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NEWS HIGHLIGHTS from TheEdgeProperty.com



Titijaya to launch two landed residential projects this year

Titijaya Land Bhd believes market demand for landed properties remains resilient and plans to roll out two landed residential projects in Cheras and Klang this year with a total estimated gross development value (GDV) of RM205.4 million.

Executive director Charmaine Lim told *TheEdgeProperty.com* the company plans to unveil its Primrose 2-storey cluster villas at Seri Residensi in Klang; and Park Residency in Alam Damai, Cheras.

Primrose is the second phase of the Seri Residensi development which sits on a 17 ha parcel in Aman Perdana, Klang. This freehold development has four phases and will comprise 360 homes. Primrose has a GDV of RM130.1 million and offers 76 units of 2-storey semi-detached homes with prices from RM842,000 and built-up areas from 2,274 sq ft. It is expected to be completed by 2018.

Meanwhile, the launch of the freehold Park Residency in Cheras (GDV: RM75.3 million) is expected to be in April. The low-density development located near Connaught Primary school offers 62 units of

3-storey link-villas with indicative selling prices from RM1.028 million.

Knight Frank: More high-end condo launches to be deferred



Real estate consultancy Knight Frank Malaysia foresees more high-end condominium projects in Kuala Lumpur that were originally scheduled for launch by 1H2016 to be deferred due to the large incoming supply and poor market sentiment.

According to Knight Frank Malaysia's 2H2015 Real Estate Highlights report, the cumulative supply of high-end condos in Kuala Lumpur stands at 42,749 units following the completion of 3,139 units in 2H2015. Meanwhile, there are 1,998 units of high-end condos scheduled for completion by 1H2016.

The consultancy also reckons that the impending completions of new projects amid a weak market is expected to heighten competition in the rental market, both in KL City and its fringe locations.

EcoWorld eyes more Batu Kawan land

Eco World Development Bhd (EcoWorld) is acquiring a 300-acre leasehold parcel in Mukim 13, Seberang Perai, owned by Batu Kawan Development Sdn Bhd (formerly Abad Naluri Sdn Bhd).

On Oct 10, 2012, Batu Kawan Development had entered into a joint-venture development agreement with Malton Bhd's indirect subsidiary Silver Setup Sdn Bhd (SSSB) to develop a township with a gross development value (GDV) of RM3.8 billion.

Under the agreement, SSSB is entitled to 82% of the GDV and is solely responsible for funding the entire project, while Batu Kawan Holdings is entitled to 18% of the GDV, subject to no less than RM300 million.

The first phase of the development was scheduled to launch in 2014, but there has been no update on the project. According to Malton's 2015 annual report, no significant property development work has been undertaken by SSSB as at June 30 last year. It is understood that Malton is reviewing its plans for the township.

Mapex 2016 eyes 40,000 visitors

The Malaysian Property Expo (Mapex) 2016 is expected to generate RM500 million in sales, said its organising chairman Datuk Ng Seing Liong.

The three-day exhibition, organised by the Real Estate and Housing Developers' Association of Malaysia (Rehda), will be held at the Mid Valley Exhibition Centre in Kuala Lumpur on April 15 to 17.

Ng said Mapex is offering a wide portfolio of properties ranging from mid-range to luxury properties, and the organiser expects to attract 40,000 to 50,000 visitors to the exhibition themed "Home Ownership through Smart Financing".

"Currently, 41 developers have confirmed their participation and more than 1,000 developments with selling prices ranging from RM400,000 to RM5 million will be showcased at the event," said Ng at a press conference on Mapex 2016 on March 1.

Klang Valley retail space to hit 60 million sq ft in 2017

The retail space in Klang Valley will hit the 60 million sq ft mark in 2017, said Savills Malaysia managing director Allan Soo.

He noted that the average occupancy rate of retail outlets is now about 90% but may drop to around 85% when the newer malls are completed.

Soo said there was a 20% increase in sales volume in states such as Melaka and Johor where Singaporeans took the opportunity to shop due to the weakened ringgit in September last year.

"Some of the factors that affect the occupancy rate of retail spaces are the location of the shopping mall and the size of the retail space offering that matches the retailer's needs," Soo told *TheEdgeProperty.com* at the Savills Malaysia Retail Conference 2016.



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LAUNCHES + EVENTS



If you have any real estate-related events, email us at propertyeditor@bizedge.com.
Events listed here will also appear on TheEdgeProperty.com.

Best Buy Property Fair

Date: March 3-6 (Thurs-Sun)

Time: 10am to 10pm

Venue: Tropicana City Mall

Contact: (03) 7733 7952

Purchase and win prizes worth more than RM10,000 in this property show of leading property developers in Malaysia such as Sime Darby Property, Mah Sing Group, Land & General Bhd, NCT Group, Hatten Group, Thriven, SPK Homes, Residensi OPUS, and Newfields brought to you by Zues Event.



Landmark Place, London Grand Launch

Date: March 5 and 6 (Sat and Sun)

Time: 11am to 7pm

Venue: Topaz Room, 2/F, Mandarin Oriental, Kuala Lumpur

Contact: (03) 2289 9688

Knight Frank Malaysia holds a two-day launch for the new

Landmark Place in London, a residence in the heart of the city's riverfront.

Malaysian International Retail, Franchise & Licensing Fair 2016

Date: March 3-6 (Thurs-Sun)

Time: 10pm to 9pm

Venue: Mid Valley Exhibition Centre, Kuala Lumpur

Contact: (03) 5882 4333

Organised by the Malaysian Retail Chain Association (MRCA) in partnership with Eco World Development Group Bhd, this is the biggest showcase of retail exhibitors focusing on the next wave of retail, franchising, licensing, and engagement between retailers and consumers.

Malaysia Property Expo 2016 (Mapex)

Date: March 2-6 (Wed-Sun)

Time: 10am to 9pm

Venue: Setia City Mall, Setia Alam, Shah Alam

Contact: (03) 7806 4853/

(03) 7806 4860

Among the exhibitors at Rehda Selangor's Mapex

include Bank Simpanan Nasional, I&P Group Sdn Bhd, OIB Properties, Tropicana Metro Park, and many more developers in the Klang Valley.

IOI City Mall Run 2016

Date: March 27 (Sun)

(register by March 11)

Time: 7:30am onwards

Venue: The Symphony Walk, IOI City Mall, Putrajaya

Contact: (012) 660 2846 (Sheena)

Organiser: IOI City Mall

The IOI City Mall Run 2016 is now calling for entries! Register online by March 11 to join this 6.8km long run open to all Malaysians 18 and above. The route offers a scenic view of IOI Resort City and is set against the backdrop of Diamond Hill. It goes all the way to Putrajaya Marriot and Palm Garden Hotel, and then back to the mall.

