

HOT SPOTS: FOLLOW THE INFRASTRUCTURE GREATER KL, ISKANDAR MALAYSIA & PENANG

photograph taken on
2 June 2013



DASH: DAMANSARA – SHAH ALAM HIGHWAY



KIDEX: KINRARA – DAMANSARA EXPRESSWAY



SKIP: SERDANG – KINRARA – PUTRAJAYA EXPRESSWAY



SUKE: SUNGEI BESI – ULU KLANG EXPRESSWAY







TOLL
PLAZA

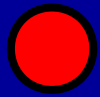
DASH

INTERCHANGE

DASH

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HOT SPOTS: FOLLOW THE INFRASTRUCTURE GREATER KL, ISKANDAR MALAYSIA & PENANG



1. House Price Index & Demographics

**2. High Speed Rail from KL to Singapore
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3. Status of MRT Blue Line: Example – Cochrane

4. MRT System: Putrajaya Line and Cyberjaya

5. MRT System: Circle Line & Mont Kiara

6. Iskandar Malaysia – Nusajaya Locality

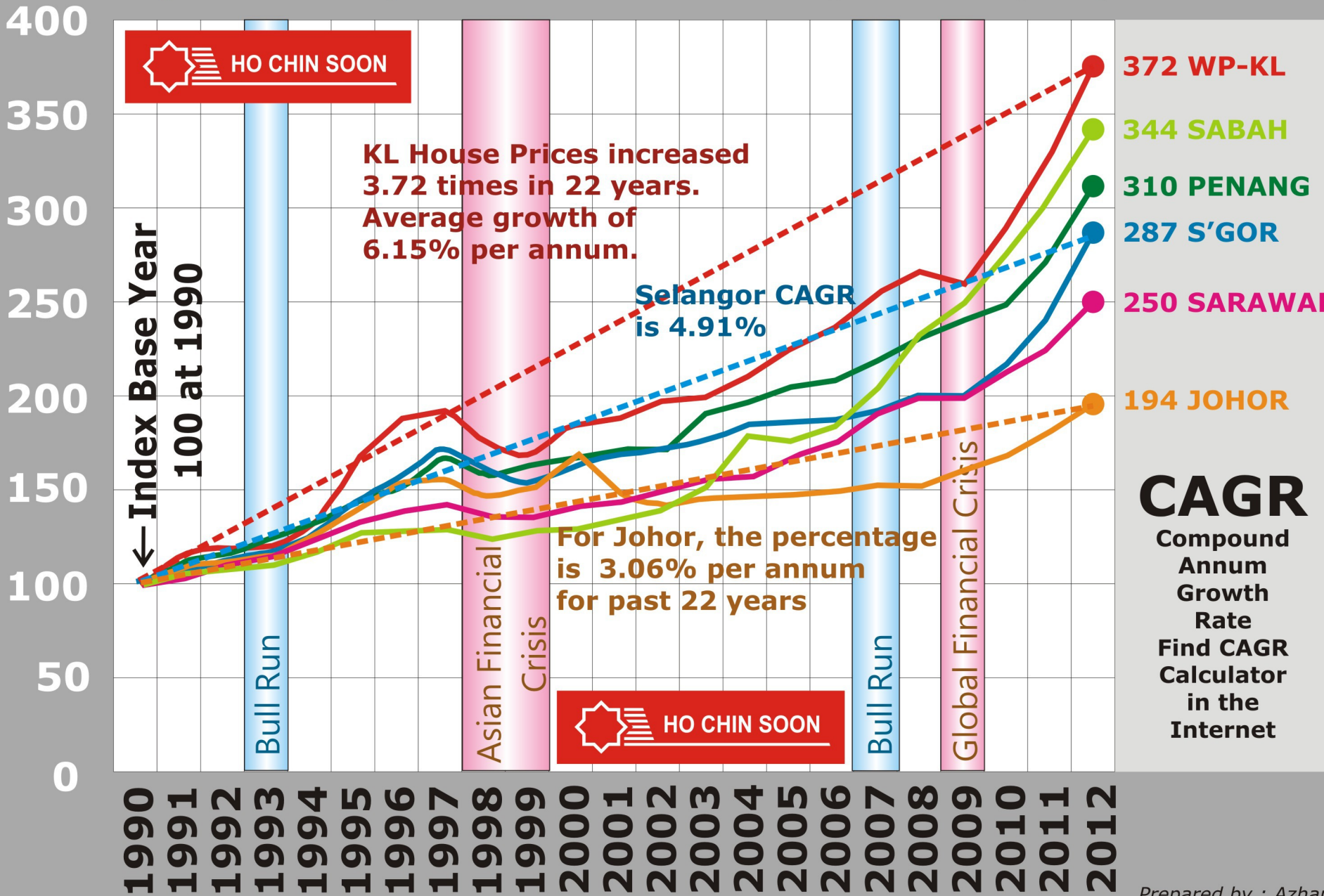
7. Penang Island: Proposed Infrastructure

8. Conclusions: Follow The Infrastructure

Price Index : All Houses

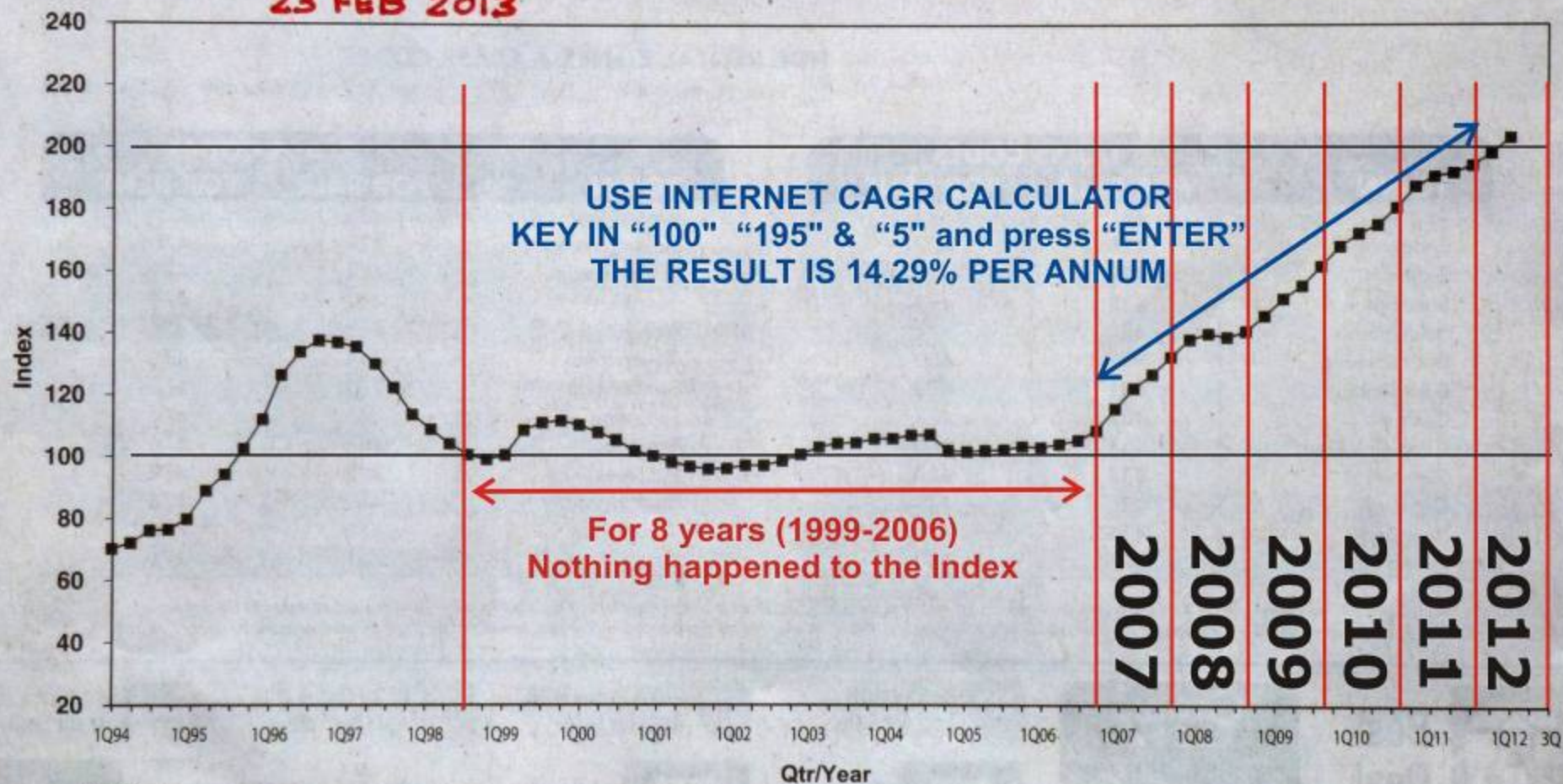
SOURCE : www.jp-ph.gov.my

A special 22 year series for comparison purposes





23 FEB 2013



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.

Source - www.hdb.gov.sg

Why would anyone pay \$1 million to live in Queenstown?



16 SEPT 2012

S M ONG
smong@sph.com.sg

ACT BLUR

US\$810,000
RM2.46 Million

A million bucks for an HDB flat?

With that kind of money, I could hire 333 $\frac{1}{3}$ dishwashers for my sushi restaurant chain.

And the record-setting flat is in Queenstown?

More specifically, Block 149, Mei Ling Street.

That could've been my flat!

I used to live in Block 158, Mei Ling Street – only less than 10 block numbers away.

If only my family hadn't sold our flat in the mid-80s, we could be sitting on a million-dollar gold mine today.

So what if it isn't an executive maisonette (it's a two-bedroom unit) or 17 years old (it's closer to 40)?

I don't know how much money my parents got from the sale, but it's safe to say it didn't make us millionaires.

But having lived in Queenstown from when I was in kindergarten until when I was a poly student, I still have fond memories of the area and visit every few years out of nostalgia – sometimes using Google Maps Street View when I don't feel like making the trip.

But despite my lingering attachment to Queenstown, I have to wonder: Is living in one of Singapore's oldest HDB estates worth \$1 million?

Yes, you're near Queensway Shopping Centre, but you're also near the site of the former Queenstown Remand Prison, which has since been demolished. It was said to be haunted. I bet the property agent never mentioned that.

Yes, you're near Alexandra Hospital, but, I repeat, you're also near a haunted former prison.

Yes, you're near Queenstown Sports Complex, which includes a football field, a running track and five swimming pools, but have I mentioned the haunted former prison?



SPOOKY: The former Queenstown Remand Prison was said to be haunted.

ST FILE PICTURE

Yes, you're near Ikea Alexandra with its delicious meatballs and chicken wings, but they're not *that* delicious. Remember the prison.

Yes, you're near the historic Queenstown Public Library, which is 42 years old, but it's 42 years old.

Yes, you're near Queenstown Bowl, Queenstown and Queensway cinemas, but they've been out of business and abandoned for over a decade.

Yes, you're near Golden City and Venus cinemas (I watched *The Conquest Of The Planet Of The Apes* in one of them), but the buildings have long since been converted to churches and later also abandoned.

So there are now no cinemas in Queenstown.

Yes, you're near the site of the former Tah Chung Emporium, the Ion Orchard of its day (where I once mistakenly bought liquor-filled chocolate and wondered why it tasted so awful), but it's now just flat ground.

Yes, you're near the Queenstown MRT station, but if you think you can board a packed train heading east during morning rush hour, prepare to be traumatised.

You'd have (slightly) better luck if you board the train going the opposite direction to Lakeside station, alight and take another train heading back east from there.

In which case, you might as well live near Lakeside station, which is in Jurong West – coincidentally, where I moved to from Mei Ling Street.

At least there are cinemas in Jurong.

So why would anyone pay \$1 million to live in Queenstown?

And then I noticed something.

Which housing estate did Prince William and his wife Kate visit last week?

It wasn't Bishan or Tampines.

It was Queenstown!

Coincidence?

The royal couple's Singapore itinerary was made public on Aug 30, which provided more than enough time for the million-dollar deal to be made.

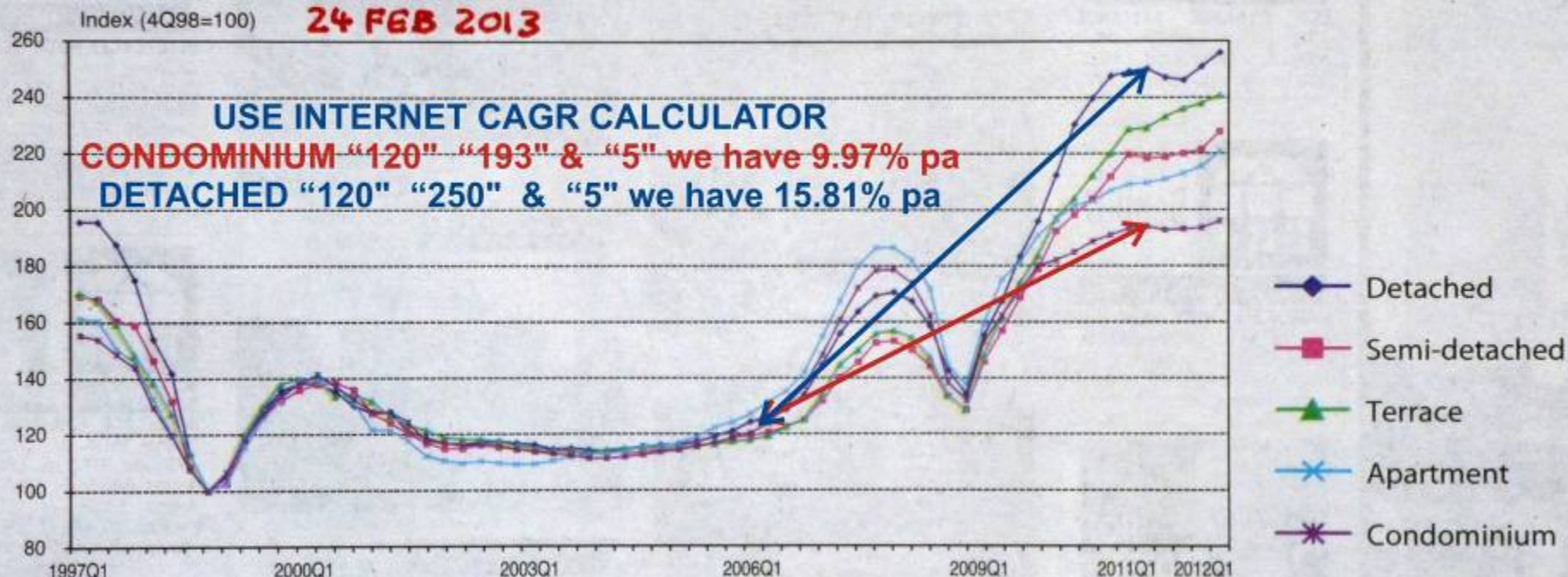
Wayang aside, if only I knew of this itinerary 30 years ago, I would've urged my parents to stay put in Mei Ling Street for someday, our prince (and his wife) would come and turn our humble home into a million bucks.

