


GREATER KL: CORRIDORS OF GROWTH

photograph taken on
23rd November 2013

 HO CHIN SOON



23/11/2013

 HO CHIN SOON

GREATER KL: CORRIDORS OF GROWTH

- 1. Quick House Price Index & Demographics**
- 2. High Speed Rail: Kuala Lumpur to Singapore**
- 3. MRT progress & Proposed Highways for Greater KL
DASH, KIDEX, SKIP, SUKE, Outer Ring Road, Plus to LEKAS**
- 4. Corridors of Growth
LEKAS, Seremban Highway, MEX, South KV and Kesas**
- 5. Locational Centre of Gravity for Greater KL**
- 6. Growth Pattern for Klang**
- 7. Conclusion**

GREATER KL: CORRIDORS OF GROWTH



1. Quick House Price Index & Demographics:

2. High Speed Rail: Kuala Lumpur to Singapore

3. MRT progress & Proposed Highways for Greater KL DASH, KIDEX, SKIP, SUKE, Outer Ring Road, Plus to LEKAS

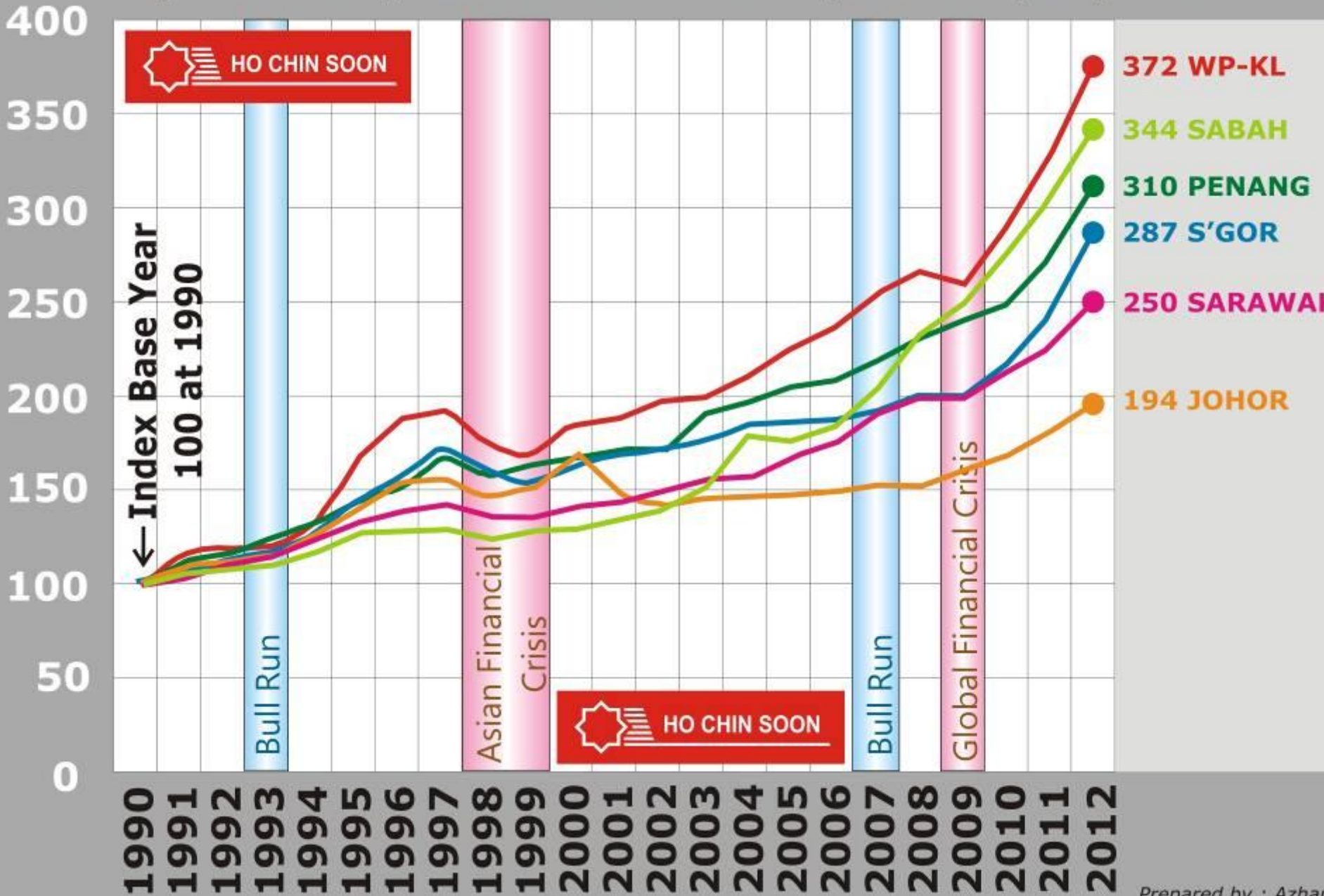
4. Corridors of Growth LEKAS, Seremban Highway, MEX, South KV and Kesas

5. Locational Centre of Gravity for Greater KL

6. Growth Pattern for Klang

7. Conclusion

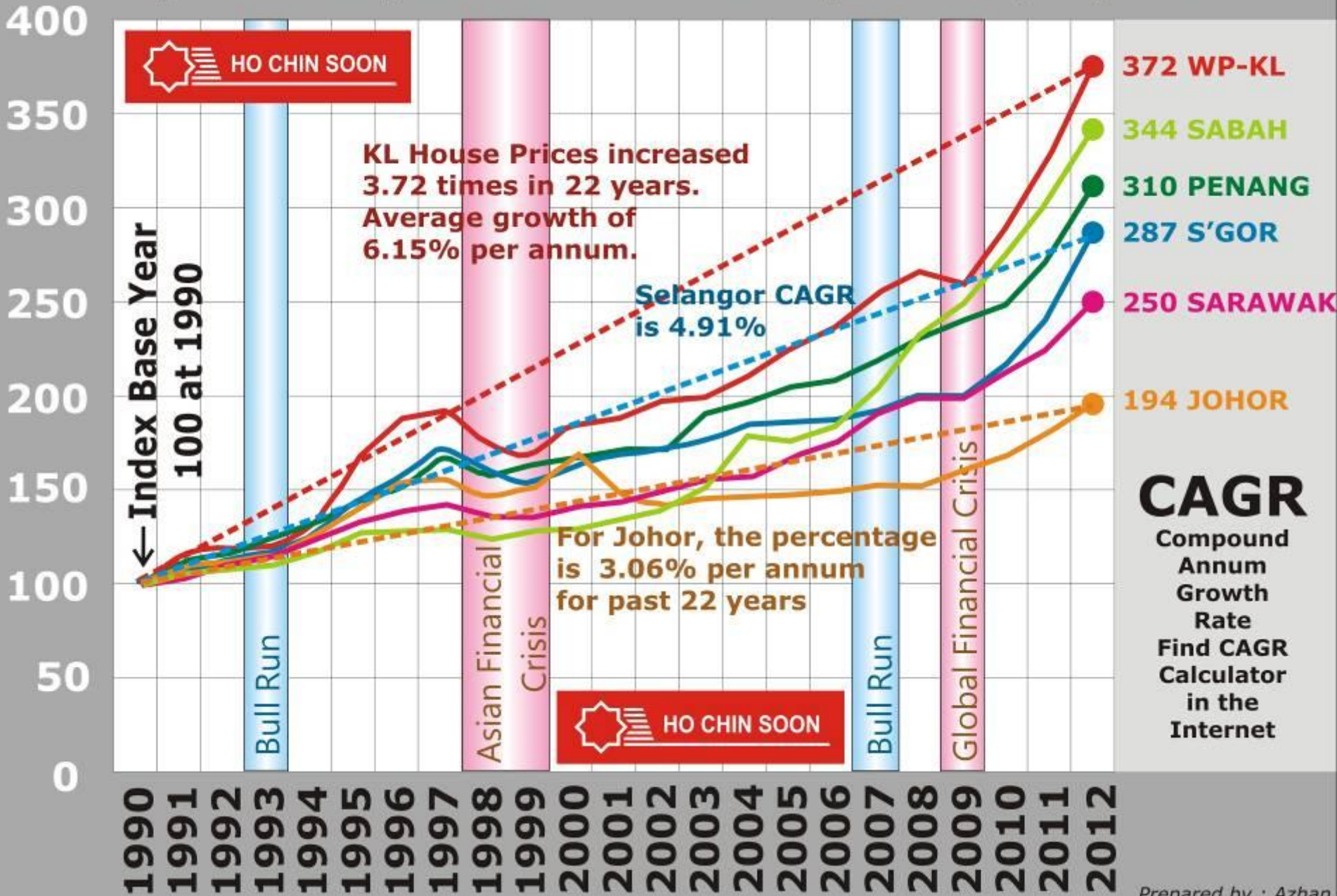
Price Index : All Houses **SOURCE : www.jp-ph.gov.my**
A special 22 year series for comparison purposes



Price Index : All Houses

SOURCE : www.jp-ph.gov.my

A special 22 year series for comparison purposes



Price Index : All Houses starting at Year 2000 till 2012

SOURCE :
www.jp-ph.gov.my



HO CHIN SOON RESEARCH SDN BHD

413 Raffles PL/ Marina/
D01 Chinatown
Pte Apts For Sale

413 Raffles PL/ Marina/
D01 Chinatown
Pte Apts For Sale

413 Raffles PL/ Marina/
D01 Chinatown
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D01 Chinatown
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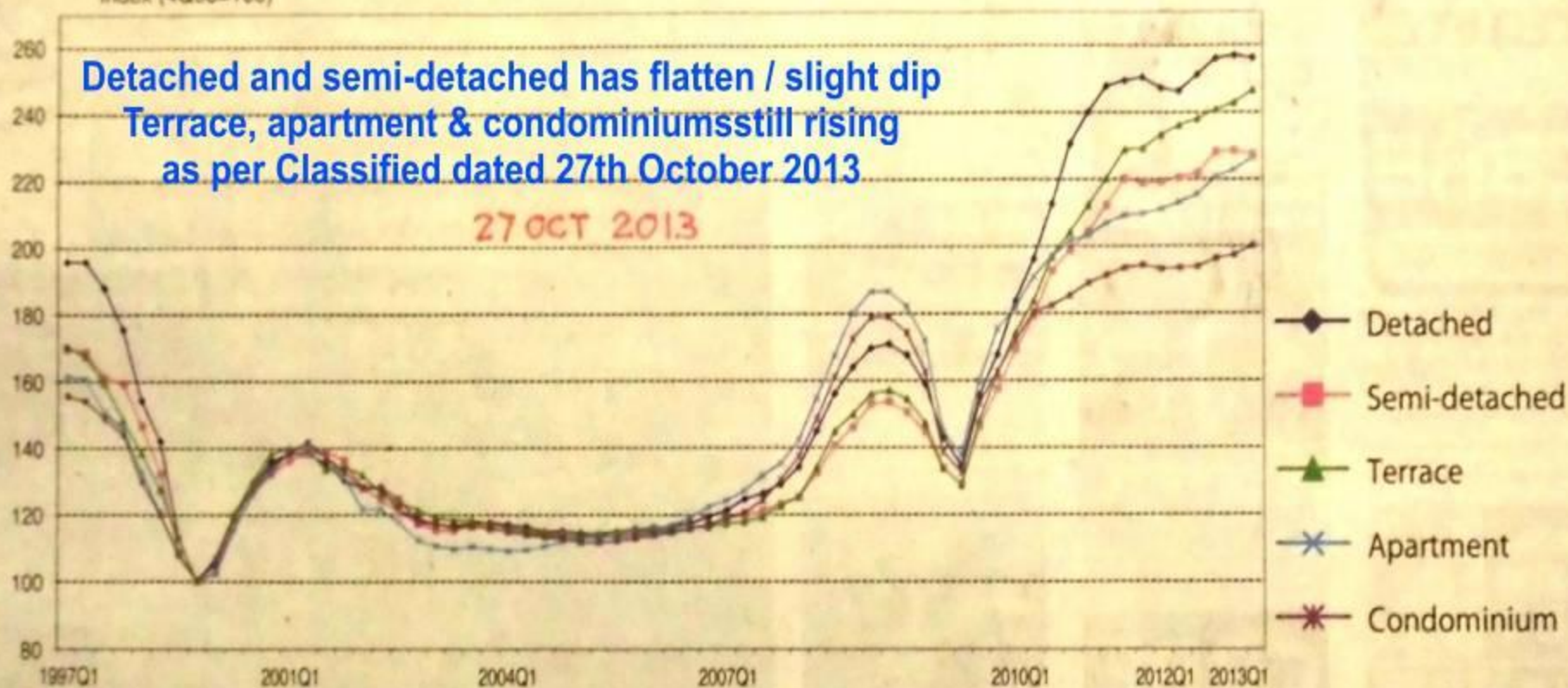
Private Residential Price Index



Index (4Q98=100)

Detached and semi-detached has flatten / slight dip
Terrace, apartment & condominiums still rising
as per Classified dated 27th October 2013

27 OCT 2013

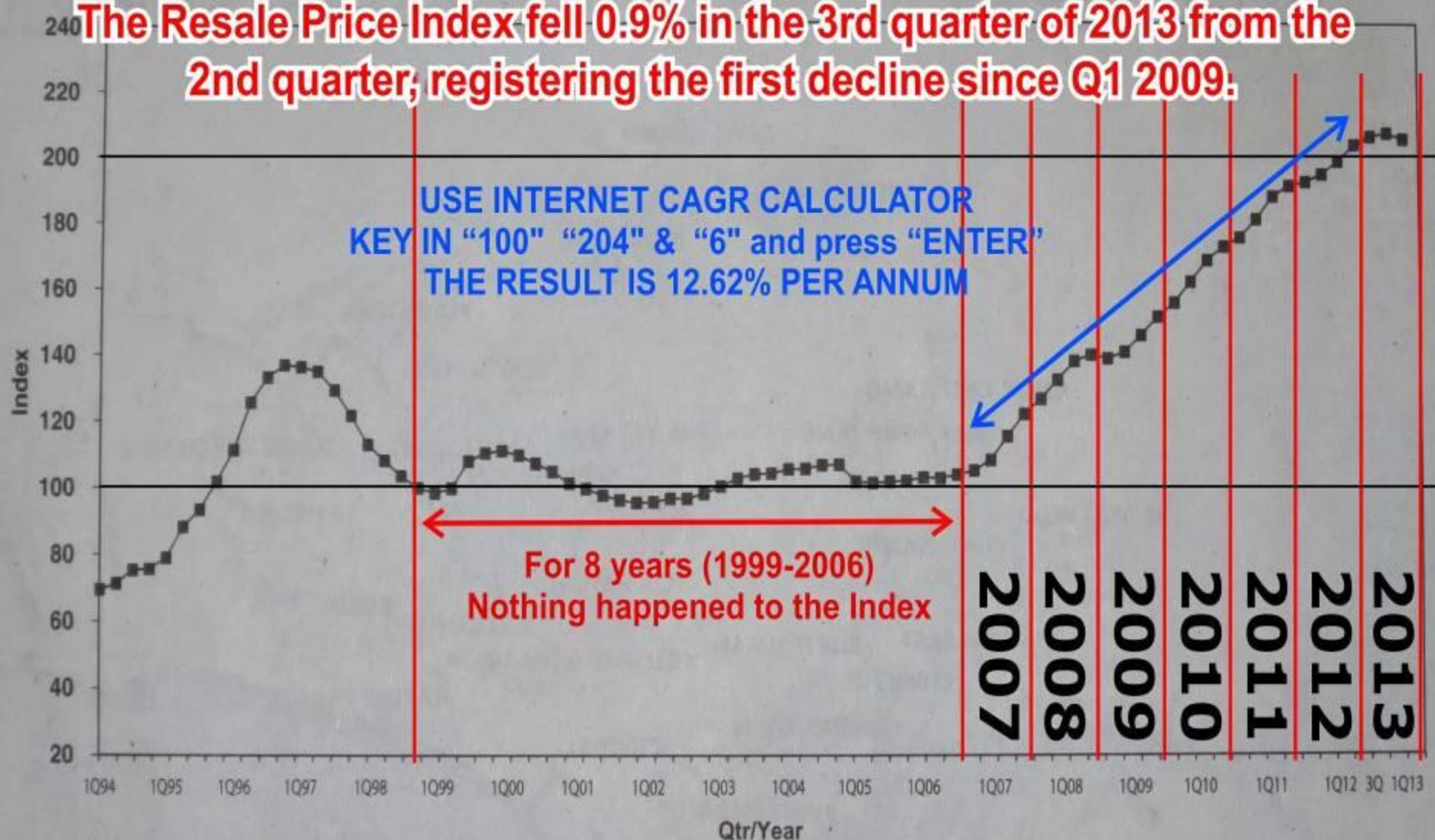


The property data is obtained from URA's website; any use in any manner of any data is subject to the terms and conditions specified in URA's webpage <http://www.ura.gov.sg/propertyinfo/#>

25 October 2013: HDB Resale Price Index falls by 0.9% in Q3 2013

<http://sg.sg/housingdataq32013>

The Resale Price Index fell 0.9% in the 3rd quarter of 2013 from the 2nd quarter, registering the first decline since Q1 2009.



