

## Property launches

Apartments / Condos / Townhouses  
 Two storey terraced houses  
 Two & half storey terraced houses  
 Three storey terraced houses  
 Three & half storey terraced houses  
 Two storey semi-d houses  
 Two & half storey semi-d houses  
 Three storey semi-d houses  
 Three & half storey semi-d houses  
 Two storey detached houses  
 Two & half detached houses  
 Three storey detached houses  
 Four storey detached houses

## Major News

Developer acquires land in Putrajaya  
 Developer's green concept building...  
 AQRS sets new benchmarks for Gombak  
 Maju Assets: Unrivalled projects coming  
 Three new hotels in KL offer wider...  
 Suria KLCC ready for expansion  
 Mah Sing to launch Icon City next year  
 Dijaya ventures into hospitality  
 Developer launches second phase of...  
 High-rise residential project designed...  
 Inch Kenneth to develop Bangi land...  
 IOI and CDL in iconic Singapore project  
 Tradewinds seeks partners for mixed...  
 RM2.94bil worth of properties will be...  
 Bangi Heights ready to launch Legundi...  
 Sagajuta to unveil RM2b projects  
 Abandoned project to be ready next year  
 SP Setia to redevelop Singapore property  
 KYM plans RM500m development  
 GuocoLand to launch Peridot Hilltop...  
 Township and niche projects for UMLand  
 JCorp plans to develop town  
 Perak Malay Contractors Association to...  
 Senawang's newest business hub  
 Tradewinds project to change KL skyline

Others

## ECONOMIC OVERVIEW

Key statistics	Latest release	Previous rate
Quarterly GDP growth	4.6% (1Q2011)	4.8% (4Q2010)
Annual GDP growth	7.2% (2010)	-1.7%(2009)
Consumer Price Index (CPI)	3.2% (Apr-11)	3.0% (Mar-11)
Industrial Production Index (IPI)	104.4 (May-11)	105.3 (Apr-11)
Base Lending Rate (BLR)	6.60% (Dec-10)	6.27% (Nov-10)
Exchange rate: RM to US dollar	RM3.0315 (15/06)	RM3.0085 (01/06)

Source: Department of Statistics Malaysia & Bank Negara Malaysia

The Malaysian economy recorded stable growth of 4.6% during first quarter of 2011, which was marginally lower than the 4.8% recorded during the final quarter of 2010. The services and manufacturing sectors registered 5.9% and 5.4% growths, respectively. During the first quarter of 2011, exports improved by 3.7% mainly supported by the petroleum products and manufactured goods.

The Industrial Production Index (IPI) in May 2011 decreased by 5.1% compared with May 2010. The decline was attributed to the decrease in the Mining Index (20.1%) and Electricity Index (1.6%). The Manufacturing index posted an increase of 0.6%. Compared to April 2011, the IPI decreased by 1.3%.

Bank Negara has maintained the overnight policy rate (OPR) at 3% but raised statutory reserve requirement (SRR) from 3% to 4% as a measure to manage the significant build-up in liquidity. Latest indicators pointed to a moderation in growth in the second quarter due primarily to slower external demand, greater-than-expected disruptions in global manufacturing supply chain and lower-than-projected public sector investment.

Malaysian exports in May reduced mainly due to continued weak global demand for electrical and electronic (E&E) products. This could result in a weaker second quarter economic growth, which could be lower than the first quarter's 4.6% expansion. Exports have fallen substantially in the past two months as external global trade remains weak during the near term period.

Bank Negara Malaysia's international reserves amounted to RM393.2 billion (US\$130 billion) as at April 29 2011, up from RM369.9 billion as at April 15 2011. The reserves position is sufficient to finance 9.3 months of retained imports and is five times the short-term external debt.

Inflation, as measured by Consumer Price Index (CPI), for the first quarter of this year increased by 2.8%, according to the Statistics Department. For March, inflation rose to 3% compared with a year ago while it rose a marginal 0.1% over February. The 2.8% increase was brought about by increases in the indices of all main groups except those of clothing and footwear and communication.

## Mega Deals

OSK buys into Cyberjaya for RM125psf  
 Atlan sells Penang land, office  
 Dijaya unit to buy land for RM19.5m  
 Equine buys 126 acres of Batu Kawan...  
 Sunway REIT buys Putra Place for RM...  
 Amcorp Properties to sell land for RM...  
 Mah Sing buys JB land for RM54.7m  
 Mintye to buy office, warehouse  
 SDB buys Cheras land for RM31m  
 Seacera proposes to sell and lease back...  
 Mah Sing completes purchase of land  
 Paramount land acquisition price...  
 Hua Yang buys prime land in KL  
 SBC units buy land, dispose of office lot  
 Engtex subsidiary buys land in K Selangor  
 Euro Holdings buys land in Cheras  
 Fajarbaru JV buying 44ha site in Balik...  
 Mutiara Goodyear buys prime KL...  
 VTI Vintage to sell land for RM...  
 Analabs unit selling warehouse  
 Benalec units' deals  
 N2N buys office tower in Bangsar South  
 AEON Co acquires land for RM36.019m  
 UOA Dev to buy land for RM50m  
 Dijaya buys land for RM385mil

Others

## Retail Corner

Retail giant opens another store in...  
 Mydin sets aside RM208m for four new...  
 KFCH plans to invest RM45m in new...  
 Tesco to invest RM300 million  
 Pancake House teams up with The...  
 Beauty boutique opens at KLIA...  
 GSC to spend RM100m on new cineplex  
 Dr Kong Footcare opens in Tropi...  
 Uniqlo operator fast tracks expansion...  
 Aeon targets 100 stores of varied formats  
 Wallis opens flagship store  
 Kuala Terengganu to get first cineplex...  
 KFC: RM23m for 25 new outlets...  
 Oldtown plans 300 café outlets

Malaysia's retail sector for 2011 is expected to grow 6%, similar to last year's. High oil prices, declining purchasing power and high cost of doing business could affect the retail sales. A 6% growth this year indicates RM81.59 billion worth of retail sales.

Malaysia and Singapore sealed an agreement which among others will see the implementation of joint venture projects between their investment arms and the development of a rapid transit system (RTS) between Johor and Singapore. Prime Minister Datuk Seri Najib Tun Razak and his Singapore counterpart Lee Hsien Loong described the agreement as a breakthrough under an enhanced Points of Agreement (POA).

As many as 20 sites involving 825 acres of land have been identified across Klang Valley and Seremban to date for the development of an estimated 42,078 homes under the 1Malaysia Housing Programme or Program Perumahan 1Malaysia (PR1MA). Launched on Monday, July 4 by Prime Minister Datuk Seri Najib Razak, PR1MA aims to make home ownership more affordable for middle income Malaysians.

Under PR1MA, homes at prices between RM150,000 to RM300,000 will be developed in urban and suburban areas across the country beginning with the Klang Valley where demand for middle cost homes are high. A 7.6-acre site in Precinct 11, Putrajaya has been chosen for the first PR1MA development which will be undertaken by Putrajaya Holdings Bhd (PjH). Other developers involved in PR1MA developments are Cyberview Sdn Bhd, Sime Darby Property, 1MDB, Malaysian Resources Corporation Bhd, S P Setia Bhd and Tradewinds Corp Bhd. S P Setia and Tradewinds Corp will jointly develop 10 acres of land in Bandar Tun Razak, Cheras.

The Selangor government is targetting to launch the construction of about 1,000 units of affordable homes this year for first-time house buyers. The project, undertaken by Perbadanan Kemajuan Negeri Selangor (PKNS) started with the launch of 124 units in Bandar Baru Bangi last month. PKNS will then move on to construct 440 apartment units in Kampung Seri Temenggung, Gombak, 150 units at U12 Shah Alam and 300 townhouses in Kota Puteri (formerly called Batu Arang) in Kuala Selangor.

The Housing and Local Government Ministry will be releasing letters of confirmation of abandoned housing projects to alleviate the burden of affected house buyers. Minister Datuk Chor Chee Heung said with the letters, house buyers could look into restructuring their housing loans with financial institutions. Buyers using government loans could also seek to rescind the loan or postpone the interest of four per cent per annum until the project was rehabilitated or five years, whichever came first.

**PROPERTY LAUNCHES**

No	Project	Developer	Units	Minimum sizes (Sq Ft)	Minimum selling prices
<b>Apartments / Condominiums / Townhouses</b>					
1.	Lagoon Residences @ Kota Kemuning	Hicom Gamuda Development SB	56	1,600	RM 541,200
2.	Sky Vista @ Taman Pertama, Cheras	Orando Holdings Sdn Bhd	206	1,450–1,700	RM 580,000
3.	Amara Service Residences @ Batu Caves	Jaya Megah Development SB	696	829 – 1,983	RM 219,000
4.	Suria Jelutong, Serviced Suites @ Bukit Jelutong	Sunsuria Hillpark Sdn Bhd	666	450-1,600	RM 287,000
5.	X2 Residency @ Taman Putra Prima Puchong	Samik Corporation Sdn Bhd	334	2,415	RM 569,800
6.	The Arc @ Cyberjaya	Maju Puncak Bumi Sdn Bhd	1,000	913-1,915	RM 350,000
7.	The Lake Residence @ Puchong	LBS Bina Group Bhd	299	1,760	RM 380,000
<b>Two storey terraced houses</b>					
1.	Ficus Peak @ Denai Alam, Shah Alam	Sime Darby Property Berhad	34	2,585	RM 913,000
2.	Duranta @ Bandar Seri Coalfields	KL-Kepong Country Homes Sdn Bhd	204	1,800	RM 368,000
3.	Bromelia @ Bandar Seri Coalfields	KL-Kepong Country Homes Sdn Bhd	138	1,650	RM 328,000
4.	Davina Link Home @ Nilai Impian	Sime Darby Property Berhad	92	1,650	RM 330,000
5.	TTDI Alam Impian, Sephira @ Shah Alam	TTDI Land Sdn Bhd	123	1,600	RM 651,000
6.	TTDI Alam Impian, Aquina @ Shah Alam	TTDI Land Sdn Bhd	126	1,600	RM 723,000
7.	Bukit Bandaraya, Collaris @ Bukit Bandaraya, Shah Alam	Lebur Daun Develepment Sdn Bhd	112	1,680	RM 616,475
8.	Antara Gapi, Dahlia Residence @ Antara Gapi, Serendah	PKNS	64	1,540	RM 307,066

No	Project	Developer	Units	Minimum sizes (Sq Ft)	Minimum selling prices
<b>Two &amp; half storey terraced house</b>					
1.	The Mansions @ Parkcity Heights, Desa Parkcity	Perdana ParkCity Sdn Bhd	33	2,185	RM 2,700,000
2.	Sunway Alam Suria @ SectU10, Shah Alam	Sunway City Berhad	145	1,430	RM 787,000
3.	Sutera Damansara (Zaria)	OSK Properties	30	2,040	RM 1,323,600
<b>Three storey terraced house</b>					
1.	Duta Villa (Type 1A & 1B) @ Setia Alam, S Alam	Bandar Setia Alam Sdn Bhd	96	2,132	RM 1,628,000
2.	The Mansions @ Parkcity Heights, Desa Parkcity	Perdana ParkCity Sdn Bhd	25	2,787	RM 3,600,000
3.	Dolomite Templar Evergreen Homes ( Type Derbyshire ) @ Rawang	Dolomite Properties Sdn Bhd	110	1,650	RM 1,251,200
4.	Dolomite Templar Evergreen Homes ( Type Landcashire ) @ Rawang	Dolomite Properties Sdn Bhd	57	2,280	RM 1,653,700
4.	Glory Parkhomes @ Bukit Tinggi 2, Klang	Gemilang Waras Sdn Bhd	27	2,028	RM 981,500
<b>Three &amp; half storey terraced house</b>					
1.	Duta Villa (Type 2A & 2B) @ Setia Alam, S Alam	Bandar Setia Alam Sdn Bhd	25	2,080	RM 1,952,000
2.	The Mansions @ Parkcity Heights, Desa Parkcity	Perdana ParkCity Sdn Bhd	69	2,787	RM 4,000,000
<b>Two storey semi-detached houses</b>					
1.	Fernria Semi Dee Homes @ Klang	Gabungan Efektif Sdn Bhd	2	3,280	RM 1,283,880
2.	Willow Park @ Denai Alam, Shah Alam	Sime Darby Property Berhad	54	4,000	RM 1,595,000
3.	Ficus Peak @ Denai Alam, Shah Alam	Sime Darby Property Berhad	42	4,250	RM 1,700,000
4.	Bayuemas @ Klang (Type Legasi)	I&P Kota Bayuemas Sdn Bhd	26	3,324	RM 692,888

No	Project	Developer	Units	Minimum sizes (Sq Ft)	Minimum selling prices
5.	My Diva Homes @ Cyberjaya	Subang Alam Sdn Bhd	52	3,600	RM 1,914,350
6.	Trillium Resort Residences @ Perdana Lakeview East, Cyberjaya	Tim Development & Construction Sdn Bhd	55	2,880	RM 1,800,000
<b>Two &amp; half storey semi-detached houses</b>					
1.	Seri Pilmoor @ Ara Damansara	Sime Darby Property Berhad	34	3,767	RM 2,638,888
<b>Three storey semi-detached houses</b>					
1.	Sera Luxury Waterfront Twin Villas @ Precinct 8, Putrajaya	Putrajaya Homes Sdn Bhd	40	3,414	RM 1,801,888
2.	Ratu Mutiara @ Penang	Taman Ratu Development Sdn Bhd	20	3,000	RM 2,180,000
<b>Three &amp; half storey semi-detached houses</b>					
1.	Duta Villa Hilltop Homes (Type 2A&2B) @ Setia Alam	Bandar Setia Alam Sdn Bhd	25	2,132	RM 2,630,000
<b>Two storey detached houses</b>					
1.	Tujuh d' Wangsa	Utama Lodge Sdn Bhd	7	3,003	RM 3,980,800
2.	Begonia Crescent Garden Villa @ Kayangan Hts, S Alam (2)	UEM Land Bhd	15	13,037	RM 2,560,800
3.	Vasana 25 @ Seputeh Heights	Berjaya Land Bhd	25	4,971	RM 5,900,000
4.	The Reserve @ Puncak Kayangan Kemensah	Asset 1 Aus (Ulu Klang) Sdn Bhd	37	12,002	RM 4,000,000
<b>Two &amp; half storey detached houses</b>					
1.	Seri Pilmoor @ Ara Damansara	Sime Darby Property Berhad	74	5,963	RM 4,088,888
<b>Three storey detached houses</b>					
1.	Nadayu Melawati @ Taman Nadayu, Ampang	Mutiara Goodyear Development Berhad	19	7,500	RM 5,539,000
<b>Four storey detached houses</b>					
1.	Nadayu Melawati @ Taman Nadayu, Ampang	Mutiara Goodyear Development Berhad	2	8,500	RM 6,680,000

## MAJOR NEWS

### Developer acquires land in Putrajaya

[Top](#)

OSK Property Berhad (OSKP) has acquired approximately 6.4ha of prime freehold commercial land in Cyberjaya's flagship zone from Setia Haruman Sdn Bhd for a total purchase consideration of RM86.5 million. OSKP public relations and communications personnel Emily Cheng said the land is proposed for a mixed development comprising mainly of studio to family-sized service apartments, shop offices, office suites and a retail mall. "Based on preliminary plans and subject to approval from relevant authorities, the proposed project is expected to have an estimated gross development value (GDV) of approximately RM1.2 billion," she said.

(The Star-1 Apr 2011)

### Developer's green concept building earns gold certification

[Top](#)

Property developer Emkay Group celebrated a new achievement with the opening of Bangunan Lestari Kumpulan Emkay (BLKE) in Cyberjaya — the first building in Malaysia accredited with the Leadership in Energy and Environmental Design (LEED) gold certification. LEED is an internationally recognised green building certification system developed by the US Green Building Council. The LEED green building rating features four levels of certification — Platinum, Gold, Silver and Certification. Construction of the building located at Jalan Teknokrat 3, Cyberjaya, commenced in October 2009 and was completed within 12 months. Its gross development value is approximately RM255 million, with an average yield of more than seven per cent per annum over its 10-year lease period. The BLKE houses five levels of office space and three levels of sub-basement car parks. In addition to the nett lettable area of 337,000 sq ft, there is a provision for additional office space of 23,000 sq ft on the fourth floor.

(The Star-1 Apr 2011)

### AQRS sets new benchmarks for Gombak

[Top](#)

After enormous success with The Residency, Bistari De Kota and The Contours, AQRS The Building Company Sdn Bhd is introducing its first project to the Sri Gombak township in Selangor - the Gombak Grove, a low-density enclave of luxurious bungalows each with a private lift. Situated north of Taman Seri Gombak and with a GDV of RM60 million, Gombak Grove will consist of 25 zero-lot bungalows on 4.36 acres of greenery atop a hill. 48 per cent of the units with land area of 5,715 sq ft to 7,136 sq ft each and ample garden space have been taken up even before their launch planned for April. Prices start from RM2.2 million.