Rehda Mini Property Forum

Date: March 9 (Wed)

Time: 12:30pm to 4:30pm

Venue: Sunway Resort Hotel & Spa, Bandar Sunway, Selangor

Contact: (03) 7803 2978

Register now for Rehda

Malaysia's half day mini property forum themed the "Property Market 2016: What to expect?". Speakers will look at various perspectives on the current Malaysian property market and the opportunities available.

Seroja Hills Launch

Date: March 12 and

13 (Sat and Sun)

Time: 9am to 6pm

Venue: 22, Jln ST 1C/4, Medan 88

Contact: (03) 8706 3634

Oriental Interest Bhd or OIB launches Seroja Hills Condo, a home above the pulse of Sepang. The contemporary homes have prices ranging from RM320,000 to RM344,000. Special rebates worth RM20,000 for the first 30 units and RM10,000 for the next 50 units await on this two-day launch.



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Four-day Best Buy Property fair targets RM18m sales, 8,000 visitors

The exhibition will see 10 participating property developers showcasing more than 30 projects

BY TAN AI LENG

PETALING JAYA: Best Buy Property fair, which kicked off yesterday, is expected to attract 8,000 visitors and reach sales of RM18 million, according to its organiser. Zues Event CEO Jimmy Chin told *TheEdgeProperty.com* the first Best Buy Property exhibition features 10 property developers showcasing more than 30 projects nationwide.

The Best Buy Property exhibition will be held at Tropicana City Mall, Petaling Jaya till March 6 (Sunday), from 10am to 10pm daily.

The participating property developers include Sime Darby Property Bhd, Mah Sing Group Bhd, Matrix Concepts Holdings Bhd, Land & General Bhd, Hatten Group, NCT Group, Thriven Global Bhd, SPK Homes, Residensi OPUS and Newfields Sdn Bhd.

TheEdgeProperty.com is the media partner for the event.

Chin said although quite a number of property expos had been held in recent months, for buyers — be they investors or owner-occupiers — there is no harm in visiting more exhibitions to look for better choices and make wiser decisions.

Home buyers and investors will also benefit as they will have the opportunity to explore a bigger variety of projects in different locations, and look for a property that suits their budget, he added.

“Best Buy Property fair offers a more affordable platform for property developers who do not plan to have big budgets for exhibition activities, but have good quality products to share with the market,” he explained.

According to Chin, the package for the

01. Best Buy Property fair aims to attract 8,000 visitors.

02. More than 30 projects were showcased during the four-day event. **Photos by Patrick Goh**

exhibition booth starts from RM10,000, which is lower than other property exhibitions, which may cost from RM300,000 onwards.

The second Best Buy Property fair will be held in May or June this year. The venue has yet to be confirmed.

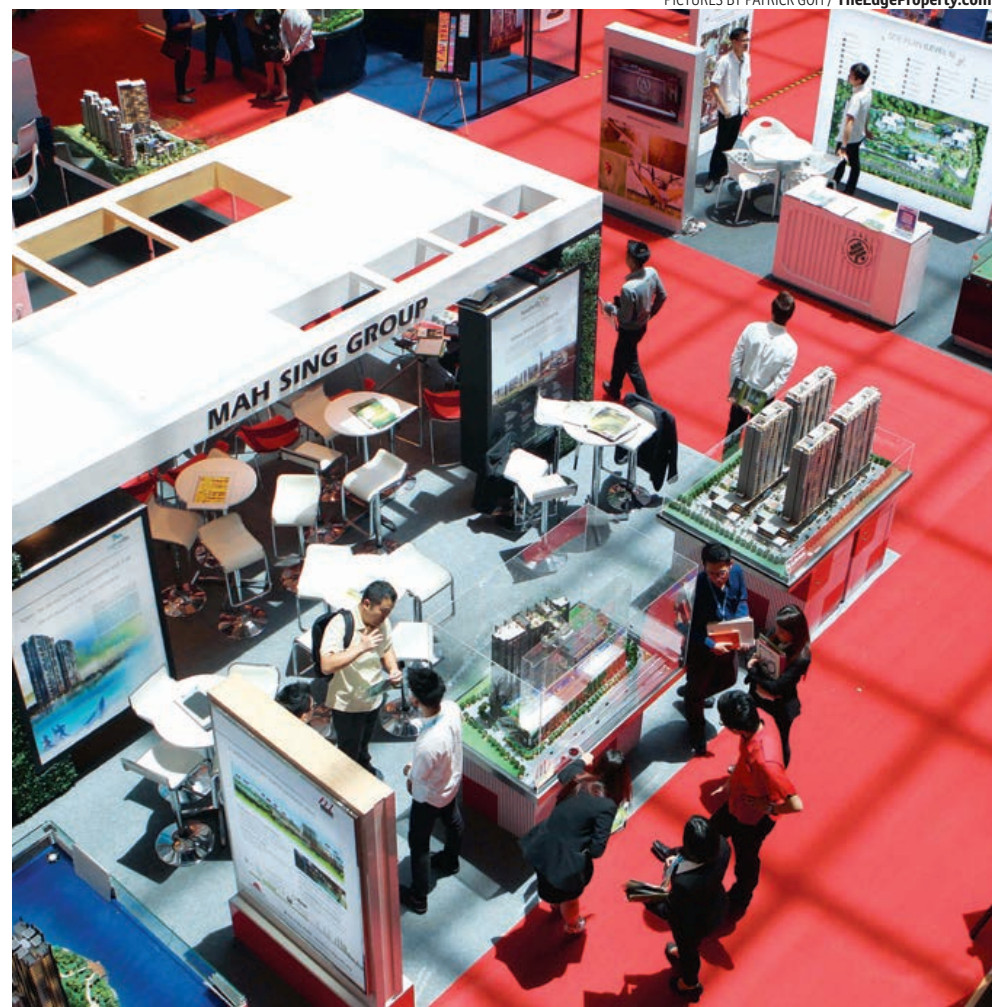
“This year, we plan to have six exhibitions in the Klang Valley, including Shah Alam, Klang, Cheras, Kepong, Kajang and Cyberjaya,” he added.

Lucky draws will be held during the fair, with 30 prizes up for grabs including a Samsung Smart TV, Apple iPad Mini, Gintell G-Bettle Foot Massager and Aeon cash vouchers.

Visitors who purchase a property during the four-day event are entitled to one lucky draw opportunity on the spot.

To participate, they will have to fill in the lucky draw entry form with their personal details and information from their property bookings forms.

The prizes can be redeemed at Zues Event’s office at Damansara Intan, Petaling Jaya from March 14 to 18.



PICTURES BY PATRICK GOH / TheEdgeProperty.com

01



02

Elmina Valley's first phase 95% taken up in 24 hours



BY NATALIE KHOO

PETALING JAYA: Sime Darby Property Bhd’s Elmina Valley first phase, which comprises 2-storey linked homes, saw a take-up rate of 95% within a day of its launch last Saturday.

A total of 324 units out of 341 units were taken up at the launch and sold through a balloting process with 495 registered interested buyers.