Notes:

- 1) The index is based on average resale price by date of registration.
- 2) 4Q98 is adopted as the base period with index at 100.
- 3) Weights are based on 12-quarter moving average transactions.


[Home](#)
[About the blog](#)

A Surprise Visit From Our Old Planner

November 18, 2013

A SURPRISE VISIT FROM OUR OLD PLANNER

by Minister Khaw Boon Wan



Last month, we had a surprise visitor. Mr Henry Wardlaw of Sydney, through his daughter, telephoned URA for a short visit to our City Gallery. This is no ordinary visitor.

Mr Wardlaw, now 91, headed a United Nations (UN) consultancy team to Singapore which in the late 60s was responsible for drawing up the first Singapore Concept Plan. Changi Airport Terminal One, the PIE and our first MRT lines were first conceptualised in this Concept Plan. This Concept Plan set the foundation of Singapore's physical development for the next 20 years.

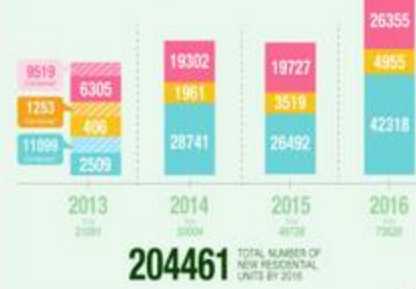
Mr Wardlaw was a key player in the UN team.

We were thrilled and took the opportunity to have Mr Wardlaw interact with our young URA planners. Writing in the URA's guestbook, he said:

PIPELINE SUPPLY OF NEW RESIDENTIAL UNITS

PIPELINE SUPPLY OF NEW RESIDENTIAL UNITS by EXPECTED YEAR OF COMPLETION

■ PUBLIC HOUSING ■ EC ■ PRIVATE



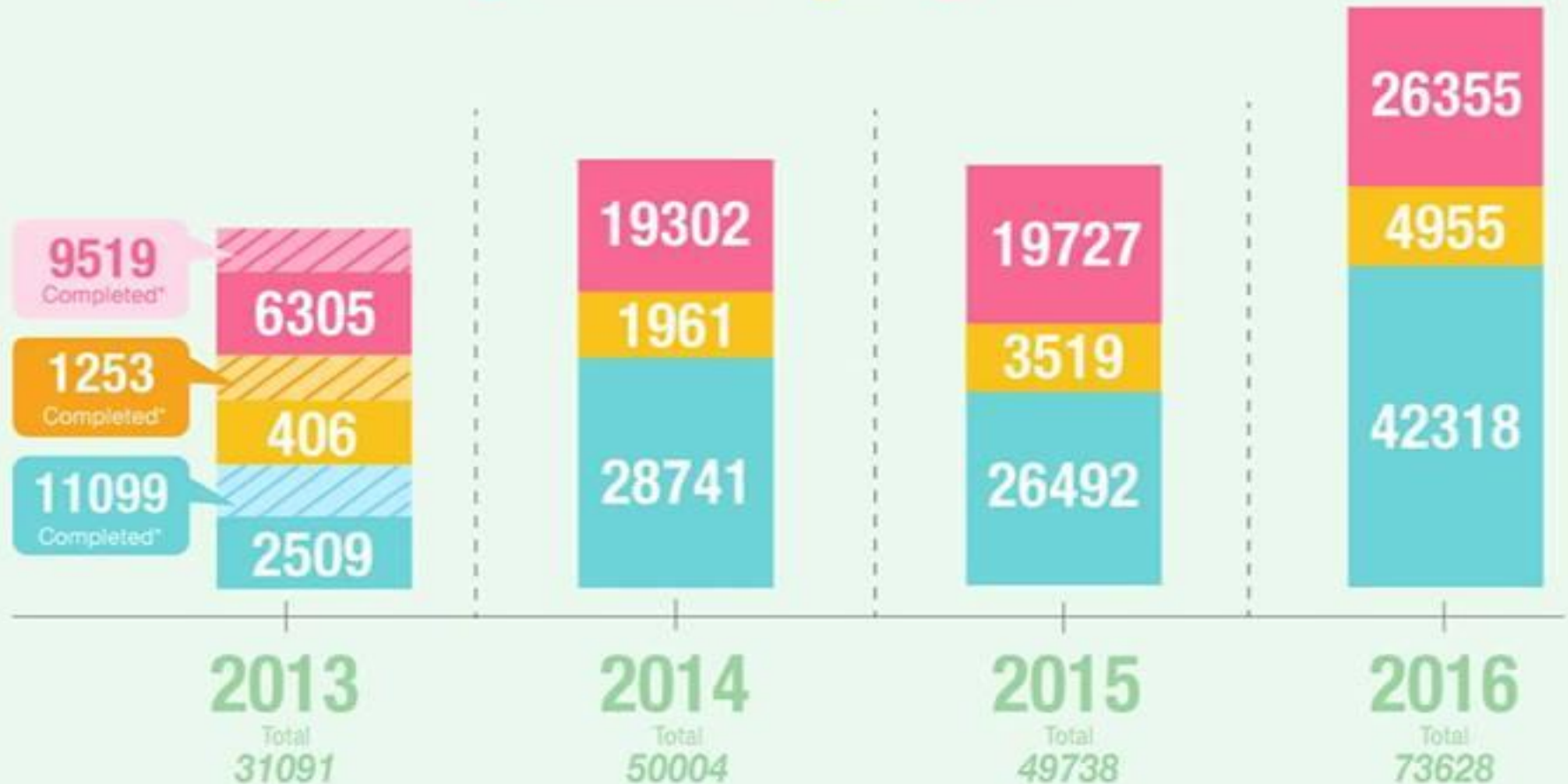
CATEGORIES

- o [Others](#)
- o [Animal Welfare](#)
- o [Building and Construction](#)
- o [City in a Garden](#)
- o [Estate Agents](#)
- o [Food Safety and Supply](#)
- o [Private Property](#)
- o [Public Housing](#)
- o [Urban Development](#)

BLOGROLL

PIPELINE SUPPLY *OF* NEW RESIDENTIAL UNITS *by* EXPECTED YEAR OF COMPLETION

PUBLIC HOUSING EC PRIVATE



204461 TOTAL NUMBER OF
NEW RESIDENTIAL
UNITS BY 2016

* About 21871 units have been completed between Jan to Oct 2013.

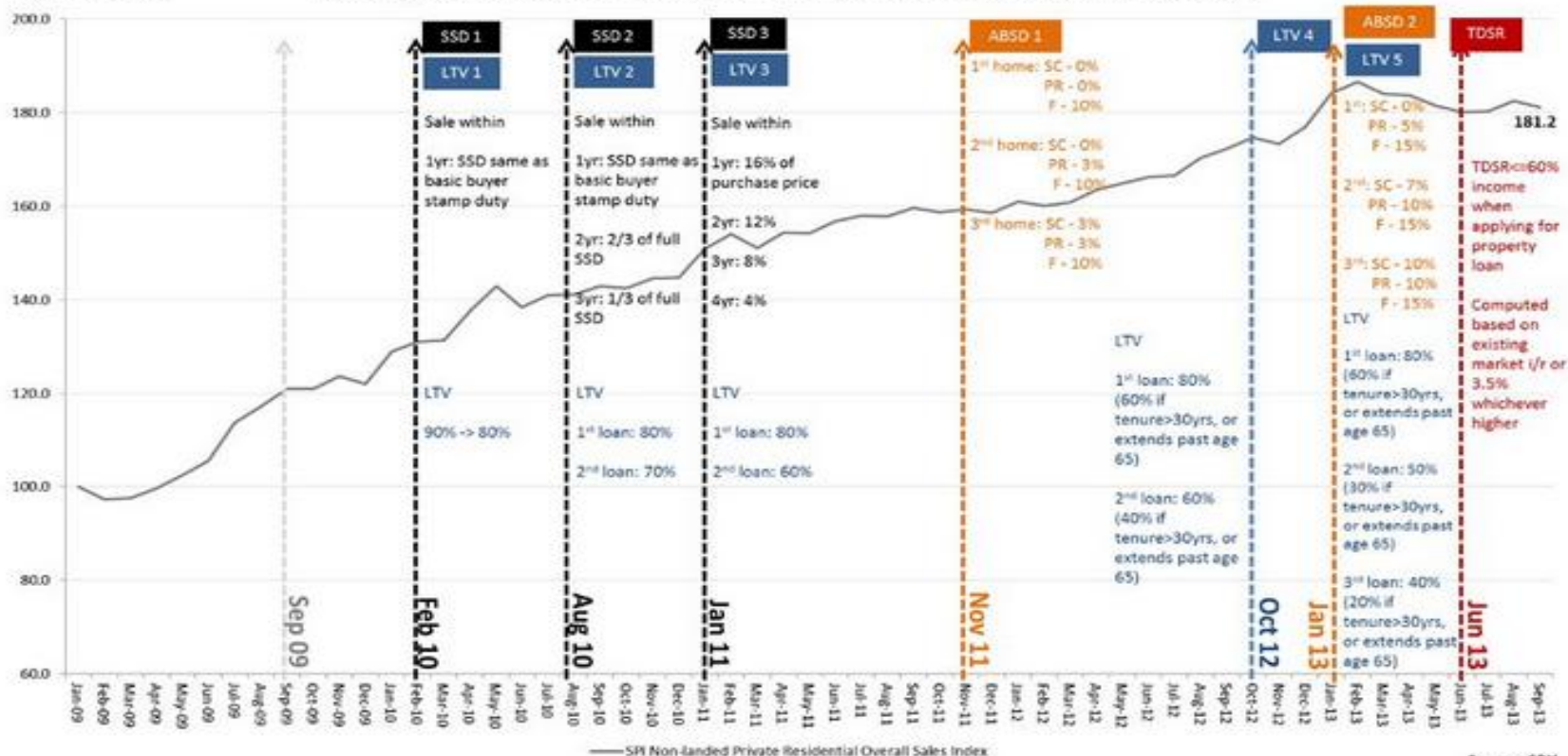
Singapore Property Market Cooling Measures

Below is a comprehensive view of the latest government policies related to the residential property market. These policies are often referred to as the 'Property Market Cooling Measures'.

Select index benchmark: Non-landed Overall S. ▾

Index, Base Jan 2009

Cooling Measures vs. SPI Non-landed Private Residential Overall Sales Index



PEOPLE

Paterson Hill? Not the costliest street in S'pore

1ST DEC. 2013

Billionaire.com recently ranked Paterson Hill as the fifth most expensive street in the world with prices an average of \$65,000 a sq m or \$4,952 a sq ft. But the Singapore condo with the highest average price per square foot is not on this road.

With the help of S'poreproperty.com, BENSON ANG took on the top 10 most expensive addresses per square foot in Singapore.

1 TwentyOne Angellia Park

Address: 21 Angellia Park
Average price transacted: \$5,181 psf (per sq ft)

The 16-storey building is not even finished, and it already tops the list. According to its website, residents there will be able to "enjoy the privilege of dining a neighbourhood with the finest international designer shops, luxury hotels, and a fabulous choice of cosmopolitan dining and entertainment, all within walking distance whenever the mood takes you". The developer did not respond to our queries by press time.

Tenure: Freehold
No. of units: 54
Size of units: Approx 1,163 to 7,716 sq ft
TOP Year: 2014

2 Hamilton Scotts

Address: 17 Scotts Road
Average price transacted: \$4,132 psf

The most famous part of this condo? You are brought up to your flat by a traumatically controlled lift, and parked right outside the living room. The 30-storey condo has been listed as the world's tallest luxury residence with an entire elevated sky garage.

In April, it was reported that a Chinese firm, Regencywood Holding, acquired all 96 condo units. The condo has since been renamed Regencywood Hamilton Scotts.

Tenure: Freehold
No. of units: 96
Size of units: 2,756 to 7,715 sq ft
TOP Year: 2012

3 The Marq on Paterson Hill

Address: 8 Paterson Hill
Average price: \$4,045 psf

The largest-than-most apartments boast spacious double-height ceilings. There are 140 lap pools for every unit and in the tower, famous well-known designers include Facebook co-founder Eduardo Saverin and former Miss Hong Kong and Miss Universe Rachel Ku. The lift walls are reportedly lined with expensive black cowhide.

Tenure: Freehold
No. of units: 66
Size of units: Approx 3,000 to 17,500 sq ft
TOP Year: 2011

4 Sage at Nassim

Address: 11A, 11B Nassim Road
Average price: \$3,854 psf

According to the interior designers, this estate features features: exquisite polished marble flooring in the living and dining rooms, white leather velvet sofa, rubber floor, leather in the bedrooms. At just five years, the generously sized units are ranked in one of Singapore's premium areas near the Irish Distillery Gardens.