(The Edge-1 Apr 2011)

### Three new hotels in KL offer wider options for stay

[Top](#)

The Kuala Lumpur city centre is set to accommodate more tourists and visitors with the addition of three more hotels to its vibrant landscape. The InterContinental in Jalan Ampang was recently launched while the Pullman Kuala Lumpur Bangsar is expected to open its doors in November and the Grand Hyatt Kuala Lumpur in Jalan Pinang in 2012.

(The Star-2 Apr 2011)

## **Maju Assets: Unrivalled projects coming**

[\*\*Top\*\*](#)

Maju Assets Sdn Bhd, a member of Maju Group plans to launch several projects, which it claims to be of unrivalled quality that will help it be one of the country's top-notch developers. The company - known for its Bandar Tasik Selatan township development in Cheras, Kuala Lumpur - has ample landbank in Kuala Lumpur, Johor and Malacca, which could rake in more than RM7 billion in gross development value (GDV).

Next month it will launch Maju Linq @ Lingkaran Maju in Bandar Tasik Selatan, being the last piece of land for development at the township, which started in 1991. The RM310 million Maju Linq will comprise six units of seven to eight-storey office blocks, each with built up of 50,000 sq ft and a 200,000 sq ft 29-storey office tower. Maju Assets chief operating officer Fatimah Wahab said the company is bullish the project will sell out within 12 months. By the end of 2011, Maju Assets will launch Infinity, a mixed development in Sungai Besi, Kuala Lumpur, worth RM1.3 billion, featuring retail, small-office-home-office, serviced apartments and office towers. In Johor, it will launch a high-end development on 520ha in Ulu Tiram, earliest by the end of 2013. The eco-friendly project, which is under planning, is expected to generate some RM4 billion in GDV, Fatimah said.

(NST-2 Apr 2011)

## **Suria KLCC ready for expansion**

[\*\*Top\*\*](#)

Malaysia's iconic retail destination, Suria KLCC, looks set for a higher profile with an expansion under way and the unveiling of new specialty stores at the shopping mall. The six-level Suria KLCC, which anchors the base of the Petronas Twin Towers, the world's tallest twin towers, will see an addition of 140,000 sq ft of net lettable area to the 1 million sq ft shopping mall. Suria KLCC Sdn Bhd chief executive officer Andrew Brien says that in response to demand for space from retailers, KLCC Property Holdings Bhd, the main shareholder of Suria KLCC, has undertaken the development of the new retail space as part of the office development adjacent to Suria KLCC. "Targeted for completion by June, it will feature more than 30 specialty outlets including international high-end specialty stores such as flagship Cartier and Chanel stores, a new Giorgio Armani store and South-East Asia's first Armani Caf," Brien adds.

(The Star-2 Apr 2011)

## **Mah Sing to launch Icon City next quarter**

[\*\*Top\*\*](#)

Mah Sing Group Bhd will launch Icon City, a RM3 billion integrated commercial development in Petaling Jaya, Selangor, in the next quarter. Group managing director and group chief executive Tan Sri Leong Hoy Kum said Mah Sing will be launching more commercial and industrial projects this year to build the two segments. Mah Sing has 33 ongoing developments with remaining gross development value and unbilled sales of RM11.4 billion, and RM4.2 billion has been earmarked for commercial and industrial projects.

Icon City comprises seven- to eight-storey lifestyle shop-offices, gourmet street with 20 two-storey food outlets, small office versatile-offices (Sovo), serviced apartments, lifestyle mall, boutique hotel and office towers. Icon City is located on a 7.93ha site in SS8, Sungei Way, a site formerly occupied by Matsushita Group of Co. The land is situated at the crossroads of the Lebuhraya Damasara-Puchong and the Federal Highway.

(NST-2 Apr 2011)

## **Dijaya ventures into hospitality**

[\*\*Top\*\*](#)

Dijaya Corp Bhd will build a 50-storey hotel-cum-residential block costing RM750 million on a plot of land on Jalan Ampang, where the historical Bok House used to sit. Dijaya yesterday signed a collaboration agreement with hotel and leisure group Starwood Hotels & Resorts Worldwide Inc to develop the hotel portion, which will be called W Hotel. The W Hotel will have 150 rooms and will take up the first 10 floors of the building. It will carry a six-star rating catering to discerning travellers, including businessmen. The residences, which will be occupying 27 floors of the block, will be launched next year with estimated RM650 million in gross development value. It will have 350 units ranging from 700 to 1,600 sq ft each and selling at between RM1,600 and RM1,800 per sq ft, Tong said. Dijaya expects to start the development by the end of this year for completion in 2016. Currently, there are 161,117 hotel rooms in Malaysia, including 30,000 in Kuala Lumpur, generating RM56 billion in revenue for the tourism industry.

(NST-7 Apr 2011)

## **Developer launches second phase of property**

[\*\*Top\*\*](#)

After the successful launch of the first phase of Alam Avenue, IRDK Land Sdn Bhd recently launched its second phase of Alam Avenue. Located just beside Alam Avenue 1 in Section 16 in Shah Alam, Alam Avenue 2, which is also a freehold investment, offers three, four and five storey boutique shop offices for buyers. IRDK Land Sdn Bhd senior manager Soh Choon Guan said the property was located at major expressways and commuter train service, and was convenient for neighbourhoods in the area. "That's why we can also get the work done fast, without compromising on the quality and design," said Soh, adding that Alam Avenue 1 was a three-year project, which was completed in two years. The three-storey lots are priced from RM1.4 million to RM2 million, while the four-storey units are from RM2 million to RM2.3 million, and the five-storey lots are from RM3 million to RM5 million.

(Star Property- 8 Apr 2011)

## **High-rise residential project designed to cater for the fine things in life**

[\*\*Top\*\*](#)

Aptly named The Elements @ Ampang, this new upcoming high-rise residential project off Jalan Ampang within the Kuala Lumpur boundary has all the elements needed to create the setting for a premier lifestyle. Jointly developed by Land & General Berhad and Mayland Group, the project comprises two 42-storey blocks of service apartment units with built-ups ranging from 640 square feet (sq ft) to 1,570sq ft built on a 1.05ha freehold land. Land & General Berhad managing director Low Gay Teck said there were a total of eight different kinds of unit layouts to choose from.

(Star Property- 8 Apr 2011)

## **Inch Kenneth to develop Bangi Land**

[\*\*Top\*\*](#)

Plantation and tourism group Inch Kenneth Kajang Rubber Public Ltd Co plan to venture into property development next month. Last month, Inch Kenneth sold 449 acres of freehold land to UEM LandHoldings Bhd for RM259.9 million or RM13.30 psf. UEM Land proposed to develop it into a township. According to Inch Kenneth chief operating officer Hussain Ahmad Abdul Kadir, the group still owns 153.1 acres of land, intends to build projects that complement UEM Land's development, hence its plans for a mixed development with residential and commercial components.

(NST-8 Apr 2011)

## **IOI and CDL in iconic Singapore project**

[\*\*Top\*\*](#)

IOI Corp Bhd and subsidiary IOI Consolidated (S) Pte Ltd have entered into a subscription agreement with City Development Bhd (CDL) and its subsidiary, Ascent View Holdings Pte Ltd, to develop premium office space, luxury hotel, high-end retail outlets and prestigious city residences along Beach Road in Singapore. It told Bursa Malaysia yesterday that IOI Consolidated had subscribed 114 million ordinary shares or 49.9% equity interest in Scottsdale Properties Pte Ltd (wholly-owned by of Ascent View Holdings Pte Ltd) for S\$114.77 million. The group said the acquisition presented an opportunity for IOI to be involved in an iconic development in Singapore downtown area with a sizeable mix of office, hotel, residential and retail components.

(The Star-9 Apr 2011)

## **Tradewinds seeks partners for mixed development project**

[\*\*Top\*\*](#)

Tradewinds Corp Bhd (TCB), which plans to demolish the Crowne Plaza Mutiara Hotel and Kompleks Antarabangsa, to make way for a "multi-billion-ringgit" mixed commercial development, is in talks with several local and foreign parties to help finance the project. TCB plans to bring down the hotel and the office building located on Jalan Sultan Ismail to make way for a "multi-billion-ringgit" mixed commercial development. The buildings sit on a 2.43ha plot.

In April 2010, TCB's 85.1 per cent unit, Tradewinds Hotels & Resorts Sdn Bhd, entered into an agreement to sell Crowne Plaza to Symbolic Supreme Sdn Bhd for RM384 million. Tradewinds owns 100 per cent of Symbolic Supreme. The transfer is to facilitate future development. TCB has obtained the development order to go ahead and come out with detailed plans for development based on the allowed plot ratio. It is looking at the possibility of building an office, retail and residence component on the land to provide the group with recurring income stream.

(NST-11 Apr 2011)

## **RM2.94bil worth of properties will be launched in Penang this year**

[\*\*Top\*\*](#)

Some RM2.94 billion worth of residential and commercial properties from six developers, based in Kuala Lumpur and Penang, will be launched on the island this year. The south and south-west of the island will see some 1,275 units of residential and commercial properties launched with an estimated gross sales value (GSV) of RM1.45 billion, while the north-east district will see the development of about 1,166 units of properties valued at RM1.49 billion.

The commercial component in the south and south-west district is about 156 units with a GSV of RM221 million. In the north-east, the commercial component will comprise 308 units of serviced suites and shop lots with a gross sales value of RM160 million. Mah Sing Group Bhd, IJM Land Bhd, SP Setia Bhd, Ideal Property Development Sdn Bhd and Wabina Holdings Sdn Bhd are some of the developers that have drawn up plans for new launches this year.

(The Star-11 Apr 2011)

## **Bangi Heights ready to launch Legundi Residensi**

[\*\*Top\*\*](#)

United Malayan Land Bhd's unit, Bangi Heights Sdn Bhd, will launch its latest project, the RM40 million Legundi Residensi (1) development this month. Spread across 3.37ha, the exclusive Legundi Residensi (1) offers limited residential from the 52 double-storey cluster homes, the 12 double-storey semi-detached (semi-Ds) and one bangalow unit. The cluster homes have built-ups of 2,156 sq ft and 2,405 sq ft, the semi-Ds are slightly larger with built-ups of 2,545 sq ft and 2,559 sq ft, while the bangalow is a larger 2,9818 sq ft unit. Price for the cluster homes starts at RM543,000, the semi-Ds from RM687,000 and the bangalow at RM1.2 million. The developer noted that a semi-D lot in Phase 8(B) had appreciated by 19 per cent to RM815,000 from its original price of RM680,000. With a total size size of 898 acres around, Bangi Heights has around 22% of the total land yet to be developed.

(NST-12 Apr 2011)

## **Sagajuta to unveil RM2b projects**

[\*\*Top\*\*](#)

Sagajuta (Sabah) Sdn Bhd, a pioneer developer in Sabah is launching four commercial projects worth almost RM2 billion this year, as demand for the properties increases, its chief said. They include the abandoned commercial project in Selangor, called 1Gateway Klang, which its unit, Lagenda Erajuta Sdn Bhd, has taken over and is reviving this month. The three new projects are located in Kota Kinabalu, Bukit Mertajam in Penang and Johor Baru, launching in phases from the end of this year. The projects will comprise modern shoplots, office towers, street mall and leisure facilities. Sagajuta is known for its landmark project, the RM1.2 billion 1-Borneo mall, the largest in Sabah, which has four international and regional chain hotels, condominiums, lifestyle and leisure properties. On 1Gateway (previously, Intania), Chan said he is confident that the project, which will be re-launched soon, will be sold within the next six to 12 months. The revival plan includes injecting the 4-star Novotel hotel, a hypermarket, duplex shops, Soho and a food hub into the project to enhance its appeal. This is on top of the original plan to have a 31-storey office tower and shoplots.

(NST-12 Apr 2011)

## **Abandoned project to be ready next year**

[\*\*Top\*\*](#)

The abandoned Li Garden Apartment and Condominium project in Kepong is expected to be completed by the end of next year. In a meeting with about 80 purchasers recently, Housing and Local Government Minister Datuk Chor Chee Heung said the completion time would depend on the land takeover process between the landowner and the appointed liquidator after the original developer, Gallant Acre Sdn Bhd, was declared bankrupt in 2008.

(NST-14 Apr 2011)

## **SP Setia to redevelop Singapore property**

[\*\*Top\*\*](#)

SP Setia Bhd is buying the Leong Bee Court strata development in Singapore for RM159 million, and it plans to redevelop the place into a new apartment with a gross development value of RM318 million. Work is expected to start in 2012 and finish in three years, it said in a statement to Bursa Malaysia yesterday. Leong Bee Court sits on a parcel of freehold land of 29,436 sq ft within a matured residential enclave of Potong Pasir.

(NST-15 Apr 2011)

## **KYM plans RM500m devt**

[\*\*Top\*\*](#)

KYM Holdings Bhd intends to develop three leasehold tracts totalling 76.91 acres in Teluk Batik, Perak, into multi-storey shop-offices, condominiums, apartments, semi-dees, and bungalows. The RM500 million mixed development is expected to commence in Q1 2012 and take 10 years to complete. KYM intended to build tourism-related projects on the land to be acquired from Harta Makmur Sdn Bhd but changed its plans citing the "capital intensive" nature of such project.

(NST-15 Apr 2011)

## **GuocoLand to launch Peridot Hilltop Residence**

[\*\*Top\*\*](#)

GuocoLand (Malaysia) Bhd will launch Peridot Hilltop Residence, the final phase of Peridot Precinct within its Emerald township here on Saturday, Apr 23. The last phase comprises 66 freehold bungalow lots ranging from 5,200 sq ft to 10,700 sq ft that are priced from RM350,000 to RM910,000 which works out to around RM65 to RM85 psf. It is also offering an early bird discount of 10% for bookings made before Apr 30. Managing director Yeow Wai Siaw called the Peridot Hilltop Residence an "attractive long-term investment with promising growth potential" due to limited freehold bungalow lots in the Klang Valley. He added that the new Chinese school and AEON Shopping Mall — slated for completion by the end of this year — the new flyover at Jalan Rawang and Jalan Batu Arang as well as the latter's expansion will add further interest to Emerald. The Peridot Hilltop Residence boasts lush landscaping and its highest point is 250 ft above sea level.

(The Edge-19 Apr 2011)

## **Township and niche projects for UMLand**

[\*\*Top\*\*](#)

United Malayan Land Bhd (UMLand) plans to focus on townships and the niche property development in view of the market demand for such properties. Chief executive officer Pee Tong Lim said the two segments of properties had their own clienteles and the company would customise the developments to cater to their needs. Pee said the company was currently developing three integrated township projects Bandar Seri Alam and Taman Seri Austin in Johor and Bandar Seri Putra in Bangi, Selangor.

We will be launching our niche project in the Johor Baru along Jalan Wong Ah Fook this year," he said. The project sited on two parcels of land next to Wisma Lembaga Kependudukan Malaysia building would consist of a hotel tower and a serviced apartment block.

(The Star-19 Apr 2011)

## **JCorp plans to develop town**

[\*\*Top\*\*](#)

Johor Corporation (JCorp) has expressed interest to develop a town around the area surrounding Tanjung Leman to help its residents and some 30,000 FELDA Tenggara settlers enjoy better public amenities. Its president and chief executive officer, Kamaruzzaman Abu Kassim, said a few of JCorp's subsidiaries have already planned the development which will, among others, offer several basic amenities, as well as a modern shopping centre in the Tanjung Leman area. More than RM30 billion was spent before to develop the holiday spots on the island side.

(NST-15 Apr 2011)

## **Perak Malay Contractors Association to invest RM50m on Wisma PKMM**

[\*\*Top\*\*](#)

The Perak Malay Contractors Association Malaysia (PKMM) will be investing RM50 million to develop a complex building in Bandar Meru Raya here this year, its Chairman Datuk Wira Jamaluddin Abdul Rahim said. He said the complex to be known as Wisma PKMM Perak, will house PKMM Perak's headquarters building, a four-storey office block, shophouses and a seven storey apartment comprising 700 residential units. "We have received approval for the site measuring about one hectare from the Perak Economic Development Corporation and we are now in the process of preparing all the documentation before starting work on the land this October. The complex enjoys a strategic location as it is next to the Meru Raya bus terminal and the upcoming Mydin Hypermarket due for completion end of 2012, he added.

(Bernama- 20 Apr 2011)

## **Senawang's newest business hub**

[\*\*Top\*\*](#)

State Executive Councillor for Housing, Local Government, New Villages and Public Transport Datuk Siow Chen Pin will be launching Dataran Kemuning - Senawang's new commercial centre - this Saturday. Strategically located within Taman Kemuning, Dataran Kemuning is well connected to Seremban and other major towns like Paroi, Port Dickson and Kuala Pilah through an network of roads and highways.