The units have built-ups starting from 1,709 sq ft with prices within the RM600,000 range. The homes are located adjacent to the 300-acre Elmina Central Park and the Elmina River in the City of Elmina in Shah Alam.

An artist’s impression of Sime Darby’s Elmina Valley Phase 1. **Photo by Sime Darby Property**

“We extend our deepest appreciation to our customers for their support in purchasing Elmina Valley. This is a testament that despite the challenges in the property market, the right product by reputable developers is still in demand,” said managing director of Sime Darby Property Datuk Jauhari Hamidi in a statement.

“The public can look forward to the second phase of Elmina Valley launching soon,” he added.

Elmina Valley is part of the City of Elmina which includes the townships of Denai Alam, Bukit Subang, Elmina East and Elmina West and located along the Guthrie Corridor Expressway (GCE).

The City of Elmina spans 5,000 acres with a gross development value (GDV) of RM18 billion.



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MyCREST targets 20 projects to be accredited this year

Participating projects will be able to obtain up to three types of certifications

BY NATALIE KHOO

PETALING JAYA: The soon to be launched Malaysian Carbon Reduction and Environmental Sustainability Tool (MyCREST) targets to have 20 property projects accredited under a pilot project this year.

MyCREST is a sustainability rating tool introduced by the Works Ministry through the Public Works Department and the Construction Industry Development Board Malaysia (CIDB).

It is expected to be officially launched by May. It aims to quantify and reduce carbon emissions in the construction sector where industry players such as developers will be guided to incorporate greater environmentally sustainable practices in their projects.

Participating projects will be able to obtain up to three types of certifications awarded at three different stages — the design; construction; and operation and maintenance stages. Projects will be assessed based on 11 criteria before a MyCREST star rating, ranging from one to five stars, is awarded to a project based on its percentage score.

The 11 criteria include pre-design; infra-

structure and sequestration; energy performance impact; occupant and health; lowering embodied carbon; water efficiency factors; social and cultural sustainability; demolition and disposal factors; sustainable and carbon initiatives; waste management and reduction; and sustainable facility management.

“So far, 40 developers have pledged their projects to be assessed under the MyCREST pilot assessment programme. We hope to have more developers on board as it would stimulate greater focus on sustainability and encourage the construction of more green developments in the country,” said Real Estate and Housing Developers’ Association Malaysia (Rehda) deputy president Datuk Soam Heng Choon at the signing of the memorandum of collaboration between CIDB and Rehda yesterday.

Among the projects participating in the pilot programme are S P Setia Bhd’s corporate headquarters in Setia Alam, IJM Land’s Waterside Residence in Penang and Damansara Uptown One Sdn Bhd’s Uptown 1 project in Petaling Jaya.

Meanwhile, Soam hopes that the collaboration will see a greater exchange of

knowledge and expertise between both parties relating to MyCREST and Rehda’s own Green Real Estate (GreenRE) sustainability tools, through training and education programmes.

The GreenRE, a green rating tool, launched by Rehda in 2013 has registered more than 70 projects to date.

Rehda, through GreenRE, will also organise intensive training to accredit MyCREST and GreenRE managers on a quarterly or monthly basis.

The collaboration is an example of how the private and public sectors can work together to push the green growth agenda, said Deputy Minister of Works Datuk Rosnah Abdul Rashid Shirlin who witnessed the event.

“To demonstrate our commitment at the government level, all public projects above the value of RM50 million must now subscribe to the MyCREST rating tool,” she added.

Currently, two key public projects — Kolej Kemahiran Tinggi MARA Selama in Perak and the Hulu Terengganu Polytechnic in Terengganu — will be assessed with MyCrest as part of the pilot project.



In conjunction with the Chap Goh Meh celebration, 11 buyers were lucky enough to walk away with Chinese New Year angpows of RM888 each, signifying prosperity. Here is a family who received the ang pow and (left) Malton Bhd executive director Hong Lay Chuan.

Malton to launch final block of Bukit Jalil City condos in September

BY LAM JIAN WYN

KUALA LUMPUR: Malton Bhd plans to launch the third and final phase of its freehold serviced apartments at Bukit Jalil City development here in September, said a spokesperson for the developer.

“The serviced apartments will be priced above the average RM855 psf set by the previous phase that were soft launched last year,” she told *TheEdgeProperty.com*.

The final phase will comprise two towers of luxury serviced apartments with a dedicated sky bridge to the Pavilion Bukit Jalil Shopping mall.

The number of units, built-ups and layouts have not been firmed up, but the developer will take into account factors such as the surprising popularity of larger units — including the dual-key units of the previous phases.

The previous phase, named The Park Sky Residence, had built-ups of 868 sq ft to 1,565 sq ft and were priced from RM714,000 to RM1.5 million.

Buyers of the property who spoke to *TheEdgeProperty.com* said they bought the units due to their proximity to the 80-acre Bukit Jalil recreational park as well as the Pavilion Bukit Jalil mall.

Lim Soon Wee, a 46-year-old chief financial officer who bought a 1,100 sq ft unit, said he was intrigued with the concept of the development which features a mall with a well-known brand and boasts lush greenery.

“I bought one because my daughter may be studying at the SJK (C)Lai Meng nearby. If I like it I may even move in when I retire,” he said.

Meanwhile, a 45-year-old accountant named Lau said she and her husband bought a dual-key unit — which has the largest built-up — because they were looking for a big unit, which also allows them to host their family visiting from other states.

“I have been eyeing this area since the court case (involving joint-venture partner Ho Hup Construction Co Bhd which was settled out of court in 2012). I like the development because of the park — we work very late so if there’s a park nearby, we have time to exercise and it saves time — and the mall.

Besides the mall and serviced apartments, Bukit Jalil City also comprises 112 units of “Signature Shop Offices” and 44 units of “Park Point Shop Offices”.

Hyde Tower 90% taken up

BY NATALIE KHOO

PETALING JAYA: i-Bhd’s Hyde Tower apartment project at its flagship i-City integrated development in Shah Alam is 90% taken up since its launch last Saturday.

“We are pleased by the positive response which saw over 200 enthusiastic buyers flocking to the sales gallery as early as 3am on Saturday to secure their preferred unit,” said i-City director Monica Ong.

The 518 apartment units have built-ups from 466 to 769 sq ft with a typical unit comprising of either one bedroom and one bathroom or two bedrooms and two bathrooms.

Price for the apartment start from RM365,000 with buyers having the option for either a standard layout or a duplex layout which include dual-key units.

Meanwhile, the 43-storey tower block which is fully fitted and furnished with sofa sets from Rozel Corporation Sdn Bhd to create a “London interior design theme” sits on a 1.4 acre freehold land with a gross development value (GDV) of RM268 million.

In keeping with the development’s entire London-inspired atmosphere, Hyde Tower will have offices and various food, retail and art establishments nearby.

“As such, residents can expect to move freely within the confines of i-City on foot ... in the very same manner they would roam the city of London for their sightseeing adventures,” she added.