I could buy 1,054 new iPhone 5s (without contract) with that kind of money.

Going to the cinema is overrated anyway.



24 FEB 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/#>

4-bedroom apartment at The Marq sold for \$19m

Published on
Aug 30, 2011



26

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1

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republication

By Cheryl Lim

A buyer has signed up to pay a record-breaking \$19 million for a four-bedroom apartment at The Marq on Paterson Hill.

The posh project near Orchard Road already holds the record in terms of price per square foot but this deal will easily trump it - no mean feat given the softer market for high-end homes.

It is understood the buyer - who is from overseas - has inked a deal to purchase the 3,003 sq ft unit for just under **\$6,400 per square foot** (psf).

The previous record of \$5,842 psf was set in May with the sale of a similarly sized four-bedroom unit at The Marq on Paterson Hill, which was built by SC Global Developments.



The price for the 3,003 sq ft apartment at The Marq on Paterson Hill works out to just under \$6,400 per sq foot. The buyer is believed to be from overseas. — ST PHOTO: NURIA LING

US\$5,200 psf
RM15,800 psf

US\$32 million
RM96 million

THEIR
\$39M
WEEKEND
HOME



ST FILE PICTURE

Indian mining mogul who bought Dr Susan Lim's bungalow is just 33 and has cut music albums

REPORT: PATRICK JONAS
patrickj@sph.com.sg

28 APRIL 2012

YOU might pass him if you are out in the Grange Road area very early in the morning. Mr Shael Oswal likes to cycle to keep fit. He does 7km every day when he is in Singapore.

Mr Oswal, 33, is in the mining business and quite often he is travelling.

But if you think he is going to shift his cycling route to Sentosa – after all, he recently bought a Sentosa Cove bungalow from Dr Susan Lim and her husband Deepak Sharma for \$39 million – you are wrong.

The father of two young children, who is also a singer of repute, plans to use the bungalow only as a weekend retreat.

He reasons that since his daughter Sohanasa, nine, and son Shivam, seven, are students of Tanglin Trust School, it would be very difficult for them to make the journey from Sentosa every morning. He would rather take them to Sentosa on weekends.

Many well-heeled families in Delhi have farmhouses on the city's outskirts where they spend their weekends. Mr Oswal's parents have one too, and he plans to use the Sentosa Cove bungalow in the same fashion.

"It is an investment for weekends. I can take the children to Sentosa and when we get tired, we can stay there," he said.

Italian firm and hopes it will be completed in about three months.

He said that his mother has been taking a keen interest in the renovation of the 15,929 sq ft bungalow, a 99-year leasehold property, which is said to have five bedrooms and an entertainment room.

Mr Oswal said there will be a housewarming party once the place has been renovated.

"My dad is fond of the sea view," he said, revealing that when his family planned to move to Mumbai in 1989, his father asked his mother to look for a sea-facing bungalow. They bought one in Worli, and it faces the sea.

Mr Oswal also has a property in Mumbai on the 22nd floor of a building with a view of the Arabian Sea.

He says his father is keen on spending more time in Singapore in the future and will divide his time between here and India.

The older Oswal ran the Oswal group of companies, which was big in petrochemicals and fertilisers.

Invest in region

During the last decade, the group hived off its manufacturing assets and, according to Mr Oswal, has "sufficient resources which it intends to invest in and around the region".

The mining business that he is running out of Singapore is doing well. Alata Curragoe, which had a turn-



Hindustani classical music and then I got to know Biddu, the famous Bollywood music director, and my first album came out with his help," he said.

In the music world, he is known by his first name Shael – a name that came about as a result of his seniors in school ragging him.

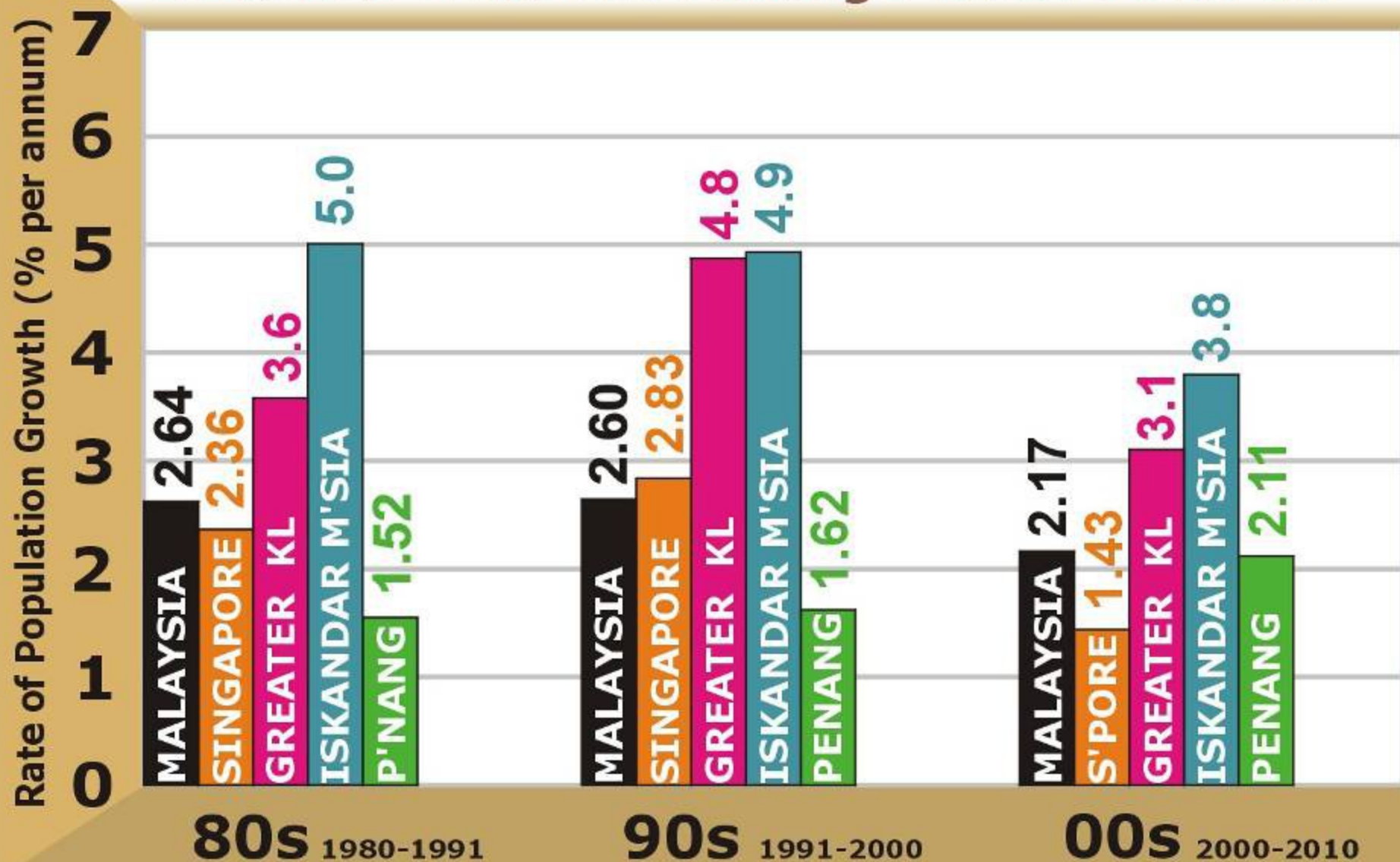
He was named Shailendra when he was born and said that the shortened name served him well when he entered the music scene. He has sung over 50 songs and released seven albums with Hiriye, a Punjabi song released in 2006, becoming a hit.

"My songs are mostly ballads, in a mixture of Hindi and Punjabi. I have a following mostly in north India

CONTENT:
Mr Shael Oswal with his wife Apsara, his mother, Aruna, his son, Shivam, and daughter, Sohanasa.

PICTURE COURTESY OF SHAEL OSWAL

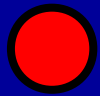
Comparing Malaysia, Singapore, Greater KL, Iskandar M'sia and Penang : Rate of Growth



Prepared by : Azhan

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> 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

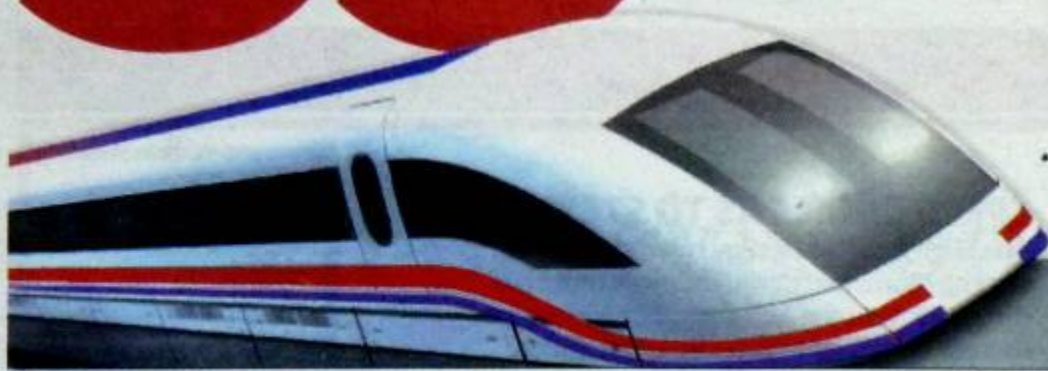
link between the two countries in the long term, and establishing new ferry terminal and Customs, Immigration and Quarantine facilities at Puteri Harbour in Johor this year.

KL to Singapore in

55 mins

→ Report by Sharen Kaur on Page 10

22 FEB 2013



LIGHTNING FAST:

A consortium led by UEM and ARA is proposing one of the world's fastest trains, the Maglev, for the high-speed rail project

- **MAGNETIC LEVITATION:** Trains can travel up to 500kph
- **CUTTING EDGE:** Maglev trains running in Shanghai have a punctuality rate of 99.7 per cent
- **GROWING INTEREST:** South Korea and Japan are also mulling developing the technology for their high-speed trains





Average speeds of
350 to 450 kmph

LEGEND

- ← Direct non-stop service
- ↔ Intercity service
- Potential Intercity stops
- Phase II stops
- Phase I stops

High speed rail will provide non-stop services to major regional centres and intercity services



ISKANDAR MALAYSIA - SINGAPORE "Economic & Development Essentials"

