6126, UP4131446



USJ, Subang Business Centre USJ 9 front 2 shop width, Subang Jaya, Shop-Office, SALE, RM 4,300,000, BU6879sqf, LA46x77sqf, Ken Kong, 016-637 3366, UP3488362



Ayer Keroh, Bayou Lagoon Park Resort, Serviced Residence, SALE, RM 368,000, 2r1b, BU772sqf, LA-sqf, Lee Thai Chung, 012-386 5181, UP1062394



Batu Ferringhi, Feringghi Villa, Bungalow House, SALE, RM 1,350,000, 3r2b, BU3366sqf, LA1760sqf, Evelynne Lian, 6012-481 9818 / 6016-442 6126, UP2752098



Batu Pahat, Apartment, SALE, RM 50,000,000, StevenLee'sTest, 0164696794, UP4070817



Batu Uban, Sunny Ville Condominium, Condominium, SALE, RM 530,000, 3r2b, BU1200sqf, John Gan, 012-455 9366, UP4181069



Bayan Baru, D'Piazza, Condominium, SALE, RM 560,000, 3r2b, BU1100sqf, Elena Ong, 019-400 1193, UP3961432



Ayer Keroh, Bayou Lagoon Park Resort, Serviced Residence, SALE, RM 368,000, 2r1b, BU772sqf, LA-sqf, Lee Thai Chung, 012-386 5181, UP1062394



Bayan Lepas, BayStar Condominium, Queensbay, Apartment, RENT, RM 4,200, 3r3b, BU1745sqf, Cane Low, 6012-559 2122, UP2418333



Bayan Lepas, Elit Heights @ Bayan City, Bayan Baru, Apartment, SALE, RM 660,000, 2r2b, BU1465sqf, Elise Tan, 017-489 9705, UP4185746



Bayan Lepas, Summerton Bayan Indah, Apartment, RENT, RM 3,300, 3+1r3b, BU1840sqf, Cane Low, 6012-559 2122, UP3449776



Bukit Beruang, Pangsapuri Bukit Beruang Utama, Flat, RENT, RM 400,000, StevenLee'sTest, 0164696794, UP4023599



Bukit Minyak, Tangkas Infinity Juru, Office, SALE, RM 3,660,000, 6b, BU12000sqf, LA6000-15500sqf, Pauline Wong, 0122313905, UP2813746



Dabong, Flat, SALE, RM 50,000,000, StevenLee'sTest, 0164696794, UP2817595



Georgetown, 1-sty Terrace/Link House, SALE, RM 1,850,000, 5r, BU2500sqf, LA1900sqf, Eugene Saw, 012-487 0006, UP4218320



Georgetown, The Light Collection II, Gelugor, Condominium, SALE, RM 3,000,000, 4r2b, BU2110sqf, Ms. Lee, 018-409 2199, UP4194683



Johor Bahru, Austin, Cluster Homes, RENT, RM 2,800, 4+1r4b, BU2800sqf, LA34x70sqf, Samantha Lee, 016-711 1723, UP4226567



Johor Bahru, Austin Heights, Semi-detached House, SALE, RM 1,280,000, 4+1r5b, BU3233sqf, LA3600sqf, Reagan Goh, 019-770 0110, UP3980573



Johor Bahru, bakawali 2 story, 2-sty Terrace/Link House, SALE, RM 350,000, LA22x70sqf, Vivien Wong, 6012-713 1388, UP3610674



Jelutong, The Spring, Condominium, SALE, RM 680,000, 3r2b, BU925sqf, TW Ong, 012-312 5602, UP4236872

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Johor Bahru, Bandar Dato Onn, 2-sty Terrace/Link House, SALE, RM 660,000, 4r4b, BU2170sqf, LA1540sqf, Boey Chuan Tyng, 6019-739 5000, UP4200873



Johor Bahru, Indah Samudra Condominium, SALE, RM 1,350,000, 4r4b, BU2450sqf, A Jane Lee, 6010-933 9431 / 6012-773 9389, UP1823752

Johor Bahru, Indah Samudra Condominium, SALE, RM 1,350,000, 4r4b, BU2450sqf, A Jane Lee, 6010-933 9431 / 6012-773 9389, UP1823752



Johor Bahru, Kipark Apartment, Taman Tampoi Indah, Apartment, SALE, RM 298,000, 3r2b, Aaron Tay, 012-749 3518, UP4247853



Johor Bahru, kolam air, Bungalow House, SALE, RM 2,680,000, 6r4b, LA10000sqf, Vivien Wong, 6012-713 1388, UP4094962