Tenure: Freehold
No. of units: 33
Size of units: From 2,900 to 4,700 sq ft
TOP Year: 2012
Developer: Hong Leong Holdings



Highest prices paid for condos in S'pore

The highest amounts paid for condominiums in Singapore: 1st DEC 2013

1. TwentyOne Angellia Park (7,716 sq ft) Transacted at: \$42,912,080 When: Jul 18, 2013	6. The Boulevard Residences (7,672 sq ft) Transacted at: \$30,000,000 When: Oct 7, 2010
2. Boulevard Vay (5,241 sq ft) Transacted at: \$33,411,650 When: Nov 18, 2009	7. Ardmore Park (8,741 sq ft) Transacted at: \$30,000,000 When: July 26, 2010
3. The Marq on Paterson Hill (8,157 sq ft) Transacted at: \$31,400,700 When: July 11, 2017	8. The Marq on Paterson Hill (8,203 sq ft) Transacted at: \$29,413,489 When: Dec 26, 2017
4. The Marq on Paterson Hill (8,207 sq ft) Transacted at: \$30,400,000 When: July 16, 2012	9. The Ritz-Carlton Residences Singapore (5,501 sq ft) Transacted at: \$28,000,000 When: Feb 25, 2011
5. The Marq on Paterson Hill (8,232 sq ft) Transacted at: \$30,003,000 When: Dec 28, 2017	10. St Regis Residences Singapore (5,119 sq ft) Transacted at: \$28,000,000 When: May 3, 2007

Source: S'poreproperty.com

5 The Ritz-Carlton Residences Singapore

Address: 85 Cairnhill Road
Average price: \$3,815 psf

The amenities include the usual swimming pools, tennis courts and gym, but is also has a whimsical manicured rose garden, coffee shop, library, wine cellar, and open gourmet kitchen, all managed by The Ritz-Carlton.

There is also reportedly a stone sculpture by English artist Adrian Gray near its swimming pool.

Tenure: Freehold
No. of units: 58
Size of units: 2,831 to 6,501 sq ft
TOP Year: 2011

6 Scotts Square

Address: 1 Scotts Road
Average price: \$3,647 psf

The residents live above Scotts Square mall, right in the heart of the shopping district.

Each flat is served by a private lift and lobby.

Tenure: Freehold
No. of units: 238
Size of units: 624 to 1,249 sq ft
TOP Year: 2011

7 The Scotts Tower

Address: 38 Scotts Road
Average price: \$3,643 psf

Each unit comes with premium designer furniture fittings from Farnini Milano, Gessi Nova and Super pool kitchen fittings from Regina Chroma and Guggenheim. There is also a massage jacuzzi and hydrotherapy pool - you will never need to go to spa again.

Tenure: 99 years
No. of units: 231
Size of units: 424 to 3,215 sq ft
TOP Year: 2016

8 Ardmore Three

Address: 3 Ardmore Park
Average price: \$3,485 psf

It is not to be officially launched says the developer, Wheelock Properties, which explains why there are no images they can share. They did not even answer our queries about the size of the units.

Despite that, information culled from URA results indicates that there have already been transactions.

Tenure: Freehold
No. of units: 84
TOP Year: 2015

9 Ardmore Park

Address: 8, 11, 13, 15 Ardmore Park
Average price: \$3,445 psf

In eight years makes this one of the largest freehold sites in a prime residential location in Singapore. Besides the work-breaking and marble floors, there is an extensive collection of original art pieces - both paintings and ceramic works - by renowned artists and sculptors.

Tenure: Freehold
No. of units: 332
Size of units: 2,585 to 6,740 sq ft
TOP Year: 2001

10 Relios Residences

Address: 15 and 17 Cairnhill Circle
Average price: \$3,360 psf

This condo has a rooftop pool, recreation deck and pool. An entertainment wing features an all-fresco theatre.

Tenure: Freehold
No. of units: 140
Size of units: 2,811 sq ft to 4,329 sq ft
TOP Year: 2011

Source: S'poreproperty.com

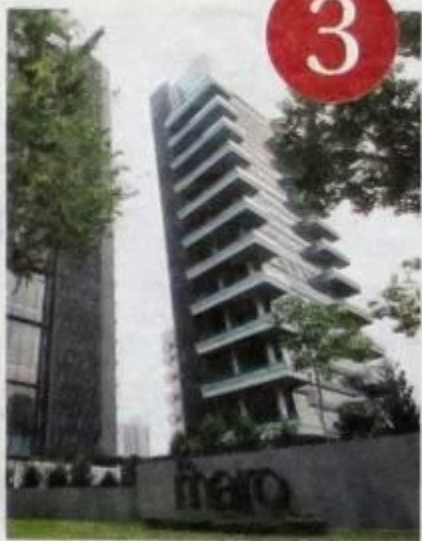
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RM10,700 psf

In April it was reported that a Chinese firm,
 Reignwood Holding, acquired all 36 unsold
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RM9,900 psf

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TOP Year: 2012
Developer: Hong Leong Holdings

Prices RM psf
Exchange rate
say 2.58



5 The Ritz-Carlton Residences Singapore
Cairnhill
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 Average price:
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1ST DEC 2013

RM9,800 psf

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Prices in
absolute figures
Exchange rate
say 2.58

RM111 million

RM86 million

RM81 million

RM78 million

RM77 million

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When: Feb 25, 2011

10. St Regis Residences
Singapore (6,018 sq ft)
Transacted at:
\$28,000,000
When: May 9, 2007

RM77 million

RM77 million

RM76 million

RM72 million

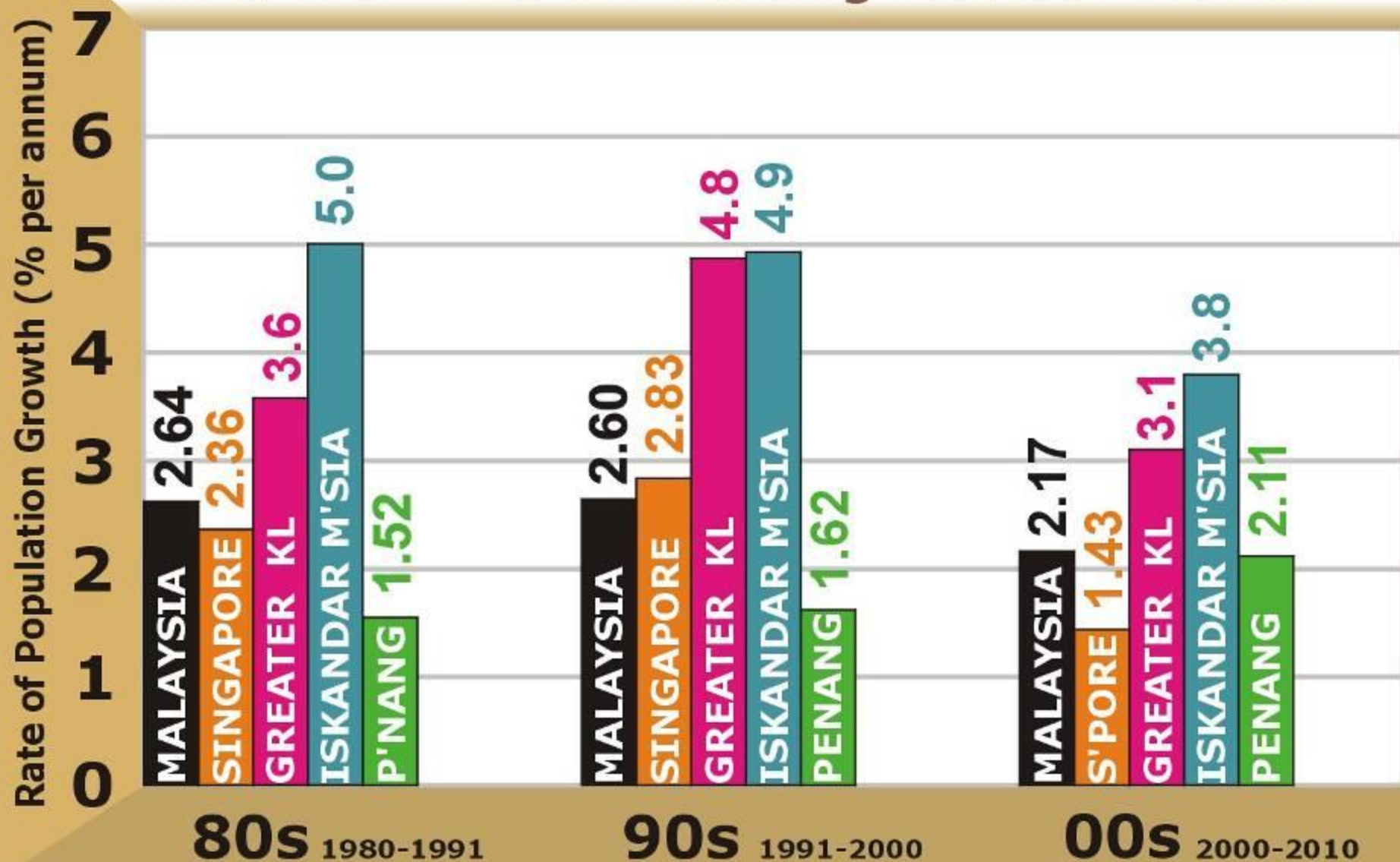
RM72 million



**DEMOGRAPHICS: According to United Nations,
in the year 2008 more people staying in urban areas than rural
Greater KL will reach 10 million people by 2020
Status of Mega City!**



Comparing Malaysia, Singapore, Greater KL, Iskandar M'sia and Penang : Rate of Growth



Prepared by : Azhan

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7. Conclusion

20-year impasse ends

Najib and Lee all smiles after sealing KTMB land deal

By **MERGAWATI ZULFAKAR**

merga@thestar.com.my

25 MAY 2010

SINGAPORE: Malaysia and Singapore have broken a 20-year impasse on the status of KTM Berhad (KTMB) land in the island republic, with leaders of both countries declaring they could now smile and move their bilateral relationship forward.

Malaysia will move its railway station at Tanjung Pagar to Woodlands. In exchange, three parcels of KTMB land — at Tanjung Pagar, Kranji and Woodlands here — would be jointly developed by a company.

Announcing the deal, Prime Minister Datuk Seri Najib Tun Razak and his Singapore counterpart Lee Hsien Loong told a press conference that the Points of Agreement (POA) signed by both countries in 1990 would have "enhanced features" and final details would be hammered out when they met again in a month's time in Malaysia.

Najib said the agreement reached at yesterday's retreat was historical and "we see light at the end of the tunnel."

"We are both smiling," he said.

Standing beside Najib, Lee said it was an occasion to rejoice.

"Both of us got a good deal. I think both of us are quite happy and it benefits both sides.

In a joint statement issued after the leaders'



Good buddies: Najib and Lee at the press conference in Singapore yesterday.

retreat, they announced that the KTMB station would be relocated to Woodlands by July 1, 2011. Malaysia's customs, immigration and quarantine facilities will also be located there.

A company known as M-S Pte Ltd would be set up by Dec 31, with Khazanah Nasional Berhad holding a 60% stake and Singapore's Temasek Holdings Limited holding 40% to develop six parcels of land totalling 271ha.

Three of the parcels are in Tanjung Pagar, Kranji and Woodlands.

The other three are in Bukit Timah.

The developed KTMB land could in turn be swapped, on the basis of equivalent value for land in Marina South and Ophir Rochor in Singapore.

The leaders also said a rapid transit system (RTS) between Tanjung Puteri in Johor Baru and Singapore would be jointly developed and integrated with public transport services in Johor Baru and Singapore.

The RTS would be operational by 2018.

> Reports by NELSON BENJAMIN, ZAZALI MUSA, EILEEN NG, YEE XIANG YUN and DANIEL KHOO

Malaysia-S'pore high-speed rail link

Mass 'people mover' projects to cut travel time to 90 minutes

20 FEB 2013

SINGAPORE: Malaysia and Singapore have agreed to build a high-speed rail link between the city state and Kuala Lumpur.

The link will cut travelling time between the two destinations to just 90 minutes, from the hours it now takes by rail and road.

The two countries also agreed on a rapid transit system linking Singapore's Mass Rapid Transit system with Johor Baru.

Both Prime Minister Datuk Seri Najib Tun Razak and his counterpart Lee Hsien Loong described the speed-link project as a "game changer".

"This project will change the way we do business, look at each other and interact," said Najib.

"We hope to meet the 2020 deadline for the project," he told a joint press conference after the annual leaders retreat here.

The two mass "people mover" projects are part of multi-billion ringgit business deals between the two countries.

These include a wellness project at Nusajaya in Johor and a mixed development project between Iskandar Waterfront Holdings Sdn Bhd and the Singapore Government investment arm Temasek in Danga

Bay worth RM8.1bil.

Najib said the high-speed rail link would be built via public-private partnership with strong government participation.

"It will be on the basis of private sector funding with the government providing structural support and participation."

Lee said the project would make it faster to travel between Kuala Lumpur and Singapore by rail than by air, including waiting time.

He recalled that Najib mooted the idea of the link at a meeting some months ago and he felt that it was a good idea.

On the rapid transit system, Lee said the two countries had 12 months to decide on whether to build a bridge or an undersea tunnel between the two countries.

Later the two leaders unveiled the Marina One project, which is in the heart of Singapore's new central business district undertaken by M+S Pte Ltd, a company owned 60:40 by Khazanah Holdings Bhd and Temasek.

They were also updated on the integrated development DUO joint venture. The two projects have a gross development value of S\$11bil (RM26.4bil).



isnap me for more photos > <http://thestar.com.my/isnap>



It's a deal: Najib and Lee shaking hands following a press conference in Singapore. — EPA

The leaders lauded the excellent progress in relations between the two countries since the Points of Agreement was settled in 2010.

In a three page statement, they agreed to intensify existing coopera-

tion and explore new ways to leverage on the complementarities between Singapore and Iskandar, just across the island republic.

They agreed among others to look into the feasibility of a third road

link between the two countries in the long term, and establishing new ferry terminal and Customs, Immigration and Quarantine facilities at Puteri Harbour in Johor this year.