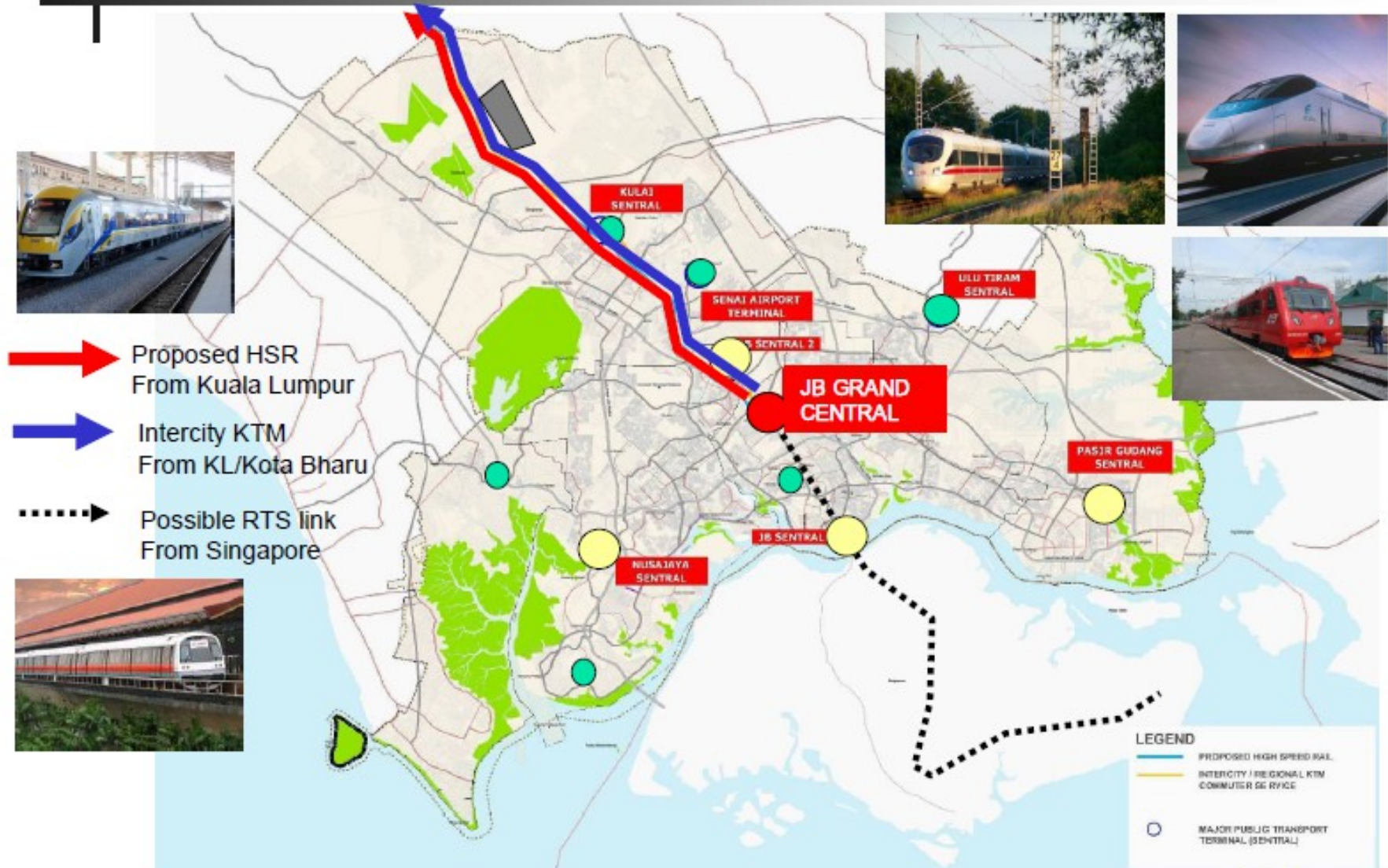
2011
Spring for Bah



2.0 PUBLIC TRANSPORTATION MASTERPLAN

2.3 Intercity / Cross-border PT Network

2.3.1 HSR, Intercity KTM and RTS Route



photograph taken on
28 March 2013

 HO CHIN SOON



 HO CHIN SOON

photograph taken on
28 March 2013

 HO CHIN SOON



 HO CHIN SOON

Nusajaya earmarked for HSR station

IRDA CEO says spacious area will be a better choice for project

By ZAZALI MUSA 23 FEB 2013
zaza@thestar.com.my

JOHOR BARU: Nusajaya in Iskandar Malaysia has been earmarked as one of the three stop stations in Johor for the proposed high-speed rail (HSR) linking Kuala Lumpur and Singapore.

Iskandar Regional Development Authority chief executive officer Datuk Ismail Ibrahim said as a green-field area, Nusajaya would definitely be a better choice for the stop station.

Ismail said several issues had to be looked into in the development of the HSR, including land acquisition and the relocation of residents affected by the project.

"The type of users of the service will be what finally determines the terminals or the stop stations for the system from KL to Singapore," he told *StarBiz*.

On Wednesday, Transport Minister Datuk Seri Kong Cho Ha said five towns in the country had been earmarked as "stop stations" in the initial plan for the HSR; Seremban, Ayer Keroh, Muar, Batu Pahat and Iskandar Malaysia.

Malaysia and Singapore had on Tuesday jointly announced their agreement to build the HSR between the republic and Kuala Lumpur, expected to be completed by 2020.

The proposed project will cut travel time between the two capitals to just 90 minutes from the five hours of driving and seven hours by rail at present.

"Nusajaya, spanning 9,712.45 ha, is a good location for the stop station as opposed to the existing JB Sentral KTM station here which

is facing space constraints," said Ismail.

He said the Nusajaya terminal would be connected to Kempas Baru, which had been designated as an integrated public transportation hub for Iskandar Malaysia.

Ismail said it would have all modes of transportation connecting to different flagship development zones in Iskandar Malaysia, with taxis, rapid bus transits and intra-city commuter train services for commuters.

On the Malaysia-Singapore Rapid Transit System (RTS) link, he said both countries did not have to wait for the one-year cycle to make a decision on the project.

"We are giving ourselves ample time on the project. If both governments find the study is good, then it can start anytime," Ismail said, adding that there would be two options for the RTS project linking Johor Baru and Singapore – for the trains to either run above ground (grate) or via undersea tunnel.

He said the first option could be a causeway (a land bridge), while the second option could either be a low bridge or a high bridge.

A low bridge is anything below 15 metres in height, which is impassable by boats, while a high bridge is more than 35 metres or equivalent to a seven-storey building that would allow a liner to pass through.

Ismail said if the undersea tunnel were chosen for the project, then there would also be a choice of it being either a sunken tunnel or a bore tunnel.

He said the undersea tunnel

was a more favourable option as it would cause minimal disruption to traffic movements during the construction period, as the project would be located nearby the Customs, Immigration and Quarantine (CIQ) complexes of Malaysia and Singapore.

"However, the final outcome on the type of link to be built will all depend on the recommendations of the study for the two governments involved as well as costing," he elaborated.

Ismail said it did not matter what the final choice was, but the main objective of the RTS was to improve connectivity and accessibility between Johor Baru and Singapore.

The terminating stations of the link would be at the former site of the Tanjung Puteri Lorry Custom

Complex here and in the vicinity of the Republic Polytechnic in Singapore.

The RTS link is targeted to be up and operating by 2018 and have a co-located (CIQ) facility in Singapore and a co-located CIQ facility here so that commuters need to clear immigration only once for each way of travel.

The Johor Causeway, which is about 1.06 km long, was completed in 1932 and links Johor Baru to Woodlands on the other side of the Straits of Johor.

About 80,000 to 100,000 vehicles use it daily.

Johor and Singapore are also connected via the Second Link, a dual three-lane carriageway linking Tanjung Kupang to Tuas in Singapore. The bridge is about 1.9 km long.



Ismail: 'We are giving ourselves ample time on the project.'



Undersea tunnel mulled

Link among options to improve Malaysia-Singapore connectivity

6 JAN 2012

PUTRAJAYA: Malaysia and Singapore are looking at the possibility of constructing an underground tunnel to connect the two countries.

Datuk Seri Najib Tun Razak, who met his Singapore counterpart Lee Hsien Loong at their retreat here, said the two governments had commissioned a study on a viable option to improve connectivity.

The Prime Minister told a joint press conference: "We have also agreed to expand the study to include the possibility of an underground road connection between the two countries."

The two leaders came out from their meeting yesterday smiling for the cameras with ties between the two countries, long hindered by the issue of KTM Bhd land in Singapore, now at a satisfactory level for new areas of cooperation.

Lee said Singapore was also interested in buying electricity from Malaysia if the terms are right.

"Singapore is in the process of working out a framework to manage the import of electricity. Once it is ready, we welcome Malaysian companies to bid to supply electricity to Singapore. We hope some will succeed," he added.

Najib said the sale of electricity would be a private sector initiative.

"I believe the private sector of both sides will be in a position to



Towards better ties: Najib and Lee sharing a light moment during a press conference at Perdana Putra in Putrajaya yesterday.

determine the right price level when the time comes. I don't see major difficulties," he added.

The underground connection suggested is apart from the Malaysian proposed ferry service between Tuas and Puteri Harbour and comes under other means of transportation that the two countries are considering.

Najib said these modes of connectivity are in addition to the five new cross-border bus services launched in September 2010 and the Rapid Transit System link between

Singapore and Johor Baru, scheduled for operation by 2018.

Lee also proposed that the two countries explore industrial cooperation in Iskandar Malaysia during the meeting, and the two leaders agreed that a new working group be formed under the Joint Ministerial Committee to promote mutually beneficial twinning of economic activities.

Lee said Singapore was a manufacturing country facing constraints of space and manpower, both of

which Malaysia has, including in Iskandar.

He said Iskandar could provide industrial facilities and infrastructure that would allow Singapore companies and other investors to operate partly in the republic and Iskandar.

"The benefits are not just industrial (growth) but also spinoffs in terms of logistics, employment, residents, schools and services.

"Najib said this makes a lot of sense and this is something we want to work together," Lee added.

Lee also called on the private sector to participate and invest in Iskandar as bilateral relations were good.

Other areas of collaboration discussed included cooperation in aviation and airport services between Senai International Airport and Changi International Airport.

The leaders encouraged the respective airport corporations to explore commercially viable cooperation for synergy between the two airports, spilling over to business enterprises in Malaysia and Singapore.

Both leaders also welcomed Singapore-based private academic institutions to explore investment opportunities in education, including setting up campuses in Iskandar and Pagoh.

GREATER KL

CIRCLE & PUTRAJAYA MRT FAST TRAIN TO SINGAPORE

CONCLUDING THE GREATER KL MRT STORY:
THE CONFIRMED BLUE LINE and SPECULATIVE
MRT LINES 2 (CIRCLE) & MRT LINE 3 (PUTRAJAYA)

HIGH SPEED RAIL TO JOHOR BAHRU AND
WHERE TO PLUG INTO SINGAPORE

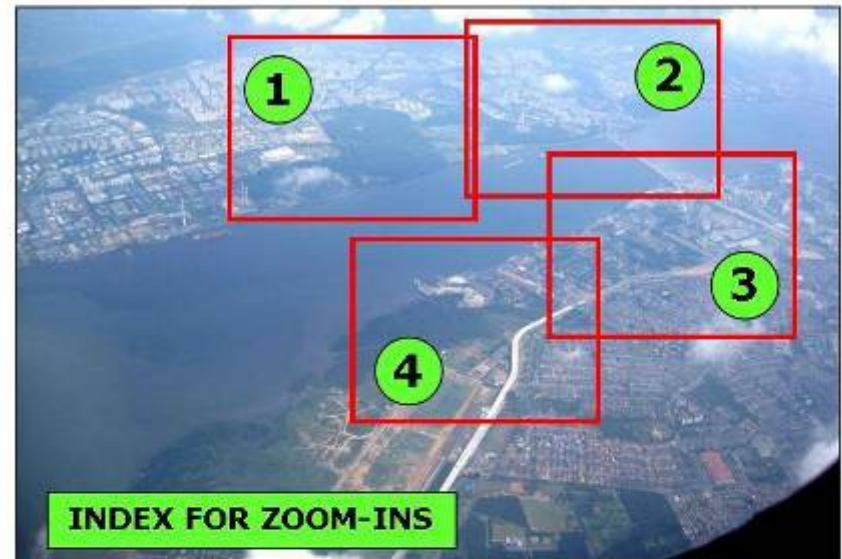
LATEST HOUSE PRICE INDEX
ASKING PRICES: LANDED & HIGH RISE

HO CHIN SOON

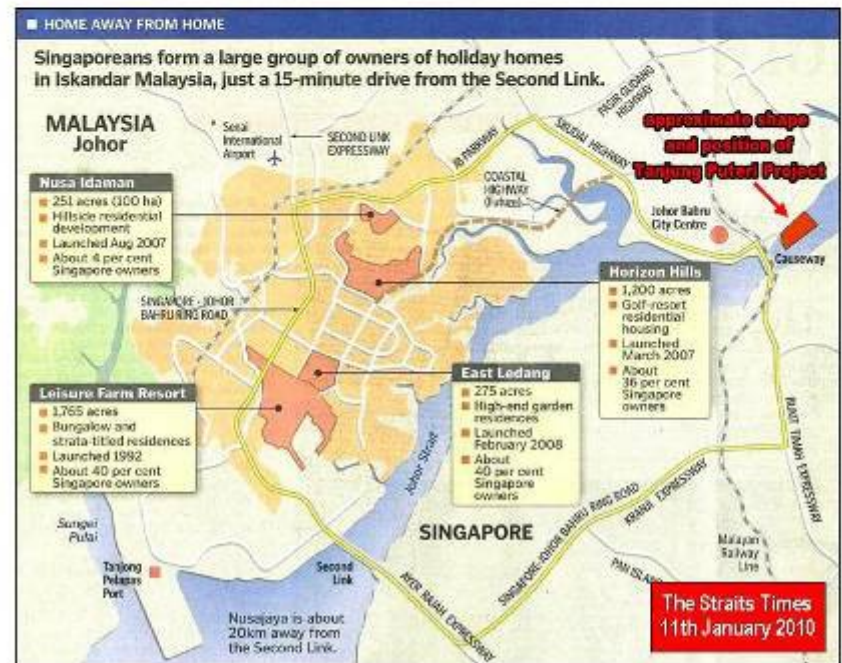


CONTRIBUTORS:
1. Ms Prudence Wong
2. Mr Chris Tan and
3. Ms Melissa Low

HO CHIN SOON



INDEX FOR ZOOM-IN SO THAT YOU CAN SEE FOR YOURSELF CLEARER!