Ong remarked that i-Bhd hopes the affordable prices of the apartments will enable their potential buyers to secure loans more easily from financial institutions.

“We pretty much understand the hardship endured by property buyers given the



01. Enthusiastic buyers queued up as early as 3am on Saturday morning to secure their preferred unit.
02. An artist’s impression of Hyde Tower’s interior design.

high number of reported rejections. We hope the banks would be more flexible when granting bank loans especially to first time home buyers given that many of them have just joined the workforce which is also in line with the aspiration of boosting home ownership among Malaysians,” she added.

Residents of Hyde Tower will have direct access to the Central i-City mall via the two lower levels of the tower which is slated to open in October 2018.



01

02



Adopting a global outlook in real estate

Property Hub's Christopher Lim Hwa Seong wants to achieve significant international outreach

BY HANNAH RAFFEE

On a sunny Wednesday, at the small yet smart headquarters of boutique agency Property Hub Sdn Bhd in Mont'Kiara, Kuala Lumpur, a few of the agency's well-dressed agents and negotiators are seen looking through stacks of organised files, while the rest are busy replying emails and answering phone calls at their respective cubicles.

"This is how we normally are every day," said co-founder and senior vice-president, Christopher Lim Hwa Seong, nonchalantly, as he introduced the key people in the office.

"We believe in having a structure, a strong work culture and corporate values. We try our best to have regular meetings, a breakfast club and so on, to keep everyone on the same page," added Lim.

This systematic approach has led Property Hub to become one of the most active agencies in the Klang Valley in a short period of time.

It won the Residential Agency of The Year (medium-sized category) at the Malaysian Institute of Estate Agents (MIEA) National Real Estate Awards for four consecutive years, from 2012 to 2015.

Specialising in upmarket residential and commercial properties in Mont'Kiara and other areas in the Klang Valley, the agency has a current network of over 100 agents, with property sales of close to RM800 million, in 2014.

But what truly sets the agency apart is its progressive and global outlook on real estate. In November last year, Property Hub sent a delegation to the REALTORS Conference and Expo in San Diego, California.

"I felt truly honoured to be one of the flag-bearers for the ceremony," said Lim. "It was a rather eye-opening experience to see different real estate practices and systems," Lim reflected.

Property Hub was the sole representative of MIEA and Malaysia at the REALTORS Conference and Expo, an annual event by the US-based National Association of Realtors (NAR).

Since its inception in 2009, it is clear that Property Hub has grown in leaps and bounds with Lim's leadership, strategic direction and business insights. "It all started with a solid idea."

A strong vision

Born in Alor Setar, Kedah, Lim was set to become an accountant. "I was born into a family of accountants, which is why I studied accounting and finance at University of Western Sydney in Australia. Somehow along the way, I realised that the accounting industry was not for me, so I started exploring other options," said Lim.

Upon his return to Malaysia, Lim had joined Meru



Top and Above: Property Hub was the sole representative of MIEA and Malaysia at the REALTORS Conference and Expo 2015 at San Diego, California.

Lim: We believe in having a structure, a strong work culture and corporate values. Photo by Kenny Yap

Utama Realty. Established in 1988, Meru Utama Realty was founded by entrepreneur Patricia Ng, whose businesses range from advertising to real estate. For the first two years as a budding negotiator, Lim had achieved a total sales value of over RM70 million. In 2006, Lim was appointed the general manager of Meru Utama Realty.

"Back then, I remember yearning for a prestigious work environment. In order to convince our clients to purchase million ringgit properties, we needed a more conducive corporate environment in real estate," said Lim. "To realise this vision, I went into partnership with my mentor Patricia Ng and my long time real estate collaborator Benjamin Tee to rebrand the agency and we established Property Hub in 2009," said Lim.

It was a definitive moment for Lim too, as he pushes ahead with the company despite his personal struggles. "My daughter was down with a serious illness at the time. I was thankful my partners and colleagues were really supportive in helping me get through the rough patch. It was a turning point, I

knew that we had the right people at Property Hub to move us forward and to be successful," said Lim.

Apart from Property Hub, Lim has also directly managed property investment funds with a turnover of RM100 million in the last five years. He has also overseen a development land purchase with a gross development value of RM250 million for his family's investment company, Keystone Sdn Bhd.

Building a foundation

For the first five years of the business, Property Hub focused on laying its brand vision and corporate strategy. "We introduced a three-tier corporate structure within the agency (of proprietors, managers and agents). It was challenging at first, to move into a three-tier organisation. Most agencies remain as two-tier agencies. However, we have seen tremendous changes since we introduced the management team. We have records showing our agents making three times more. There is also more consistent decision-making," noted Lim.

The agency also offers learning courses called the Property Hub Success Course (PHSC) with 10 CPD (continuing professional development) hours," he added.

In 2014, the agency recorded impressive sales of about RM800 million. "Our results last year have yet to be concluded. However, we are projecting at least about RM700 million sales despite the poor market sentiment," said Lim.

Among the notable transactions by the agency in 2015 was a rented factory in Petaling Jaya to a Japanese multinational corporation (MNC) for RM250,000 per month and the sale of (approximately) one-acre of prime residential land at Embassy Row in Kuala Lumpur for RM25 million.

Property Hub has three primary divisions in terms of its business focus — marketing of secondary projects (80%), development projects (15% to 18%), and international projects (2% to 3%).

Broadening their horizons

Other than strengthening its corporate culture, the agency hopes to achieve significant global outreach. Since 2013, the agency's international projects division has marketed RM150 million worth of properties in the UK, Australia and Singapore. "We have our local developers branching out with projects abroad. Why not real estate agencies?" said Lim.

"Since 2009, we have been actively attending real estate conferences in Singapore, Indonesia and Japan to connect with other agents' associations around the world," noted Lim.

"Our trip to San Diego for the REALTORS Conference and Expo has exposed us to the real estate industry in the US. We are grateful to be sponsored by MIEA, and to be given the opportunity to learn the different practices and real estate systems out there," said Lim. The agency had sent eight of their top agents and negotiators to the event. The REALTORS Conference and Expo had witnessed 20,000 realtors and guests from 60 different countries last year.

The event included the leadership idea exchange forum where American associations shared ideas on community outreach, fundraising, dealing with staff changes, shared reports, new ways to empower members and global investment tips.

"It is important to learn how real estate agencies are progressing abroad, so that we can measure and compare our standards. We realise we still have a lot to catch up, especially in terms of systems and technology. There is plenty of room to find better solutions," said Lim.

"There was positive perception of our country during the expo. We are one of the strategic countries in Asean and we are being recognised. We also took the opportunity to build more connections with the other countries," he added.

"The expo is an important way for us to network and to find potential collaborations and we have established rapport with agencies from countries such as Singapore, Thailand and Indonesia," said Lim.

Moving ahead, the agency is also looking to enhance its business systems, team development, succession and to spread its wings in both West and East Malaysia.