NEW ERA IN TIES

5 OCT 2013

PACE SETTER: Relations to scale new heights with comprehensive strategic, economic partnership

- Malaysia-China trade set to double in five years

- China expresses keen interest in high-speed rail project

- Tycoon to donate RM100m to build Xiamen University Malaysia library in Salak Tinggi

"There is a Malay proverb that means flowing water cannot be severed (air dicincang tidak akan putus). **No other words can better describe the relationship between our two countries.**"

*China's President
Xi Jinping*



Thomson Line Fact Sheet



Route Length	30 km (underground)
Number of Stations	1 Depot 22 Stations (including 6 interchanges)
Projected Daily	400,000
Commence Construction	3Q 2013





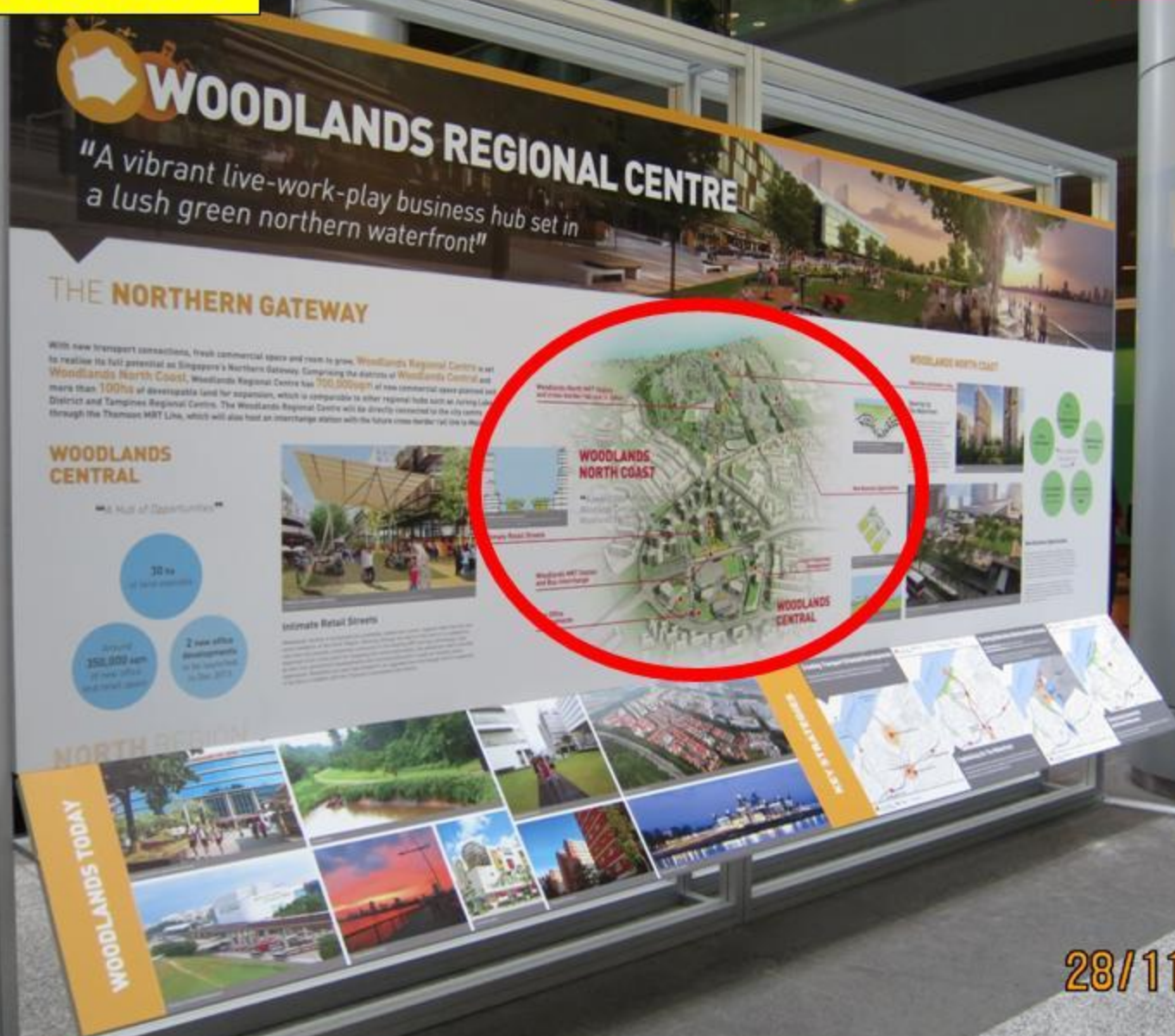
OUR FUTURE
OUR HOME

DRAFT
MASTER PLAN
2013

WELCOME

REGIONAL HIGHLIGHTS AND PLANS ↑
KEY FOCUSES →
MASTER PLAN OVERVIEW ↑
CENTRAL AREA ↑

28/11/2013



28/11/2013



Woodlands North MRT Station
and cross-border rail link to Johor

WOODLANDS NORTH COAST

“A pedestrian mall connects
Woodlands Central and
Woodlands North Coast

ate Retail Streets

Woodlands MRT Station
and Bus Interchange

New Office
Developments

Future Integrated
Development

WOODLANDS CENTRAL

28/11/2013



New Business



Future Integrated
Development



Future Integrated
Development

Creating Transport Oriented Development

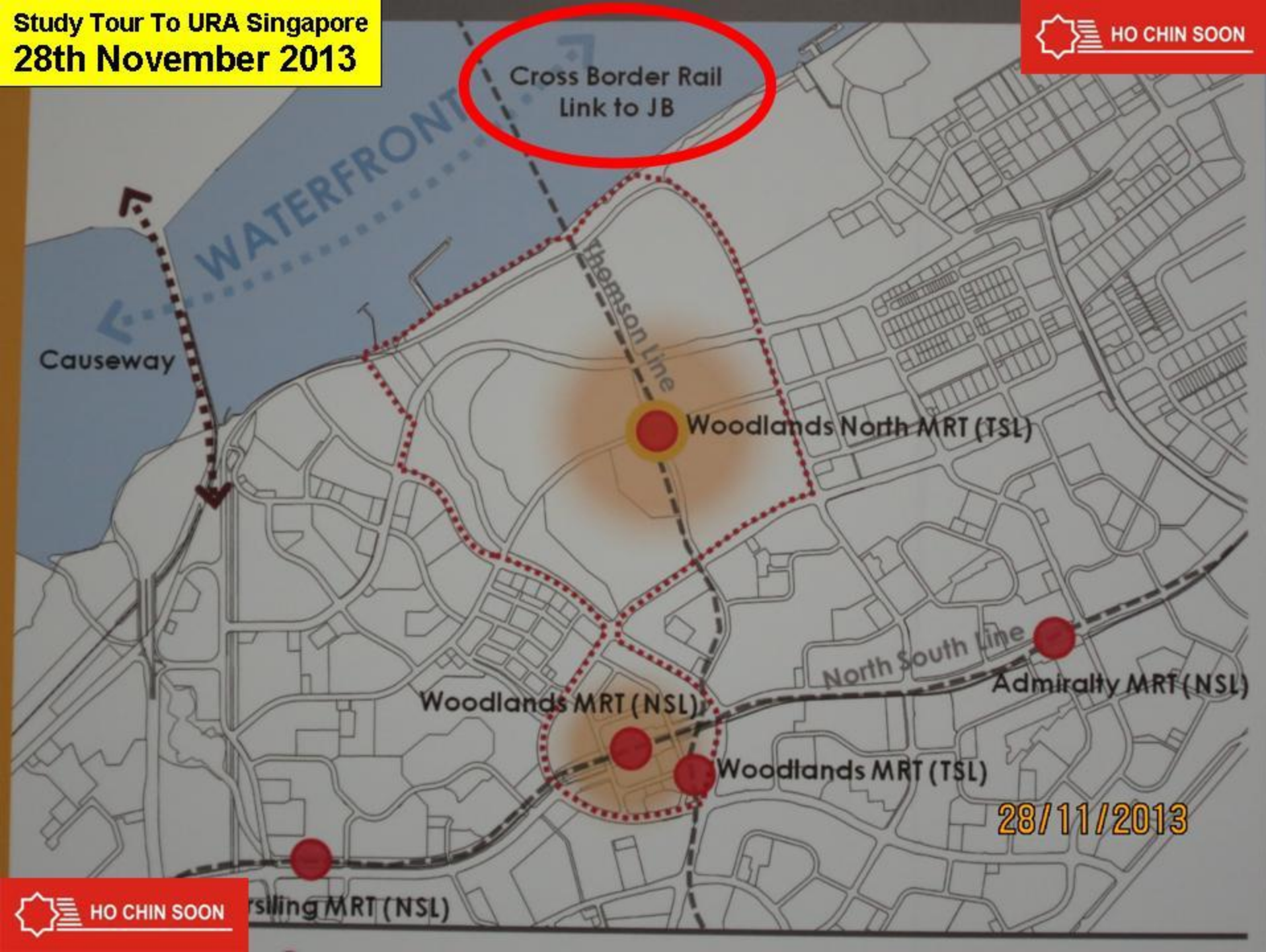
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WOODLANDS NORTH COAST

“A pedestrian mall connects
Woodlands Central and
Woodlands North Coast”

28/11/2013

Streets





28/11/2013

GROWTH AREAS & COMMERCIAL CENTRES OUTSIDE CITY CENTRE



HO CHIN SOON



GROWTH
AREA



NEW
HOUSING
AREA



COMMERCIAL
CENTRE

ACTIVITY NODES



EXISTING
BUILDING



PROPOSED
BUILDING

CITY CENTRE



EXTENSION OF CBD
AT MARINA BAY



LANDMARK &
GATEWAY SITE

Study Tour To URA Singapore
28th November 2013



HO CHIN SOON



28/11/2013

JURONG LAKE



28/11/2013

KALLANG RIVERSIDE



Kallang Basin

Sports Hub

Stadium

MOUNTBATTER

28/11/2013

PAYAR LEBAR



28/11/2013



WOODLANDS NORTH

28/11/2013

Straits of Johor

Causeway



REGIONAL HIGHLIGHTS AND PLANS



WEST REGION



“A region with quality living environment, ample employment opportunities and easy access to community, social, educational and recreational facilities.”

28/11/2013

City
Gallery

City Gallery
Permanent Exhibition
Theatrette

City Gallery
Permanent Exhibition
Central Area Model
Reception Counter

City Gallery
Temporary Exhibition
Islandwide Model

Second Link

Existing
CIQ

Tuas Link
(MRT Station)

TENGEH
RESERVOIR

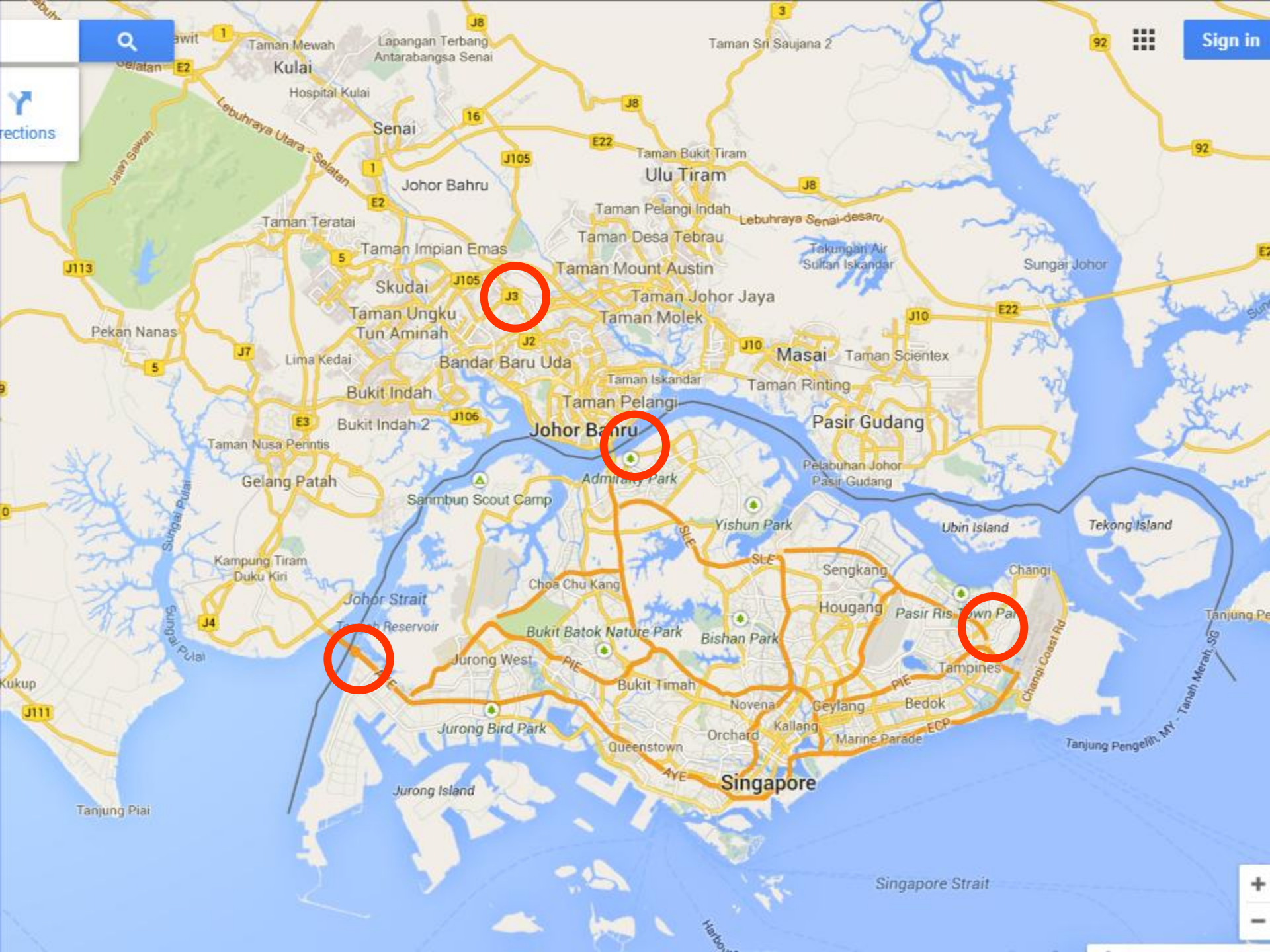
AYER

RAJAH

EXPRESSWAY

AYER

28/11/2013



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2. High Speed Rail: Kuala Lumpur to Singapore



3. **MRT progress & Proposed Highways for Greater KL
DASH, KIDEX, SKIP, SUKE, Outer Ring Road, Plus to LEKAS**

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7. Conclusion

Highway to affect 3,784 plots of land

Assemblyman and councillor want Kidex developer and LLM to brief residents on project

19 SEPT 2013

By SHEILA SRI PRIYA

sheilasriprya@thestar.com.my

A total of 3,784 lots of land, mostly in Petaling Jaya, may be acquired by the Government for the proposed Kinrara-Damansara Expressway (Kidex).

There are houses and commercial buildings on the land and industrial activities are carried out there as well.

The matter was highlighted by Bukit Gasing assemblyman Rajiv Risyakara and Petaling Jaya city councillor Lee Suet Sen.

Kidex is estimated to cost RM2.2bil, with a planned 13km highway route.

The expressway will connect Sprint Highway (near Bandar Utama) and pass through areas such as Tropicana Mall, SSTwo Mall, Rothman's traffic light, Section 14, Amcorp Mall, Hilton Petaling Jaya, Jalan Templer roundabout, Taman Dato Harun, Taman Medan Baru and Bandar Kinrara.

However, they said they were disappointed that Kidex and the Malaysian Highway Authority (LLM)

did not hold talks or brief residents and the Petaling Jaya City Council (MBPJ) on the matter.

"We hope LLM and Kidex will at least brief MBPJ over the proposal and provide the latest highway plan soon.

"I believe the plan is almost ready by now," said Rajiv.

He said he only found out about Kidex after obtaining a copy of a letter from the Land and Mines Department and the Natural Resources and Environment Ministry on the matter.

"The letter dated July 31 notifies affected landowners that an inspection of the lots may be conducted in view of the highway project," said Rajiv.

"Those living in Section 14 and Bukit Gasing might be affected by this highway plan, based on the initial proposed plan," he said.

Landowners and residents can visit MBPJ or the Bukit Gasing assemblyman's office to check if their lot will be acquired for the project.

Meanwhile, Lee said the cost involved for the project could be used to build the LRT.



Proposed route: Rajiv (right) with a map of the highway.