As at April 2011 Looking South

ZOOM-IN #1



HO CHIN SOON

NS9
WOODLANDS
MRT STATION

Proposed
Woodlands
North MRT Station

RESIDENTIAL
ZONING

RESERVE SITE

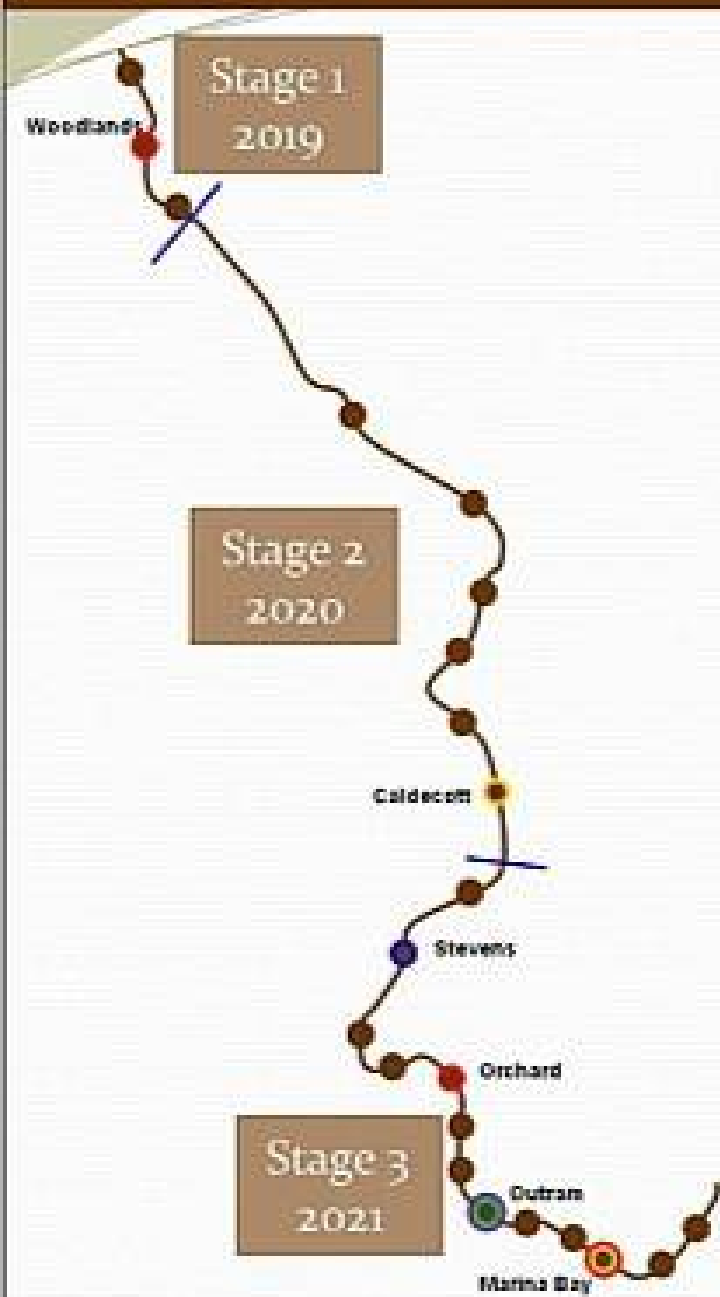
REPUBLIC
POLYTECHNIC

ZOOM-IN MAP #1



HO CHIN SOON

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





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SINGAPORE

S\$52.8m contract for M'sia-S'pore rail study to be shared equally

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By Tan Qiuyi

POSTED: 13 May 2013 11:49 PM

TREND

MORE SINGAPORE NEWS



Grassroots leaders are "voice of silent majority":
Lim Swee Say

11 minutes ago

TREND



Archbishop William Goh appointed head of Catholic Church in Singapore

44 minutes ago

TREND



Big firms to mentor social enterprises in PCSEA

1 hour ago

TREND

• Dengue cases in S'pore reach 7,000 mark

• Dr Balakrishnan to attend 2nd Asia-Pacific Water Summit in Thailand

• More new immigrants to serve as grassroots leaders

The S\$52.8 million contract sum for the Malaysia-Singapore Rapid Transit System Link study will be shared equally between the two countries.

PHOTOS



General view of the Causeway link connecting Singapore and Malaysia's southern state of Johor (background) (TODAY's picture).

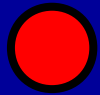
◀ Q ENLARGE ▶

SINGAPORE: The S\$52.8 million contract sum for the Malaysia-Singapore Rapid Transit System Link study will be shared equally between the two countries, revealed Minister for Transport Lui Tuck Yew in a written parliamentary reply to MP for Jurong GRC Ang Wei Neng on Monday.

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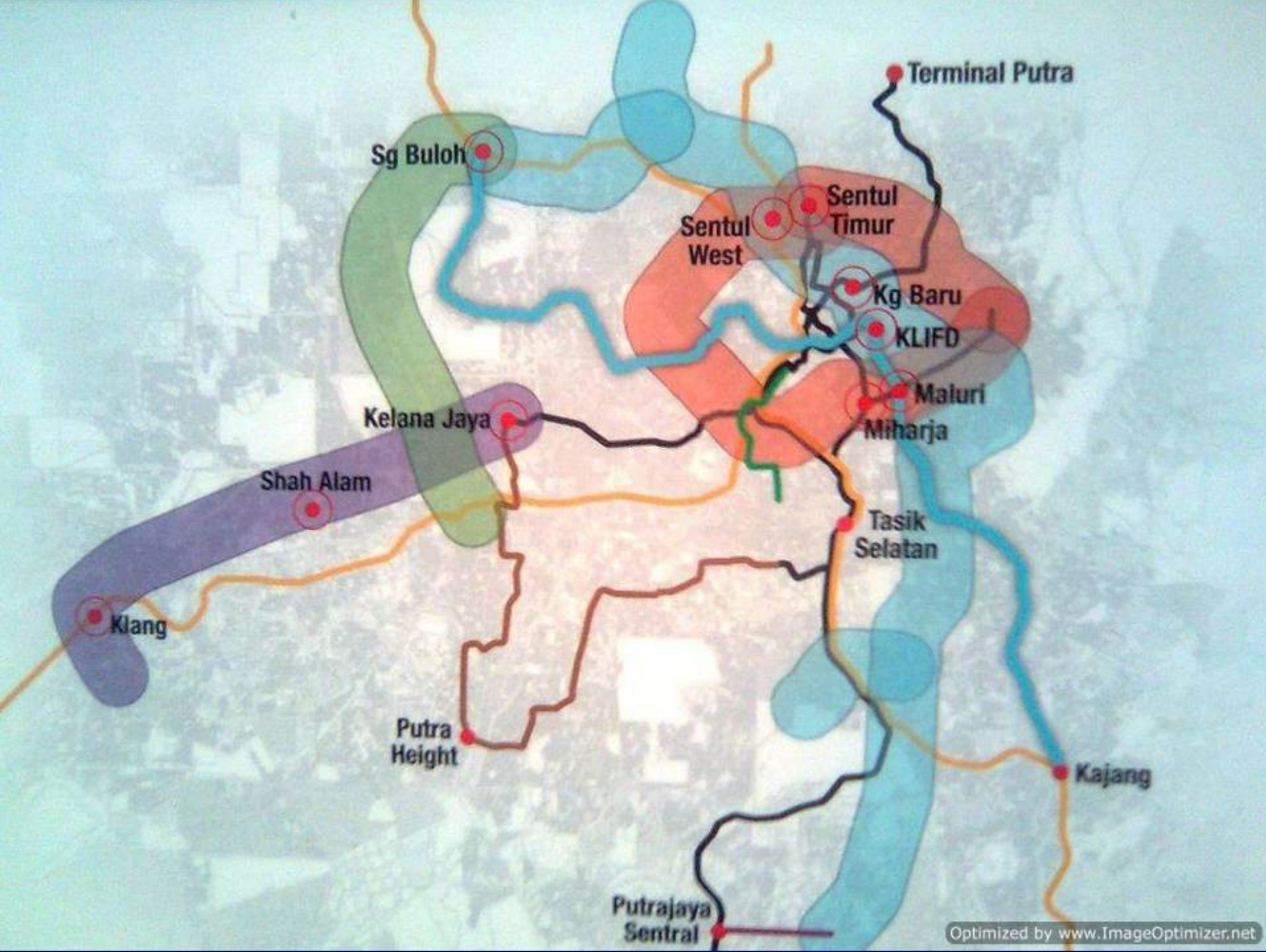
Koridor masa depan pengangkutan awam berasaskan rel Future rail-based public transport corridors



Jajaran pertama MRT akan diikuti dengan jajaran lain
(First MRT line will be followed by others in the future)



8th July 2011
Official launch of
MRT Blue Line



photograph taken on
17 January 2013

HO CHIN SOON



HO CHIN SOON

13 March 2013



Working on it: There is still a lot of horizontal movement required to move the cutterhead closer to the first segment of the TBM.



Getting ready: The TBM will start digging into the wall and make its way to the Pasar Rakyat station.



Aerial view: View of the 30m-deep Cochrane shaft. The dotted lines indicate the area where the works are being carried out.

MRT works progressing well

Cutterhead fitted to first tunnel boring machine at Cochrane

13 March 2013



Halfway there: The cutterhead about halfway down the 30m-deep Cochrane shaft.

Story and photos by MENG YEW CHOONG
metro@thestar.com.my

WORK on the underground portion of the Klang Valley Mass Rapid Transit (KVMRT) is progressing well with the successful lowering and fitting of the cutterhead for the first Tunnel Boring Machine (TBM).

The lowering of the 70tonne cutterhead, with a diameter of 6.7m, took place under a balmy afternoon sky from the ground surface of the Cochrane launch shaft, located near SK Perempuan Jalan Peel, Kuala Lumpur.

The operation took an hour to complete even though the vertical distance was only 30m, or roughly the height of an 11-storey building. Viewed from another perspective, the gigantic crane needed close to two minutes just to lower the cutterhead by one metre.

The operation was a delicate one for the crane operator as there was not much space between the first segment of the TBM and the portal's opening (the cutterhead has to squeeze through this gap without hitting either). At one point during the operation, the front side of the cutterhead passed by the steel portal door with only 0.5cm to spare.

MMC-Gamuda KVMRT (T) Sdn Bhd construction manager Ng Hau Wei said the lowering of the cutterhead was carried out after extensive planning to ensure smooth execution.

"The main part is in the planning, and we have a good team that ensured everything is neat and tidy."

Project manager Gus Klados said he was satisfied with the level of competency displayed by the Malaysian team in lowering the cutterhead into the shaft.

"I derive great satisfaction when these men, many of whom worked on the Stormwater Management and Road Tunnel projects a few years ago, carry out their tasks well," said Klados, who had worked with Ng and many young Malaysian engineers on the SMART project that was completed in 2007.

"The assembly of the TBM is according to schedule. We hope to launch the TBM ahead of schedule but that will depend on other factors," he added.

When fully assembled, the TBM will be about 200m long.

The assembly and final testing of this TBM will most likely be completed by the end of next month, with boring scheduled to begin early May.



Zoom-In



12 April 2013

After testing the Drill Head they are ready to put in the full boring machine



PM: MRT to transform M'sia

Project will show we are a developed nation, says Najib



By MAZWIN NIK ANIS
mazwin@thestar.com.my

31 MAY 2013

KUALA LUMPUR: The Klang Valley Sungai Buloh-Kajang MRT project is a landmark in the effort to transform the country into a modern and high-income nation, said Datuk Seri Najib Tun Razak.

The Prime Minister said the MRT was not only an important transportation project for the people of the Klang Valley and Greater Kuala Lumpur, but it would also signify Malaysia's shift to a developed country.

He said while there was excitement when the project was launched two years ago, some were sceptical whether it would get off the ground.

"Today, I am proud to say that the MRT project is on track and its construction on schedule.

"It is one of the crown jewels of the Government and will benefit the people and the country and a benchmark to be achieved as we strive to become a high-income nation in 2020," he said when launching the variable density tunnel boring machine for the MRT project.

The machine is the world's first developed through a joint effort between MMC Gamuda KVMRT Sdn Bhd and Herrenknecht AG.

It is to be used to tunnel through Kuala Lumpur's limestone formation between Bukit Bintang Sentral Station and the Maluri portal.



Underground digger: Najib (inset) launching the boring machine at the MRT Depot in Jalan Cochrane.

The Prime Minister said the Government on its part was committed to seeing its effective implementation and had set up an executive council for the project.


The council members comprise the Malaysian Anti-Corruption Commission and the Auditor-General.

"This is to ensure the MRT project is carried

out in utmost transparency and integrity," he added.

Najib said the people had returned Barisan Nasional to power in the 13th general election and with the new mandate, the Government was further committed to ensuring all initiatives spelled out under the transformation programmes were carried out.

HOT SPOTS: FOLLOW THE INFRASTRUCTURE GREATER KL, ISKANDAR MALAYSIA & PENANG

- 1. House Price Index & Demographics**
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- 3. Status of MRT Blue Line: Example – Cochrane**
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- 8. Conclusions: Follow The Infrastructure**

Partnership with UAE to reap mutual benefits

STRATEGIC: Two agreements signed for projects worth RM39 billion

**AHMAD FAIRUZ OTHMAN
AND KOI KYE LEE**

PUTRAJAYA
news@nst.com.my

MALAYSIA and the United Arab Emirates signed two separate agreements worth RM39 billion for strategic partnerships in Kuala Lumpur's new financial hub, the Tun Razak Exchange and for a fuel storage facility off Tanjung Piai in Johor.

Prime Minister Datuk Seri Najib Razak witnessed the signing of the two deals with the Crown Prince of Abu Dhabi, General Sheikh Mohammed Zayed Al Nahyan, during the his official visit here yesterday.

The first project involved an RM18 billion partnership between UAE's Aabar Investments PJS and Malaysia's I Malaysia Development Berhad (IMDB) for the Tun Razak Exchange financial hub, or TRX.

13 MARCH 2013

the growing partnership between the two countries.

"We both agree that there is huge potential for greater collaboration and we have begun to identify areas where we can work together to create tangible benefits for our countries and our people."

Najib described the projects as an opportunity for private sectors of both countries to increase trade this year.

Najib said the two agreements signified UAE's vote of confidence and trust in the strength and long-term stability of Malaysia and its economy.

"While other parts of the world remain in the economic doldrums, Malaysia's economy is roaring ahead, enjoying robust growth, low unemployment, low inflation and sustainable levels of debt."

Sheikh Mohammed Zayed, meanwhile, said Malaysia had



Prime Minister Datuk Seri Najib Razak with the Crown Prince of Abu Dhabi General Sheikh Mohammed Zayed Al Nahyan in Putrajaya yesterday. Pic by Aizuddin Saad

Earlier, Sheikh Mohammed Zayed, who is also Deputy Supreme Commander of the UAE Armed Forces, had a "four-eyed" meeting with Najib.

"Our meeting today is a great

investors were genuine partners in development, playing an active and constructive role in strengthening bilateral ties.