Johor Bahru, Kolam Air, Residential Land, SALE, RM 655,500, LA6900sqf, Vivien Wong, 6012-713 1388, UP4011681



Johor Bahru, Larkin Utama, Larkin Utama Condo, Larkin, Condominium, RENT, RM 950, 3r3b, BU1480sqf, Susan Chai, 013-772 9933, UP1853281



Johor Bahru, Setia Tropika, Condominium, SALE, RM 520,000, 3r2b, BU1076sqf, Danny Lim, 6012-538 1469, UP4227501



Johor Bahru, Shangri LA@ JP Perdana, 2-sty Terrace/Link House, SALE, RM 440,000, 4r3b, BU1170sqf, LA18x65sqf, Max Tan, 016-715 3051, UP4196753



Johor Bahru, SENIBONG COVE, SENIBONG COVE, PERMAS JAYA, Semi-detached House, RENT, RM 3,500, 4r4b, BU2500sqf, Susan Chai, 013-772 9933, UP3699796

Johor Bahru, SENIBONG COVE, SENIBONG COVE, PERMAS JAYA, Semi-detached House, RENT, RM 3,500, 4r4b, BU2500sqf, Susan Chai, 013-772 9933, UP3699796



Johor Bahru, Taman Mount Austin, 2-sty Terrace/Link House, SALE, RM 480,000, 4r3b, BU1548sqf, LA1170sqf, Boey Chuan Tyng, 6019-739 5000, UP4026319



Johor Bahru, Taman Sentosa, Semi-detached House, SALE, RM 1,400,000, 4r3b, BU2024sqf, LA4200sqf, Brenda Heng, 019-771 3412, UP3056256



Johor Bahru, Tmn Daya, 2-sty Terrace/Link House, SALE, RM 595,000, 3+1r3b, LA22x70sqf, Jacky Ling, 016-723 3366, UP4234415



Kota Kinabalu, d'Banyan Residency @ Sutera, 2-sty Terrace/Link House, SALE, RM 4,500,000, 4r5b, BU4706sqf, LA3415sqf, Yen, 0168360126, UP4217044



Johor Bahru, Tropez Residences, Danga Bay, Condominium, RENT, RM 1,800, 1+1r1b, BU647sqf, Samantha Lee, 016-711 1723, UP4038156



Kota Samarahan, Midway Crescent, 2-sty Terrace/Link House, SALE, RM 458,000, 4r3b, LA0.043sq, Wilson Nyam, 016-809 1583, UP4217146



Masai, Senibong Villas, Semi-detached House, SALE, RM 1,480,000, 4+1r5b, BU3222sqf, LA3200sqf, Brenda Heng, 019-771 3412, UP3089021



Masai, TAMAN RINTING, 1-sty Terrace/Link House, SALE, RM 308,000, 3r2b, LA22x75sqf, Max Tan, 016-715 3051, UP3742982



Nilai, 2-sty Terrace/Link House, SALE, RM 520,000, 4+1r3b, BU1650sqf, LA3300sqf, Norlela Abdul Rahman, 6019-378 8478, UP4109703



Melor, Flat, SALE, RM 50,000,000, StevenLe'eTest, 0164696794, UP4005861



Nilai, 2-sty Terrace/Link House, SALE, RM 551,000, 4r3b, BU1440sqf, LA1921sqf, Norlela Abdul Rahman, 6019-378 8478, UP4237287



Nilai, Bungalow House, SALE, RM 990,000, 5r4b, BU2448sqf, LA4000sqf, Norlela Abdul Rahman, 6019-378 8478, UP3911061

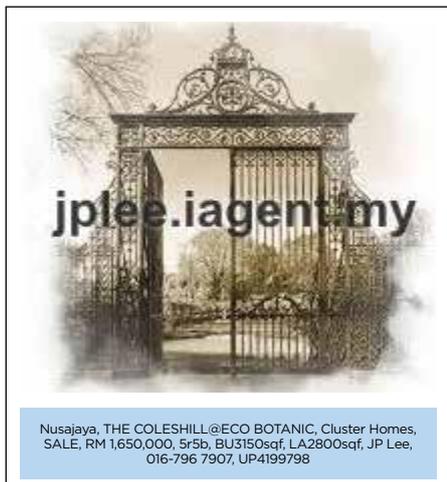


Nusajaya, Luxury Bungalow, Ledang Heights, Iskander, Johor, Bungalow House, RENT, RM 19,000, 5+1r6b, BU9285sqf, LA16932sqf, Rochelle Hulst - Owner, +60179629563, UP3449192