Dataran Kemuning's two-and three-storey freehold shop offices are the last commercial freehold development in Senawang which consist of 55 units spread over five blocks. Dataran Kemuning will be developed by LTS Properties (M) Sdn Bhd, which was registered in 2001 and has to date has successfully carried out two mixed development projects in Seremban - Taman Kemuning Senawang and Taman Tuanku Ja'afar.

(NST-21 Apr 2011)

## **Tradewinds project to change KL skyline**

[\*\*Top\*\*](#)

A New "multi-billion ringgit" development on a plot of land where the Crowne Plaza and Kompleks Antarabangsa now sit is expected to be completed in 2016, according to an architect's website. According to the GDP Architects' website, the project - dubbed the "Tradewinds Centre"- will involve a total gross area of 3.17 million sq m and on a plot ratio of 10.55. "The Tradewinds Centre explicitly seeks to establish itself in the international arena of great financial developments. The Tradewinds project offers Kuala Lumpur many exciting features that will enhance and expand the city's growing modern qualities, similar to Rockefeller Center for New York or Roppongi Hills for Tokyo," the website said.

The development, to be carried out by Tradewinds Corp Bhd, will encompass four towers and be built on a 2.79ha plot along Jalan Sultan Ismail. These towers will each have 60 storeys, 55 storeys, 14 storeys and eight storeys. They will house offices, serviced apartments, retail and a medical centre. The architecture of the buildings establishes connections with traditions of Kuala Lumpur's rich history by linking Islamic pattern making to its modern exterior design. Its sustainable strategy will make the building a leader in environmental design, it said. The entire centre will have a total of 2,888 carparks.

(NST-21 Apr 2011)

## **KL-Kuala Selangor highway to open soon**

[\*\*Top\*\*](#)

The KL-Kuala Selangor Expressway (LATAR Expressway) project, which links Templer's Park, Gombak, with Ijok, Kuala Selangor, is almost completed, possibly to be opened by the middle of this year. The 33km dual carriageway expressway will be the alternative link road to the present Jalan Sungai Buloh-Kuala Selangor (Federal Road 54) route. Concessionaire KL-Kuala Selangor Expressway Bhd (KLSEB) said in a statement yesterday that the LATAR Expressway features four interchanges and three toll plazas on each side of the expressway.

It links areas such as Kuala Selangor, Assam Jawa, Ijok, Batang Berjuntai, Kota Puteri, Puncak Alam, Shah Alam, Bukit Jelutong, Sungai Buloh, Kundang, Rawang and Selayang. A non-congested drive on the expressway is said to take 18 minutes from end-to-end. The turnkey contractor is Mudajaya Holdings Bhd, which was awarded a contract valued at RM958 million for the expressway.

(The Star-22 Apr 2011)

## **Project combines premier lifestyle with lush greenery**

[\*\*Top\*\*](#)

Mah Sing Group launched its Kinrara Residence Show Village and Clubhouse in Bandar Kinrara in a fun event for the public recently. Located next to the Ayer Hitam Forest Reserve and conveniently accessible to areas such as Sunway, Subang, Petaling Jaya and Putrajaya, the project aims to provide a premier lifestyle experience amid lush greenery. True to the theme of contemporary urban living, residents of Kinrara Residence would be able to enjoy various amenities at the RM4mil clubhouse. The 22,000 square feet clubhouse will have facilities such as a swimming pool, fully-equipped gymnasium, a library and a community hall. The two, two-and-a-half and three-storey superlinks are priced at RM738,000, RM838,000 and RM968,000 respectively. The third and fourth phases of the project, comprising two- and three-storey semi-detached units as well as executive bungalow units will be launched in the second half of this year, with registration open to interested buyers. After completion, the development will have 840 units in total.

(The Star-22 Apr 2011)

## **85pc of Delmara sold in 2 days**

[\*\*Top\*\*](#)

Some 85% of the 54 units of Sime Darby Property Bhd's Delmara link homes in Bandar Bukit Raja, Klang have been sold in just two days. Priced from RM690,000, the two and half storey units feature built-ups from 3,004sft, lakeside views and rainwater harvesting system. Delmara is the township's 13th phase since its launch in 2002.

(NST-22 Apr 2011)

## **Sunhor unveils Tigaman Square tomorrow**

[\*\*Top\*\*](#)

Sunhor Property Bhd, the development arm of Lokasi Canggih Sdn Bhd will be launching its freehold Tigaman Square in Bukit Kemuning, Selangor. The RM190 million development, which sits on 7.69 acres, offer 88 office suites with SoHo concept and 268 units of retail shops in four blocks of six-storey commercial plazas. The retail shops and office suites, with built-up areas from 517 sq ft to 5995 sq ft and priced from RM93,740 to RM3.17 million, will be interconnected by sky bridges to make the place pedestrian-friendly. Sunhor expects Tigaman Square to become a landmark in Bukit Kemuning. It will also develop Tigaman Park and Tigaman Plaza which are expected to be launched by year end.

(NST-22 Apr 2011)

## **Ken Group building recurring income stream**

[\*\*Top\*\*](#)

Award-winning Ken Holdings Bhd is seeking to build a recurring income stream beginning with two developments: its corporate head office in Kuala Lumpur and a boutique hotel in Penang costing a total of RM200 million to RM220 million. Its head office in Taman Tun Dr Ismail is expected to generate RM12 million to RM15 million a year in rent from about 220,000 sq ft of nett lettable space that will accommodate offices, hotel suites, F&B outlets, a data centre, art centre and bank. Managing director Kenny tan say, "We are investing close to RM100 million on this green building and are targeting it to have MSC (Multimedia Super Corridor) status. For the second development, a boutique hotel on 2.6 acres of beachfront land in Batu Ferringhi next to Hard Rock Hotel on Penang Island, Ken Holdings is looking to spend more than RM100 million.

(NST-22 Apr 2011)

## **July launch for exclusive condos in Danga Bay**

[\*\*Top\*\*](#)

Azea Properties, the Singapore consortium behind Johor's latest high-end condominium project in Danga Bay, is targeting to hold its first sales launch in July this year. To be called Azea Properties @ Danga Bay (APDA), the exclusive development on 4.15 acres of prime waterfront land will comprise four luxury serviced apartment blocks, each 40 storey high. The units will be tagged from RM698 psf - a benchmark for Johor Baru - with a typical one-room studio going for RM315,000 and a penthouse for over RM1 million each. Danga Bay's joint venture with Imperial Marina is the second land deal it has done - in August, its subsidiary Iskandar Waterfront entered into a 60:40 partnership with Dijaya Corp Bhd for a High-end Condominium and retail units on 37 acres.

(NST-22 Apr 2011)

## **MRCB plans mixed devt in Setapak**

[\*\*Top\*\*](#)

Malaysian Resources Corp Bhd (MRCB) plans to develop 27.41 acres of leasehold land in Setapak into commercial and residential properties with GDV of RM1.5 billion. The land is located near Kuala Lumpur City Centre and accessible through Ampang-KL Elevated Highway and Duta Kelang Expressway.

(NST-22 Apr 2011)

## **RM150m 'resort' hospital for Ayer Keroh**

[\*\*Top\*\*](#)

A specialist hospital with a resort concept, Hospital Pakar Hang Tuah, will be built in Ayer Keroh at an estimated cost of RM150 million. Malacca Chief Minister, Datuk Seri Mohd Ali Rustam, said work on the 12-storey hospital with 120 rooms would soon start on a one-hectare site with the completion date due in 2013. The hospital will be built by Anggun Diversified, a Sarawak-based property developer. "Besides the various facilities of a specialist hospital, the building will also feature a swimming pool, recreational park and a rooftop helicopter pad." Ali said the hospital would be able to attract more medical tourists to the state.

(NST-23 Apr 2011)

## **Marriott plans 2 more hotels in Malaysia**

[Top](#)

Hotel management company Marriott International Inc, which operates the Marriott, Renaissance and Ritz Carlton, is scheduled to open two new hotels in Malaysia by the middle of next year, bringing the total number of hotels here to nine. These two new openings, one in Johor and another in Sarawak, will see the group increase its room inventory in Malaysia by 400 from about 3,000 now. Area vice-president for India, Malaysia, Maldives and Australia Rajeev Menon said that it will open a 300-room Renaissance in Bandar Baru Permas Jaya in the second quarter of next year. The group also targets to open a 101-room Mulu Marriott Resort & Spa by mid-2012. This property, previously the Royal Mulu Resort, is located next to the Mulu National Park, a Unesco World Heritage Site. It is now undergoing a complete makeover. The seven operational hotels in Malaysia now are Ritz-Carlton Kuala Lumpur, JW Marriott Hotel Kuala Lumpur, Renaissance Kota Baru in Kelantan, Renaissance Kuala Lumpur Hotel, Renaissance Melaka Hotel, Miri Marriott Resort & Spa and its franchised property, Putrajaya Marriott Hotel.

(NST-25 Apr 2011)

## **I&P to launch projects with RM2b GDV**

[Top](#)

I&P Group Sdn Bhd will launch several projects in its existing townships in Klang Valley and Johor Baru this year with an estimated gross development value (GDV) of over RM2 billion. The projects, which will be launched between May and December, are located in Kuala Lumpur, Shah Alam, Bangi, Cheras, Puchong, Klang and Johor. Group managing director Datuk Jamaludin Osman said the group is currently working on various phases of development in 12 townships, of which three are in Johor and nine in the Klang Valley. They include Bandar Baru Sri Petaling, Temasya Glenmarie, Bandar Kinrara, Bayuemas, Alam Sari, Alam Impian, Alam Damai in Klang Valley; while Taman Industri Jaya, Taman Rinting and Taman Perling in Johor. The group has a total landbank of about 2,200ha in Klang Valley and Johor.

(NST-27 Apr 2011)

## **Maju Assets upbeat on RM1.3b Sg Besi project**

[Top](#)

Maju Assets Sdn Bhd, the property arm of diversified Maju Holdings Sdn Bhd, is upbeat its RM1.3 billion mixed development in Sungai Besi, Kuala Lumpur will appeal to buyers. The project, called Infinity, is in planning stage and will be launched by the end of next year. It will comprise a four-star hotel, officer towers, serviced apartments and retail, sprawled on 6ha. Infinity, when completed in about three years, will have access to Sungai Besi Highway, Bukit Jalil Highway, Kuala Lumpur-Putrajaya highway and Kuala Lumpur-Seremban expressway. Radlan said Maju Assets will spend RM25 million to improve the access to these highways as well as build a flyover from the Seremban highway exiting Kuala Lumpur.

(NST-27 Apr 2011)

## **Dutch 'legend' for Iskandar**

[Top](#)

EduCity@Iskandar, the education hub that is being aggressively promoted in Iskandar Malaysia in Johor, will soon boast an internationally renowned sports management institute. This follows the signing of a memorandum of understanding in Barcelona, Spain, on Tuesday between Johan Cruyff Institute for Sports Studies (JCI), the Pelorus Dutch Sports Technology (PDST) Sdn Bhd and Education@Iskandar Sdn Bhd (EISB). A definitive agreement will be signed within six months to establish Johan Cruyff Institute Malaysia (JCIM), JCI's pioneering institute of sports management in Asia.

(NST-28 Apr 2011)

## **KSL Properties-Maxis deal**

[\*\*Top\*\*](#)

KSL Properties Sdn Bhd has struck a deal where Maxis Bhd will become the exclusive broadband provider for its residential development in Johor. The high speed broadband Fibre-to-the-Home service will be available to residents of 602 units of D'Esplanade Residence at KSL City, Maxis said in a statement. This will then be expanded to Kempas Indah in Kempas and Bestari Heights in Nusajaya.

(NST-28 Apr 2011)

## **Naza TTDI to launch TTDI Grove East by year-end**

[\*\*Top\*\*](#)

Naza TTDI Sdn Bhd, the property arm of the Naza Group, plans to launch a premium phase of its 113-acre (45.73ha) TTDI Grove project in Kajang, Selangor, by year-end. To be known as TTDI Grove East, the premium phase will feature 36 semi-detached homes and 128 link houses on terraces carved into slopes, said senior general manager of marketing and sales Mohd Johan Shadzli Mohd Daud. Naza TTDI had launched 153 double-storey link houses in the development over three weekends in March, achieving 90% take-up rates to date. The freehold development is targeted at the middle income group. Priced from RM409,000 to RM888,000, the link and corner houses have a land area from 1,539 sq ft to 3,649 sq ft and built-up areas from 1,888 sq ft to 2,794 sq ft. TTDI Grove, with a gross development value (GDV) of RM327 million, will feature 279 link homes and shop-houses. It is slated for completion in 2015.

(The Edge-29 Apr 2011)

## **Luxury lakeside condominium**

[\*\*Top\*\*](#)

Sunway City Berhad (SunCity) continues to strengthen its presence as a leading property developer in Malaysia with the much-anticipated LaCosta at Sunway South Quay which is located within the Sunway Integrated Resort City (SIRC). LaCosta has a sandy beach pool that will be the perfect corner for families to gather and enjoy a splash together, as well as an Olympic-length pool. The development will have 377 units with a built-up ranging from 1,302 sq. ft to 3,226 sq. ft. The gross development value (GDV) is approximately RM400 million. The selling price ranges from RM880,000 onwards with attractive financing packages that includes developer interest bearing scheme during construction.

(The Star-29 Apr 2011)

## **Melaka's new RM2b landmark**

[\*\*Top\*\*](#)

Hatten Group Sdn Bhd is stamping its mark in Melaka with a RM2 billion mixed commercial development known as Hatten City. "The 20-acre project will be the largest new development in the historical city," said Hatten Group managing director Colin Tan. The project is situated just 2km from Dataran Pahlawan Melaka Megamall in Melaka Raya, currently the largest mall in Melaka, also by the developer. To be developed over two phases, the first phase comprises 800 retail units, 700 residential units and two hotel towers. The retail units with built-ups between 120 sq ft and 2,000 sq ft will be housed over levels 1 to 4 and priced between RM1,200 and RM1,500 psf. Called the Elements, the retail portion occupies some 2.4 million sq ft gross floor area and 1.5 million sq ft of net lettable space. The first phase will be launched on Friday, Apr 29. The residential component known as Silverscape will comprise two 45-storey blocks offering 350 units per block. Tan said there will be studios to 3-bedroom units with built-ups from 460 sq ft. The second phase will consist of three blocks of condominiums with 1,300 units, 20 seafront villas, a three-acre high-end street mall, six levels of offices and a 33-storey corporate tower. It also features a 300-room Hatten Resort featuring a man-made seafront. The entire Hatten City is expected to be completed by 2019.

(The Edge-29 Apr 2011)

## **MPHB unit to develop township in Philippines**

[\*\*Top\*\*](#)

Shareholders of Philippine Racing Club Inc (PRCI), a 33%-owned unit of Multi-Purpose Holdings Bhd (MPHB), have approved an agreement with Ayala Land Inc to jointly build a township on a 21ha site in Makati City, Philippines. Developer MPHB told Bursa Malaysia yesterday that PRCI would contribute its property in Makati City while Ayala would secure all the necessary permits at all stages of the development and develop the property into a new township that would consist of residential, commercial, retail and entertainment outfits.

(The Star-30 Apr 2011)

## **Good response to SDB property project**

[\*\*Top\*\*](#)

Selangor Dredging Bhd's (SDB) latest property project here has generated good response from house buyers. The take up rate for Okio Residences project with gross development value of S\$102mil, was good as 40 out of the 50 apartments units were sold. Okio will be built on 0.2ha at Lot 262, Balestier Road in district 12. The 18-storey apartment block consists of 104 units of one and two-bedroom units priced between S\$660,000 and S\$1mil and 10 units of retail shops and offices on four levels priced between S\$1.5mil and S\$4.6mil. Work on the project will start in the third-quarter of the year with expected to be completed in the last-quarter of 2015.

(The Star- 2 May 2011)

## **PJ Dev to expand hospitality business**

[\*\*Top\*\*](#)

Property developer PJ Development Bhd (PJD) will build two new residences and a hotel for RM400 million to grow its hospitality business. Swiss-Garden International Sdn Bhd (SGI) group general manager for sales and marketing Francis Lee said PJD will build the properties starting end of this year for completion in two to three years. The residences will be located in Butterworth, Penang, and Kuantan, Pahang, and the hotel in Cameron Highlands, carrying the Swiss-Garden brandname.

(NST- 2 May 2011)

## **Pagoh to be Varsity City**

[\*\*Top\*\*](#)

The Pagoh education hub, to be known as University City, is expected to attract some 300,000 residents over the next 20 years, said Deputy Prime Minister Tan Sri Muhyiddin Yassin. The hub, which would have at least four universities, would also provide courses to some 30,000 students. He said plans were under way to develop 1,715ha of land between the Pagoh Umno complex and Panchor town into a combined educational, residential and commercial zone. "Some 164ha of land will be allocated for what we would call University Valley and another 190ha as residential area," he said when opening the Pagoh Umno delegates' conference here yesterday.