Proposed Kinrara - Damansara Expressway (KIDEX)



DASH: DAMANSARA – SHAH ALAM HIGHWAY



KIDEX: KINRARA – DAMANSARA EXPRESSWAY



SKIP: SERDANG – KINRARA – PUTRAJAYA EXPRESSWAY



SUKE: SUNGEI BESI – ULU KLANG EXPRESSWAY



BUSINESS TIMES

NEW STRAITS TIMES

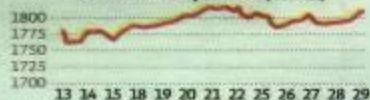
Synergy boost with Time Engineering → B2



BURSA MALAYSIA

NOVEMBER 29, 2013

FBM KLCI **1,812.72 (+5.12)**



WORLD MARKETS

↓ -10.02	STI	3,176.35
↑ +92.20	HANG SENG	23,881.29
↓ -65.25	NIKKEI	15,661.87
↑ +5.00	FTSE (NOV 28)	6,654.47
↑ +24.53	DJIA (NOV 27)	16,097.33

EXCHANGE RATES

	NOV 28	NOV 29
USD	3.2240	3.2265
GBP	5.2298	5.2811
EUR	4.3824	4.3938
JPY100	3.1779	3.1486

- Bursa Malaysia stock prices: **B7-9**
- Unit trust prices at www.btimes.com.my



SP Setia targets overseas marts



Prolintas clinches RM11.5b deals

CONCESSION AGREEMENTS: Company inks pact for DASH, SUKE highway projects in Klang Valley

30 NOV 2013

SHAREN KAUR

KUALA LUMPUR

sharen@mediaprima.com.my

PROJEK Lintasan Kota Sdn Bhd (Prolintas) has inked concession agreements (CAs) for two Klang Valley highway projects worth an estimated RM11.5 billion.

Agreements were inked last month for the Damansara-Shah Alam Elevated Expressway (DASH) and the Sungai Besi-Ulu Klang Elevated Expressway (Suke), said Works Minister Datuk Fadillah Yusof.

Construction and land acquisition costs for DASH are estimated to be RM4.18 billion and RM880 million, respectively.

For Suke, the construction and land acquisition

costs are expected to be about RM4.3 billion and RM1.14 billion, respectively.

Prolintas, the country's second biggest highway concessionaire, is a unit of Permodalan Nasional Bhd, Malaysia's biggest fund manager.

It operates and manages the Ampang-Kuala Lumpur Elevated Highway, Guthrie Corridor Expressway and Kemuning-Shah Alam Highway.

DASH and Suke were awarded to Prolintas under the build-operate-transfer concept.

Fadillah said although land acquisition for both projects is ongoing, Prolintas will have to meet the conditions precedent before it could commence construction.

The conditions include details such as the financial aspect and technical capability of the company, and all reports pertaining to public consultation.

"Prolintas has 12 months, from the date of signing the CAs, to comply with the conditions precedent. 'Go' or 'no go' for the projects will depend on whether Prolintas complies with the conditions precedent."

"There will be a special committee to analyse the details and reports. If they can fulfil all the terms and conditions, they can start early. Otherwise, it will be 12 months from now," Fadillah told Business Times.

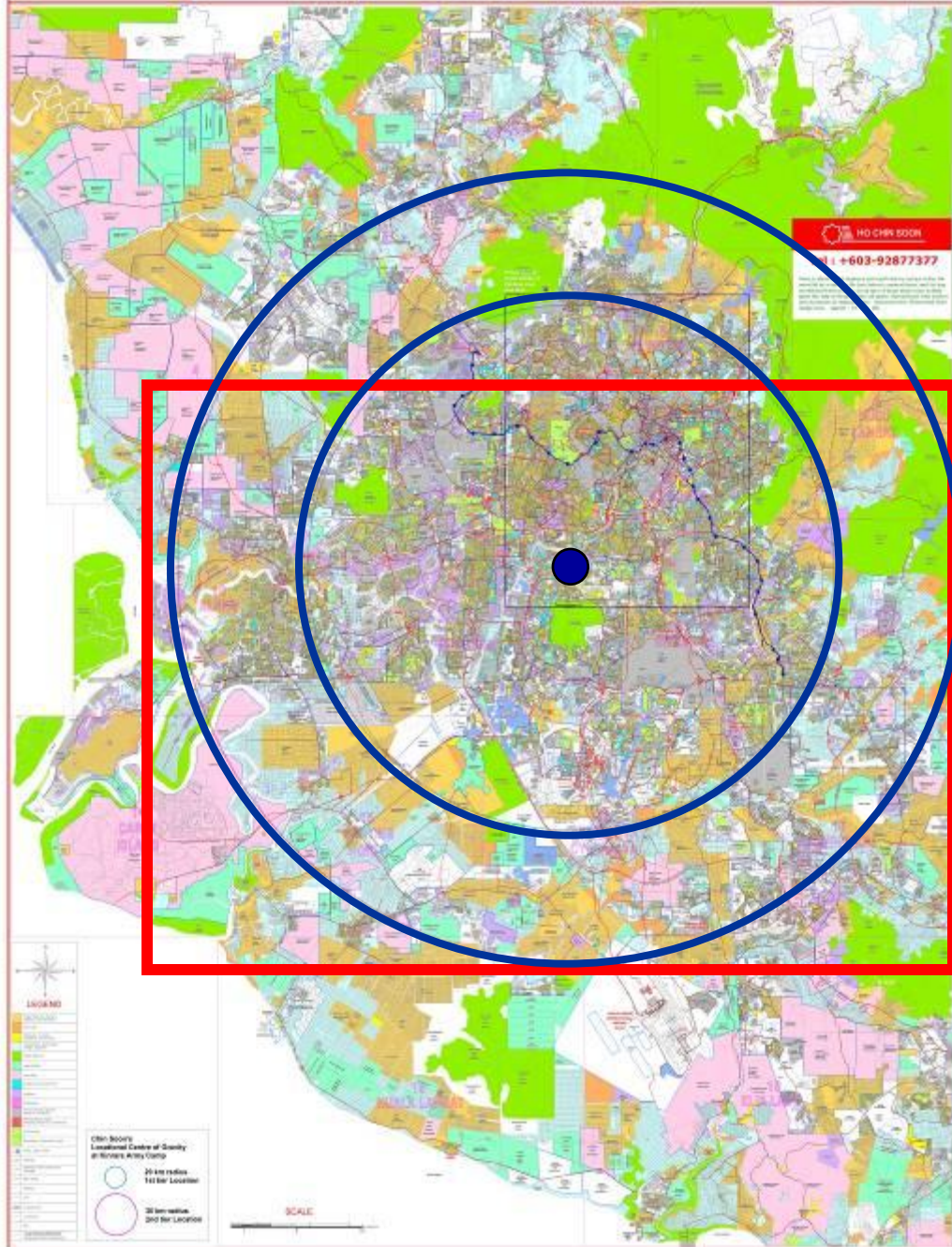
He said Prolintas has given his ministry the initial documents for both projects, which include questionnaires for a public consultation.

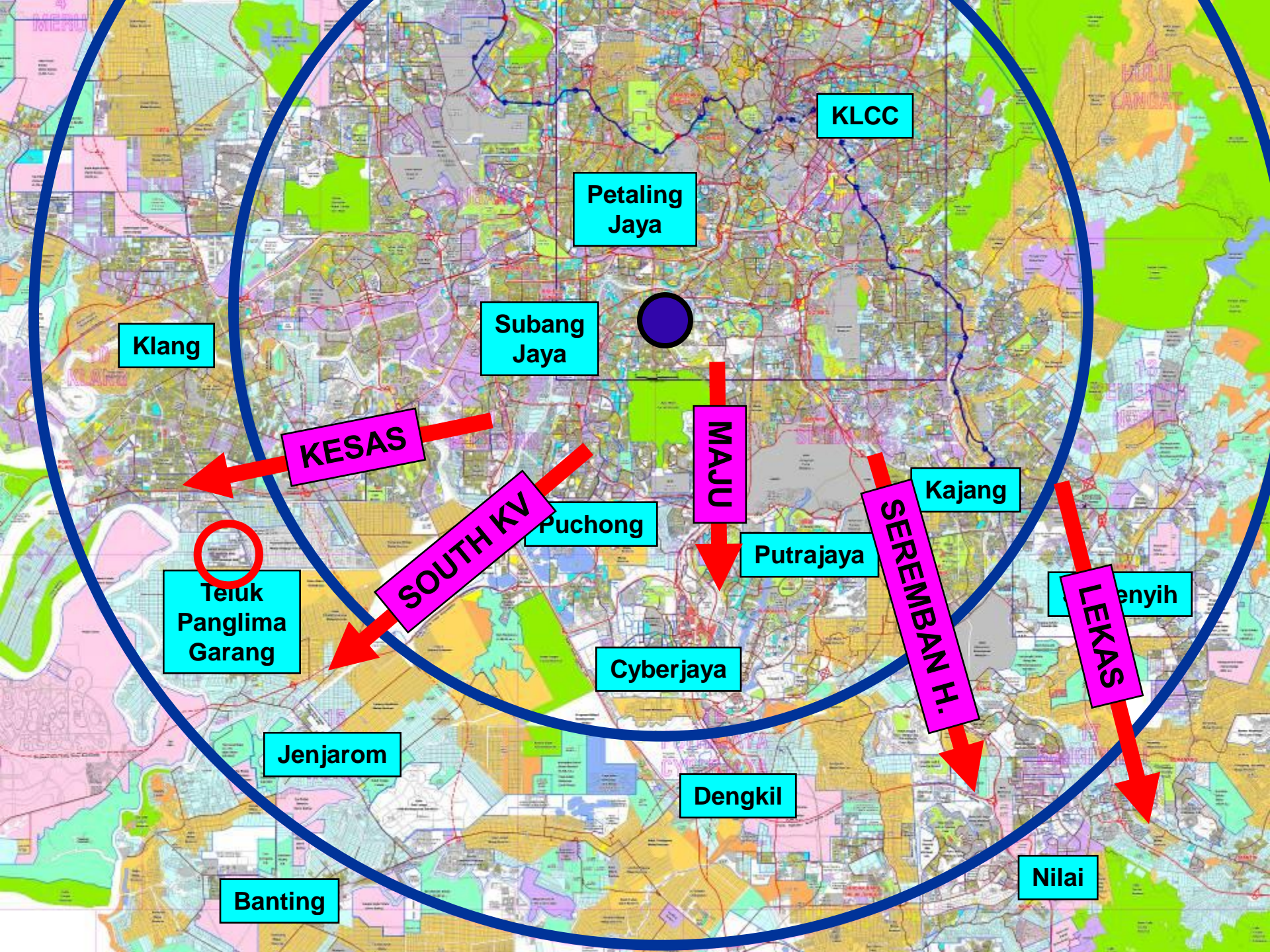
"DASH and Suke will help ease traffic congestion in certain places. However, I do not want to guarantee that it will be a total solution as there will still be bottlenecks along certain stretches."

"The first toll plaza, especially, will have a bottleneck. The second bottleneck will be entry into and out of the city during peak hours. We are looking at improvements. A total solution would mean integrating all new highways with public transportation, including the LRT and MRT," Fadillah said.

GREATER KL: CORRIDORS OF GROWTH

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KLCC

Petaling
Jaya

Subang
Jaya

Klang

KESAS

MAJU

SEREMBAN H.

Kajang

Senyih

LEKAS

Puchong

Putrajaya

Cyberjaya

Dengkil

Nilai

Teluk
Panglima
Garang

Jenjarom

Banting

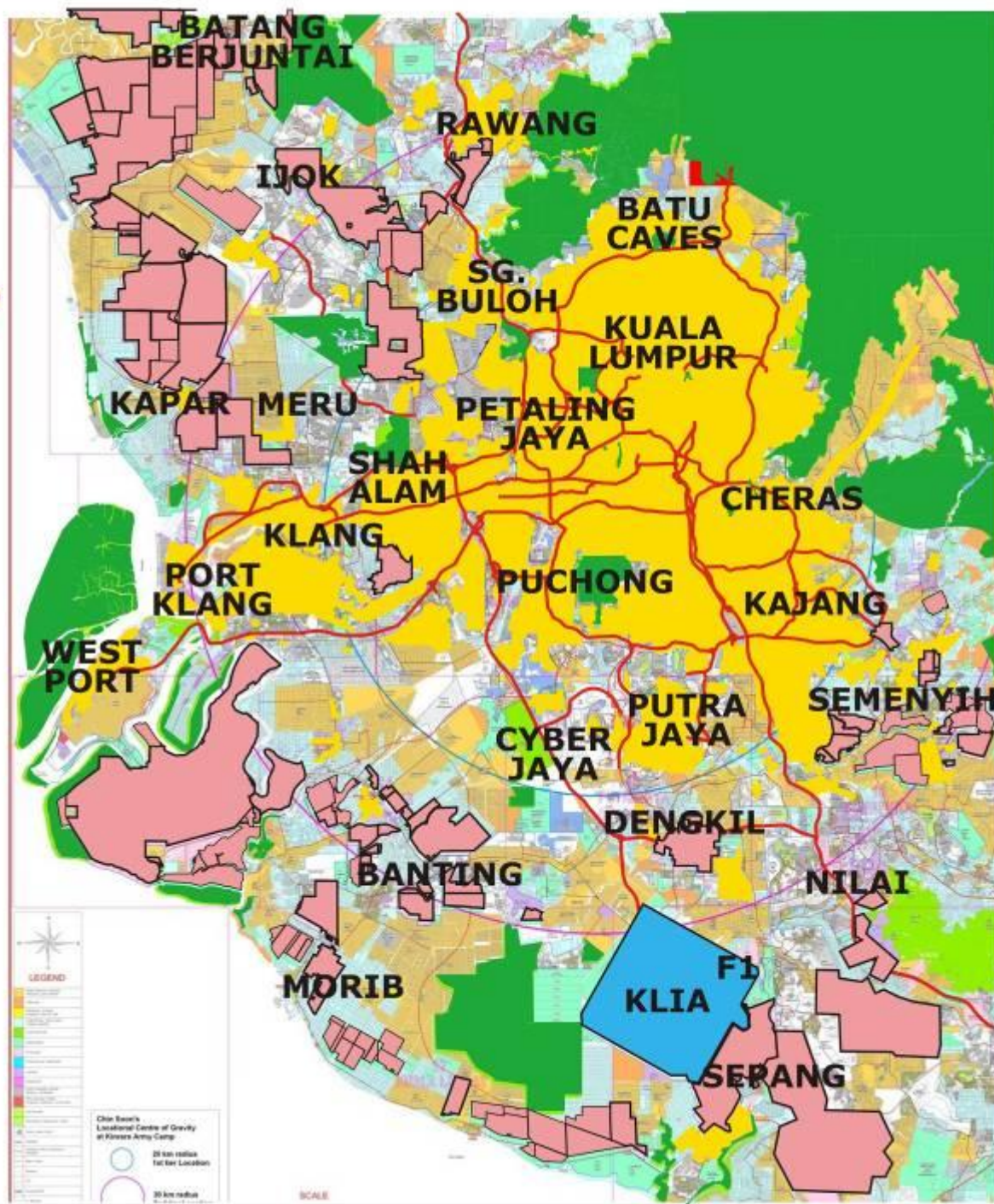
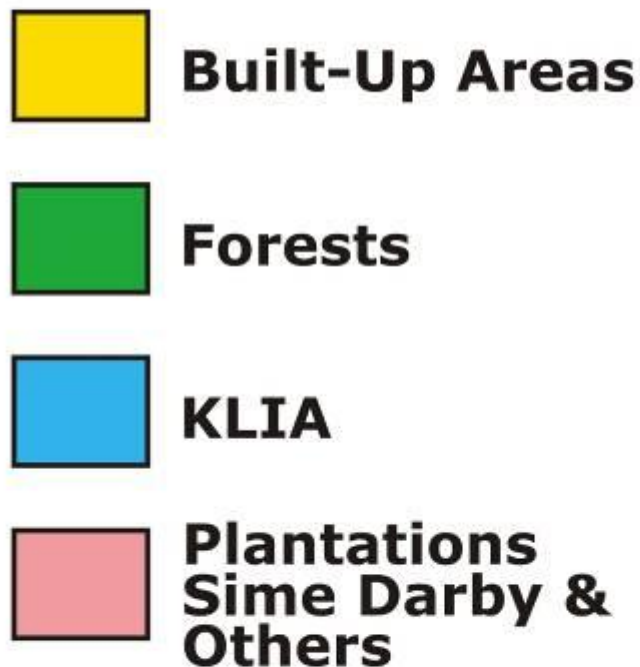
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Klang Valley 2011