He said the UAE welcomed the participation of Malaysian corpo-

"Crucial to this is the commitment and leadership of Datuk Seri Najib Razak in shaping the economic transformation of the country towards a high-income economy."

photograph taken on
18 December 2012

Menara KL

 HO CHIN SOON



 HO CHIN SOON

photograph taken on
19 December 2012


85th Floor Petronas Twin Towers

 HO CHIN SOON



 HO CHIN SOON

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MRT for Lembah Pantai

Nong Chik: Three stations to be included in Line 2

By JASTIN AHMAD TARMIZI
jastin@thestar.com.my
Photos by LIM CHENG KIAT
27 FEB 2013

LINE 2 or Circle Line of the Mass Rapid Transit (MRT) project will go through Lembah Pantai, said Federal Territories and Urban Wellbeing Minister Datuk Raja Nong Chik Raja Zainal Abidin yesterday.

Nong Chik said three stations would be built in Lembah Pantai — Pantai Halt, Taman Bukit Angkasa and Kampung Haji Abdullah Hukum as part of Line Two, which covers the city centre.

However, he said although the technical report was ready, it was awaiting approval from the National Economic Council.

"Before this, the Line 2 did not go through Lembah Pantai. It only pass my request during a Cabinet meeting. MRT Corp agreed to include Lembah Pantai in its route," he said after launching the groundbreaking ceremony at the Al-Khadijah Mosque in Pantai Dalam.

Nong Chik added that accessibility to the MRT was a necessity for Lembah Pantai residents as the area was developing at a rapid pace.

"If we take into account the development here, there is a need for the MRT to go through. MRT Corp have conducted studies on most of the areas and I have given them my feedback as I am familiar with the area," he said.

He added that the three stations would benefit 300,000 people in Lembah Pantai.

"I appealed to MRT Corp to ensure Line 2 or 3 will pass through Lembah Pantai," said Nong Chik.

It was reported in *The Star* that the Land Public Transport Commission was conducting feasibility studies on Line 2 and 3.

The studies are expected to be completed in the second half of the year and an announcement is expected to be made before the year-end.



Now it will be: Nong Chik (centre) looking at the map and artist's impression on the Al-Khadijah Mosque during the groundbreaking ceremony (below pic) in Pantai Dalam.

The *Star* also reported that it would be crucial for Line 2 to not on the ground to coincide with the development of Line 1 (Sungai Buloh-Kajang).

Meanwhile, Nong Chik has also responded to Lembah Pantai MP Nurul Izzah Anwar's challenge to a debate.

"If I feared her, I will not contest in Lembah Pantai. I have served this constituency well for more than 25 years and have nothing to fear," he said.

Nong Chik, who has openly declared his intention to contest in Lembah Pantai, also questioned the need for the debate with the election to be called soon.

"I do not see the point," he said.



By JASTIN AHMAD TARMIZI

jastin@thestar.com.my

Photos by LIM CHENG KIAT

27 FEB 2013

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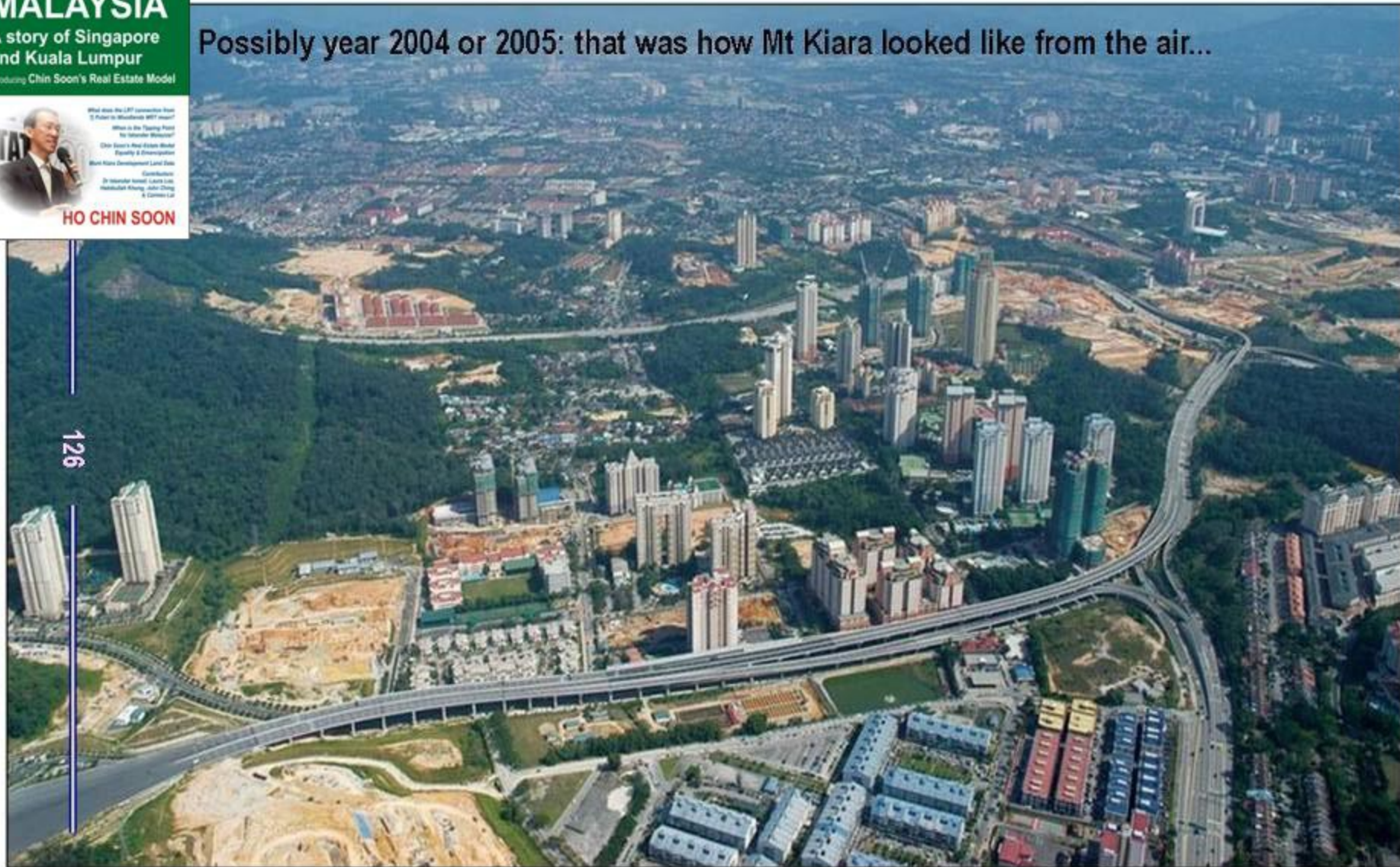
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SPECULATIVE
Circle &
Putrajaya Lines
Current Thinking
middle May 2013
subject to change

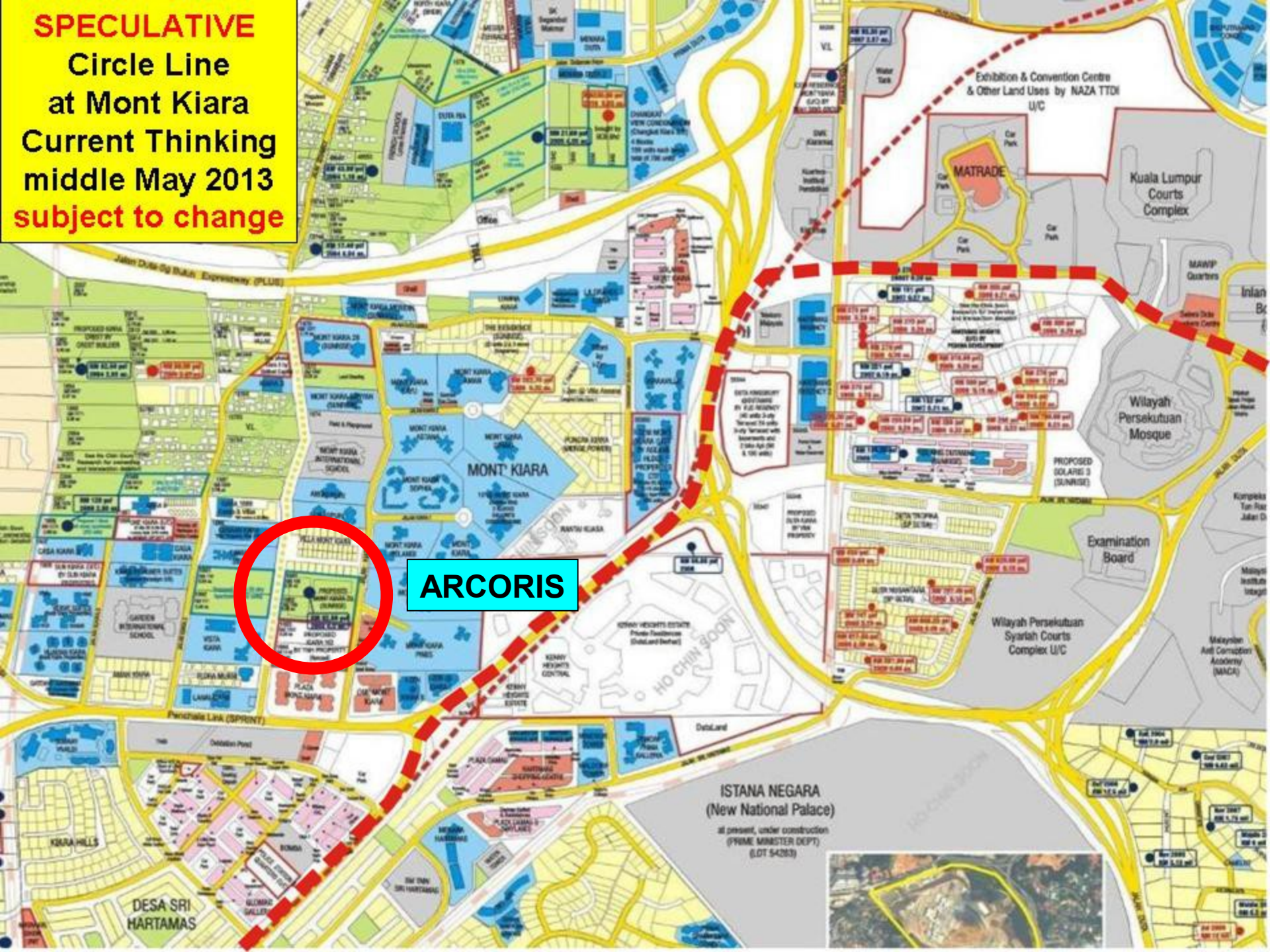




Possibly year 2004 or 2005: that was how Mt Kiara looked like from the air...



SPECULATIVE
Circle Line
at Mont Kiara
Current Thinking
middle May 2013
subject to change



ARCORIS

photograph taken on
2 June 2013

 **HO CHIN SOON**


KLCC

Menara KL

Menara Telekom

**Agong's
Palace**

**Damansara
Heights**

 **HO CHIN SOON**

**Arcoris
Site**


 **HO CHIN SOON**

photograph taken on
2 June 2013

 HO CHIN SOON

King's Palace

Damansara Heights

 HO CHIN SOON

Mont Kiara
Pines


One
Mont Kiara

Mont Kiara
Palma

Plaza
Mont Kiara

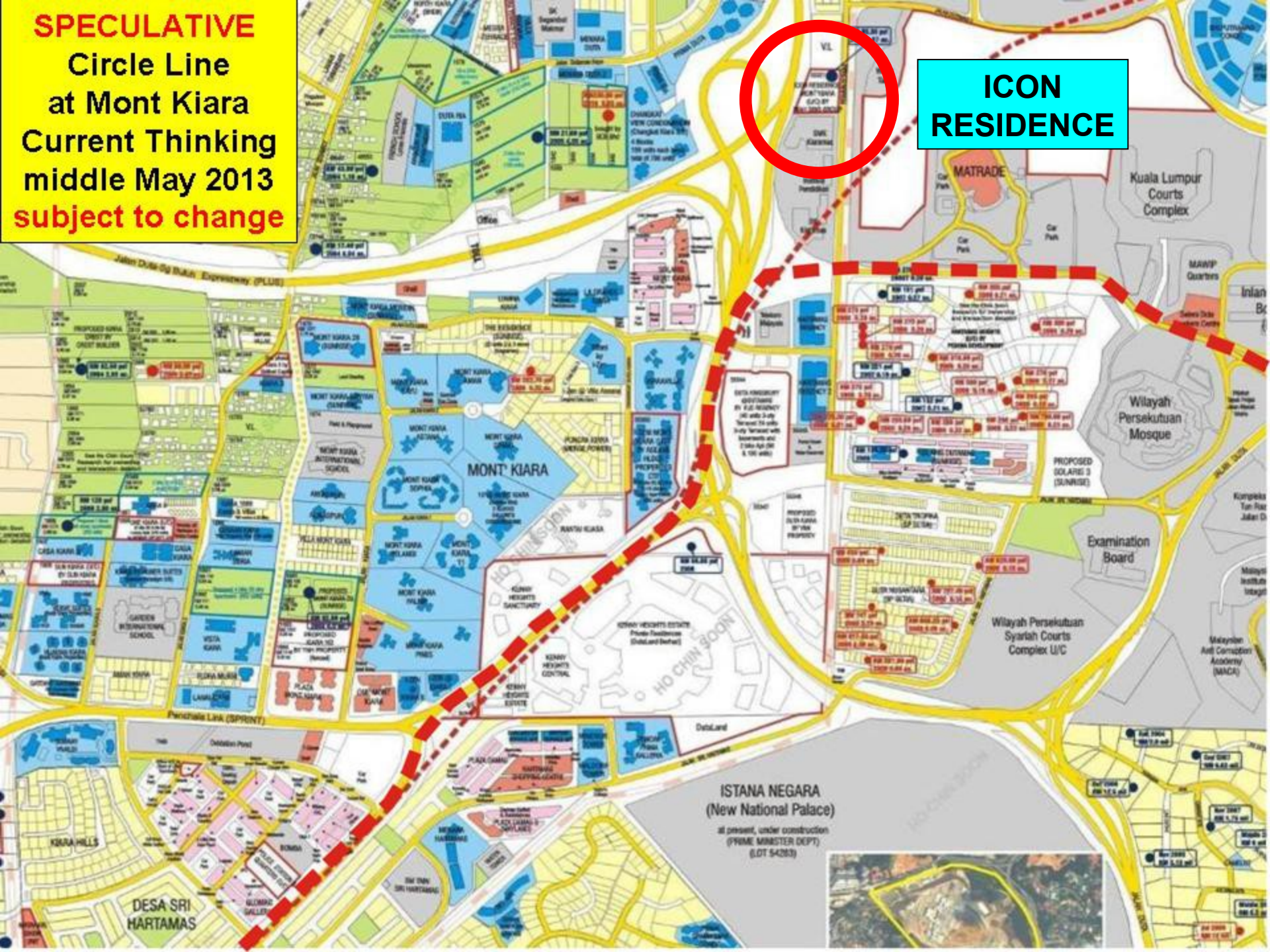
Arcoris
Site

Villa
Mont Kiara

 HO CHIN SOON

SPECULATIVE
Circle Line
at Mont Kiara
Current Thinking
middle May 2013
subject to change