(The Star- 2 May 2011)

## **Robust sales for Sentosa Heights**

[\*\*Top\*\*](#)

Metro Kajang says it has sold all non-Bumi lots and now only the Bumi lots are left, which total about 18 units. Even before the launch, some 70% of the houses in the Sentosa Heights project were taken up, partly due to their location, which is close to amenities such as hospitals, shopping mall, highways and even schools.

Developed by Serba Sentosa Sdn Bhd, a wholly owned unit of Metro Kajang Holdings Bhd (MKH), the housing project is within a 10km radius of the prime Kajang Central Business District area. Sentosa Heights consist of 62 units comprising of 46 units of semi-detached houses, 12 units of bungalows and four parcel bungalow lots. The prices range from RM1.1 million to RM1.6 million and the houses developed based on the gated and guarded concept.

(NST- 2 May 2011)

### **Residential property boom in Johor Baru**

**Top**

The prices of residential properties have risen by an average of 40% since 2006, in a city which used to suffer from an overhang of properties. For example, Casa Almyra, a project by Danga Sdn Bhd, has seen prices go up to RM800,000 from RM450,000 in 2006. KGV-Lambert Smith Hampton (Johor) Sdn Bhd executive director Samuel Tan said while transaction volume has not been very exciting, value of transactions has grown by leaps and bounds in the Iskandar region. The price of commercial land in areas like Jalan Datuk Abdullah Tahir, Danga Bay and Tebrau area have also more than doubled since 2006. "People are land-banking in Johor Baru because they see something in Iskandar Malaysia," Tan said. Established players like SP Setia Bhd have no less than four simultaneous projects in Iskandar, while Bandar Raya Developments Bhd and IOI Properties have also launched major developments. Some RM28.26 billion property development projects have been approved since 2006.

(NST- 3 May 2011)

### **New launches in Bayuemas sells well**

**Top**

I&P Group Sdn Bhd's Bayuemas Township in Klang saw a 100% take-up rate for 25 units of its Legasi1 double-storey semi-detached homes, while its 100 units of double-storey Dzaman terraced homes saw a 70% take-up rate. Group managing director Datuk Ir Jamaludin Osman said that the two developments attracted over 1,250 registrants before the official launch on Apr 30-May 1, 2011. Both developments have a total development value (GDV) of RM60.53 million.

Legasi1 is located on a total area of 4.1 acres of freehold land, and is designed based on tropical contemporary concept and comes with an attached bathroom for all five of its bedrooms. The build-up area ranges from 2,561 sq ft to 3,045 sq ft and the land area ranges from 3,500 sq ft to 6,187 sq ft for the semi-detached units. Legasi1 units range from RM692,888 for an intermediate unit to RM951,888 for a corner unit. Dzaman sits on a 2.4 acre piece of freehold land, and has a modern contemporary design with four bedrooms and a built-up area ranging from 1,863 sq ft to 2,048 sq ft. The terrace houses are priced from RM388,888 to RM515,888, and come with a land size ranging from 1,680 sq ft to 3,108 sq ft.

(The Edge-3 May 2011)

### **Mutiara Goodyear to develop 527-acre land in Penang with Tambun Indah**

**Top**

Mutiara Goodyear Development Bhd (Mutiara) is partnering with Tambun Indah Land Bhd (Tambun Indah) to develop a 527-acre land in Seberang Perai. Mutiara via its wholly-owned subsidiary, Pembangunan Bandar Mutiara (PBM) has entered into a joint venture (JV) agreement with Tambun Indah on Wednesday, May 4. The JV is a continuation of partnership between Mutiara and Tambun Indah following a previous JV to develop 253 acres of land in Bandar Tasek Mutiara in 2008. The two JV have a combined total acreage of 678 acres. The Seberang Perai JV will be carried out through Palmington Sdn Bhd (Palmington).

Palmington is 40% and 60% owned respectively by PBM and Tambun Indah. Palmington will acquire from PBM five parcels of land totaling 527 acres for RM233.2 million, to be paid on deferred basis over a period of 4 years. Moving forward, Mutiara will continue to focus in developing projects under the Nadayu brand namely, Nadayu Melawati, Nadayu 92 Kajang, Nadayu 28 Sunway, Nadayu 290 Penang and Nadayu Cyberjaya.

(NST- 3 May 2011)

### **Economic benefits for towns along highway**

**Top**

The Kuala Lumpur-Kuala Selangor Expressway (LATAR Expressway), linking Kuala Lumpur to Ijok, Selangor, at Templer's Park, is expected to spur the economic development of towns along this expressway. The chairman of the Kuala Lumpur-Kuala Selangor Expressway Bhd (KLSEB) Mohamad Razali Othman, said the 33km two-lane carriageway links the townships of Kuala Selangor, Assam Jawa, Ijok, Batang Berjuntai, Kota Puteri, Puncak Alam, Shah Alam, Bukit Jelutong, Sungai Buloh, Kundang, Rawang, as well as the cities of Petaling Jaya and Kuala Lumpur.

(NST- 4 May 2011)

### **Cheaper homes for the poor**

**Top**

Syarikat Perumahan Negara Bhd will introduce four new designs of "Rumah Mesra Rakyat" houses before year end to provide more options to buyers. Managing director Datuk Kamarul Rashdan Salleh said the new houses will be sold at between RM55,000-RM65,000 each compared with RM75,000 for existing houses. He said all the proposals received involve design models with an area of over 1,000 square feet compared with only 866 square feet for existing houses. The new designs followed a request by the Public Accounts Committee that alternatives be made available and that the houses should be priced lower as they are meant for the poor.

(NST- 4 May 2011)

### **Designed for today's urban lifestyle**

**Top**

Sunway City Berhad (SunCity) unveiled its latest development, Sunway Velocity, recently. Under Phase 1A, the project comprises 112 units of office suites with two levels of retail shops on the ground floor and environmental deck. Sunway City Berhad managing director (property development) Ho Hon Sang said Sunway Velocity was set to transform the city's skyline. "Sunway Velocity reflects SunCity's commitment as a LOHAS (Lifestyles of Health and Sustainability) developer," said Ho. The development is accessible via major roads such as Jalan Cheras, Jalan Peel, Jalan Pudu, Jalan Loke Yew and Jalan Tun Razak as well as highways that include SMART, KL-Seremban, Maju Expressway and NPE.

(The Star- 6 May 2011)

### **MRT service to start in 2017**

**Top**

The much-awaited first Klang Valley Mass Rapid Transit (MRT) line from Sungai Buloh to Kajang will begin service in 2017, a month after it is expected to be completed. Its project manager Zulkifli Yusof said Prasarana is taking into account all suggestions and comments from the public. "We are collecting the suggestions and will submit a report to the Land Public Transport Commission for the final decision on the track alignment and station locations," he said at media briefing yesterday. Tenders for the works would only be called at the end of June and the contract awarded in November.

(The Star- 6 May 2011)

## **KL City Walk's pedestrian mall to open in July**

[\*\*Top\*\*](#)

The country's first-of-its-kind pedestrian strip mall, KL City Walk, is expected to be officially opened in September. Trend Matrix Enterprises Sdn Bhd group managing director Ronnie Choong said the soft launch will take place in July. Located between the multi-storey office and residential buildings in the heart of the city's Golden Triangle, fronting Jalan P. Ramlee and Jalan Pinang, the 410m-long strip mall comprises of 50 outlets including food and beverages (F&B), retail and services outlets and 23 kiosks and 19 carts offering various Malaysian products ranging from fashion to food.

The RM15 million mall will also operate longer, from 8am to midnight from Sundays to Thursdays and from 11am to 5am on Fridays, Saturdays and on eve of public holidays. KL City Walk will certainly contribute towards the country's tourism. In terms of employment opportunities, we estimate it will create about 1,000 new jobs. The project is developed by Go Venture Sdn Bhd and managed by City Walk Enterprises Sdn Bhd.

(NST- 6 May 2011)

## **EPF to buy Rubber Research Institute land for RM3bil**

[\*\*Top\*\*](#)

The acquisition of the 3,000 acres of Rubber Research Institute Malaysia (RRIM) land in Sungai Buloh is expected to cost RM3billion, sources said. The signing between the purchaser, the Employees Provident Fund (EPF), and the Government is expected to be held in the near future, the sources said, adding that the development project would be carried out for the next 10 to 15 years. "It will be a mixed development with commercial and a focus on affordable housing," a source told StarBiz. The development, which is estimated at RM10billion, is likely to feature a big linear park, green lungs, open spaces, walkways and water bodies.

It will incorporate information technology and data infrastructure (MSC city status) and urban transportation integration. This development will also house the depot for the upcoming mass rapid transit system. Dubbed the new hub of the Klang Valley, the development is expected to attract RM5billion in investments. The EPF aims to increase the contribution from property to 5% from 2% currently. Under its gross investment income, property and miscellaneous income last year rose to RM103.18million from RM87.85million the previous year. Total gross investment income last year reached RM24.06billion from RM17.22billion previously.

(The Star- 6 May 2011)

## **New shopping centre to open its doors in Shah Alam**

[\*\*Top\*\*](#)

Residents of Shah Alam can look forward to more shopping experience with Space U8 shopping centre set to open in July. Located in Bukit Jelutong township, the shopping centre offers a total gross lettable area of 600,000sq ft with a 70,000 sq ft courtyard boasting a fountain feature. Built on an eco concept, old tyres are placed beneath the floors to dissipate heat from the ground and help reduce the building's temperature. Chief executive officer Raja Ahmad Nizam Raja Razali said the mall would be offering dining, entertainment and retail outlets.

(The Star- 7 May 2011)

**St Regis KL aims to be rates leader****Top**

Luxury hotel St Regis Kuala Lumpur may very well be the rate leader in Kuala Lumpur when it opens its doors in 2014. "We expect to see St Regis as a market leader from a rate stand point ... although not necessarily from an occupancy stand point," Starwood's regional vice-president Southeast Asia Chuck Abbott said. "It would be great to see rates in KL reach RM1,000 (per night), which would be in line with other destinations for luxury hotels like St Regis," he told Business Times in an interview. Currently, rate leaders in Kuala Lumpur rake in an average room rate (ARR) of between RM550 and RM650.

The St Regis here, located in KL Sentral, is a RM1.2 billion development that will include a 208-room hotel and 160 units of apartments. The lower floors of the 48-storey building would be the hotel portion. St Regis hotel rooms are expected to be a minimum of 60 sq m and its largest suite will measure 300 sq m. The residence, meanwhile, which is yet to be launched, will have one bedroom up to four bedroom units. There will also be two penthouses.

(NST- 7 May 2011)

**RM100 million City Hall sports complex in Setapak****Top**

The ground-breaking for a sports complex in Ayer Panas, Setapak is expected to be carried out soon. Datuk Bandar Datuk Seri Ahmad Fuad Ismail said the complex, which costs about RM100 million, will be built on an 8ha land belonging to City Hall. It will have a multi-purpose hall, running track, basic amenities and a hostel. It is learnt that the complex, to be named 1Malaysia Sports Complex, would be built on a vacant land near the Sekolah Menengah Perempuan Ayer Panas in Jalan Ayer Kuning 2.

(NST- 8 May 2011)

**SunCity to launch RM1b Ipoh project****Top**

Sunway City Bhd (SunCity) will launch a mixed use commercial project worth over RM1 billion at Sunway City Ipoh (SunCity Ipoh) in Perak, as one of the catalysts to recoup its investments in the township which started in 1995. Managing director for property development Ho Hon Sang said the project, earmarked as a shopping village, will comprise a mall, retail, SOHO (small office/home office) and apartments. Ho said new projects will include the development of 1,000 units of hillside bungalows, semi-detached homes and apartments, 16 units of lakeside bungalows worth over RM2.5 million each and a convention centre. The properties are worth over RM300 million and will give good margins to SunCity when launched over the next few years, he said. Ho said SunCity will soon launch the second phase of MontBleu, which is the first gated and guarded community at the township. MontBleu comprises 220 units of three-storey townhouses with selling prices from RM450,000 onwards. The units range from 1,680 sq ft to 3,336 sq ft with a 25ft backyard garden.

(NST- 9 May 2011)

**Bertam Alliance in property project****Top**

Bertam Alliance Bhd wholly-owned UH Capital Sdn Bhd has sealed a joint development agreement with GJH Development Sdn Bhd to develop mixed properties worth more than RM400 million on 108ha in Johor. In an announcement to Bursa Malaysia yesterday, Bertam said the project will be carried out over three to six years. It will unlock the value of the land without having to fund the development cost of the project, the company added.

(NST- 10 May 2011)

### **Bukit Botak settlers to get keys to semi-Ds by June next year**

[\*\*Top\*\*](#)

The settlers of Bukit Botak in Selayang will be given the keys to their homes by June 20 next year. The Selangor State Development Corporation (PKNS) is building about 2,300 homes on a 55ha site costing RM79million. The project, which started early this year, will have 1,422 semi-detached houses and the rest apartments and shophouses. Selangor Menteri Besar Tan Sri Khalid Ibrahim said the state received queries on the progress of the project and thus wanted to update the house owners. "This 25-year-old problem of resettlement of Bukit Botak settlers has now been solved. The settlers now have new homes and they can buy the semi-detached houses at RM99,000. "If they do not want the houses, PKNS would buy the houses from them at RM170,000 where they could get a RM71,000 profit," said Khalid, who visited the site to check on the progress of the houses.

(NST- 10 May 2011)

### **SPNB waiting for govt nod to sell 11,000 houses**

[\*\*Top\*\*](#)

Syarikat Prasarana Negara Berhad (SPNB) is waiting for eligible applicants for 11,000 units of houses it had built under the My First Home Scheme. SPNB chairman Datuk Idris Haron said the houses, priced at RM220,000 each, were ready and that it was waiting for Government approval to start selling them. "SPNB is ready to assist the younger generation who earn less than RM3,000 per month to own their first homes. "The houses are located in Malacca, Negri Sembilan, Sabah and Sarawak. He added SPNB had received applications for the houses from 6,017 people who were earning less than RM1,500 per month. Idris also said that SPNB had detected several cases whereby applicants for the People Friendly Houses had rented out their houses. Idris said Kelantan tops the list of People Friendly Houses built, in which 2,363 had been completed in the state so far.

(The Star- 10 May 2011)

### **Maju Assets to unveil RM4b Iskandar project**

[\*\*Top\*\*](#)

Maju Assets Sdn Bhd, the property arm of Maju Holdings Sdn Bhd aims to launch a RM4 billion high-end project, primarily for the expatriate community in Iskandar Malaysia, Johor. It is also planning a beach fronting expatriate village in Terengganu for RM200 million, its managing director Adam Radlan Adam Muhammad said. For the 480-hectare project in Iskandar, it is in the planning stage and will be launched in two to three years, Radlan said. Radlan said the the catalyst development will be a 18-hole golf course over 120ha. He said what would make the development appealing are the specially-designed Spanish villas. Radlan added that the pricing for the villas will start from US\$300,000 (RM897,000). For the project in Terengganu, Radlan said the company is targeting players in the oil and gas sector. The gated community will have villas and serviced apartments, for long-term lease to foreigners.

(NST- 11 May 2011)

### **Good-take-up-for-diamond-square**

[\*\*Top\*\*](#)

Casa Andaman Sdn Bhd, the developer of Cova Square in Kota Damansara, says that 20 of the 30 units in the first phase of its Diamond Square new shop office development in Serdang, Selangor have been sold since its release early last month. With a gross development value (GDV) of RM107 million, the project spans 6.69 acres of leasehold land in Serdang town. The development consists of two phases, offering a total of 60 units of shop offices, said sales and marketing head Datuk Dr Vincent Tiew. The units were priced from RM3 million to RM7 million. The build-ups range from 8,400 sq ft to 14,810 sq ft.

(The Edge- 11 May 2011)

## **Commercial centre to house retail shops and office suites**

[Top](#)

The city of Shah Alam will welcome a new development comprising a business centre with retail shops and office suites. Called Tigaman Square, the commercial development is located in the heart of Bukit Kemuning. Sunhor Property Berhad sales and marketing general manager Yeoh Kuan Yeong said the name 'Tigaman' was coined using Bahasa Malaysia words tiga and aman meaning three and peace respectively. Upon completion Tigaman Square will have a retail area of 420,000 sq ft and a total gross built-up area of 950,000 sq ft providing business opportunities for both established and new businesses as well as employment opportunities for the local community.