This year, Property Hub is establishing new branches in Kota Kinabalu and in the Kuala Lumpur Convention Centre (KLCC). (The KLCC branch was officially launched on Feb 19). "We are looking to have more branches in the future. It is our hope that our culture maintains, and that we can adapt what we gathered in our international excursions to enrich the local real estate industry," said Lim. "We are already in talks to attend another event by NAR in South Korea this October," concluded Lim.



Sabak Bernam

HERE'S WHAT YOU CAN BUY FOR EXACTLY RM500K

COMPILED BY RACHEL CHEW
PHOTOS BY SHAHRIN YAHYA, PATRICK GOH,
KENNY YAP, ABDUL GHANI ISMAIL

From a studio unit in Kuala Lumpur's vibrant city centre surrounded by full amenities or a mid-sized terraced home just right for a family in Klang, the choices tagged at RM500,000 are varied or limited depending on how you look at it.

As affordable housing is in hot demand now, more developers have shifted their focus to this segment. We have seen more affordable projects launched recently, such as Karisma Apartment @ Eco Majestic, Semenyih by Eco World Development Group Bhd; Cerrado @ Southville City, Bangi by Mah Sing Group Bhd; and first phase of Elmina Valley, Bukit Subang by Sime Darby Property Bhd.

However, if you are looking at something from the secondary market, *TheEdgeProperty.com* has highlighted properties in these eight most-searched locations — Klang, Shah Alam, Petaling Jaya, Puchong, Seri Kembangan, Old Klang Road, Kuala Lumpur City Centre and Setapak — listed for exactly RM500,000 on the website to give you an idea of what you can get in the Klang Valley. So, make your choice now!



CLICK ME
for the
interactive map
+ more listings



1. KLANG

For **RM500,000**, you can buy landed homes suitable for families, for example:

2-storey terraced house @ Taman Bayu Perdana

- Built-up: 1,600 sq ft (RM312 psf)
- *TheEdgeProperty.com Reference Price psf: RM300 psf
- Freehold
- 1.5km away from AEON Bukit Tinggi Shopping Centre
- Established housing area
- Family friendly township with established amenities
- 50km away from Kuala Lumpur city centre

2. SHAH ALAM

For **RM500,000**, you can buy non-landed homes and limited old, single-storey landed homes, for example:

Sri Acappella Serviced Apartment @ Seksyen 13, Shah Alam

- Built-up: 940 sq ft (RM531.90 psf)
- *TheEdgeProperty.com Reference Price psf: RM489 psf
- Fully furnished
- Leasehold
- 5km from Sultan Salahuddin Abdul Aziz Mosque
- Hotel-like facilities
- Self-contained township in the west of Kuala Lumpur



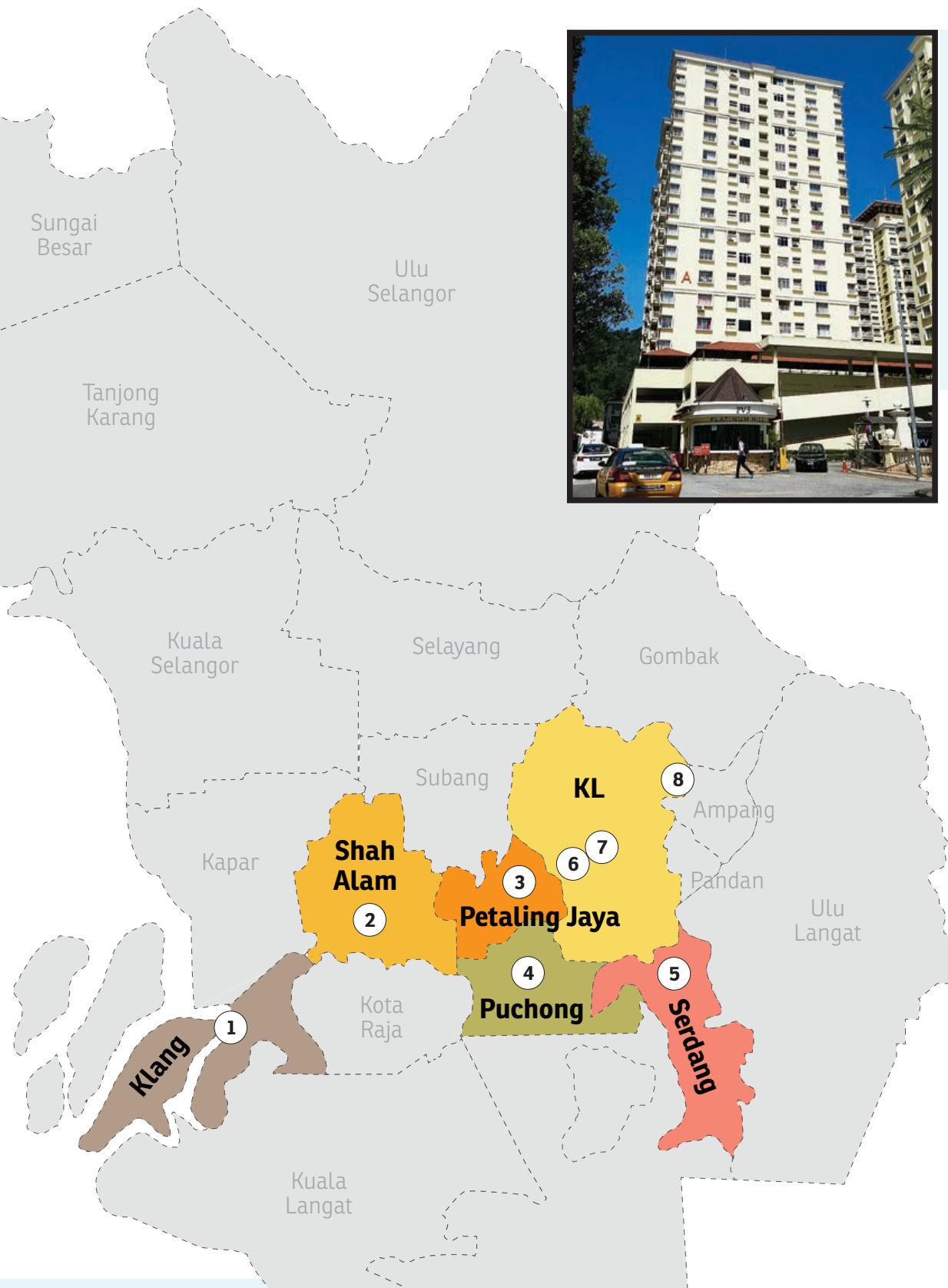
3. PETALING JAYA

For **RM500,000**, you can buy new but small non-landed units and old, single-storey terraced homes, for example:

Centrestage Designer Suites @ Section 13, Petaling Jaya

- Built-up: 581 sq ft (RM860.58 psf)
- *TheEdgeProperty.com Reference Price psf: RM933
- Partly furnished
- Leasehold
- About 1.4km away from LRT station and Hilton Petaling Jaya hotel
- Within high-density integrated development
- Mature, self-contained area with easy access to Kuala Lumpur city centre