**ICON
RESIDENCE**




photograph taken on
28 May 2013

 HO CHIN SOON

Kuala Lumpur
Metropolis

Solaris
Dutamas

 HO CHIN SOON

Icon
Residence

Solaris
Mont Kiara

From DUKE Highway

Changkat View
Condominium

To Ipoh & Penang

 HO CHIN SOON

photograph taken on
28 May 2013



HO CHIN SOON

SPECULATIVE
CIRCLE LINE



HO CHIN SOON



HO CHIN SOON

photograph taken on
5 May 2013




photograph taken on
5 May 2013

HO CHIN SOON



HO CHIN SOON

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22 April 2012

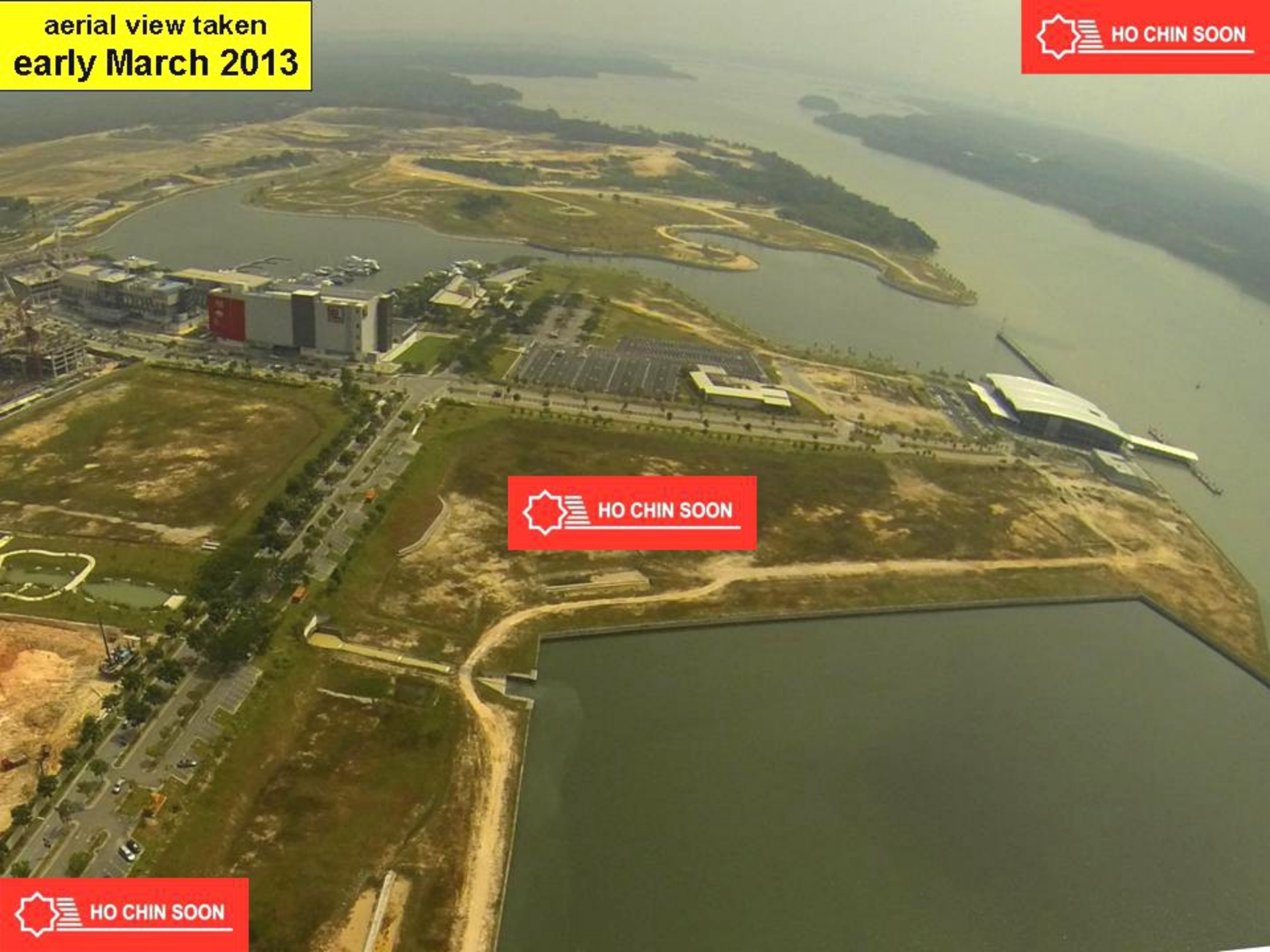


C I Q
Custom Immigration Quarantine



aerial view taken
early March 2013

 HO CHIN SOON



 HO CHIN SOON

 HO CHIN SOON



Ascendas MD/CEO **Chong Siak Ching** (left) exchanging documents with UEM Land MD/CEO **Datuk Wan Abdullah Wan Ibrahim** yesterday. Looking on are International Trade and Industry Minister **Datuk Seri Mustapa Mohamed** (second from right) and Singapore's Senior Minister of State **Lee Yi Shyan**. Pic by Roslan Khamis

RM3.7b Nusajaya deal

TECHNOLOGY PARK: Singapore's Ascendas in 60:40 joint venture with UEM Land

24 OCT 2012

JASMINE SHADIQ

SINGAPORE

jashadiq@nrt.com.my

ASCENDAS Land International Pte Ltd, a unit linked to Singapore's state-controlled JTC Corp, has inked a landmark deal to help build an integrated technology park over 210 hectares in Gerbang Nusajaya, Johor.

Companies have been making a beeline for Iskandar Malaysia in recent months, citing the zone's key attractions such as labour and electricity costs that are half that of Singapore.

The projected investment to

build the technology park is around RM3.7 billion, with Ascendas holding a 60 per cent stake in the joint venture.

UEM Land Bhd, which is controlled by Khazanah Nasional Bhd, will hold the balance 40 per cent.

Iskandar Malaysia's integrated eco-friendly technology park in Nusajaya, which is scheduled to be ready by 2022, will help create some 34,000 job vacancies.

UEM Land managing director/chief executive officer Datuk Wan Abdullah Wan Ibrahim said the first phase will see more than 100 foreign companies investing in Nusajaya.

He said that the partnership with Ascendas was established after four years of planning.

Wan Abdullah and his counterpart at Ascendas, Chong Siak Ching, signed on the dotted line to help kickstart the joint venture. International Trade and Industry Minister Datuk Seri Mustapa Mohamed and Singapore's Senior Minister of State, who is also Minister of Trade and Industry and National Development, Lee Yi Shyan, were also present at the signing ceremony.

Wan Abdullah said that the project will help complement the diverse industries in both countries.

"We are excited to work with Ascendas on this project and are confident that this project will further cement Nusajaya's position as a desired destination for strategic

investment, leisure and recreation," he said.

The fully landscaped park will offer infrastructure for a wide range of industries such as electronics, pharmaceutical and medical devices, food processing, and fast-moving consumer goods, logistics and warehousing, among others.

There are also supporting lifestyle amenities such as dormitories, food and beverages outlets, fitness and sports, and retail outlets.

Wan Abdullah noted that UEM Land sees the joint venture as an important and timely milestone as it will kick-start the second wave of catalytic projects to be introduced and implemented post-Nusajaya's 2012 "Tipping Point".



ALL IN A DAY'S WORK Ms Tan Yu Ling (in pink) and her colleagues head home from work to visit the outlet mall in Johor Bahru.

SHOPPERS'

S'poreans flock to JB for sneak preview of M'sia's first branded factory shopping outlet

REPORT BY HOI HOI THONG
hthong@tnt.com.sg 3 DEC 2011

THEY came, they saw and they shopped, and long delinquencies were up the highway. Upon leaving the M'sia Yu Ling, 31, even took a day's leave from work to check out the latest retail outlet.

Never mind that the Johor Freezing Outlet are all the way across the Causeway, first of all.

The Singaporean's intention is to know where a company is buying a good deal.

"I'd like to see if we can get a good price for what we need to buy," she said.

"I've heard so much about it that I had to take a look and see just how cheap the things were compared to back in town."

The two-story factory outlet mall, that's home to over 80 designer shops and home labels, had a soft launch yesterday. It opens officially on Dec 31.

Thanks to the Internet, Ms Tan said her friends, colleagues, who she took to the outlet, knew exactly where to head for the arrival of 21 stores yesterday.

"I'd like to see if we can get a good price for what we need to buy," she said.

She showed the reporter her shopping list. "I saw a pair of sneakers from Skechers."

Her new bag was a top.

The shopping mall she shops on my family's behalf.

Otherwise, how would they know what to expect or what to buy? she asked with a smile.

Like Ms Tan, finance officer Veronica Simandhi, 42, also took time for her much anticipated retail therapy. She said, "Since I have no clear home, I thought, why not check it out?"

"Some of my friends had posted information about the mall's opening on Facebook. One of them showed me a road to see how close it was."

Her husband made the long drive from their Tampines home, picking up her friend and her friend's husband.

Said Martin Lim, "We were there to enjoy the experience. We didn't go into the high-end boutiques, but went for the more affordable items."

"I don't think my husband enjoyed it because he doesn't like shopping. Anyway, he can always sit in the cafe and wait while the girls have fun."

Best buy

By what was her best buy?

"My shoes are from the store," she said, adding that while she wasn't sure how much they cost in Singapore, she paid \$84.99 (\$99) after the price was reduced from \$149.

And the discount was available only in that particular store and location, she said.

The outlet she spent on her shopping spree yesterday was just the start of more things to come. "I'm not just a look-see. I'll probably return next week with my family."

But Martin Lim said she was disappointed that some of the shops were closed.

"The first shop was a 100 per cent specialisation outlet," she noted.

Opposite her, like several exchanges, Pika High Fashion and Century Hillers were also closed when the first group was there yesterday.

About 50 per cent of the shops were open, with the

"I don't think my husband enjoyed it because he doesn't like shopping. Anyway, he can always sit in the cafe and wait while the girls have fun."

—Finance officer Veronica Simandhi



PLAYGROUND



first closed to open in January.

In the first court, which can seat up to 300 people, only three courts were ready for the launch event.

But that didn't deter property agent Angela Wong, 41.

The luxury hotel residence was so determined to see every shop that she would launch.

"My family drove here at 10am. It's just 10am and my family's eyes are on the big picture of the shops, which I'm giving out Facebook to let my friends see, she said.

Checking the shopping bags, Martin Lim added, "I came here last month trying to get a good price."

But they weren't happy for the launch.

Imagine the huge security officer Muhammad Fathul said that yesterday. "It's still open. People are coming to see a new place."

The entrance is to be better today and tomorrow, with more shops coming.

Said another 31, the on the ground on the second weekend the launch event. "There's no time to see the great facilities that have been shopping."

The 31-year-old said her friend Grace, 36, had spent more than \$2000 shopping last night. "I'm happy."

"We came back for more fun, for the change has reached more than \$200,000," she added.

KEEPING WATCH

Security officer Muhammad Fathul

Fathul said

signs he expects more crowds at the outlet mall over the weekend.

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22 October 2012

HO CHIN SOON



HO CHIN SOON

22 October 2012



Iskandar Malaysia to get 3rd theme park

9 JAN 2013

JOHOR BARU: Iskandar Malaysia is set to get its third theme park after Puteri Harbour Family Theme Park and Legoland Malaysia, says Iskandar Investment Bhd (IIB).

IIB president and chief executive officer Datuk Syed Mohamed Syed Ibrahim said the park's investors will make an announcement in three to six months.

"The third theme park is oriented towards young adults and children," he told reporters at the Raffles American School groundbreaking at Educity, Nusajaya, here yesterday, without disclosing the park's location, construction cost or investors.

On December 27 last year, Bernama reported from Jakarta that Indonesian theme park developer PT Pembangunan Jaya Ancol was planning to expand to Iskandar Malaysia.

According to its director Winarto, the company has been invited by the Malaysian government to open a theme park in Iskandar Malaysia and was scouting for a suitable location.

The project will be in collaboration with the local authority and Khazanah Nasional as the intermediary, Winarto said, adding that the park will be built on a 50ha site and construction is expected to begin in 2013.