Nusajaya, Luxury Bungalow, Ledang Heights, Iskander, Johor, Bungalow House, RENT, RM 19,000, 5+1r6b, BU9285sqf, LA16932sqf, Rochelle Hulst - Owner, +60179629563, UP3449192



Nusajaya, Setia Eco Gardens, 1-sty Terrace/Link House, SALE, RM 550,000, 4r3b, BU1530sqf, Tahir, 0197392027, UP4224656



Nusajaya, THE COLESHILL@ECO BOTANIC, Cluster Homes, SALE, RM 1,650,000, 5r5b, BU3150sqf, LA2800sqf, JP Lee, 016-796 7907, UP4199798



Padang Besar, Flat, SALE, RM 50,000,000, StevenLe'eTest, 0164696794, UP2804393



Nusajaya, Nusa Sentral , Nusajaya, 2-sty Terrace/Link House, SALE, RM 600,000, 4+1r3b, BU1920sqf, LA22x70sqf, Bryan Tay, 013-751 3558, UP3735763



Penampang, Semi-detached House, SALE, RM 860,000, 3r2b, LA3670sqf, LOH, 0124928573, UP4179361



Plentong, Ehsan Precinct, Astonia @ Ehsan Jaya, 2-sty Terrace/Link House, SALE, RM 720,000, 4r4b, BU2400sqf, LA1540sqf, JP Lee, 016-796 7907, UP4202613



Puteri Harbour, Imperia Puteri Harbour, Puteri Harbour, Johor, Condominium, RENT, RM 700,000, 2+1r2b, BU1673sqf, LOOI BOON SEAN, 011-1086 4520, UP4225361



Raub, 19 ACRES, RAUB, MENTAKAP, BENTONG,KARAK, Agricultural Land, SALE, RM 3,800,000, LA195sq, JACQUELINE SIM, 6012-608 0996, UP4191199



Raub, 19 ACRES, RAUB, MENTAKAP, BENTONG,KARAK, Agricultural Land, SALE, RM 3,800,000, LA195sq, JACQUELINE SIM, 6012-608 0996, UP4191199



Selandar, Flat, SALE, RM 50,000,000, BU2500sqf, StevenLe'eTest, 0164696794, UP3812891



Seremban, Seremban2,dengkil,klang, 2-sty Terrace/Link House, SALE, RM 513,880, 4r4b, BU2788sqf, LA22x80sqf, Jackson Khoo, 018-266 6938, UP3971500



Seremban,Puchong, 2-sty Terrace/Link House, SALE, RM 499,888, 4+1r4b, BU2766sqf, LA1540sqf, Lemon Tee, 017-322 2409, UP4221655



Skudai, TAMAN NUSA BESTARI , SKUDAI, 2-sty Terrace/Link House, SALE, RM 488,000, 4r3b, BU1300sqf, LA20X65sqf, Samantha Koo, 6019-689 1689, UP4201286



Skudai, TAMAN NUSA BESTARI, 1-sty Terrace/Link House, SALE, RM 410,000, 3r2b, BU1400sqf, LA20X70sqf, Cavin Sim, 6016-788 8163, UP4243230



Sungai Ara, Fiera Vista, Condominium, SALE, RM 880,000, 4+1r4b, BU1655sqf, LA2017sqf, TW Ong, 012-312 5602, UP4220742



Tampoi, Bukit Indah, 2-sty Terrace/Link House, SALE, RM 740,000, 3r3b, BU1900sqf, LA2260sqf, Boey Chuan Tyng, 6019-739 5000, UP2277102



Tampoi, Tourism Property, JB, Service Apartment, SALE, RM 547,800, Jimmy Kooy, 019-755 7710, UP4227403



Tanjung Tokong, Quayside Condominium, Tanjung Tokong Seri Tanjung Pinang, Condominium, RENT, RM 5,500, 4r5b, BU3200sqf, Elise Tan, 017-489 9705, UP4215090



Tanjung Bungah, 2- Semi D at Tg Bunga , Semi-detached House, SALE, RM 2,380,000, 4r3b, BU2500sqf, LA3300sqf, John Gan, 012-455 9366, UP4216575



Tanjung Bungah, Diamond Villa Condominium, Condominium, SALE, RM 1,800,000, 5r6b, BU2915sqf, TW Ong, 012-312 5602, UP4221067



Tanjung Bungah, Grand Ocean, Condominium, SALE, RM 1,700,000, 6r4b, BU4700sqf, Max Chew, 6012-444 5793, UP4206033