8. SETAPAK

For **RM500,000**, you can buy non-landed homes and old terraced houses, for example:

Platinum Hill PV3 @ Taman Melawati

- Built-up: 1,272 sq ft (RM393 psf)
- *TheEdgeProperty.com Reference Price psf: RM398
- Freehold
- Partly furnished
- 2.8km away from Tunku Abdul Rahman College University
- High density
- Suitable for student rental investment
- 10km away from Kuala Lumpur city centre
- Bad traffic congestion



7. KUALA LUMPUR CITY CENTRE

For **RM500,000**, you can buy small studio unit, for example:

ParkView Serviced Apartment @ Jalan Changkat Perak

- Built-up: 405 sq ft (RM1,234.50 psf)
- TheEdgeProperty.com Reference Price psf: RM1,027
- Fully furnished
- Freehold
- Five minutes on foot to Suria KLCC and Petronas Twin Towers
- Luxury serviced apartment with full facilities
- KL City Center is one of the most exclusive addresses in Malaysia

4. PUCHONG

For **RM500,000**, you can buy small terraced homes and mid-end non-landed ones, for example:

2-storey terraced house @ Taman Puchong Perdana

- Built-up: 1,080 sq ft (RM462.90 psf)
- *TheEdgeProperty.com Reference Price psf: RM308
- Leasehold
- 7km away from IOI Mall Puchong
- Gated and guarded project
- Location is out of Puchong city centre



5. SERI KEMBANGAN

For **RM500,000**, you can buy a non-landed home with facilities, for example:

Aman Heights Condominium @ Taman Bukit Serdang

- Built-up: 1,226 sq ft (RM407 psf)
- *TheEdgeProperty.com Reference Price psf: RM298
- Freehold
- Partly furnished
- 5.2km away from The Mines Shopping Mall
- On elevated land
- Easy access to Kuala Lumpur city centre
- Several ongoing developments in the area



6. OLD KLANG ROAD

For **RM500,000**, you can buy mostly small apartments and SOHO units, for example:

The Scott SOHO @ Old Klang Road

- Built-up: 775 sq ft (RM645 psf)
- *TheEdgeProperty.com Reference Price psf: RM603
- Freehold
- Fully furnished
- 6.2km away from Mid Valley City
- Integrated development with shops on lower floors
- Mature township close to Kuala Lumpur city centre and Petaling Jaya
- Heavy traffic

*TheEdgeProperty.com Reference Price psf is based on the average transaction price psf recorded for the past 12 months to today



Understanding charge as security instrument

Charge is a common form of security registered in favour of the financial institution in exchange for the granting of a loan facility to the purchaser in financing the purchase of property. The financial provider is the chargee and the borrower is the chargor. In return for the financial assistance to the chargor, the registered charge on the property gives the chargee certain rights to protect this interest in the event of chargor default on the repayment of the loan instalment.

We have commonly heard the words “mortgage” and “charge”. Both words have been widely used interchangeably and this has blurred the distinction between them. However, there is a significant difference on where the title rests. For charge, the ownership of the property remains with the purchaser/chargor. The chargee has the right to register the charge on the title of the property. Once the loan, including all the interests, has been completely paid off, the charge shall be removed by the financial provider. On the other hand, a mortgage transfers the title of the asset to the lender as security for the loan. Such transfer is subject to an agreement between the lender and borrower. The agreement shall state that the lender will transfer the ownership back to the borrower once the loan is paid off. In Malaysia, we adopt the practice of charge.

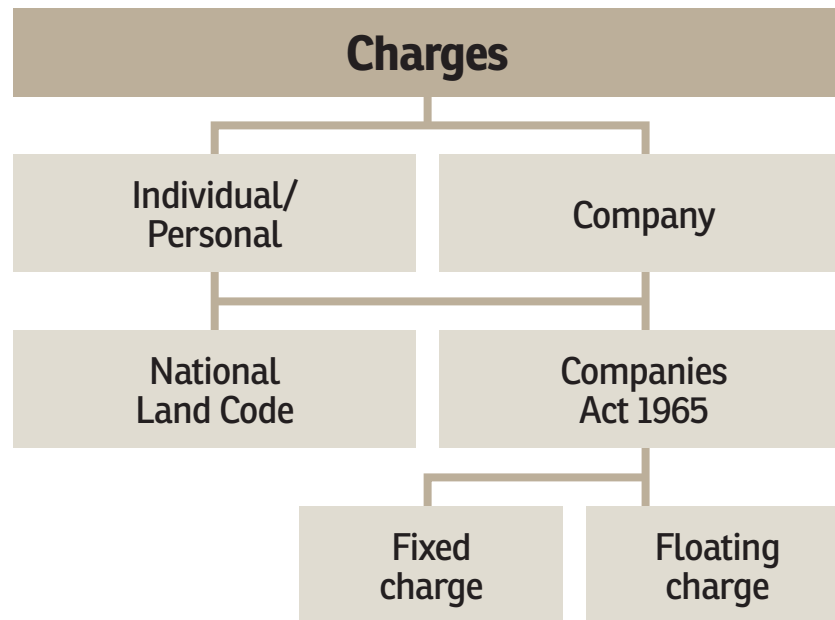
There are two types of systems that govern the practice of charge: the “Torren System” and the “English Land System”. The Torren System gives a conclusive and indefeasible title or interest if the name of the person is duly registered on the title of the property. Indefeasibility of title means once the title or interest is registered, the right in the property cannot be void or defeated by any past event, error or omission. This is different from the English Land System where there may be equitable interest even if it was not duly registered or shown on the title.

Charge under the Torren System

Malaysia practises the Torren System, which is similar to Australia’s land system. This system significantly eases the job of Malaysians because we only have to check the title that comes with a complete list of registered title and interest. Hence, once the charge is duly registered, the financial provider has an indefeasible interest on the encumbered land or property.

Nevertheless, the above situation is only applicable if the title to the property has been issued by the relevant land office. In cases involving strata development, it may take years for a strata title to be released to each unit. If a borrower intends to obtain a loan by using the property as security consideration, the borrower is required to sign a loan agreement that comes with a deed of assignment. The deed of assignment is an agreement to assign all the owner’s rights to the financier. In simpler words, it is akin to a mortgage, where the financier is effectively the “owner” of the property until full settlement of the loan facility.

As for a company, it has the power to borrow or raise money if it is not restricted by its Memorandum or Article of Association. In this case, it is not only governed by the National Land Code 1956 but also the Companies Act 1965 (Companies Act). There are various ways for the company to gain funds in order to acquire property, and different types of security may be given to the borrower or investor. However, limited to acquiring property by securing a loan by using property as a security, the chargee has to register the charge at the land office and also fulfil the requirements laid down in the Companies Act. The Companies Act imposes a duty on the chargee to lodge Form 34 from the Companies Act with the Registrar of the Com-



panies Commission Malaysia within 30 days of its creation; any late lodgement or failure to do so will result in a penalty of a RM1,000 fine plus any default penalty.