(The Star-13 May 2011)

## **Bungalow lots in Rawang snapped up**

[Top](#)

The weekend launch of Guocoland Malaysia bungalow lots at the Peridot Hilltop Residence, Rawang saw the units snapped up quickly. All the 66 bungalow lots with sizes ranging from 5,200 sq ft to 10,700 sq ft were sold, generating sales worth RM33million. GuocoLand (Malaysia) Bhd managing director Yeow Wai Siaw said Peridot offered long-term investment with growth potential due to limited freehold bungalow lots in the Klang Valley. The prime freehold bungalow lots, surrounded by lush landscaping are part of the gated Emerald township that offers 232 bungalow lots. Emerald is a joint venture development between GuocoLand Malaysia, which is also the project manager, and Hong Bee Land.

(The Star-13 May 2011)

## **Ireka unit wins RM110m hotel job**

[Top](#)

Ireka Corp Bhd has been awarded a RM109.7 million deal to build a hotel at KL Sentral via its wholly-owned subsidiary Ireka Engineering & Construction Sdn Bhd has been awarded a RM109.75million to build a hotel at KL Sentral. Ireka said it had received a letter of award from Excellent Bonanza Sdn Bhd for the contract to build the hotel at Lot G of KL Sentral.

(The Star-14 May 2011)

## **Bandar Raya plans launches worth RM2b**

[Top](#)

Bandar Raya Development Bhd (BRDB) is expected to launch at least four new property development worth close to RM2 billion this year namely in the Klang Valley and Johor. The property developer will put on sale the North Kiara development with gross development value of about RM400 million by the middle of this year. It is learnt that the project will house a total of 698 units over a 12 acre site. Around the same time, BRDB chief executive officer Datuk Jagan Sabapathy said the firm will launch a residential development in Permas Jaya, Johor. With a gross development value of RM230 million, the project involves semi-detached and bungalows spread over 35-acres.

(NST- 16 May 2011)

## **Shopping village for Sunway City Ipoh**

[Top](#)

Sunway City Bhd (SunCity) says its property investment division will experience growth this year as new properties are added to its portfolio. Managing director for property investment Datuk Ngeow Voon Yean said there will be new developments at its RM1.5 billion Sunway City Ipoh (SunCity Ipoh) township in Perak. SunCity plans to build a shopping village worth more than RM1 billion at the township.

It will feature the Lost World shopping mall, serviced apartments, SoHo (small office/home office) and food outlets by the riverside. SunCity Ipoh is the largest single integrated township in Perak. The 560ha project, which started in 1995, is a joint venture between Perbadanan Kemajuan Negeri Perak, Yayasan Negeri Perak and SunCity. It is designed to be the growth catalyst for the Eastern Development Corridor of Ipoh. Ngeow said some 70 per cent of the land has been developed. Besides houses, it comprises the Lost World of Tambun water theme park, The Banjaran Hotsprings Retreat, Sunway College, Giant and Extreme Park. Properties under construction include phase two of Lost World Hotel, which will open by end-2011. The hotel encompasses two four-storey blocks, housing 127 rooms and 27 family suites. The first block with 96 rooms opened last month.

(NST- 17 May 2011)

### **The Banjaran to have 50 more villas, new facilities**

**Top**

Sunway City Bhd (SunCity) plans to expand The Banjaran Hotsprings Retreat at the Sunway City Ipoh township (SunCity Ipoh) in Perak. Managing director for property investment Datuk Ngeow Voon Yean said the phase two development, which has been approved by the authorities, will be carried out on 12.34ha. "We are looking to add 50 more villas and new facilities to help promote tourism in Ipoh and put Perak on the world map," he said in an interview with Business Times recently. The Banjaran was constructed in 2009 at a cost of RM60 million and currently comprises 25 luxury villas with private pool. Besides The Banjaran, SunCity is developing the Lost World Hotel to complement its Lost World of Tambun water theme park and Extreme Park. Perak Tourism Ministry department director Syahrudin Abdul Hamid said up to RM6 million has been allocated to promote tourism in the state. Syahrudin said the focus is to promote the 10 icons that Perak has, such as Royal Belum, Taiping Zoo, Orang Utan sanctuary, Pangkor Island and Gua Tempurung. He said there are more hotels and resorts under the three-star and four-star categories being developed in Perak, especially in Ipoh, which is experiencing growth in tourism.

(NST- 17 May 2011)

### **RM500mil approved to build Islamic centre**

**Top**

The Government has approved the building of a RM500 million Islamic administrative complex here to house 13 agencies. Minister in the Prime Minister's Department Datuk Seri Jamil Khir Baharom said work on the complex would start this year with funds from Tabung Haji. He said the four-block complex would be near the Tuanku Mizan Zainal Abidin Mosque to consolidate the Federal Government's administration of Islamic affairs, of which he is the minister-in-charge.

(The Star-19 May 2011)

### **News of high-rise development alarms residents**

**Top**

Residents of Saujana O-Lot Glenmarie in Shah Alam are feeling restless over news that a vacant land adjacent to their housing area would be developed into a high-rise commercial area. They fear that the proposed development would affect the serenity of the housing estate which comprises stand alone Semi-D and bungalow houses. The housing estate at Section U1 is located by the Federal Highway while the land is sandwiched between Saujana O-Lot and the highway.

(The Star-19 May 2011)

## Developer pleasantly surprised by response

[Top](#)

Mah Sing Group Bhd registered sales of RM242.5 million during the launch of Phase 1 and 2 of Star Avenue@D'Sara in Sungai Buloh recently. The launch attracted more than 800 prospective buyers and all 92 units of the three-storey shop offices, priced at an average of RM2.6 million, was snapped up.

"Due to the overwhelming response to Star Avenue@D'Sara, we are also opening 46 units of the Avenue Street Mall retail lots for registration," Mah Sing chief operating officer Andy Chua said. The Avenue Street Mall offers 370,000 sq ft of nett lettable area spread over four levels, and the Mah Sing Group intends to retain approximately 60% to ensure the right tenancy mix to maximise rental yields and increase capital appreciation. The proposed tenancy mix includes F&B outlets, a supermarket, IT and telecommunications centre, bowling alley and fashion and accessories stores.

(Star Property-20 May 2011)

## Shangri-La to expand line-up in Malaysia

[Top](#)

Shangri-La Hotels (Malaysia) Bhd is set to expand its representation here with the opening of two more hotels within the next four years. Its last hotel opening was in 1996, when it opened the Rasa Ria Resort in Sabah. A sixth hotel, a four-star Trader will open in Johor in 2012 and the seventh, the five-star Shangri-La, is slated for opening in Langkawi in 2015. Last year, Shangri-La made RM79.49 million in net profit on the back of RM422 million in revenue.

(NST- 21 May 2011)

## Mah Sing to launch RM2.5bil projects

[Top](#)

Mah Sing Group Bhd will launch RM2.5 billion to RM3 billion worth of projects in the Klang Valley, Penang and Johor this year to meet its sales target of RM2 billion for the current financial year ending Dec 31. Group managing director and chief executive Tan Sri Leong Hoy Kum said the projects would comprise an array of commercial, residential and industrial properties. The two commercial projects are Icon City Petaling Jaya and Star Avenue@D'Sara, while the industrial project is iParc 3@Bukit Jelutong. Residential projects lined up for launch in the Klang Valley include Hijauan Residence in Cheras, Kinrara Residence, Aman Perdana, Bayu Sekamat, M Suites@Jln Ampang, M City@Jln Ampang and Garden Plaza in Cyberjaya. There are also three residential projects to be launched in Penang Legenda@Southbay, Icon Residence and Ferringhi Residence. The project in Johor Baru is Sierra Perdana.

(The Star-23 May 2011)

## Centre to offer free dialysis service

[Top](#)

A new dialysis centre that provides free treatment to the needy will be opened here by the end of the year. The estimated RM1.9 million Tan Sri Muhyiddin Dialysis Centre, located at Lorong Titiwangsa 7 here, will be built with donations from the Tan Sri Muhyiddin Charity Golf organisation. TSMCG president Tan Sri Megat Najmuddin Megat Khas said the organisation aimed to collect enough donations to fund the centre's annual operating costs of between RM400,000 to RM500,000 and provide free treatment to those in need.

(NST- 21 May 2011)

**Mitrajaya wins RM46m hospital project****Top**

Mitrajaya Holdings Bhd has bagged a RM46.4 million project to build a private hospital in Rawang, Selangor, which is expected to be completed in 18 months. Mitrajaya said its wholly-owned subsidiary Pembinaan Mitrajaya Sdn Bhd had accepted the letter of award from Rawang Specialist Hospital Sdn Bhd yesterday. It will build an eight-storey hospital with two-storey basement at Section 16, Rawang.

(NST- 24 May 2011)

**Bina Darulaman, Belleview ink deal****Top**

Bina Darulaman Bhd has signed a joint development agreement with Belleview Bina Sdn Bhd to develop two high-rise condominium blocks in Kedah with a gross development value of about RM109.55 million. The condominium, comprising 277 units, will be built on a land already owned by Bina Darulaman, measuring 1.45ha. Construction work is expected to start in November this year with target completion in November 2014.

(NST- 24 May 2011)

**Developer sees 10% rental yields from office tower****Top**

Property developer Khor Joo Saik Sdn Bhd expects to generate a rental yield of 10% within three years of operations of its Grade-A office tower, Menara Binjai. The building, which has a gross development value of RM180 million, is strategically located along Jalan Binjai and Jalan Ampang, and will be launched in the final quarter of this year, according to director Chua Guan Hock. The 35-storey Menara Binjai will have four levels of basement parking and another four levels of podium parking. The office floors, which have a net lettable area of between 12,000 sq ft and 13,000 sq ft, start from level six onwards. The tower has received the Green Mark Gold Certification (Provisional) by the Singapore Building and Construction Authority (BCA) as well as the provisional certification from the Malaysia's Green Building Index (GBI), making it the first dedicated office tower in the country to receive both awards.

(The Star-25 May 2011)

**Fresh new start for Ibraco****Top**

Ibraco Bhd, which has exited the PN17 list, will embark on a new residential project in Stutong here. The company also plans to extend its property development activities to other major towns in Sarawak and venture into construction business. Chief executive officer Chew Chiaw Han said Ibraco would launch the proposed Stutong housing project, comprising 77 single-storey terraced and semi-detached houses, in July. The project will have a GDV of about RM15 million.

(The Star-26 May 2011)

**Prinsiptek in RM90m Bangkok project****Top**

Prinsiptek Corp Bhd will embark on a mixed development project in Bangkok next month with a GDV of RM90 million. Its group managing Datuk Foo Chu Jong said the mid-range development should be completed within three to four years. "The land for the Bangkok project is about 12.15ha and is only half an hour away from the city. On local projects, Foo said Prinsiptek will embark on Vue Residences Service Suits in Jalan Pahang, Sri Gombak, Bangi in Selangor and Pahang in the coming months.

(NST- 26 May 2011)

### **Stay Tune-d for more hotels**

[\*\*Top\*\*](#)

Tune Hotel plans to open several hotels around the country and abroad where Malaysians love to go for their vacations. Its chief executive officer Mark Lankester said the latest hotel would be opened in Kulim, Kedah, on Aug 31. "We may open another hotel in Sungai Petani to make our presence felt in Kedah," Lankester told reporters after the launching of the Kota Baru Tune Hotel by the Regent of Kelantan Tengku Muhammad Faiz Petra Sultan Ismail Petra on Tuesday.

(The Star-26 May 2011)

### **Low-cost flats on Perhentian**

[\*\*Top\*\*](#)

The housing shortage in Pulau Perhentian will be eased with the construction of 150 units of low-cost flats this year. The decision was reached during a meeting between Terengganu Menteri Besar Datuk Seri Ahmad Said and the island residents on Wednesday night. Kuala Besut assemblyman and Health, Unity and Consumer Affairs committee chairman, Dr Abdul Rahman Mokhtar, said Ahmad gave an immediate approval for the construction of the four-storey blocks to overcome the shortage.

(NST- 27 May 2011)

### **Condo with a green theme**

[\*\*Top\*\*](#)

Providing a green city living, Orlando Holdings Sdn Bhd recently launched its fourth development project called the Sky Vista Residency. The luxury-oriented condominium development, which is located at Taman Pertama in Cheras, is a low density project of two blocks of 206 units. The units range from 135 to 158 sqm, and is priced between RM600,000 and RM800,000. Expected to be completed in 2014, the development would have a grand entrance lobby, three lifts on each tower, sky garden for every unit, two car parks and an infinity pool.

(The Star-27 May 2011)

### **Glenmarie plans RM1b projects over next 5 years**

[\*\*Top\*\*](#)

DRB-HICOM Bhd's property subsidiary, Glenmarie Properties Sdn Bhd (GPSB), aims to launch projects with a total gross development value (GDV) of about RM1 billion over the next five years. "We're going to launch about 3,500 units of commercial/residential developments over 3,300 acres of land. GPSB, formerly known as HICOM Properties Sdn Bhd, is known for its riverside and gated resort-style development here in Glenmarie, near the Subang airport. It still has a balance of 200 acres in Glenmarie that can be developed, she said. Glenmarie Gardens consists of 70 units of bungalows that will be launched in three phases. The first phase is fully sold, while the second phase is expected to be launched next week and the final phase, in 2012. Laman Glenmarie comprises 385 units of two-storey link houses covering 70 acres of land at Section U1A here.

(NST- 28 May 2011)

### **When developing a luxury resort is a hobby**

[\*\*Top\*\*](#)

Cardiologist Dr N.S. Dhaliwal has ventured into a hobby which most people would call a business. Sixty-five-year-old Dr Dhaliwal has decided to turn his passion for building houses into a project. Together with two other partners, Michiel Leo Philip and Roger Mauclair Deslorieux, the team is building a luxury development with a gross development value of RM200 million in Kudat, Sabah. It is called the The Nyior Luxury Villas Borneo Beach Resort.

The project, which is expected to be launched in the third quarter of this year, will have 43 villas and 57 serviced suites. It will include a club house. Built on a 10.13ha fronting the Marudu Bay, the two-, three- and four-bedroom villas will have a built-up of between 2,500 sq ft and 5,000 sq ft. However, each lot in itself is double the size of the built-up. "They will be sold from RM2.5 million to RM5 million," Dr Dhaliwal, who is the managing director of the property, said.

(NST- 28 May 2011)

### **M City Jalan Ampang's first phase achieves 98% sales**

**Top**

The first phase of Mah Sing Group Bhd's M City Jalan Ampang - comprising 180 semi-furnished units of designer SoHo suites - has seen 176 of its units, or 98%, taken up during its three-day launch starting May 27. The units were priced at RM800 psf on average, and featured single-storey types with built-ups from 781 sq ft to 1,066 sq ft and duplex units with built-ups from 910 sq ft to 1,330 sq ft. Following the good response to the first phase, Mah Sing will be opening the next phase of M City, comprising 221 units of designer SoHo suites, for sale. The development will also comprise residential suites, sky villas and retail outlets. Designed to be Green Building Index (GBI) compliant, it will feature a garden city concept where over four acres of greenery partly in the form of thematic hanging gardens will come up at levels seven, 11, 17, 23, 29 and 35 of the development's high-rise homes. With a gross development value (GDV) of RM1.4 billion, M City Jalan Ampang will be built on 4.7 acres of freehold land.

(The Edge-1 June 2011)

### **Plan to build houses on hillside rejected**

**Top**

A mixed development project proposed for Kampar Hill has been rejected for safety reasons by the Perak Technical Committee for Highlands and Slopes. State executive councillor Datuk Dr Mah Hang Soon, who is chairman of the committee, said the proposal by a private developer to build 424 semi-detached houses, bungalows and a low-cost housing flat on a 20ha piece of land on a hill site was not viable.

(NST-3 June 2011)

### **Villas on a hill**

**Top**

Famed for its villages-on-a-hill concept, Moonlight Bay is an open resort-style garden development with stepped levels and swathes of lush greenery. The gated community residential development stands on a hill in Batu Ferringhi, overlooking the sea and the sandy bay that is its namesake. The development was inspired by the charm of southern European/Mediterranean towns, where houses are built on different levels of terraces for an unobstructed view of the sea.

The Moonlight Bay project features 70 units of resort-style villas and 20 units of condo villas, perched on 6ha (14.8 acres) of freehold land and elevated approximately 30m above sea level at the lowest point. The villas are priced between RM2.69 million and RM3.44 million, with built-up areas ranging from 3,800sq ft to 5,700sq ft. The condo villas are priced between RM1.24 million and RM1.39 million, with built-up areas ranging from 1,950sq ft to 2,200sq ft.

(NST-3 June 2011)

## Low-density project in Cheras

[Top](#)

Set to be a gated and guarded community, the Sinaran at Suria Residen, Cheras is in its second phase of development. It is also located near mature neighbourhoods such as Taman Connaught, Taman Segar, Cheras Hartamas, Taman Len Seng, Alam Damai and Taman Tayton View. The freehold low-density project will see 16 units of double storey semi-detached homes, apart from 42 units in the first phase. Each unit has a built-up space of 323.3 sq m.