Tanjung Bungah, Pearl View, Tanjung Bungah, Condominium, SALE, RM 1,550,000, 3+1r4b, BU1860sqf, TW Ong, 012-312 5602, UP4221029



Tanjung Bungah, Pearl View, Tanjung Bungah, Condominium, SALE, RM 1,600,000, 3+1r4b, BU1922sqf, TW Ong, 012-312 5602, UP4220969



Tanjung Bungah, Permai Garden, 1-sty Terrace/Link House, SALE, RM 2,180,000, 4r4b, BU3280sqf, LA1920sqf, Frenda Cheng, 012-463 6232, UP3227091



Tanjung Bungah, Semi-detached House, SALE, RM 3,300,000, 4r3b, LA4800sqf, Mr Khing, 016-412 5033, UP4236241



Ulu Tiram, Taman Gaya, Semi-detached House, SALE, RM 768,000, 4+1r4b, BU2300sqf, LA2080sqf, Branson Tan, 0127226482, UP4230762

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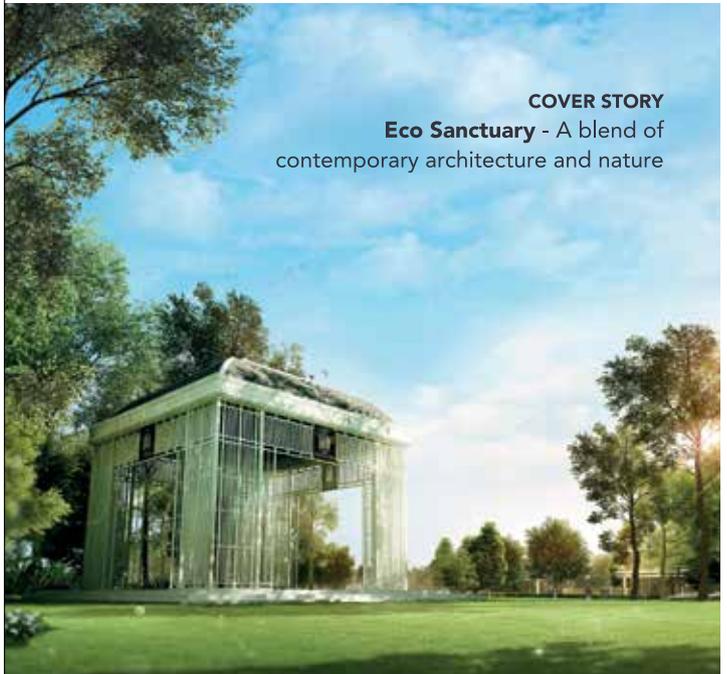
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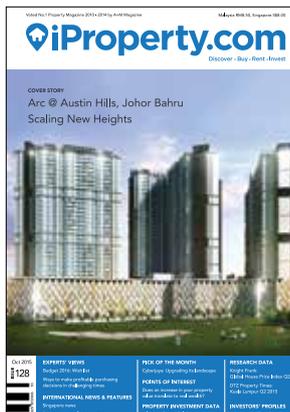


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- 5 • Low Density
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The development also boasts a stunning semi open-air Sky Club on the 29th floor, which features the exclusive Sky Suites, Sky Gym, Sky Lounge, Sky Pool and Sky Viewing Deck. These facilities serve as entertainment and gathering lounges with a panoramic view of the vast expanse of greenery and the affluent district below.

For residents' convenience, there is also a retail area with F&B outlets within the development. Residents' recreational and shopping needs are well-catered for as Agile is also located within close proximity to the artsy Publika shopping mall.

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• Developer's Licence No.: 14101-1/08-2017/0737(L), Validity: 25/08/2015 - 24/08/2017 • Advertising Permit: 14101-1/08-2017/0737(P), Validity: 25/08/2015 - 24/08/2017 • Developer: Agile PJD Development Sdn, Bhd, Suite 26-3, 26th Floor, Menara Keck Seng, 203 Jalan Bukit Bintang, 55100 Kuala Lumpur, Malaysia. Tel: (+6) 03 2144 6789 • Land Tenure: Freehold • Land Encumbrances: Public Bank Berhad • Expected Date of Completion: September 2019 • Selling Price: RM1,179,667 (min) - RM 6,621,613 (max) • Parcel Area: 1,162 sqft - 5,037 sqft • Total Units: 813 units • Type of Property: Condominium • Approving Authority: Dewan Bandaraya Kuala Lumpur (DBKL) • Building Plan Approval No.: BP T2 OSC 2015 1097 • Bumiputera Discount: 5%



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