Promoting a fair trading market

A charge on the assets of the company in order to secure money borrowed by the company may be a fixed charge or a floating charge or a combination of both. The nature of the charge as security is an agreement between the borrower and the creditor. A fixed charge is a type of charge that charges one or more specific or ascertained and definite property of the company. The company will then be prevented from dealing freely with that property because it is subject to the interest of the chargee.

On the contrary, a floating charge is an equitable security on some or all of the company’s present and future property. Thus, a floating charge constantly



BY CHRIS TAN

fluctuates until something occurs which causes it to crystallise, whereupon it becomes a fixed charge. A floating charge is enforceable when it crystallises on the occurrence of certain events such as default of payment of interest and winding up of the company.

Even though there are two different charges in the “company” context, the fixed charge is commonly used rather than the floating charge mainly because the floating charge is classified as an unsecured creditor and is harder to enforce.

On the side note, there is no difference in terms of documents to be signed when a company purchases a property without title.

A charge is a facility of funding. Such facilities open the door of opportunities to individuals and companies. The Malaysian Law has carefully crafted a system to protect the interest of all parties in the process of funding. The system reveals encumbrances on the property, which promotes a fair trading market.

Chris Tan is a lawyer, author, speaker and keen observer of real estate locally and abroad. Mainly, he is the founder and now Managing Partner of Chur Associates.

If you have questions that you would like to pose to Chris, please go to the Tips section of www.theedgeproperty.com to pose your questions

Disclaimer: The information here does not constitute legal advice, please seek professional legal advice for your specific needs.





TheEdgeProperty.com | GRAPHICS: NURUL AIDA MOHD NOOR

US Gen Y can't afford to move out

BY TAN AI LENG

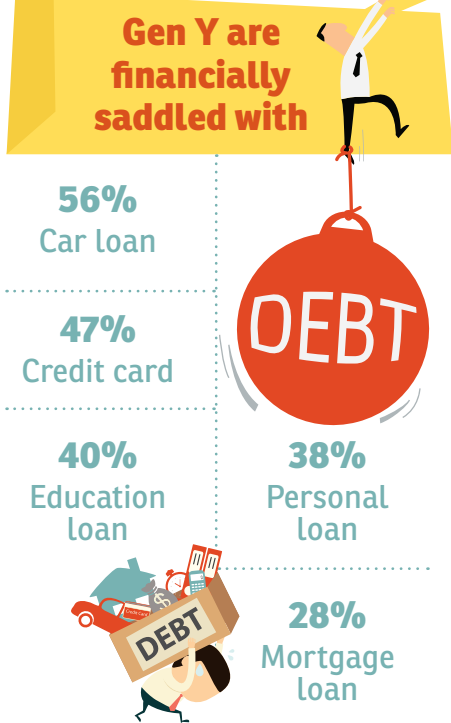
Most young adults in the US will leave the nest when they graduate from college or university (in their 20s), if they have not done so after high school (around 18).

However, a survey on the living and property investment habits of this segment shows that a fifth of the 1,270 Gen-Y respondents (who are 20 to 38 years old) are still staying with their parents or relatives even after they have started working.

This survey was conducted by the Urban Land Institute (ULI), a non-profit research and education organisation, in November 2014 and announced to the public on February 2016.

The proportion of respondents who stay with their parents is still the same as the results of a survey done in 2010. This means even though the economy is improving, many Gen Y have chosen to move back home over the past four years.

Meanwhile, in Malaysia ...



In Malaysia, according to the Asian Institute of Finance's report in 2015 titled "Understanding Gen Y - Bridging the Knowledge Gap of Malaysia's Millennials", 75% of the 1,011 Gen Y interviewed have at least one source of long-term debt (anything longer than a year) and 37% of them have more than one long-term obligation, which include car loans, education loans or mortgages.

Among them, 28% have mortgage loans, which means that they are property owners, while 56% of the respondents are financially saddled with car loans, credit card loans (47%) and education loans (40%).

The findings showed that Gen Y have higher debt obligations which may not allow them to own a property or move out from home due to higher living costs.



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TheEdgeProperty.com

Weathering economic turmoil and seeking safe havens

MAREC'16

MALAYSIAN ANNUAL REAL ESTATE CONVENTION

11 - 12 March 2016 (Fri & Sat)

Connexion@Nexus, Bangsar South, Kuala Lumpur

ELEVATE TO DIFFERENTIATE

Come March 11 and 12, Connexion@Nexus, Bangsar South is going to be a hive of activity with over 300 real estate agents, negotiators and property investors converging to attend the Malaysian Annual Real Estate Convention 2016 (Marec'16).

The convention is an annual affair organised by the Malaysian Institute of Estate Agents (MIEA).

MIEA represents all estate agents and negotiators throughout Malaysia and makes great effort to bring professionalism to the industry, as well as take care of the interests of real estate practitioners in the country.

Marec has been a household name within property circles in the country and is probably the most well-known property convention of its kind in Malaysia.

Every year, the convention attracts between 300 and 400 property players who come to equip themselves with the latest market intelligence as well as renew their skills in marketing properties.

Speakers at Marec vary widely in their scope of expertise and cover diverse topics from the more conventional market outlook to motiva-

tional talks on being a success in the industry.

"This year, with so much uncertainty in the market, we are seeing more interest from members of the public as they seek to gain knowledge and understanding of a market that has gone against expectations", said Marec'16 chairwoman Amanda Goh.

"We believe the popular topics this year are on the outlook of the economy and property market, which will be covered by the first and second speakers," she said.

The opening ceremony will be graced by Datuk Faizan Abdul Rahman, who will share with us his experience as the current director general of the Valuation and Property Services Department as well as the President of the Board of Valuers, Appraisers and Estate Agents, Malaysia (BOVAEA).

Faizan is highly experienced and will bring with him a wealth of information on the workings of the real estate market.

Economic outlook

The first session from Marec'16 is titled "The Global and Malaysian Economic Outlook 2016". This paper will be presented by the Malaysian Rating Corp Bhd associate director of the economic division and chief economist Nor Zahidi Alias.

Nor Zahidi started his research career in 1988 when he joined a market research firm in Cambridge, Massachusetts.

Upon returning to Malaysia, he joined The New Straits Times Press (M) Bhd as a senior analyst in the research department and later moved to the financial world, joining brokerage firm Kuala Lumpur City Securities Sdn Bhd as an economist in 1996.

In 1999 Nor Zahidi co-authored a book titled *Malaysian Financial Markets and Economics*, a joint effort between the Securities Institute Education and Permodalan Nasional Bhd.

Nor Zahidi will cover topics on how current economies are souring global sentiment, denting prospects in the near term. He will analyse risk emanating from non-economic factors such as geopolitics and terrorism.