The RM750 million Legoland Malaysia, which opened on September 15 2012, has attracted 250,000 visitors, and targets one million visitors in its first year of operations. Meanwhile, the RM110 million Puteri Harbour has attracted 55,000 visitors. **Bernama**



At the **Raffles American School** groundbreaking at Educity, Nusajaya, yesterday are (from left) IIB president and chief executive officer **Datuk Syed Mohamed Syed Ibrahim**, Raffles Education Corp chairman and CEO **Chew Hua Seng**, Johor Education Department deputy director **Mohd Hasidin Zaini** and two students from Raffles American School. Pic by Mohamad Shahril Badri Saali

RM800mil island deal

Temasek, CapitaLand M'sia and IWSB to buy man-made Danga Bay island

By B. K. SIDHU

bksidhu@thestar.com.my

19 FEB 2013

PETALING JAYA: Singapore's Temasek Holdings Pte Ltd and its unit CapitaLand Malaysia Pte Ltd will enter into an agreement with Iskandar Waterfront Holdings Bhd (IWH) today to buy a man-made island measuring about 28.33ha at Danga Bay for about RM800mil.

Those in the know said that IWH unit Iskandar Waterfront Sdn Bhd (IWSB) would also be party to the acquisition, and the three parties would jointly develop the 28.33ha into a mixed integrated development, comprising high-rise buildings and landed homes complete with a shopping mall and food and beverage outlets, to be completed over the next few years.

The total cost of the land and the integrated development was likely to cost RM8bil, they said.

A joint venture has been formed for this deal between CapitaLand Malaysia, IWSB and Temasek, with the Singaporeans taking the bigger share.

This is the second largest tract of land that is being sold by IWH in less than two months after China's Country Garden bought 22.26ha for RM900mil in December.

In total, IWH would have sold about 242.81ha thus far. It is the master developer of a waterfront

city at the southern tip of Johor Baru fronting Singapore. IWH has a total land-bank of about 1,618.74ha in that area.

This deal with Temasek/CapitaLand signifies the entry of a big Singaporean investor that sees potential in Iskandar Malaysia, the southern economic corridor of Malaysia, and could signal the entry of more Singaporean investors into Iskandar Malaysia.

In fact, the premiers of both countries will be witnessing this deal today and also a ground-breaking ceremony for a wellness centre that is being jointly developed by Khazanah Nasional Bhd and Temasek.

Khazanah and Temasek are the

investment arms of Malaysia and Singapore, respectively. CapitaLand Malaysia is a wholly owned subsidiary of CapitaLand Ltd, one of Asia's largest real estate companies. Temasek has a 40% stake in it.

Khazanah and Temasek, via their joint-venture vehicle Pulau Indah Ventures Sdn Bhd, are developing the "urban wellness" project on a 2.02ha site in Medini North and the 84.98ha "Resort Wellness" development in Medini Central. The whole development has a gross development value (GDV) of RM5.2bil.

Both the projects, the man-made island and the wellness centre, will have a combined GDV of over RM16bil and these development will be spread over a few years, catalys-



ing construction and other business activities in the state in the process.

Those in the know claim that the negotiations for the sale of the man-made island, also known as the A2 island, took almost two years to complete, as both parties were haggling over the price. It is man-made because it is a result of reclaimed land.

IWSB is the master developer of over 1,699.68ha at the southern tip of Johor Baru. Of this, 809.37ha make up Danga Bay, a devel-

opment of 10 flagship projects, including a marina. The other parcels of land owned by IWSB are within the Johor Baru city centre, Tebrau Coast, and also 121.41ha in Desaru.

Apart from today's land sale and that to Country Garden, IWH has sold 81.75ha to Australia's Walter Group, 99.15ha to Dijaya Corp and about 10.12ha to the Brunfield group.

The Johor government, via Kumpulan Prasarana Rakyat Johor, has a 40% stake in IWH, with influential businessman Tan Sri Lim Kang Hoo holding the remaining 60% via Credence Resources Sdn Bhd.

SPV to undertake RM8b project in Danga Bay

IWH will have a 40% stake, while CapitaLand Malaysia will hold 51%

20 FEB 2013

by **Kamarul Azhar**
FD@bizedge.com

JOHOR BARU: A special purpose vehicle (SPV) will be formed by Iskandar Waterfront Holdings Sdn Bhd (IWH), Temasek Holdings and its unit, CapitaLand Malaysia Pte Ltd, to undertake the development of a 71.4-acre (28.6ha) piece of land in Danga Bay, which has an estimated GDV of RM8.1 billion.

IWH will have a 40% stake in the SPV, while CapitaLand Malaysia will hold the majority stake of 51%. Temasek will own the remaining 9% equity in the SPV, which will buy the man-made island in Danga Bay at RM250 to RM350 psf or about RM811 million.

The three parties yesterday signed a joint-venture agreement to develop the area. The development will include high-end condominiums, serviced apartments, commercial office blocks, retail outlets and landed residential units.

CapitaLand Malaysia will undertake the lead in refining the master planning and development of the land.

The signing ceremony was witnessed by Prime Minister Datuk Seri Najib Razak and his Singapore counterpart Lee Hsien Loong and



Najib and Lee being briefed on the Iskandar Waterfront project in Danga Bay. On the left is CapitaLand Ltd CEO Lim Ming Yan. Kang Hoo is on the right.

Johor Menteri Besar Datuk Abdul Ghani Othman.

IWH executive chairman Tan Sri Lim Kang Hoo said the project will be developed in phases over the next 10 to 12 years. The first phase is scheduled to begin early next year.

"It is very important for us to have a Tier-1 developer undertake the project because the minimum plot ratio is four times, and some even have up to eight and 10 times. Thus, the total build-up area is huge."

He said it will take IWH many

years to develop the entire Zone A of Iskandar Malaysia by itself. Thus, the need to tie up with foreign developers such as CapitaLand Ltd, the Walker group and Country Garden.

IWH is the master developer of the entire Zone A of Iskandar Malaysia, comprising Danga Bay, Johor Baru City Centre development, Tebrau Coast development and Danga Heights.

Lim said IWH, as the master developer of Danga Bay, will ensure that

all investors and developers follow the master plan so that the area could have a well-planned, world class waterfront city development.

Lim said it took IWH quite some time to engage and negotiate with CapitaLand Ltd to invest in the project. CapitaLand Ltd only decided to get on board after many international investors started to show interest and invest in Iskandar.

On funding, he said it could come through bank borrowings or internally-generated funds or both.

"The funding will probably come in the middle of next year when the masterplan has been revised and then we will know what other things that we need to fund."

IWH is a government-linked company specifically incorporated to serve as the master developer of 4,000 acres of prime waterfront land in Johor Baru. This massive development will be undertaken in phases over a 25-year period with a projected GDV of RM60 billion.

IWH is 60%-owned by Lim via Credence Resources Sdn Bhd. The other major shareholder is the Johor government via Kumpulan Prasarana Rakyat Johor, which holds the remaining 40% stake. The Employees Provident Fund and Khazanah have indirect stakes in IWH via Iskandar Investment Bhd.

Danga Bay forms part of Iskandar Malaysia's 221,707ha enclave, which has attracted RM106.31 billion in investments.

BERNAMA

THE Economic Development Board (EDB), long synonymous with bringing foreign investments into Singapore, is telling multinational corporations (MNCs) to go north of the border.

They are being encouraged actively to invest in Johor's Iskandar region.

The EDB is adopting this new approach to Iskandar, as land and labour costs rise in Singapore, and interest in the region grows. It envisions Singapore playing a complementary role, its chairman Leo Yip said in an interview with The Straits Times this week.

He sees companies siting their higher-value and more skilled operations as well as headquarters in Singapore, while their factories operate in the neighbouring countries, where land and labour are relatively abundant.

EDB wants MNCs to invest in Johor's Iskandar region

13 DEC 2012

S'pore can play complementary role as land, labour costs rise: Chairman

By ROBIN CHAN
POLITICAL CORRESPONDENT

THE Economic Development Board (EDB), long synonymous with bringing foreign investments into Singapore, is telling multinational corporations (MNCs) to go north of the border.

They are being encouraged actively to invest in Johor's Iskandar region.

The EDB is adopting this new approach to Iskandar, as land and labour costs rise in Singapore, and interest in the region grows. It envisions Singapore playing a complementary role, its chairman Leo Yip said in an interview with The Straits Times this week.

He sees companies siting their higher-value and more skilled operations as well as headquarters in Singapore, while their factories operate in the neighbouring countries, where land and labour are relatively abundant.

The strategy is similar to its partnership with the Indonesian islands of Batam, Bintan and Karimun (BBK).

Mr Yip said the new tack is necessary for Singapore to get a slice of the business as more MNCs look at moving their production to South-east Asia, with its market of 600 million people, good growth and more stable business environment.

"Some MNCs are looking quite seriously at how this might work to their advantage. And we are actively encouraging, and in fact pointing, many of the MNCs in that direction," Mr Yip said.

The EDB is now in preliminary discussions with companies to facilitate "the twinning of manufacturing activities between Singapore and Iskandar Malaysia".

Companies that have shown interest include those in the transport engineering, electronics, precision engineering and energy and chemicals sectors.

"In the last 18 months, a lot of MNCs have been asking us about the growth in South-east Asia," Mr Yip said.

Countries they are eyeing include Indonesia, the Philippines, Thailand and more recently, Myanmar.

On the partner-our-neighbour strategy, Mr Yip said: "Let's say an MNC, driven by market decisions, wants to set up a new production chain in South-east Asia."

"Why not work with the Malaysians to have that in Iskandar? Or with the Indonesians to have that in BBK? So that us and Malaysia, or us and Indonesia, are able to best harness the value that opportunity presents?"

So, he added, the EDB is not just asking companies that are already here. "It is also looking at companies that are moving activities into the region to see how

we can capture part of that," said Mr Yip.

The EDB's urging of MNCs to look at Iskandar follows recent upbeat comments from leaders of both countries.

Last week, Deputy Prime Minister Tharman Shanmugaratnam said Iskandar Malaysia is developing into a "nice complementary space" between Singapore and Johor for businesses, and is a "logical hop away" as the squeeze on businesses here intensifies.

With rising land and labour costs, companies are being forced to seek cheaper locations or move up the value chain.

Since 2006, Singapore companies have set up over 300 manufacturing projects in Iskandar, according to Malaysian Investment Development Authority figures.

OCBC economist Selena Ling said that looking to Iskandar is "a pragmatic approach to ensure a value-added role for Singapore".

But SIM Global Education senior lecturer Tan Khay Boon warned that there must be incentives for companies to stay here and not move out completely.

"Singapore still has advantages in terms of connectivity, efficiency and tax incentives. So hopefully, the higher value-added functions stay in Singapore."

chanckr@sph.com.sg

RIGHT DIRECTION

Some MNCs are looking quite seriously at how this might work to their advantage. And we are actively encouraging, and in fact pointing, many of the MNCs in that direction.

— EDB chairman Leo Yip, on getting MNCs to invest in the region

UEM Land sells Nusajaya tracts to Liberty Bright

Business & Markets 2013

Written by Chong Jin Hun of theedgemalaysia.com

Wednesday, 09 January 2013 09:29



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KUALA LUMPUR: Property developer UEM LAND HOLDINGS BHD [] (ULHB) is selling 18ha of freehold land within Johor's Nusajaya enclave to Liberty Bridge Sdn Bhd for RM400.79 million cash.

The owners of Liberty Bridge include notable corporate figures who each own 25% in the company. They are Tan Sri Surin Upatkoorn, managing director of gaming firm MULTI-PURPOSE HOLDINGS BHD []; Tan Sri Lee Oi Hian, CEO of PLANTATION [] entity KUALA LUMPUR KEPONG BHD []; Tan Sri Wan Azmi Wan Hamzah; and Wee Ee Chao.

In a statement to Bursa Malaysia yesterday, ULHB said the company, via its subsidiaries and joint-venture companies, is currently developing or planning to develop a significant portions of the land within Puteri Harbour, centred around the commercial south and private marina precincts.

Corporate Notes by GURMEET KAUR

The Kuok factor in Iskandar Malaysia

Billionaire's investment a vote of confidence in economic corridor

29 APRIL 2013

THE return of Malaysia's "prodigal son", Robert Kuok (pic) to invest in Iskandar Malaysia, Johor is a vote of confidence in the country's first economic corridor.

To be sure, Iskandar has already reached a good level of success in the short seven years since its inception, having received RM111.37bil in cumulative committed investments as at the first quarter of this year. Every big Malaysian property developer has made a concerted effort to get a project in Iskandar going.

But the entry of Kuok, Malaysia's richest man and South-East Asia's second richest is expected to spur international interest and catalyse more such investments.

Kuok has not actively invested locally since the 1990s. In fact, he was seen as one of those tycoons who were exiting Malaysia.

True, today his business empire – via flagships Kuok Brothers Sdn Bhd and Kerry Properties Ltd – are mostly outside Malaysia. It is no secret

that Hong Kong has been 89-year old Kuok's base for a very long time.

In 2006, when PPB Oil Palms Bhd was injected into Singapore-listed Wilmar International Ltd, it was seen as Kuok "cashing out" of the country. In 2009, Kuok who is estimated to be worth US\$17.3bil according to the Bloomberg Billionaires Index, sold the sugar business that he founded in the 1950s – the Malayan Sugar Manufacturing company – to Felda Global Ventures Bhd.

Following this, his most notable flagship company here is the PPB Group Bhd and Shangri-La Hotels (M) Bhd.

His return to Johor, his birthplace, dispels this notion. He was possibly waiting for the right time and place and what can be more exciting than putting money in a future metropolis that is set to rival Singapore and Hong Kong. Sources say that Kuok has been keen to pursue an investment in Iskandar for some time now.



Kuok's faith in Iskandar is possibly reflected in that he was willing to pay top dollar or RM334 per sq ft for the two plots totalling 12.5 acres in Puteri Harbour in Nusajaya. This land deal, bought from UEM Land Holdings Bhd sets a new benchmark.