(The Star-3 June 2011)

## RM2.8b public housing project in Cheras

[Top](#)

A RM2.8 billion redevelopment project will be carried out in Cheras where old flats will make way for new public housing. Federal Territories and Urban Wellbeing Minister Datuk Raja Nong Chik Raja Zainal Abidin said the joint-venture project between City Hall and SP Setia Bhd includes the Sustainable People Housing for Urban Renewal which sees the construction of 4,810 flat units of 67sq m, 243 units of 74sq m, and 615 units of 83sq m. The construction of the public flats is the first phase of an overall urban renewal project on a 53.4ha land. It will kick off this year with the construction of flats to replace the low-cost houses in Taman Ikan Emas, Flat Sri Johor, Flat Sri Melaka and Flat Sri Pulau Pinang which covers an area of 21.44ha. Raja Nong Chik said it would commence as soon as Prime Minister Datuk Seri Najib Razak launches the project expected next month.

(NST-6 June 2011)

## SEGi to build RM500m campus near Ipoh

[Top](#)

Perak's aim of becoming a higher education hub received a boost with SEGi University College building a campus 10km from here. The institution will develop the RM500 million SEGi Enclave over the next two years. It will include an administration block, hostels, academic staff residences, recreational facilities and apartments for international students. The campus covers 25ha and will open in two years. Menteri Besar Datuk Seri Dr Zambry Abd Kadir said the campus would boost the state government's drive to turn Perak into an education hub.

(NST-7 June 2011)

## Dijaya to develop RM2.5b properties in Subang

[Top](#)

Dijaya Corp Bhd plans to develop properties worth RM2.5 billion after buying a 14.5ha freehold land in Subang, Selangor. The property developer's subsidiary, Tropicana Subang Development Sdn Bhd, bought four parcels of freehold land from Chunghwa Picture Tubes (Malaysia) Sdn Bhd for RM385.5 million in an agreement signed yesterday. Dijaya plans to transform the land located at Pekan Country Heights Selangor, on the outskirts of Subang, into a mixed residential and commercial development.

(NST-9 June 2011)

## UEM, Iskandar in RM850mil Nusajaya development project

[Top](#)

UEM Land Holdings Bhd is collaborating with Iskandar Investment Bhd, the main property developer for Iskandar Malaysia, to develop retail and residential units in Nusajaya, Johor with a gross development value of RM850million. Both parties signed a shareholder agreement yesterday through their subsidiaries UEM Land Bhd and Iskandar Harta Holdings Sdn Bhd.

UEM Land Holdings managing director/chief executive officer Datuk Wan Abdullah Wan Ibrahim said a new company called Nusajaya Lifestyle Sdn Bhd had been formed to develop and manage the project. Wan Abdullah said the project, known as Lifestyle Retail Mall and Residences @ Medini North, is located in Medini North, Nusajaya on 35 acres which Nusajaya Lifestyle had bought earlier at a cost of RM100mil. "The entire development will have a total gross floor area (GFA) of 2 million sq ft combining colonnade-style retail outlets, entertainment facilities, shopping mall and service apartments," he said. He added that phase 1A of the project, which comprised colonnade-style retail outlet and alfresco dining with GFA of 200,000 sq ft would be completed in September 2012.

(The Star- 10 June 2011)

### **CM: Low-cost housing units exclusive only to Penangites**

**Top**

Only Penang voters will be allowed to buy units at a huge low- and medium-cost and affordable housing project to be built by the Penang Development Corporation (PDC). The corporation has allocated a 60.7ha site in Batu Kawan on the mainland for the project, which will comprise high-rise units. Chief Minister Lim Guan Eng said the state government was imposing this requirement to ensure that only Penangites benefited from the project. The units will be priced at between RM72,500 and RM220,000.

(The Star- 10 June 2011)

### **High-end complex coming to town**

**Top**

Azea Property Investment (API), a Singapore-based company, and its local partner Dot Greenland Sdn Bhd, are investing RM43mil to build a commercial complex. API chief executive officer Tan Yang Po said the 28,000sq ft complex called Anson Cube would be located on Anson Road in Penang. She added that it was destined to become Penang's newest meeting point and business hub due to its strategic location.

Anson Cube will be a stand-alone five- storey building with the ground floor designated for food and beverage shops and the first floor reserved for alfresco dining. The second floor has a unique feature as it will be bridal-themed and there will be shops offering wedding-related items and services, while the higher floors in the building will house corporate offices. Construction work is scheduled to begin in August 2011 and the building is due to be completed in early 2014.

(The Star- 11 June 2011)

### **Mutiara Goodyear plans RM1b project**

**Top**

Mutiara Goodyear Development Bhd plans to build commercial and residential units worth some RM1 billion on a 1.4ha site along Jalan Sultan Ismail here. Last week, Mutiara Goodyear told Bursa Malaysia that it will buy the land for RM215.5 million from UDA Holdings Bhd. The land is sited next to the Sheraton Imperial Hotel and behind the Asian Heritage Row. Mutiara Goodyear executive director Cheang Chee Leong said the deal is pending approval of the Finance Ministry.

(NST-11 June 2011)

### **Mutiara Goodyear to launch projects with GDV of RM1.3bil**

**Top**

Mutiara Goodyear Development Bhd expects to launch several mixed development projects amounting to RM1.3bil in gross development value (GDV) this year, said its executive chairman Hamidon Abdullah. Among the upcoming launches are Nadayu 28 Sunway, Nadayu 290 Penang and Nadayu Cyberjaya, Hamidon told reporters after the company's annual general meeting here yesterday.

"We have successfully launched Nadayu 92 in Kajang with overwhelming response. We launched 286 units of link houses, four units of bungalows and 24 units of semi-detached homes," he said. According to Hamidon, the Nadayu 28 Sunway project meanwhile will comprise 10 units of shophots and 411 condominium units while Nadayu 290 will have 142 units of condominiums and seven units of villas.

(The Star- 11 June 2011)

### **Popular bazaar site to be redeveloped**

**Top**

The Perak Chinese Chamber of Commerce and Industry (PCCCI) has been entrusted by the state government to develop the former Yau Tet Shin Bazaar site, better known as the round market. The bazaar, fondly referred to by some as pak kok lau, was a popular shopping destination among city folk. The new Yau Tet Shin Bazaar Complex will consist of a six-storey podium block and two tower blocks. One tower block will have 11 floors of service apartments while the other block is a 10-storey budget hotel. There will be a shopping centre selling local produce as well as an exhibition gallery and cultural show centre at the complex. The PCCCI will also open an office here.

(NST-14 June 2011)

### **New semi-D homes, bungalows and govt buildings must have green feature, says Chor**

**Top**

New semi-detached homes, bungalows and government buildings must be installed with a rain water harvesting system under a regulation in the Uniform Building by-laws to make the green feature mandatory. Housing and Local Government Minister Datuk Chor Chee Heung said the National Council for Local Government, chaired by the Deputy Prime Minister, approved the new by-law on May 23. "Such a feature will allow owners of these premises to conserve rain water and use it to water plants, wash cars and for other purposes," he said at the Green Solution for Property Development Conference 2011: Greener Cities yesterday. He said developers who failed to include the feature in these buildings would not be able to get approval for their building plans.

(The Star- 14 June 2011)

### **SP Setia plans to increase Australia landbank**

**Top**

SP Setia Bhd plans to increase its landbank in Australia, predominantly in popular cities such as Melbourne, Sydney and even Gold Coast, as it seeks to capture the growing opportunities from the population boom of these cities. The developer, through its unit Setia (Melbourne) Development, will undertake a mixed-use development on the 4,340 sq metre site purchased last year for A\$30mil in the central business district of Melbourne.

The property, dubbed Fulton LN, will comprise two towers of housing apartments as well as offering commercial and retail outlets closer to the ground level. It has dual street frontage, with the first tower facing Franklin Street and a two minute walk to the Queen Victoria Market while the second tower faces A'Beckett Street and is a five minute walk from RMIT University. The first tower, which will be open for an exclusive preview on June 24, stands at 107 metres and will have 28 storeys offering some 300 apartments. Meanwhile, the taller tower at 44 storeys will be some 150 metres in length offering 400 apartments and should be open for sales in the next six to 12 months. Construction of this project, which has a gross development value of A\$470mil, will commence next year and the development is expected to be ready by 2014.

(The Star- 14 June 2011)

## **One stop automobile centre in Perak**

[Top](#)

A RM913 million automobile one-stop centre will be built along the North-South Expressway in Perak. Turf City Management Pte Ltd, a Singapore based company, has hinted that they are keen on building the complex, known as "Autocity Perak" that would host cars and automobile related products. Turf City vice-president (business development) Jason Wong said the project would include a Grade 2 motor sports racetrack, showrooms, automobile academy, shopping centres and workshops. Wong said the project would be divided into four segments — the racetrack, commercial area, automobile academy and workshops.

(The Star- 15 June 2011)

## **New RM1.5bil project to give trendy look to Puchong**

[Top](#)

Millennium Land Sdn Bhd will embark on a RM1.5billion mixed-development project, M Square, which it is optimistic will become the new commercial centre for Puchong and turn it into a trendy township. Located on 10.12ha, M Square comprises a 380,000 sq ft shopping mall located in the podium block below the 18-storey 255-room Hilton Garden Inn and a 2.1 million sq ft street mall comprising of 13 six-storey blocks of retail and office units. The development will start by the third quarter this year and is targeted for completion by 2014. Millennium Land executive director Benjamin Tan said the company also planned to build residential units targeted at the higher income group.

(The Star- 16 June 2011)

## **E&O plans 4 new Quayside condo blocks**

[Top](#)

Eastern & Oriental Bhd (E&O) expects to launch four new blocks at its Quayside Seafront Resort and Condominiums project in Penang this year. Its deputy managing director Eric Chan said the company was optimistic about the project. "So far, out of the total seven condominium blocks planned under the project, three have been launched with more than 75% taken up," he said, noting that phase one will be completed by 2013. The Quayside project is also home to Malaysia's largest water theme park. Chan said one more condominium block will be launched next month while the rest is scheduled for launch either by the year-end or early 2012, with gross development value at more than RM2 billion.

(NST-16 June 2011)

## **1MDB acquires land for Bandar Malaysia project**

[Top](#)

1Malaysia Development Bhd (1MDB) has signed an agreement to buy and transfer a 200.5ha airport land in Sungai Besi, which will be transformed into Bandar Malaysia. 1MDB, as the master developer of the project, signed the deal yesterday with the Federal Land Commissioner. A second agreement between 1MDB and the Menteri Besar Incorporated of Negri Sembilan was signed for the latter to buy 303.8ha in Sendayan. This location will be the replacement site for the Royal Malaysian Air Force. At the same time, 1MDB also entered a master relocation agreement with the Ministry of Defence and the Home Ministry to develop eight replacement sites. "Bandar Malaysia will have several attractive elements to further strengthen Kuala Lumpur's global competitiveness as cities compete to attract international investors and businesses," 1MDB said in a press release.

(NST-16 June 2011)

## **KPJ to build specialist centre in Iskandar**

[Top](#)

A new specialist hospital on a 500,000 sq ft of land will be built in Bandar Dato' Onn in the Iskandar Malaysia development region in Johor Baru. Specialist hospital operator KPJ Healthcare Bhd will collaborate with Johor Land Bhd to build the modern hospital. The project will be undertaken in two phases, KPJ chairman Kamaruzzaman Abu Kassim said yesterday. The hospital will have the capacity of 400 beds, encompassing 280,000 sq ft. The first phase of the construction with 150 beds is expected to start by the end of 2012.

(NST-17 June 2011)

## **Resort-like lifestyle at new Mont Kiara**

[Top](#)

Live like you are on holiday every day at Kiara 9, a new property in Mont Kiara, Kuala Lumpur. It was designed to epitomise a luxurious lifestyle akin to taking a break at a beautiful resort. The project is located on Jalan Kiara 3 on a 1.21ha freehold land. It features 10 garden villas and a single 41-storey condominium tower offering single-level units and duplexes. Kina-Bijak Sdn Bhd (subsidiary of Mitrajaya Holdings Bhd) sales and marketing director Kok Siew Leng said everything about the project was designed with luxury in mind.

She also said that during the soft launch back in 2008, they had sold 30% of their total units, both at the tower and the villas. "Currently, only 30% of the overall units are left," she added. Kok said that the tower block's smallest unit at 1,661sq ft has already been sold out while the larger unit at 2,201sq ft (RM1.6million onwards) is still available. The duplex has a built-up of 2,694sq ft (RM2.3million onwards) while the garden villa's built-up is 4,450sq ft (RM4.05million to RM4.5million).

(The Star- 17 June 2011)

## **12-year abandoned project revived**

[Top](#)

Taman Mengkibol housing project, which has been abandoned for the past 12 years, will be given a new lease of life come September. Also known as Success Villa, the project will see the revival of 440 low-cost and terrace houses. Kluang MCA chairman Senator Gan Ping Sieu said the project will be completed within 18 months. About 20% of the low-cost flats have been completed and 351 units have been sold. The single- and double-storey terrace homes are between 50 and 80% complete.

(NST-20 June 2011)

## **USCI to expand hospitality arm to grow business, improve earnings**

[Top](#)

UCSI Group, parent of UCSI University, is expanding its hospitality arm in a bid to grow the business and improve earnings. It plans to set up six three-star and five-star hotels, said Dr Hon Wei Min, UCSI University dean of faculty of applied sciences. UCSI will build two hotels each in Kuala Lumpur and Sarawak, and one each in Terengganu and Negri Sembilan, she said. The investments for the hotel set up falls under the group's RM1.13 billion expansion plan up to 2016. The overall plan includes building a campus, hospital, hotel and international school on its 64ha integrated health education township in Bandar Springhill, Negri Sembilan.

(NST-23 June 2011)

## **UMLand plans projects with RM500m GDV**

[\*\*Top\*\*](#)

United Malayan Land Bhd (UMLand) plans to launch new projects with a total gross development value (GDV) of close to RM500 million this year. These projects, from both the township and niche divisions, are located within Kuala Lumpur and Iskandar Malaysia, and are expected to enhance the group's earnings over the next two years. The new projects will include a high-end residential project near the KLCC Twin Towers (joint venture with Bolton Bhd), a commercial development in Johor Baru, and the proposed development of a 240ha land near Pulau Jaya (a joint venture with Tradewinds Johor Sdn Bhd). Two other projects are serviced residences in Kuala Lumpur's Golden Triangle and the waterfront boutique apartments in Nusajaya, Iskandar Malaysia. In a statement, he said the good take-up rate of 60% for the luxurious serviced residences called Suasana Bukit Ceylon, is expected to sustain when the project is officially launched today. Suasana Bukit Ceylon comprises 310 units of serviced apartments and is estimated to derive a GDV of over RM300 million with completion expected in 2013.

(NST-23 June 2011)

## **Dijaya Corp to unveil projects worth RM762mil**

[\*\*Top\*\*](#)

Dijaya Corp Bhd plans to launch three new projects this financial year ending Dec 31 with a gross development value (GDV) of RM762million. Managing director Datuk Tong Kien Onn said the total GDV for the three projects was more than RM1bil but as the group planned to launch them in phases the GDV was RM762 million. "We will launch Tropicana Cheras, a residential project in Sungai Long some time between July and August. The first phase of the Tropicana Danga project will be launched in the third quarter while the first phase of Tropicana Avenue, a mix development project with commercial centres and apartments, in Tropicana will be launched in the final quarter," he told reporters after the group's AGM yesterday.

(The Star- 23 June 2011)

## **Affordable KL homes**

[\*\*Top\*\*](#)

A new public private housing initiative featuring homes priced RM220,000 and below will be launched next month. Some of these houses and condominiums will be built on a portion of the Sungai Besi airport site - a prime spot- after the Royal Malaysian Air Force air base shifts to Sendayan, Negri Sembilan, Prime Minister Datuk Seri Najib Razak said yesterday. Under this Perumahan Rakyat 1Malaysia (Prima) project, deserving Malaysians will be able to own quality homes at below market prices. They can also take advantage of the 'My First Home Scheme' launched in March. This scheme allows Malaysians earning less than RM3,000 per month to obtain 100% financing from selected financial institutions for houses costing between RM100,000 and RM220,000 with a repayment period of 30 years.

(NST-24 June 2011)

## **Johor set to house region's largest film-making complex**

[\*\*Top\*\*](#)

Johor is set to house the largest film complex in the region when Pinewood Studios Iskandar Malaysia (PSIM) opens its doors in 2013. PSIM chief executive officer Michael Lake said the complex, on a 32.37ha site in Nusajaya, would offer state-of-the-art facilities for film production and related activities. He said that among the facilities would be production offices, filmset construction areas and backlot. The complex will have five fully air-conditioned and sound-proofed film stages with floor areas of between 1,400 and 2,800 sq metres, and two high-definition television stages of 1,100 sq metres each.