1st Tier 20km & 2nd Tier 30km

Locations from LCG KINRARA ARMY CAMP



HO CHIN SOON




Klang Valley 2011

1st Tier 20km

& 2nd Tier 30km

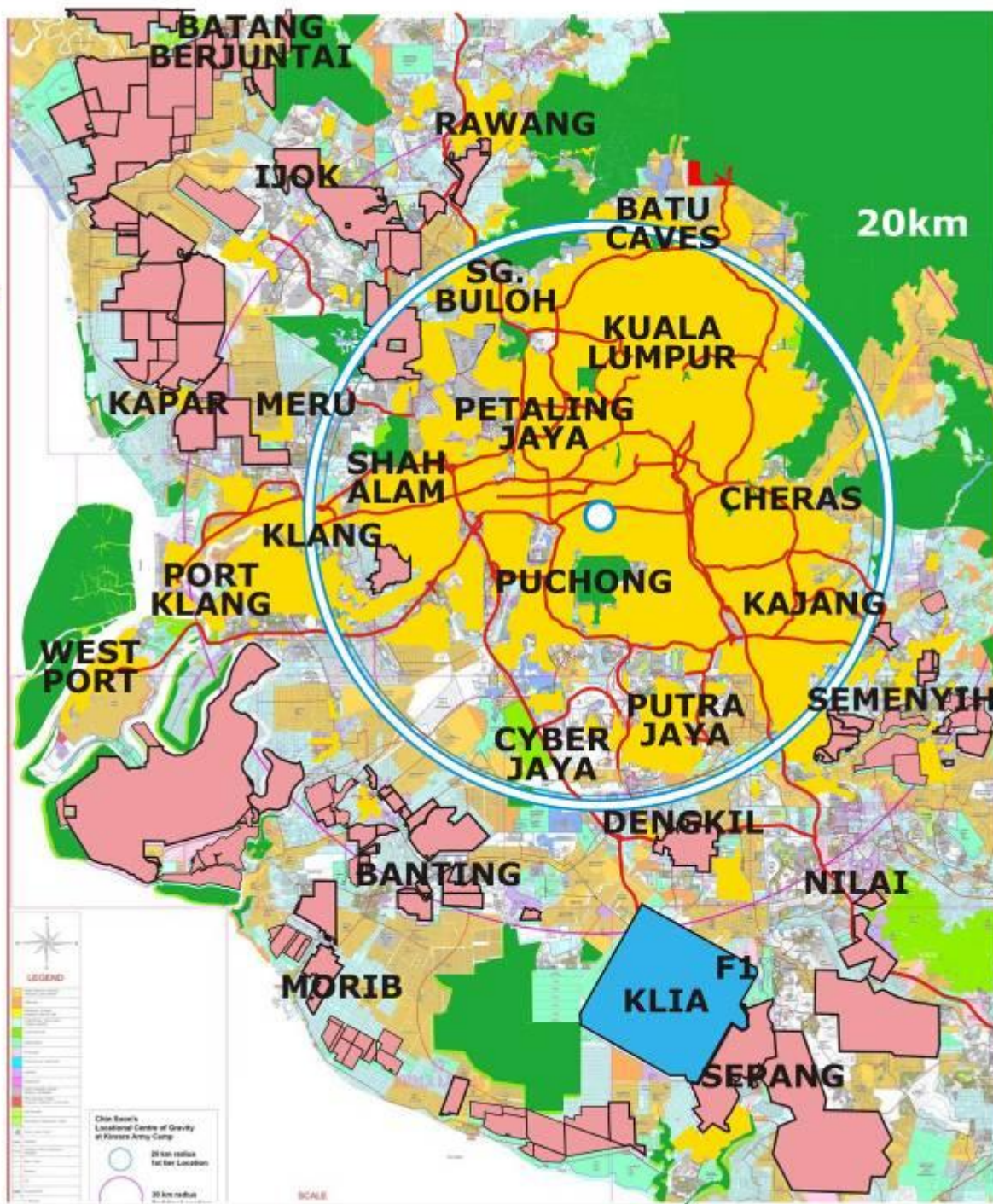
Locations from LCG

KINRARA ARMY CAMP




-  Built-Up Areas
-  Forests
-  KLIA
-  Plantations
Sime Darby &
Others



HO CHIN SOON

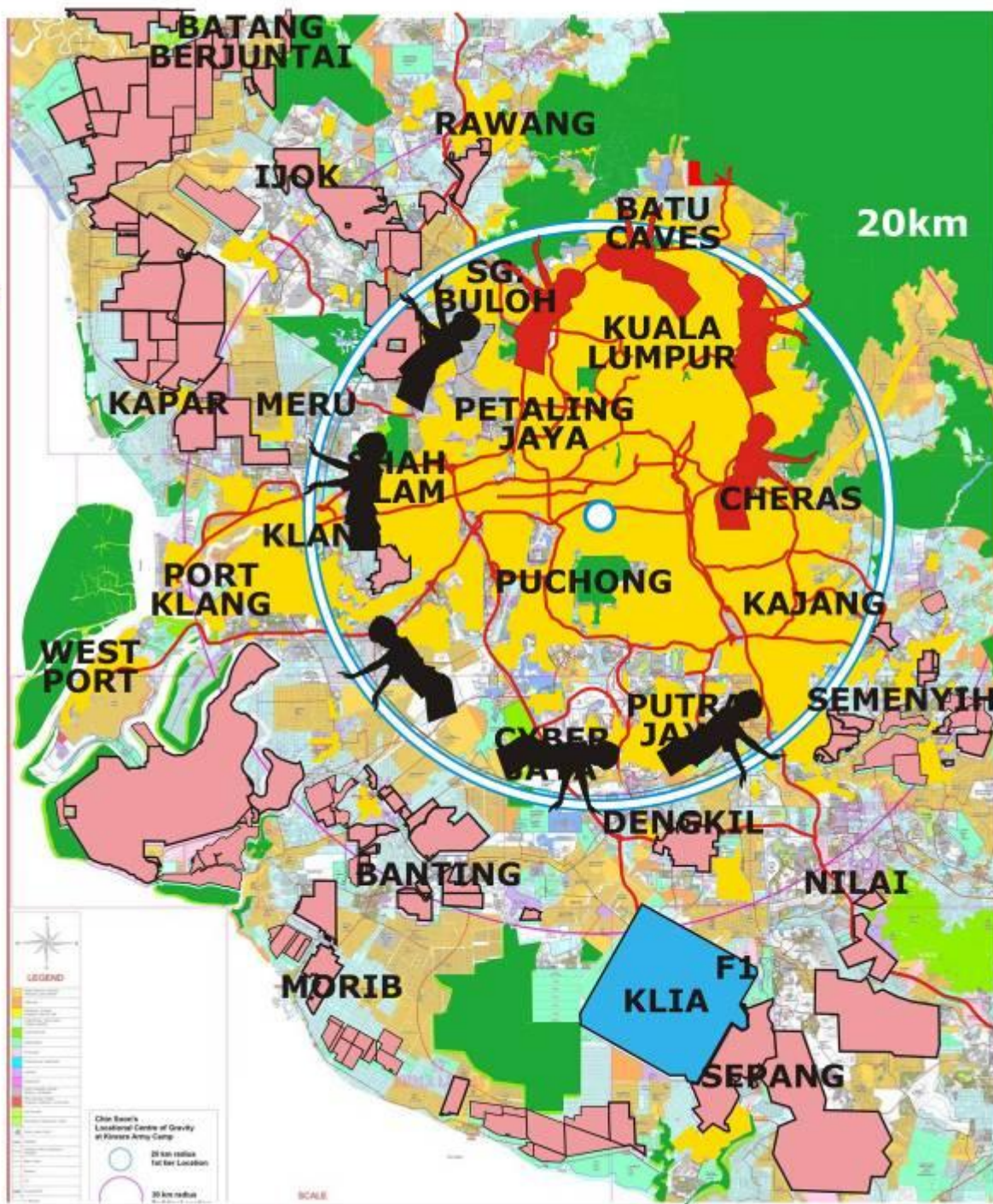


Klang Valley 2011 1st Tier 20km & 2nd Tier 30km Locations from LCG KINRARA ARMY CAMP

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HO CHIN SOON



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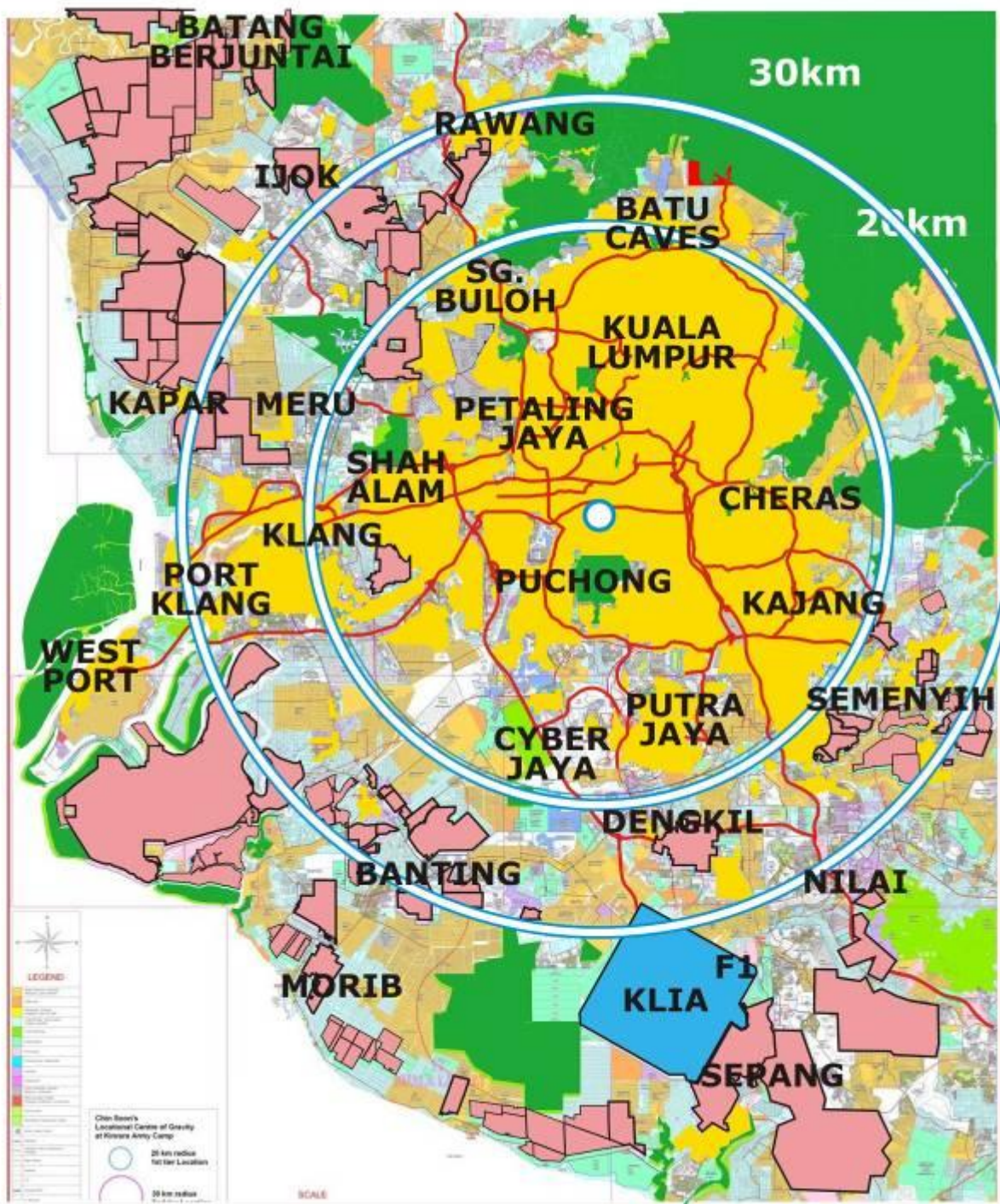
 Forests

 KLIA

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HO CHIN SOON



GREATER KL: CORRIDORS OF GROWTH

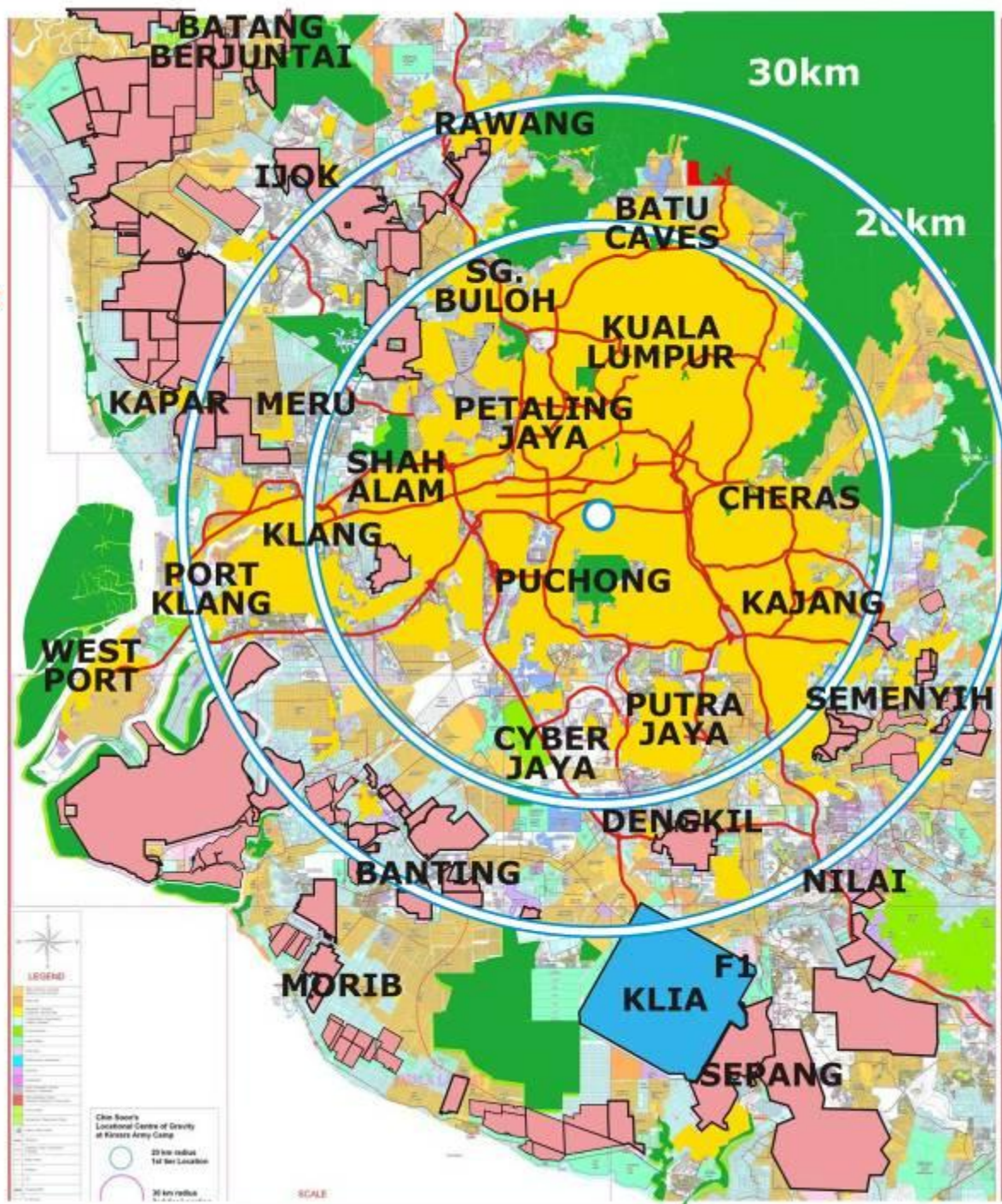
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**Klang Valley 2011
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Locations from LCG
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
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HO CHIN SOON