Early this year, UEM Land had sold

land 3.5 times bigger than that bought by Kuok in Puteri Harbour to Liberty Bridge Sdn Bhd – a consortium owned by four tycoons from Malaysia and Singapore for RM211 per sq ft.

The Kuok group has teamed up with UEM Land's major shareholder, Khazanah Nasional Bhd (in a 70:30 joint venture) to develop the place into a mixed residential and commercial development slated to have a gross development value of RM1bil.

Notably, the project will spin off construction jobs and employment opportunities in multiple disciplines for Johoreans.

It is also likely that the media-shy Kuok would be making more trips to Malaysia as work on this project progresses.

Kuok has done one more favour for Iskandar. He has reportedly influenced another foreign tycoon to invest there. It has been reported that Australian billionaire Lang


Walker, who has developed properties around the world, has switched his focus to Iskandar following the hard sell made by Kuok. Walker is undertaking a US\$1.3bil project in Senibong Cove, which he is jointly developing with Iskandar Waterfront Sdn Bhd, and this is his biggest bet outside Australia.

The two billionaires are partners in the US\$1.4bil Collins Square redevelopment project in Melbourne. With Kuok's help, Walker identified two areas in Johor Baru – the Lido Beach and Senibong Cove – but picked the latter to invest in.

Meanwhile, the other beneficiary from Kuok's entry into Iskandar is Khazanah, who has a 30% stake in the venture. The sovereign fund will be able to leverage on the expertise that Kuok brings and enjoy its portion of profits from the project.

● Deputy news editor Gurmeet Kaur is making her third trip to Iskandar soon.

HOT SPOTS: FOLLOW THE INFRASTRUCTURE GREATER KL, ISKANDAR MALAYSIA & PENANG

- 1. House Price Index & Demographics**
- 2. High Speed Rail from KL to Singapore
How to connect to Singapore**
- 3. Status of MRT Blue Line: Example – Cochrane**
- 4. MRT System: Putrajaya Line and Cyberjaya**
- 5. MRT System: Circle Line & Mont Kiara**
- 6. Iskandar Malaysia – Nusajaya Locality**
-  **7. Penang Island: Proposed Infrastructure**
- 8. Conclusions: Follow The Infrastructure**



MAJOR ROADS AND TUNNEL PROJECTS IN PENANG



The Brezza

Desa Tanjung

Fettes Residence

The Brezza

24 March 2012 view from Straits Quay

The Cove

Diamond Villa

Sri
Golden
Bay

Horizon
Tower



TANJONG BUNGAH – TELUK BAHANG PAIRED ROAD

LENGTH: 12 km

Width : Dual Carriageway (4 lanes)

NO TOLL



 HO CHIN SOON

photograph taken on
22nd May 2013

 HO CHIN SOON



 HO CHIN SOON

photograph taken on
22nd May 2013



photograph taken on
7 April 2013

Teluk Kumbang

 **HO CHIN SOON**

**Gertak
Sanggul**

 **HO CHIN SOON**

 **HO CHIN SOON**



photograph taken on
7 April 2013

Teluk Kumbar

 **HO CHIN SOON**

 **HO CHIN SOON**

 **HO CHIN SOON**




photograph taken on
7 April 2013

Relau


 **HO CHIN SOON**



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Price Index : All Houses SOURCE : www.jpsh.gov.my A special 22 year series for comparison purposes



Why would anyone pay \$1 million to live in Queenstown?

16 SEPT 2012

US\$810,000
RM2.46 Million

ACT BLUR

S M ONG
Singaporean

A million bucks for an HDB flat?

With that kind of money, I could hire 333 1/3 dishwashers for my sushi restaurant chain. And the record-setting flat is in Queenstown? More specifically, Block 149, Mei Ling Street. That could've been my flat!

I used to live in Block 158, Mei Ling Street - only less than 10 block numbers away.

If only my family hadn't sold our flat in the mid-80s, we could've been sitting on a million-dollar gold mine today.

No what if it isn't an executive mansionette (it's a two-bedroom unit) or 17 years old (it's closer to 40)? I don't know how much money my parents got from the sale, but it's safe to say it didn't make us millionaires.

But having lived in Queenstown from when I was in kindergarten until when I was a poly student, I still have fond memories of the area and visit every few years out of nostalgia - sometimes using Google Maps Street View when I don't feel like making the trip.

But despite my lingering attachment to Queenstown, I have to wonder: Is living in one of Singapore's oldest HDB estates worth \$1 million?

Yes, you're near Queensway Shopping Centre, but you're also near the site of the former Queenstown Remand Prison, which has since been demolished. It was said to be haunted. I bet the property agent never mentioned that.

Yes, you're near Alexandra Hospital, but, I repeat, you're also near a haunted former prison.

Yes, you're near Queenstown Sports Complex, which includes a football field, a running track and five swimming pools, but have I mentioned the haunted former prison?

QUEENSTOWN REMAND PRISON

SPOOKY: The former Queenstown Remand Prison was said to be haunted.

Yes, you're near Ben Alexandra with its delicious meatballs and chicken wings, but they're not that delicious. Remember the prison.

Yes, you're near the historic Queenstown Public Library, which is 42 years old, but it's 42 years old.

Yes, you're near Queenstown Road, Queenstown and Queenway cinemas, but they've been out of business and abandoned for over a decade.

Yes, you're near Golden City and Venus cinemas (I watched The Conquest Of The Planet Of The Apes in one of them), but the buildings have long since been converted to churches and later also abandoned.

So there are now no cinemas in Queenstown.

Yes, you're near the site of the former Tab Cooch Emporium, the Iron Orchard of its day (where I once mistakenly brought liquor-filled chocolate and wondered why it tasted so awful), but it's now just flat ground.

Yes, you're near the Queenstown MRT station, but if you think you can board a packed train heading east during morning rush hour, prepare to be traumatised.

You'd have (slightly) better luck if you board the train going the opposite direction to Lakeside station, alight and take another train heading back east from there.

In which case, you might as well live near Lakeside station, which is in Jurong West - coincidentally, where I moved to from Mei Ling Street.

At least there are cinemas in Jurong.

So why would anyone pay \$1 million to live in Queenstown?

And then I noticed something.

Which housing estate did Prince William and his wife Kate visit last week?

It wasn't Bishan or Tampines.

It was Queenstown!

Coincidence?

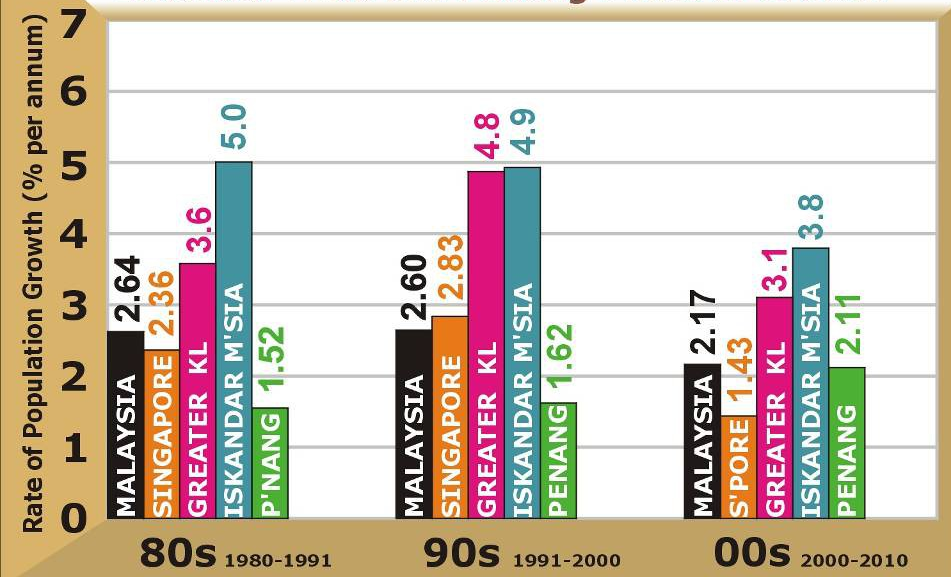
The royal couple's Singapore itinerary was made public on Aug 30, which provided more than enough time for the million-dollar deal to be made.

Waving aside, if only I knew of this itinerary 30 years ago, I would've urged my parents to stay put in Mei Ling Street for sure, our prince (and his wife) would come and turn our humble home into a million bucks.

I could buy 1,054 new iPhone 5s (without contract) with that kind of money.

Going to the cinema is overrated anyway.

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



6 NATION The Star, WEDNESDAY 20 FEBRUARY 2013

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 Bahru.

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 Banga.

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 \$511bil (RM26.4bil).

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 cooperation and explore new ways to leverage on the complementarities between the two countries, including 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.

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

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

PM: MRT to transform M'sia

Project will show we are a developed nation, says Najib



By MAZWIN NIK ANIS
mazwin@thestar.com.my 31 MAY 2013

KUALA LUMPUR: The Klang Valley Sungai Buloh-Kajang MRT project is a landmark in the effort to transform the country into a modern and high-income nation, said Datuk Seri Najib Tun Razak.

The Prime Minister said the MRT was not only an important transportation project for the people of the Klang Valley and Greater Kuala Lumpur, but it would also signify Malaysia's shift to a developed country.

He said while there was excitement when the project was launched two years ago, some were sceptical whether it would get off the ground.

"Today, I am proud to say that the MRT project is on track and its construction on schedule."

"It is one of the crown jewels of the Government and will benefit the people and the country and a benchmark to be achieved as we strive to become a high-income nation in 2020," he said when launching the variable density tunnel boring machine for the MRT project.

The machine is the world's first developed through a joint effort between MMC Gamuda KVMRT Sdn Bhd and Herrenknecht AG. It is to be used to tunnel through Kuala Lumpur's limestone formation between Bukit Bintang Sentral Station and the Maluri portal.



Underground digger: Najib (inset) launching the boring machine at the MRT Depot in Jalan Cochrane.

The Prime Minister said the Government on its part was committed to seeing its effective implementation and had set up an executive council for the project.

The council members comprise the Malaysian Anti-Corruption Commission and the Auditor-General. "This is to ensure the MRT project is carried

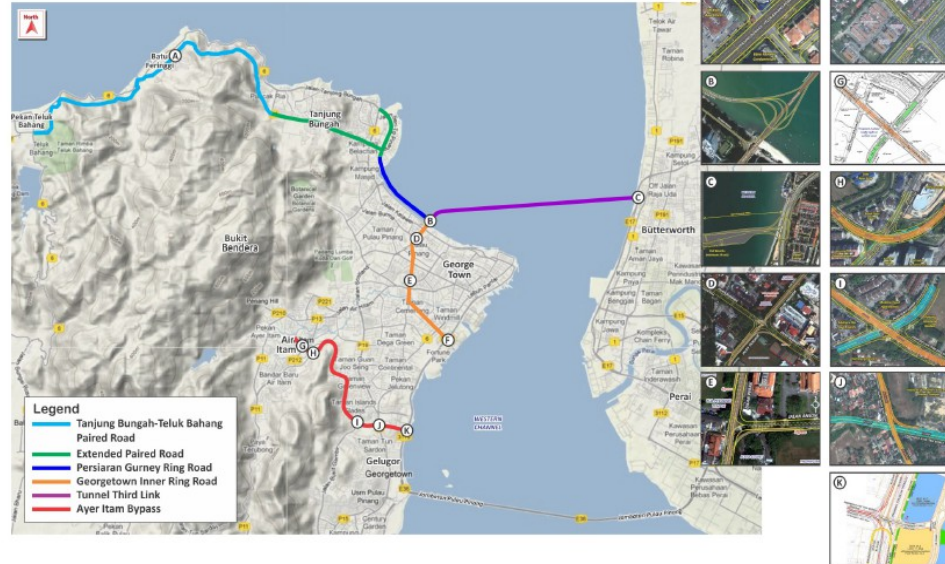
out in utmost transparency and integrity," he added.

Najib said the people had returned Barisan Nasional to power in the 13th general election and with the new mandate, the Government was further committed to ensuring all initiatives spelled out under the transformation programmes were carried out.

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



22 October 2012



MAJOR ROADS AND TUNNEL PROJECTS IN PENANG

THANK YOU
FOR YOUR
KIND ATTENTION

谢谢



HO CHIN SOON

GREATER KL CIRCLE & PUTRAJAYA MRT FAST TRAIN TO SINGAPORE

CONCLUDING THE GREATER KL MRT STORY:
THE CONFIRMED BLUE LINE and SPECULATIVE
MRT LINES 2 (CIRCLE) & MRT LINE 3 (PUTRAJAYA)
HIGH SPEED RAIL TO JOHOR BAHRU AND
WHERE TO PLUG INTO SINGAPORE
LATEST HOUSE PRICE INDEX
ASKING PRICES: LANDED & HIGH RISE

HO CHIN SOON



CONTRIBUTORS:
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2. Mr. Ching Tan and
3. Ms. Melissa Low

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Bonus Chapter
Lessons from Father & Son backpacking trip



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Chin Soon's Real Estate Mantra LOCATION, TIMING & BRANDING

Why the Location Centre of Gravity for Klang Valley
won't move south or east
Setting your mind in Golden Triangle
in 2004 - 2008 causes heart pain
"Condominium Pattern" explains
why Most Klang Enclave is sustainable
Why YDU can be a Property Guru



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ISKANDAR MALAYSIA A story of Singapore and Kuala Lumpur

Introducing Chin Soon's Real Estate Model



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PENANG ISLAND NEW SOUTHERN ROAD TO PENANG HILL AND STRATEGIC TUNNELS: THE WAY FORWARD GOLDEN TRIANGLE 25 YEARS AGO TILL TODAY: CONDOMINIUM MARKET



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