(The Star- 24 June 2011)

### **Abandoned Gombak Villa to be ready in a year**

[\*\*Top\*\*](#)

Buyers of condominium units at the abandoned Gombak Villa near Greenwood Park can look forward to moving in within a year. More than a 100 buyers were left in the lurch for 12 years after Aga Development Sdn Bhd abandoned the project. The new developer, Konternak (Livestock Breeders and Importers Co-operative Malaysia Limited), assured the buyers who gathered at the site of the condominium blocks that they could move in within a year. The condominium blocks are 80% completed.

(The Star- 24 June 2011)

### **Ampang's latest high-rise launched**

[\*\*Top\*\*](#)

A new residential high-rise property named D'Pines has just been launched in Ampang and is set to liven up the mature neighbourhood surrounding it. "We are proposing a future development next to the condominium, a centre with facilities like badminton courts, a swimming pool, game room, hall and such. Those who can apply for membership to use the place are residents in Taman Nirwana only," Sri Seltra Sdn Bhd (a member of City Motors Group of Companies) sales and marketing manager Michael Lip said, adding that there may also be retail space available. While no other details available yet because the idea is still in the planning stage, what have already started construction is the two block 20-storey condominium towers along Jalan Cempaka 6, due to be completed in early 2014." Block A will have 265 units while Block B will have 267. Both consist of units ranging from 1,321 square feet (sq ft) to 1,875 sq ft," Lip said.

(The Star- 24 June 2011)

### **A resort island in Nilai?**

[\*\*Top\*\*](#)

The idea of offering island living in Nilai, Negri Sembilan, sounds like pie in the sky, but to gain attention in the competitive property market, you have to think big and different sometimes. The 350-acre Green Beverly Hills development in Putra Nilai (formerly known as Bandar Baru Nilai), with its inland resort island concept, is said to be the first of its kind in the world. The brainchild of GD Development Sdn Bhd, Green Beverly Hills is on freehold land, and plans includes a five-star health-themed hotel, a 500,000 sq ft club house, condominiums, semi-detached homes, villas, and a shopping mall. The project, due to be completed in eight years, has a gross development value of RM4billion. GD Development chief executive officer Lim Ching Choy says Green Beverly Hills was conceptualised as a upmarket residential community on a iconic lifestyle resort island.

(The Star- 25 June 2011)

### **Phase 3 of Lake Fields to be launched soon**

[\*\*Top\*\*](#)

YTL Land & Development Bhd is launching phase three of its Lake Fields project in Sungei Besi soon and expects take-up to be overwhelming. Called Grove, it comprises 102 units of three-storey semi-detached homes worth about RM220 million, or about RM2 million each. YTL Land executive director Datuk Yeoh Seok Kian said it has received about 1,500 registrations for Grove, mostly repeat buyers and upgraders from matured neighbourhoods such as Desa Petaling, Taman Desa, Kuchai Lama and OUG. The first phase, known as Meadows & Glades, launched in 2005, was snapped up overnight. All 514 units of the three-storey homes sold at more than RM380,000 per unit. The second phase known as Dale sold out in four days. It comprises three-storey semi-detached homes and the prices range from RM638,800 to RM1.33 million.

(NST-27 June 2011)

## **RM30b Khazanah-Temasek incentive**

[\*\*Top\*\*](#)

Malaysia and Singapore's sovereign wealth funds have teamed up to undertake RM30billion worth of development projects in Iskandar Malaysia and the island state. Khazanah Nasional Bhd and its Singapore counterpart, Temasek Holdings (Pte) Ltd, have set up two joint venture companies to undertake the projects. Khazanah will own a 60% stake in M+S Pte Ltd that will develop land parcels in Marina South and Ophir-Rochor in Singapore.

The developments there will boast a gross development value (GDV) of RM27 billion with a permitted gross floor area of up to 501,020 square metres (sqm). The Singapore projects include the development of offices, residential units, hotel as well as retail units. Another joint venture, Pulau Indah Ventures Sdn Bhd - which is equally owned by Khazanah and Temasek - will develop projects in Iskandar Malaysia, Johor. They will have a GDV of RM3 billion and a permitted gross floor area of up to 1.37 million sqm.

(NST-28 June 2011)

## **Kemaman's new landmark in a strategic location**

[\*\*Top\*\*](#)

The Bandar Putra Kemaman project comprising 809 units of various designs is expected to be the most outstanding iconic landmark in the district. The project, which would be jointly developed by Lembaga Tabung Amanah Warisan Negeri Terengganu and Luas Nyaman Sdn Bhd and managed by Cabaran Iklim Sdn Bhd, will encompass 95 acres of land, strategically located near MARA University College as well as schools in the area.

The company's managing director Ghee Peng Lam said the properties offered in the project are 213 single-storey houses, 242 'mampu-milik' single storey houses, 118 single-storey semi-detached houses and 52 single-storey bungalows. Ghee added that among other facilities in the pipeline is a 160-room hotel for tourists as well as high frequency businessmen visiting Kemaman and its surrounding. "We also proposed a 80,000 sq ft supermarket equipped with Cineplex and bowling alley to accommodate the needs of the surrounding residents," he said during the project launch. Ghee said the project is expected to be completed by 2015, with phase 1 scheduled for completion in two and half years.

(The Star- 28 June 2011)

## **Middle class homes**

[\*\*Top\*\*](#)

Middle class Malaysians who are aspiring to buy a home will soon be able to do so once a new Government-led initiative to build apartments costing less than RM300,000 in major cities is launched this year, Housing and Local Government Minister Datuk Chor Chee Heung said. The affordable housing scheme, which is an addition to the My First Home Scheme for units costing between RM100,000 and RM220,000, will see stratified units priced between RM220,000 and RM300,000 being built for those with a household income of less than RM6,000 a month and who do not yet own a house.

"The Government will do whatever it can to ensure the lower income group will have a house and the medium income group will have a chance to buy a property of their own," he said in an interview with The Star.

(The Star- 29 June 2011)

## **E&O in joint venture to develop wellness township in Johor**

[\*\*Top\*\*](#)

Eastern & Oriental Bhd (E&O) is partnering the state investment arms of Malaysia and Singapore to develop an 84ha mixed development dubbed as a wellness township in Nusajaya, Johor. E&O's unit Galaxy Prestige Sdn Bhd has set up an equal joint venture company, known as Nuri Merdu Sdn Bhd, with Pulau Indah Ventures Sdn Bhd. Pulau Indah is a 50:50 venture between Khazanah Nasional Bhd and Temasek Holdings. Nuri Merdu will build, amongst others, terrace and semi-detached houses, bungalows, serviced apartments and condominiums, wellness centre(s), and retail and commercial properties, E&O said in a statement yesterday.

(NST-29 June 2011)

## **Mixed development project to spur growth in USJ**

[\*\*Top\*\*](#)

The character and landscape of USJ is set to be significantly changed when a sprawling new mixed development project comes up within the next three years. The project, called da:men or Gateway, will be developed on a 3.6ha plot of land fronting the intersection of Jalan Kewajipan and Jalan Subang Permai in the heart of USJ. Once completed by the end of 2014, the project will have serviced apartments, shop offices and a retail mall. The project was recently launched by Equine Capital Berhad, whose wholly-owned subsidiary Equine Park Country Resort is the developer and Revenue Concept Sdn Bhd, the land owner.

(The Star- 30 June 2011)

## **MEGA DEALS**

### **OSK buys into Cyberjaya for RM125 psf**

[\*\*Top\*\*](#)

Wawasan Rajawali Sdn Bhd, a wholly-owned subsidiary of OSK Property Holdings Bhd (OSK), has purchased 15.9 acres of land in Cyberjaya for RM86.54 million or RM125 psf. The freehold land, proposed for a mixed development by OSK, was bought from Cyberview Sdn Bhd and Setia Haruman Sdn Bhd. Expected to have a GDV of RM1.2 million, it will comprise studio units and family-size serviced apartments, shop-offices, office suites and a mall.

(NST-1 Apr 2011)

### **Atlan sells Penang land, office**

[\*\*Top\*\*](#)

Tegapasti Sdn Bhd a wholly-owned subsidiary of Atlan Holdings Bhd has sold two pieces of land together with a single-storey office building in Batu Ferringhi, Penang to Glass Bay Sdn Bhd for RM33 million. The freehold parcels measuring 2.11 acres and 0.674 acre were sold for RM25.01 million and RM7.99 million respectively. The land is for the development of a 40-unit nine storey apartment.

(NST-1 Apr 2011)

**Dijaya unit to buy land for RM19.5m****Top**

Dijaya Corp Bhd's wholly owned subsidiary Tropicana Golf & Country Resort Bhd, through its subsidiary Mawar Hebat Sdn Bhd, has signed an agreement with Mentari Land Sdn Bhd to buy 36 parcels of vacant leasehold land totalling 7,131 sq m near Sunway Mentari in Selangor, for RM19.5 million.

(The Star-7 Apr 2011)

**Equine buys 126 acres of Batu Kwan land****Top**

Abad Naluri Sdn Bhd is buying 126.04 acres of leasehold land in Baru Kawan, Penang, from the Penang Development Corporation (PDC) for RM16.75 million. Equine Capital said on April 1, that Abad Naluri will now nominate Penaga Pesona Sdn Bhd - a unit of Equine Capital - to accept the transfer of the land upon its acquisition. The 126.04 acres land will be used for residential and commercial properties with a GDV of RM293 million. The site is just 4 km from the Second Penang Bridge at Batu Kwan on the mainland. Penaga Pesona holds 2 parcels of 178.02 acres in Crescentia Park, Batu Kawan.

(The Edge-11 Apr 2011)

**Sunway REIT buys Putra Place for RM514 million****Top**

Sunway REIT is successfully acquired Putra Place - a property that belonged to Metropolex Holdings Bhd for RM513.95 million at an auction. Putra Place is located across from the Putra World Trade Centre in Kuala Lumpur. It comprises an eight level podium retail shopping complex known as The Mall - an office tower known as 100 Putra Place (from the 10th to 33rd floor) a 25-storey five star hotel (11th to 21st floor) serviced apartments (22nd to 34th floor) and penthouses (34th and 35th floors) known as The Legend.

(The Edge-11 Apr 2011)

**Amcorp Properties to sell land for RM122.3mil****Top**

Amcorp Properties Bhd is looking to sell a piece of leasehold agriculture land in Sepang for RM122.3 million to property investment company Premier Land Resources Sdn Bhd. In a Bursa Malaysia filing, the company said its wholly-owned sub-subsiary had entered into a conditional sale and purchase agreement yesterday with Premier Land Resources for the land, which is currently a palm oil plantation measuring 521.1ha. The group estimates a gain of RM39.7 million from the disposal based on the net book value of the land of RM80.9 million as at March 31 this year.

(The Star-13 Apr 2011)

**Mah Sing buys JB land for RM54.7m****Top**

Mah Sing Properties Sdn Bhd, a wholly-owned subsidiary of Mah Sing Group Bhd, has acquired 82.29 hectares of freehold land in Johor Baharu for RM54.7 million cash. The land has been slated for the development of Mah Sing i-Parc, an integrated industrial and business park which can yield an estimated gross development value of RM610 million. "We see enormous potential for Mah Sing i-Parc to be a centralised logistic hub as it is only one kilometre from the Port of Tanjung Pelepas and 23 kilometres from Jurong Industrial Estate in Singapore. The company had achieved sales of RM738 million as at the second week of April, he said.

(NST-13 Apr 2011)

**Mintye to buy office, warehouse****Top**

Maker of brake pads Mintye Industries Bhd, is buying an office building and warehouse property in Segambut, Kuala Lumpur, for RM9.5 million.

**(NST-15 Apr 2011)****SDB buys Cheras land for RM31m****Top**

Selangor Dredging Bhd's (SDB) subsidiary, SDB Properties Sdn Bhd, has acquired a piece of land in Cheras south for RM31 million for future development. In a statement, SDB said the 36,339 sq m land was acquired from Webcon Sdn Bhd, a company involved in infrastructure and building construction. It said the company expected to develop residential units on the newly-purchased land and the estimated gross development value of the land would be in the region of RM300 million.

**(The Star-27 Apr 2011)****Seacera proposes to sell and lease back property****Top**

Seacera Tiles Bhd has proposed to dispose of four parcels of freehold land of 59,053 sq m together with a factory to Suong Sdn Bhd for RM62 million and lease back the property. Seacera said RM47 million from the sale of the property in Bandar Selayang, Gombak, would be satisfied by cash and the remaining RM15 million via development property method. The RM15 million will be settled by Suong by way of transfer to Seacera of the development property free from any mortgage, charge, pledge, lien, assignment, hypothecation, security interest, title retention, caveat or any security agreement or arrangement.

**(The Star-27 Apr 2011)****Mah Sing completes purchase of land****Top**

MAH Sing Group Bhd has completed the purchase of a 141,084 sq m prime freehold residential land in Cyberjaya from Cyberview Sdn Bhd and Setia Haruman Sdn Bhd for RM51.63 million.

**(NST-30 Apr 2011)****Paramount land acquisition price reasonable****Top**

Paramount announced that it had entered into an agreement with FK Realty Sdn Bhd for the acquisition of nine parcels of contiguous freehold commercial land in Klang, measuring 12ha. The total cash consideration of RM110 million will be funded by internal funds and borrowings. The price tag translates into a cost of RM87 psf for the land. It seems reasonable given that the land has been approved for commercial. The price tag translates into a cost of RM87 psf for the land. It seems reasonable given that the land has been approved for commercial development, hence it has some plot ratio. The land is located within a matured Klang town centre along Jalan Goh Hock Huat. The land has been earmarked for an integrated commercial hub development. While the gross development value (GDV) for the project has not been disclosed pending finalisation and approval of a detailed layout plan, the project is expected to commence in FY12, with a development period of about 10 years.

**(The Edge-4 May 2011)**

**Hua Yang buys prime land in KL****Top**

Hua Yang Bhd has acquired 1.55 acres of prime land in Desa Pandan Commercial Centre. It plans to develop the land into a mixed serviced apartment and commercial centre with a gross development value of RM160 million. "This is part of our strategy to expand our operations in the Klang Valley with our developments in Sungai Besi, Selayang and now, Kuala Lumpur City Centre," said CEO Ho Wen Yan in a statement yesterday.

**(The Star-12 May 2011)****SBC units buy land, dispose of office lot****Top**

SBC Corp Bhd's wholly-owned units Masahmura Sdn Bhd and Masahmura Sales & Service Sdn Bhd plan to buy commercial and industrial land in Kuala Lumpur for RM8.62 million and RM6.74 million respectively from two privately-held companies. SBC also told Bursa Malaysia yesterday that East Property Sdn Bhd, owned by PJX Property Sdn Bhd, which in turn is its wholly-owned subsidiary plans to dispose of a stratified office lot being part of a 33-storey building in Petaling Jaya, Selangor, for RM7.13 million.

**(NST-13 May 2011)****Engtex subsidiary buys land in Kuala Selangor****Top**

Engtex Group Bhd yesterday said that Tiara Best Sdn Bhd, a 70% -owned subsidiary of Engtex Properties Sdn Bhd, has sealed a sale and purchase agreement with Liputan Canggih Sdn Bhd to buy two parcels of agriculture land in Kuala Selangor for RM44.4 million. In a filing to Bursa Malaysia, Engtex Group said that Tiara Best plans to develop an integrated industrial park worth about RM166 million. The proposed development is expected to commence by the second quarter of 2012 and is to be developed over a period of two years.

**(NST-14 May 2011)****Euro Holdings buys land in Cheras****Top**

Euro Holdings Bhd is buying 1.63 hectare in Cheras for RM7 million cash. The property is currently categorised for agricultural purposes. The company plans to develop the property into a residential development, subject to obtaining the necessary approvals from the relevant authorities, including the approval for conversion of land use by the Selangor Land office and development plans by the Selangor state authority," Euro Holdings said in its Bursa Malaysia filing yesterday.

**(NST-19 May 2011)****Fajarbaru JV buying 44ha site in Balik Pulau****Top**

A joint venture (JV) between Fajarbaru Builder Group Bhd and Sagajuta (Sabah) Sdn Bhd is on the verge of buying 44ha of land in Balik Pulau, Penang, via a private tender, people familiar with the matter said yesterday. At least two people with direct working knowledge of the two companies independently confirmed the JV's plan to acquire the land from a local non-government organisation in a cash deal valued at around RM200 million. According to land brokers, land in Balik Pulau sells at between RM16 per sq ft (psf) and RM35 psf, depending on the type of land. The planned township, which will take five to 10 years to develop, will comprise landed and high-rise residences, a commercial hub, mall and leisure properties, a source said.