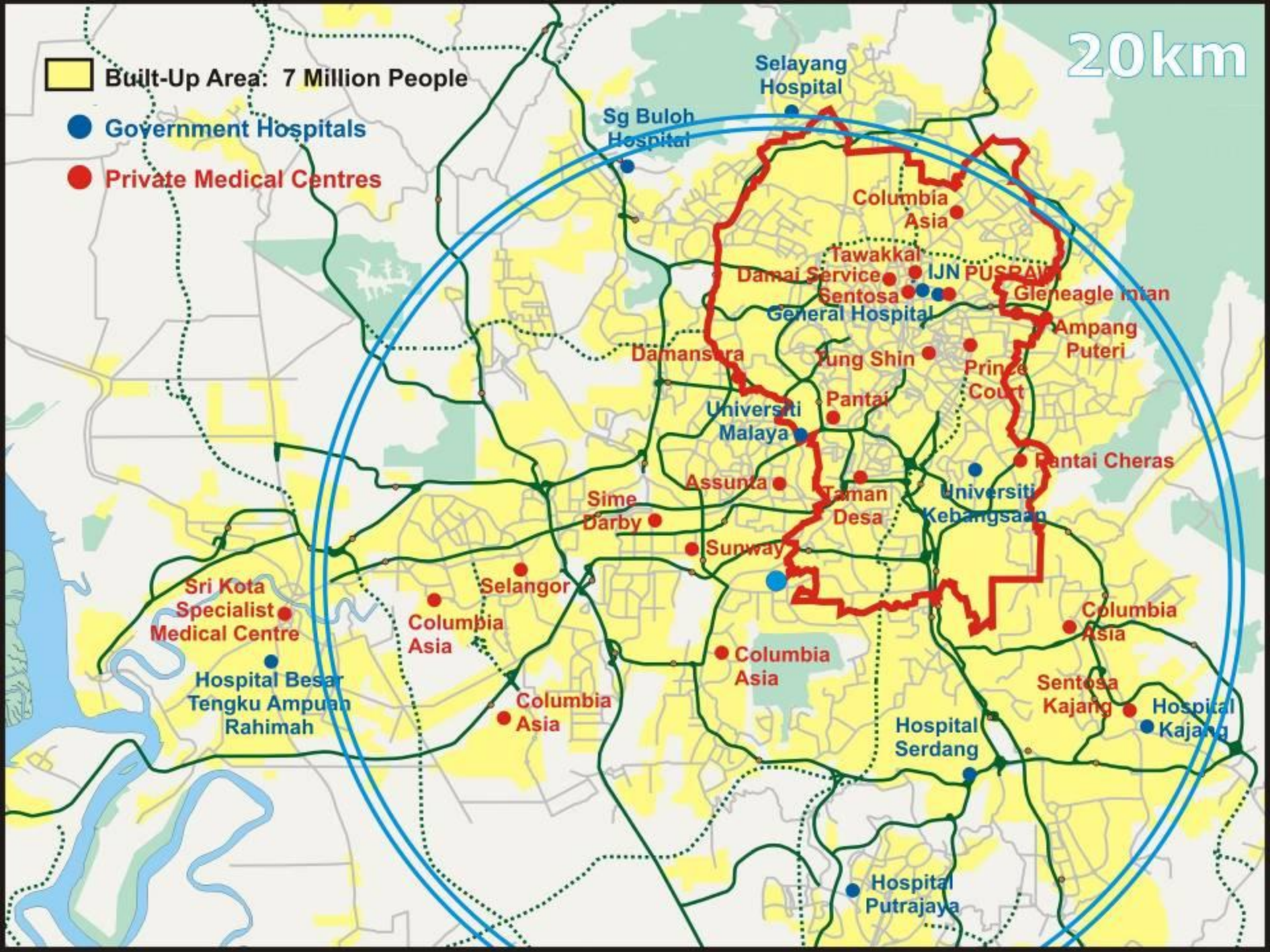


20km


 Built-Up Area: 7 Million People

 Government Hospitals

 Private Medical Centres

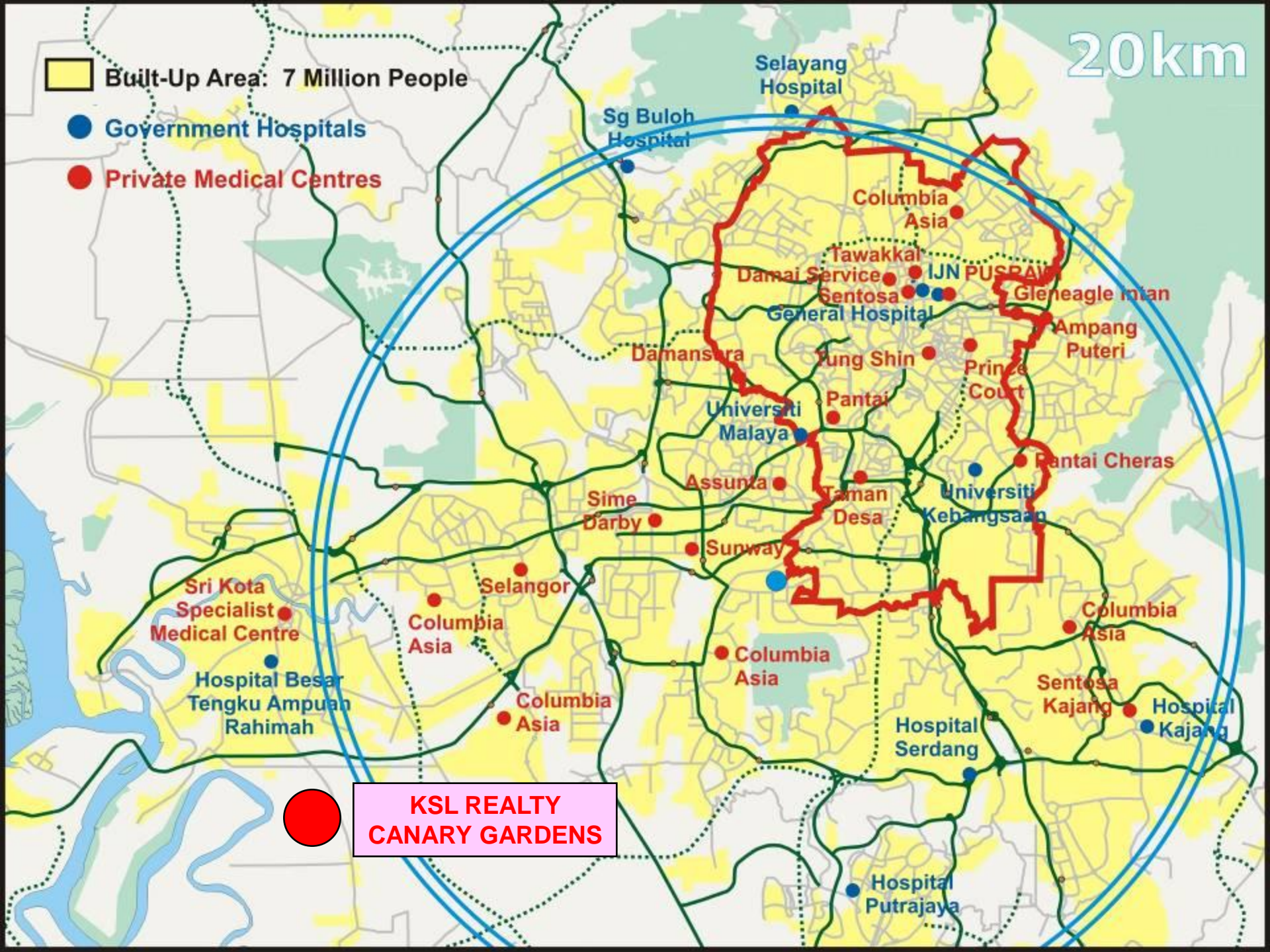


20km

 Built-Up Area: 7 Million People

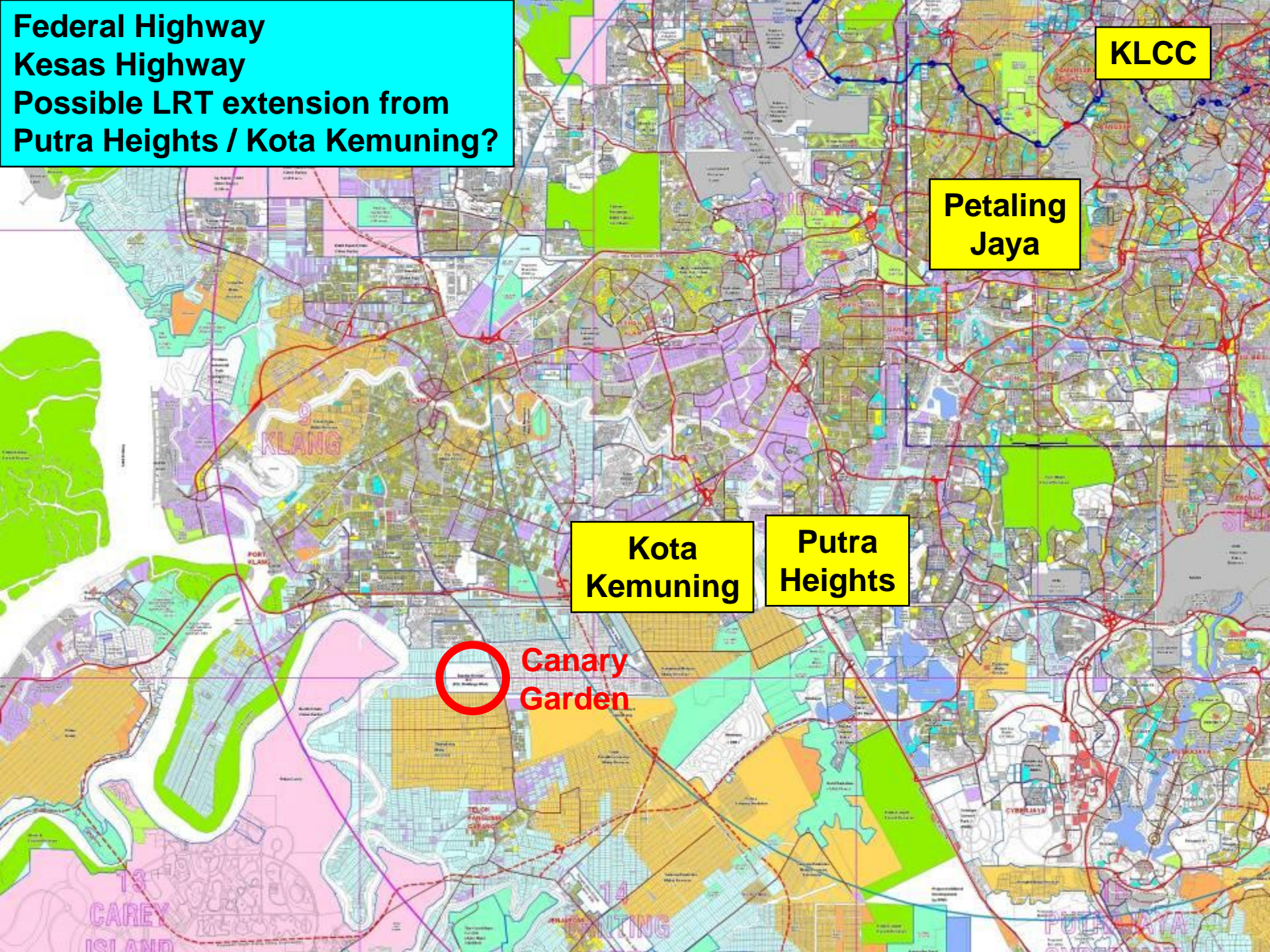
 Government Hospitals

 Private Medical Centres



**KSL REALTY
CANARY GARDENS**

Federal Highway
Kesas Highway
Possible LRT extension from
Putra Heights / Kota Kemuning?