**(NST-26 May 2011)**

**Mutiara Goodyear buys prime KL land for RM215.5m****Top**

Mutiara Goodyear Development Bhd is acquiring 1.42 hectares of prime land, along Jalan Sultan Ismail, from UDA Holdings Bhd for RM215.5 million, cash. The site, strategically located next to the Sheraton Imperial Hotel and connected to the Medan Tunku Monorail Station is earmarked for a high-rise commercial development, the statement added.

The development is estimated to carry a gross development value (GDV) of more than RM1 billion and will bring new breath to the development near the Asian Heritage Row. Including the new land, Mutiara will have a total landbank of approximately 400 hectares with a GDV of RM6 billion when fully developed.

**(Bernama-27 May 2011)****VTI Vintage to sell land for RM2.15m****Top**

Tiles manufacturer VTI Vintage Bhd has proposed to sell its land for RM2.15 million. It will call for an extraordinary general meeting to get shareholders' approval soon, VTI said. VTI also said that its subsidiary group Vintage Roofing & Construction Sdn Bhd had received notice by solicitors from Affin Bank Bhd for failing to settle an outstanding amount of RM3.7 million.

**(NST-31 May 2011)****Analabs unit selling warehouse****Top**

Water treatment plant and environmental engineering service group, Analabs Resources Bhd, via its subsidiary Inagro Sdn Bhd, is selling its warehouse located in Shah Alam for RM7.5 million.

**(NST-31 May 2011)****Benalec units' deals****Top**

Benalec Holdings Bhd's unit Sentosa Cove Development Sdn Bhd has agreed to sell six parcels of land measuring 1.6 million sq ft in Malacca to Vista Development Sdn Bhd for RM45.5 million. Subsidiary Orientalcove Realty Sdn Bhd also sealed a deal to allow Vista Selesa to develop its land in Malacca for RM37.8 million.

**(NST-2 June 2011)****N2N buys office tower in Bangsar South****Top**

N2N Connect Bhd says it has entered into a sale and purchase agreement on June 3 to buy an 11-storey office building known as Block 6, The Horizon (Phase 1), Bangsar South from Bangga Istimewa Sdn Bhd for RM36 million cash. N2N plans to borrow RM27 million, or 75 per cent, of the purchase price to pay for the building. The remaining RM9 million, or 25 per cent, will be derived from internal funds. N2N intends to occupy four storeys of the property for its own use and rent out the remaining floor space to third-party tenants.

**(NST-7 June 2011)**

**AEON Co acquires land for RM36.019m****Top**

AEON Co (M) Bhd has entered into a sale and purchase agreement with Asia Plywood Company Sdn Bhd to acquire a piece of freehold land in Sungai Petani, Kedah, for RM36.019 million. It said the land would be used for constructing a shopping centre and operating the business of a shopping centre and departmental store cum supermarket.

**(Bernama-7 June 2011)****UOA Dev to buy land for RM50m****Top**

UOA Development Bhd, through its wholly-owned subsidiary Magna Tiara Development Sdn Bhd, has proposed to buy two parcels of land measuring 1.94ha in Kuala Lumpur for RM50 million. The company told Bursa Malaysia yesterday that the land located in the city centre will be developed into high-rise residential.

**(NST-8 June 2011)****Dijaya buys land for RM385mil****Top**

Dijaya Corp Bhd has acquired 88.5 acres of freehold land in Pekan Country Heights, Selangor, from Chunghwa Picture Tubes (Malaysia) Sdn Bhd for RM385.46 million. The company, which entered into a sale-and-purchase agreement with Chunghwa yesterday, said the land would be transformed into a mixed development comprising residential and commercial elements with an expected gross development value (GDV) of RM2.5 billion. Dijaya told Bursa Malaysia that the residential component would consist of condominiums, linked houses, semi-dees and bungalows. The commercial component would feature retail, shopping mall and office lots as well as serviced apartments.

**(The Star-9 June 2011)****REIT expected to buy 2 Cyberjaya buildings****Top**

AmFIRST Real Estate Investment Trust (AmFIRST) is expected to sign a deal to buy two commercial buildings in Cyberjaya with a combined estimated value of over RM130 million. Sources said an agreement between AmFIRST and the Prima Group of companies could be entered into as early as tomorrow. The properties, which are a couple of years old, were identified as Prima 9 and Prima 10. They are both located within the Prima Avenue II development in Cyberjaya.

**(NST-9 June 2011)****Minho subsidiary to buy land in Klang****Top**

Minho (M) Bhd's 51% owned subsidiary, My Squares Development Sdn Bhd (MSDSB), has agreed to buy a plot of freehold industrial land in Klang, Selangor, from a related party, Minho Kilning (Klang) Sdn Bhd, for RM13.4 million. MSDSB wants to develop the land with its 49 per cent major shareholder, Pembinaan Infra E&J Sdn Bhd (E&J), which will be the main contractor for the project.

**(NST-9 June 2011)**

**CMMT buys East Coast Mall for RM310m****Top**

CapitaMalls Malaysia Trust (CMMT), through its trustee AMTrustee Bhd, has entered into a conditional sale-and-purchase agreement with Astral Realty Sdn Bhd for the acquisition of East Coast Mall in Kuantan for a cash consideration of RM310 million. In an announcement to Bursa Malaysia yesterday, CIMB Investment Bank Bhd on behalf of CapitaMalls Malaysia REIT Management Sdn Bhd, the management company of CMMT, said the acquisition consisted of a four-storey shopping mall with one basement level comprising retail space on the ground, first, second and third floors, together with 1,170 car parking bays at the basement level, surface car park on the ground floor, third floor and on the rooftop.

**(The Star-15 June 2011)****Amcorp plans asset purchase****Top**

Amcorp Properties Bhd, through subsidiary Living Development Sdn Bhd, has proposed to buy 30 retail lots of Amcorp Mall, 10 office lots within the mall, and the nearby office buildings, seven business suites of Menara Melawangi and over 1,000 parking bays for RM75 million from Melawangi Sdn Bhd.

**(NST-18 June 2011)****Scientex to buy land****Top**

Scientex Bhd's unit, Scientex Packaging Film Sdn Bhd, will buy a plot of land in Klang, Selangor, for RM12 million. The land will house its new manufacturing facilities, it said in a filing to Bursa Malaysia yesterday.

**(NST-21 June 2011)****Hua Yang acquires Shah Alam land****Top**

Hua Yang Bhd has acquired a 3.73-acre leasehold site for RM13mil in Section 13, Shah Alam, via a public auction. In a Bursa Malaysia filing, the company said the site was planned for a mixed commercial and residential project of 470 units, with a gross development value of RM175 million.

**(The Star-22 June 2011)****Singapore's Healthway snaps up land near KLCC****Top**

A unit of Singapore-listed Healthway Medical Corp Ltd (HMC) has bought a piece of land near the Petronas Twin Towers in Kuala Lumpur for some RM80 million. Sources told Business Times that the family-owned land, located on 19 Jalan Kia Peng, was sold to Healthcare Medical Corp's associate, Healthway Medical Development (Private) Ltd. The buyer is said to have paid an estimated RM1,600 per sq ft for the site, measuring a little over 50,000 sq ft. The land is located just behind The Pearl condominium and between Suria KLCC and Pavilion. The buyer is said to have paid an estimated RM1,600 per sq ft for the site, measuring a little over 50,000 sq ft. The land is located just behind The Pearl condominium and between Suria KLCC and Pavilion.

**(NST-24 June 2011)**

**Talam to sell land to associate****Top**

Talam Corp Bhd has proposed to dispose of two pieces of land totalling 10.35ha in Daerah Petaling, Selangor, to Trident Treasures Sdn Bhd for RM39.46million. Trident Treasure, which is a 40% associate of Talam, plans to undertake the development of semi-detached houses, dwelling houses or equivalent on the land. The net carrying value of the land as at Jan 31 is RM76.55 million.

**(The Star-25 June 2011)****TSR arm buys land in PD****Top**

TSR Capital Bhd's unit TSR Ocean Park Sdn Bhd has entered into three sale and purchase agreements with Best Reap Sdn Bhd to buy 19.2 ha of land in Port Dickson, Negri Sembilan for RM36.8 million and develop a mixed development project.

**(NST-29 June 2011)****RETAIL CORNER'S****Retail giant opens another store in the heart of KL****Top**

Giant opened another store in Kuala Lumpur to cater to the growing demand for its concept of retailing, where everything the family needs is conveniently located under one roof. The store is the anchor for the newly upgraded trendy Viva Home along Jalan Loke Yew. In conjunction with the opening, Giant Viva Home offered shoppers a string of trademark 10sen items such as Maggi instant noodles, Indomie Mi Goreng, Protex Pro-expert soap, Knorr chicken cubes and Lee cream biscuits. Giant Viva Home has a gross trading area of 53,474 sq ft, and stocks about 80,000 items of fresh food and vegetables, other food products, everyday essentials, groceries, general merchandise such as household appliances, electrical goods, clothing, shoes and stationery. It also carries a wide range of house-brand products that are 40% lower in price than other brands in the same line.

**(The Star-21 Apr 2011)****Mydin sets aside RM208m for four new outlets****Top**

Mydin Mohamed Holdings Bhd, the operator of Mydin hypermarket, has set aside some RM208 million to open four new outlets in the country this year. Managing director Datuk Ameer Ali Mydin said two of the outlets will be opened here and one each in Seremban and Johor Baru. The one in Seremban will be located at Terminal 2 Era Baru complex, while the other in Nusajaya, Johor Baru, is due for opening by end of July. Mydin currently has 80 hypermarkets nationwide.

Ameer Ali said the proposed outlet in Ipoh, which will be built in Meru Raya, will be Mydin's first in the city and its biggest hypermarket. "Costing RM140 million, our outlet in Meru Raya will be our biggest hypermarket, with a total built-up area of 700,000 sq ft. Work on the project has started and we expect construction to be completed by the end of the year," he said. Ameer Ali said the company had obtained approval from the authorities last week to open another hypermarket in Ipoh, which will be located at Manjoi. The outlet is expected to cost some RM50 million.

**(NST-27 Apr 2011)**

**KFCH plans to invest RM45m in new outlets****Top**

KFC Holdings (M) Bhd (KFCH) will invest RM45 million to open 25 new KFC outlets nationwide this year. Managing director Jamaludin Md Ali said out of the 25 outlets, 15 was to be developed as standard outlets while the remaining 10 would have drive-through facilities. Currently, the company has a total of 515 outlets nationwide. The company plans to open another nine outlets in the country by year-end. Internationally, Jamaludin said it planned to open another nine outlets in India by year-end from the existing eight outlets there.

**(The Star-28 Apr 2011)****Tesco to invest RM300mil****Top**

Tesco Stores (M) Sdn Bhd plans to open three new stores in six months with a total investment of between RM240 million and RM300 million. Chief executive officer Tjeerd Jegen said the investment per outlet would be between RM80 million to RM100 million and the stores would be in Penang, Old Klang Road in Kuala Lumpur and Seri Iskandar in Perak.

**(The Star-29 Apr 2011)****Pancake House teams up with The Chicken Rice Shop****Top**

Pancake House Inc (PHI), a leader in the casual dining segment, plans to open two Pancake House outlets in Malaysia by year-end. "We are going to open one or two more outlets, looking at the great business potential in the food and beverage industry in this country," its president Martin Lorenzo said. The company yesterday inked an agreement with The Chicken Rice Shop Sdn Bhd (TCRS) to open its first outlet in Malaysia. The cost for the new outlet is not more than RM500,000. Currently, PHI has more than 90 restaurants in the country. Last month, TCRS opened its first outlet in Manila and will open two or three more this year in partnership with Pancake House.

**(NST-12 May 2011)****Beauty boutique opens at KLIA****Top**

Perfume and cosmetics company Colours & Fragrances (C&F) recently opened its Colours Beauty Boutique at the Kuala Lumpur International Airport (KLIA). The store was declared opened by Malaysia Airports Holdings Bhd's managing director Tan Sri Bashir Ahmad Abdul Majid, DR Group Holding's managing director Datuk Dahlan Rashid and its operations director Datin Azah Dahlan.

**(NST-19 May 2011)****GSC to spend RM100m on new cineplexes****Top**

Golden Screen Cinemas Sdn Bhd (GSC), a wholly-owned unit of PPB Group Bhd plans to invest as much as RM100 million to expand its exhibition and leisure business, by opening new cineplexes nationwide. Its chief executive officer Koh Mei Lee said the company expects to open six more new cineplexes, equipped with at least another 70 or 80 screen next year. "By the third quarter of this year, we will open a new cineplex in Mentakab. Next year, we will be very busy as we plan to open six more in new locations, including one in Kuching, Sarawak," Koh, who is also the group's senior manager for corporate affairs, said.

**(NST-20 May 2011)**

**Dr Kong Footcare opens in Tropicana City Mall****Top**

Working all day long? Need something comfortable to wear? This is where Dr Kong Footcare Ltd comes in. It opened its first outlet here at the Tropicana City Mall. The store has 54 outlets in Hong Kong and 65 in China.

**(NST-20 May 2011)****Uniqlo operator fast tracks expansion in Malaysia****Top**

Japan's Fast Retailing Co Ltd (FR), the operator of casual clothing chain Uniqlo, plans to roll out 10 new stores in the country by 2014, as part of its expansion here. FR group executive vice president and Uniqlo managing director for Asia/Japan Naoki Otoma said the company wants to aggressively expand in Malaysia following the success of its first store at Fahrenheit 88..

**(NST-23 May 2011)****Aeon targets 100 stores of varied formats****Top**

Aeon Co (M) Bhd targets to open 100 stores of varied formats in Malaysia by 2020 including the possibility of a hypermarket model. The Japanese-controlled retailer that now operates 27 stores - the Jusco department stores cum supermarket and MaxValu supermarkets - is also looking to open more convenience stores, drug stores and discount formats, Aeon's vice chairman Nagahisa Oyama said. It plans to open a two-level community shopping centre in Rawang, Selangor with 370,000 net lettable area by the end of 2011.

**(NST-27 May 2011)****Wallis opens flagship store****Top**

British fashion retailer Wallis opened its first store in Southeast Asia at Bangsar Village II, here recently. Wallis offers stylish feminine collections for women aged between 35 and 45. Its design team delivers a new fashion collection every month, with a wide range of dresses, soft wovens, jerseys, knitwear, casual bottoms, and accessories.

**(NST-3 June 2011)****Kuala Terengganu to get first cineplex in two years****Top**

The city is expected to have its first cineplex when a three-storey mall in Wakaf Tembesu is completed. State Industrial, Trade and Environment Committee chairman Toh Chin Yaw said the state government had already approved the plans for the mall, which would include the cineplex.

**(The Star-3 June 2011)****KFC: RM23m for 25 new outlets in the country****Top**

KFC Holdings (Malaysia) Bhd will spend around RM23 million to open 25 new outlets in Malaysia by year-end. Around 10 outlets will be in the form of "drive-thru", and the balance will be normal outlets. The main locations will be in Peninsular Malaysia, while there will also be some in Sabah and Sarawak. KFCH director of operations Mohammad Alwi said there are around six new outlets waiting to be launched soon, but did not disclose any site.

**(NST-14 June 2011)**

## Oldtown plans 300 cafe outlets

[Top](#)

Oldtown Bhd, en route to a listing on Bursa Malaysia's Main Market on July 13, aims to have a network of 300 cafe outlets in the region within the next three years. There are presently 182 Oldtown White Coffee cafe outlets in Malaysia, Singapore and Indonesia. Another 24 cafe outlets (19 in Malaysia, three in Singapore and two in Indonesia) are due to be opened by the end of this year," said the company's executive director Clarence D'Silva during the launch of Oldtown's prospectus yesterday.

(The Star-23 June 2011)

## Anchor tenants all aboard less than a year before Setia City Mall opens

[Top](#)

With less than one year before its opening, Setia City Mall has gained the confidence of the retail market and secured all of its major retailers. Parkson, Golden Screen Cinemas, Urbanfresh, Harvey Norman, Fitness First, Courts and Wangsa Bowl are all on board to anchor the new mall set to invigorate the Klang Valley.

(The Star-25 June 2011)

---

The information contained herein is available to the public and have been derived from sources which we believe to be reliable. This publication is on the basis that the information made available to us is accurate and complete. However, we cannot guarantee its accuracy or completeness. JS Valuers Group accepts no responsibility if this should prove otherwise. No liability can be accepted for any loss arising from the use of this publication.

For more information, please contact:

Mr. Chan Wai Seen  
Director, Research & Consultancy  
Tel: 603-2162 4133  
Fax: 603-2162 4188

Email: [consultancy@jsvaluers.com.my](mailto:consultancy@jsvaluers.com.my)  
Website: [www.jsvaluers.com.my](http://www.jsvaluers.com.my)

All Rights Reserved  
Copyright© 2006 JS Valuers Research & Consultancy Sdn Bhd