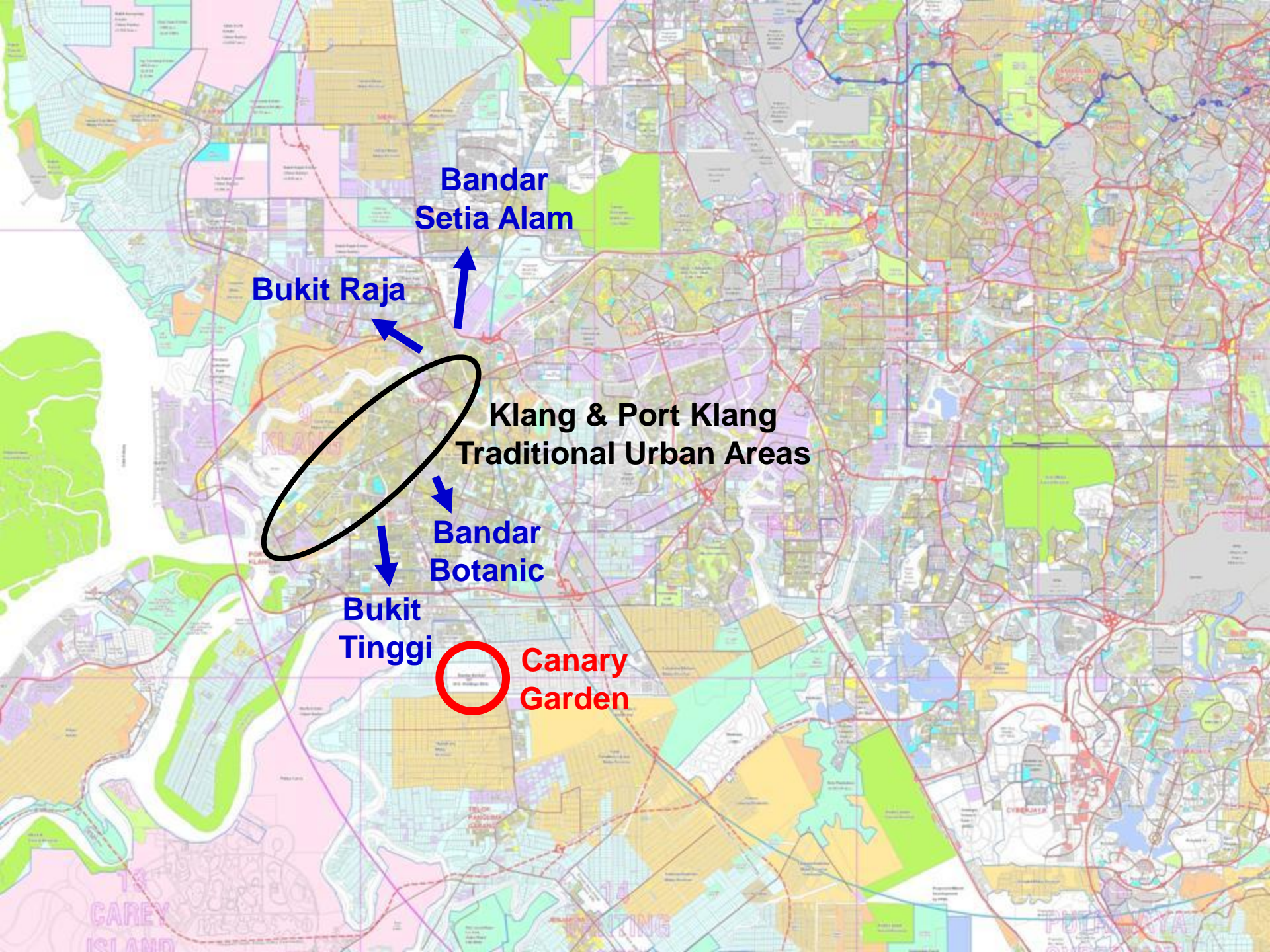
KLCC

**Petaling
Jaya**

**Kota
Kemuning**

**Putra
Heights**

**Canary
Garden**



**Bandar
Setia Alam**

Bukit Raja

**Klang & Port Klang
Traditional Urban Areas**

**Bandar
Botanic**

**Bukit
Tinggi**



**Canary
Garden**

MASTER PLAN

AN INTEGRATED DEVELOPMENT OF TIMELESS ALLURE

The development is surrounded by a riverside linear park with arbors, trellises and manicured lawns.



CANARY PARK (RIVERSIDE LINEAR PARK)

CANARY PARK IS A 48 ACRES LINEAR GREENSCAPE MARVEL WHICH INCLUDES A 6 KM JOGGING TRACK AND FRENCH DESIGN GARDENS. YOU WILL ENJOY JOGGING, SITE SEEING WALKS AND PANAROMIC VIEW OF NICELY CRAFTED LANDSCAPE BY RENOWNED ARCHITECTS.

THE EPITOME OF LUSH GREENERY AND LANDSCAPING – A BREATHLESS SCENIC VIEW OF FLORAL BEAUTY.



CENTRE OF CONVENIENCE

CANARY GARDEN IS WITHIN EASY REACH OF A WORLD OF AMENITIES WHICH INCLUDES BANKS, RETAIL SHOPS, AND A SHOPPING MALL SUCH AS AEON SHOPPING CENTER. WITH A CENTRAL COMMERCIAL NUCLEUS AT THE HEART OF THE CANARY GARDEN TOWNSHIP, IT WILL FEATURE ITS VERY OWN KSL CITY 2 AND STREET MALL DOTTED WITH RETAIL SHOPPLETS AGAINST THE SCENIC BACKDROP OF THE AESTHETIC ENVIRONMENT OF THE FRENCH GARDEN.



GATED AND GUARDED COMMUNITY

THE ENTIRE DEVELOPMENT IS DIVIDED INTO SEVERAL PRECINCTS WHICH IS EQUIPPED WITH AN ENHANCED TIERED SECURITY SYSTEM WHICH FEATURES:

- VEHICLE ACCESS CONTROL (CARD SYSTEM)
- CCTV CAMERA WITH DAY & NIGHT VIDEO CAPABILITY
- SECURITY PERIMETER FENCING WITH INTRUSION-DETECTION MECHANISM
- INTERNAL 24 HOUR SECURITY PATROL



COMMUNITY FACILITIES

CANARY GARDEN ALSO BOAST OF A PRIVATE CLUBHOUSE WITH SPORTS AND REJUVENATION FACILITIES FOR MODERN DAY INDULGENCES.



photograph taken on
24th May 2013

 HO CHIN SOON



 HO CHIN SOON



**Bandar Parkland
Bukit Tinggi 3**

**Sales Gallery
(we are here now)**

**photograph taken on
24th May 2013**

**Canary
Garden**

**Langat
River**



photograph taken on
23rd November 2013

 HO CHIN SOON



To Klang Town

Kesas Highway
To Kuala Lumpur

23/11/2013

 HO CHIN SOON

photograph taken on
23rd November 2013

 **HO CHIN SOON**



Sales Gallery

23/11/2013

 **HO CHIN SOON**

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RPGT



Real property gains tax at 30% within first 3 years of disposal for all. Companies and **non-citizens** taxed 5% in 6th and subsequent years

RM1,000,000



Foreigners can only buy properties priced from RM1mil, double the previous minimum of RM500,000

DIBS



Developers to provide **detailed house prices** and cost of freebies



National Housing Council established to oversee social housing



Developers interest bearing scheme projects **barred from financial funding**

■ AT A GLANCE

■ Changes to financing

	1st housing loan	2nd	3rd onwards
Loan-To-Value Limits			
Existing rules	80% or 60%*	60% or 40%*	60% or 40%*
Revised rules	No change	50% or 30%*	40% or 20%*
Minimum Cash Down Payment			
Existing rules	5% (for LTV of 80%) 10% (for LTV of 60%)	10%	10%
Revised rules	No change	25%	25%
Non-Individual Borrowers			
Existing LTV limit	40%	40%	40%
Revised LTV limit	20%	20%	20%

*If the loan tenure is more than 30 years or extends past age 65.

■ Changes to additional buyer's stamp duty

	Rate on 1st purchase	2nd purchase	3rd & subsequent purchase
Singapore citizens			
Existing	N/A	N/A	3%
Revised	N/A	7%	10%
Permanent residents			
Existing	N/A	3%	3%
Revised	5%	10%	10%
Foreigners and non-individuals**			
Existing	10%	10%	10%
Revised	15%	15%	15%

**Corporate entities

Sources: Ministry of Finance, Ministry of National Development, Monetary Authority of Singapore and Ministry of Trade & Industry

January 2013 Singapore's Real Estate Industry Cooling Measures

REAL ESTATE OUTLOOK 2014

- 1. SENTIMENT:** If the world economy is stable, sentiment in Malaysia will be alright. Effect of GST 6% year 2015 too early to tell.
- 2. BUDGET:** In view of the recent budget, real estate prices across the board are expected to increase at inflation rate and not double digit as in the past.
- 3. DIBS:** Strong Impact – Financing is key to investment
Creative arrangement by property developers? Bank Negara strict!
- 4. RPGT:** Average impact – genuine buyers not affected
Foreigners: 30% for 5 years then 5%
Malaysians: sliding scale then 0% after 5th year
(additional stamp duty 2% for Iskandar Malaysia – May 2014)
- 5. MINIMUM RM1,000,000 :** small impact
More impact on Iskandar, less impact on Penang Island
Weak Ringgit: only S\$390,000



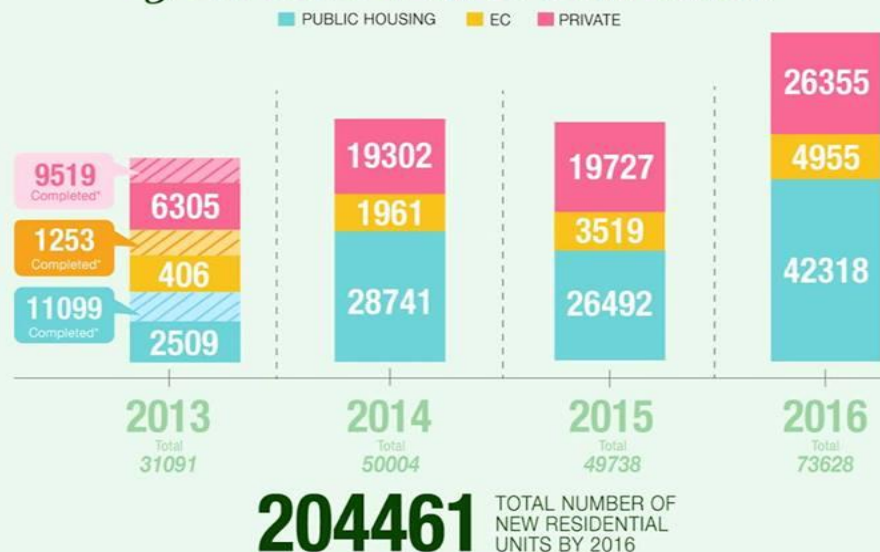


Price Index : All Houses starting at Year 2000 till 2012

SOURCE : www.jp-ph.gov.my

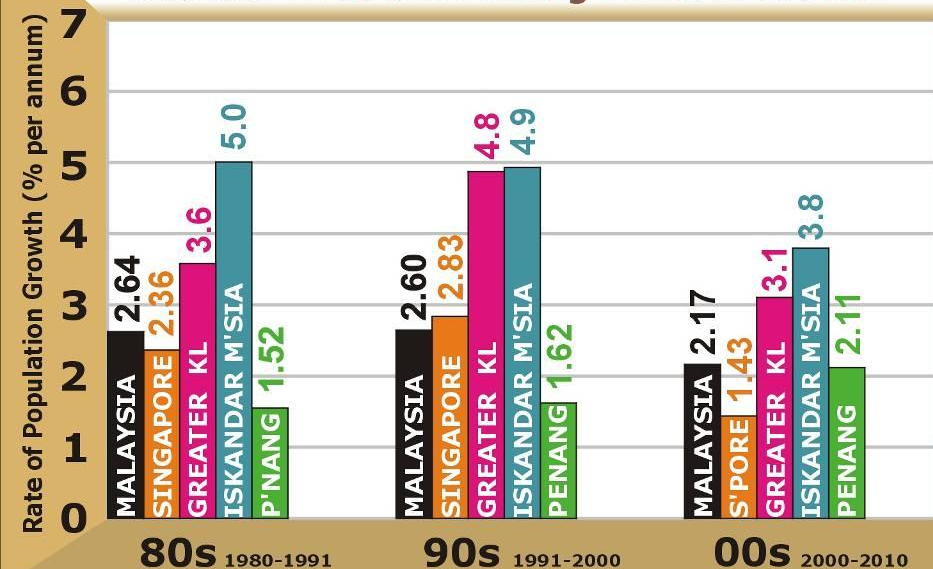


PIPELINE SUPPLY OF NEW RESIDENTIAL UNITS by EXPECTED YEAR OF COMPLETION



HO CHIN SOON RESEARCH SDN BHD

Comparing Malaysia, Singapore, Greater KL, Iskandar M'sia and Penang : Rate of Growth



Prepared by : Azhan

* About 21871 units have been completed between Jan to Oct 2013.

NEW ERA IN TIES

PACE SETTER: Relations to scale new heights with comprehensive strategic, economic partnership

Malaysia-China trade set to double in five years

China expresses keen interest in high-speed rail project

Tycoon to donate RM100m to build Xiamen University Malaysia library in Salak Tinggi

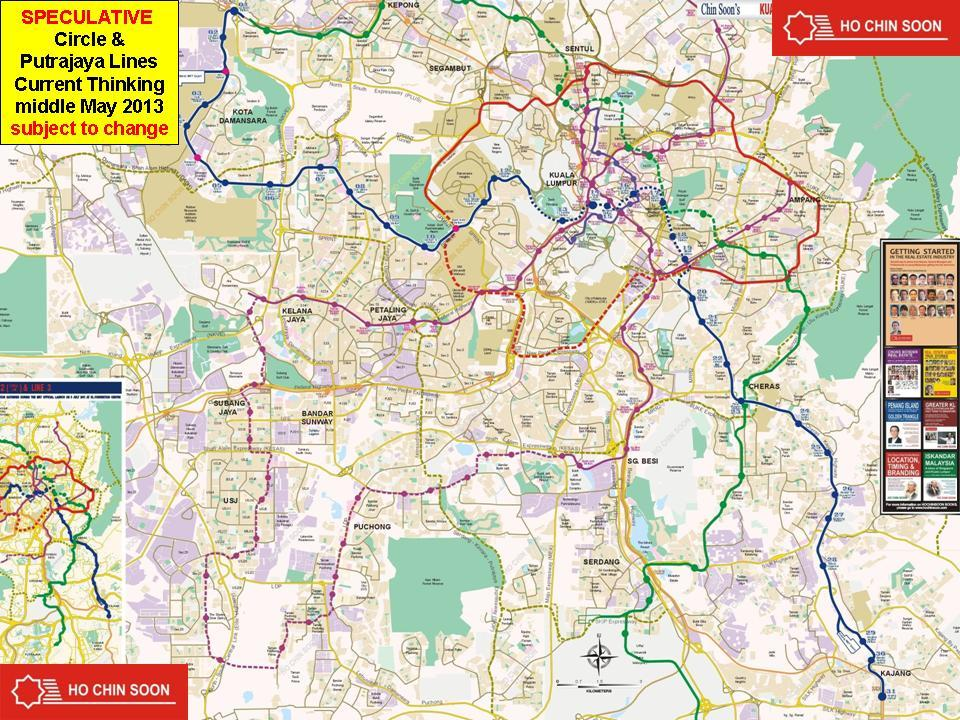
"There is a Malay proverb that means flowing water cannot be severed (air dicincang tidak akan putus). No other words can better describe the relationship between our two countries."

China's President Xi Jinping

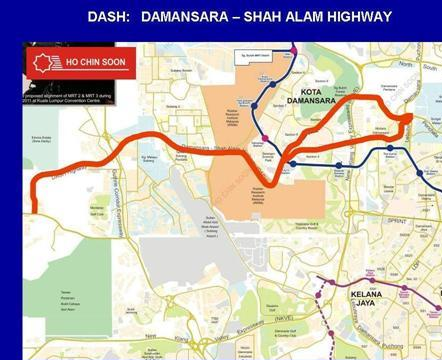


Photo by Mohd Faizul Hapizah

SPECULATIVE
Circle &
Putrajaya Lines
Current Thinking
middle May 2013
subject to change



HO CHIN SOON



DASH: DAMANSARA - SHAH ALAM HIGHWAY



KIDEX: KINRARA - DAMANSARA EXPRESSWAY



SKIP: SERDANG - KINRARA - PUTRAJAYA EXPRESSWAY



SUKE: SUNGEI BESI - ULU KLANG EXPRESSWAY



HO CHIN SOON

photograph taken on
23rd November 2013



HO CHIN SOON

Sales Gallery

23/11/2013

THANK YOU
FOR YOUR
KIND ATTENTION

谢谢



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