Uneven global growth has led to policy divergence favouring safe haven assets. He feels that Malaysia's government revenue will be under pressure by low oil prices although this will somewhat be offset by GST collection. However, he believes that fundamentals are supported by relatively resilient, albeit moderating economic growth, a stable banking sector and well-supervised monetary policies.

Opportunities in adversity

The second speaker is no stranger to the property industry and is well-known in the property speaking circuit. Siva Shanker is a registered estate agent with BOVAEA. He has more than 30 years of experience in the property industry, having worked in both large international property consultancies as well as small local outfits.

He has been an active member of MIEA for many years and was president for 2013/2015.

Siva is also an accomplished speaker and real estate trainer. He was instrumental in the massive registration exercise for real estate negotiators and was personally responsible

LATEST PROGRAMME

DAY 1 - FRIDAY 11TH MARCH 2016

8.00	Registration and Networking
9.00	Opening Remarks by Emcee
9.05	Welcome Remarks by Ms. Amanda Goh, - Convention Chairlady, MAREC'16
9.15	Address by Mr. Erick Kho, President, MIEA
9.30	Address by Guest of Honor, Datuk Sr Faizan Bin Abdul Rahman, President, BOVAEA
9.50	Opening Ceremony
10.00	Morning Tea & Press Conference
10.30	Global and Malaysian Economic Outlook 2016 by Mr Nor Zahidi Alias - Malaysian Rating Corporation Berhad (MARC)
11.30	Seeking the Right Investment in Challenging Times - Opportunities in Adversity By Mr Siva Shanker - Axis REIT Managers Berhad
12.30	Lunch
14.15	Psychological and Professional Requirements to Success In Real Estate By Mr. Colin Tan - ColinTan Group of Companies
15.15	Secrets of Super Power Agents By Ms. Shermine Lim, - CBD Properties Sdn Bhd Mr. Gerard Chan, - Three Acres Real Estate Sdn Bhd Mr. Wong Yau Long, - Cornerstone Realty Mr. Chris Tee, - Property Hub Sdn Bhd Mr. Colin Wong, - H.Simon Real Estate Mr Nick Lu, - CBD Properties Sdn Bhd
16.00	Afternoon Tea
16.30	Next Generation Leadership Forum MODERATOR: Mr. Stephen Tew, - Hectares & Stratas Sdn Bhd PANELISTS: Mr. Raphael Wong, - Real Estate Finders (MY) Sdn Bhd Mr. Ben Lee, - Three Acres Real Estate Sdn Bhd Mr. Teh Young Khean, - Knight Frank Malaysia
17.15	Networking Cocktail

DAY 2 - SATURDAY 12TH MARCH 2016

8.00	Registration and Networking
9.00	Positioning Malaysia In The International Real Estate Market : The Roles Of Real Estate Agents by Ms. Veena Loh, - Malaysia Property Incorporated
9.45	Industry Trends and Insights - Retail Sector By Mr. Tan Joon Kai - Fair Star Shopping Sdn Bhd / PPK Malaysia
10.30	Morning Tea
11.00	Selling Properties via Auction By Mr. Lim Boon Ping - Kim Realty
11.45	Using Social Media to Boost Real Estate Sales By Dr. Frank J. Peter, Ph.D., - FJP Marketing Sdn Bhd
12.30	Lunch
14.00	How To Close Sales FASTER Than You Ever Thought Possible By Mr. Jeevan Sahadevan - Leveragelab Sdn Bhd
15.00	Head Down Under: How To Generate Unstoppable Confidence And Beat The Odds By Mr. Gary Dean-Atkins - MindMaxPlus
16.00	Afternoon Tea
16.30	Million Dollar Round Table Forum MODERATOR: Mr. Nixon Paul - Carey Real Estate Sdn Bhd PANELISTS: Mr. Eric Lim - Hartamas Real Estate Sdn Bhd Dato' Adrian Wang - CBD Properties Sdn Bhd Mr. Alex Ting - Kozin Real Estate Mr. Wan Choy Heng - Property Hub Sdn Bhd
17.30	Lucky Draw & Closing Ceremony

The organiser reserves the right to make changes to the event programme. If necessary, changes may be made to its content, before or during the event, insofar as these changes do not substantially diminish the described benefits of the event for the participants. Kindly refer to MIEA website for updates.

PHOTOS BY MIEA



Nor Zahidi will cover current economic issues in his talk.



Siva believes the good times will return.

for training more than 12,000 negotiators in 2013 and 2014.

He also speaks regularly at seminars and conventions both locally as well as overseas. In the last year, Siva was a regular speaker at developers' project launches and special events. He has garnered quite a substantial fan base and a large number of people regularly follow him from one seminar to another.

Siva is currently the head of investments at Axis REIT Managers Bhd, the management company of Axis Real Estate Investment Trust (REIT).

Siva will be speaking on the topic of "Seeking the right investment in challenging times — opportunities in adversity".

The property market is going through a period of uncertainty and turbulence.

The current economic and political scenario, coupled with low oil prices, has caused the property market to go off balance. The bull

run of the last few years is clearly over and the market is beginning its consolidation cycle.

For the first time in years, the market is seeing a reduction in property values. Although this reduction has been confined to only certain sectors of the market, buyers and investors are nevertheless feeling jittery.

Siva, however, believes the good times will return and when they do, investors who have shown courage during these trying times will reap huge benefits in terms of capital appreciation.

His topic will focus on identifying market trends, analysing data and spotting opportunities. It is hoped that the talks will greatly benefit not just estate agents but also buyers, sellers and property investors in general.

For more information, please contact MIEA at (03) 7960 2577 or email secretariat@miea.com.



Investors swoop in as distress in India's property market worsens

Idle construction sites offer opportunity for moneyed-up investors such as KKR

BY POOJA THAKUR

A rusty six-storey steel structure surrounded by tin-sheet huts stands on a prime plot overlooking one of Mumbai's largest open spaces of greenery: The horse-racing track in the city's plush Mahalaxmi area. What was to be a soaring luxury skyscraper from DB Realty Ltd has been languishing for more than five years, with the developer's website still claiming that the project will be launched soon.

It's a familiar scene across India's cities, where thousands of idle construction sites offer testament to byzantine approvals processes and debt-laden developers' inability to finance projects to completion. It is also an opportunity too big to pass up for moneyed-up investors such as KKR & Co.

Such buyers are flocking to India, lured by the prospect of acquiring property at deep discounts from down-and-out developers. Private-equity investment in India's real estate sector jumped to the highest since 2008 last year and may almost triple this year, to US\$8 billion (RM33.3 billion), according to the local unit of property broker JLL.

"With so much debt on the balance sheet of developers, it provides a wonderful opportunity for large players over the next one to two years where distress will be available in the market," said Mumbai-based Amit Bhagat, chief executive officer at ASK Property Advisors Pvt, which manages US\$500 million in real estate assets.

Developers' cash flow from operations has not been sufficient to cover their finance costs since the fiscal year ended 2012, according to a Moody's Investors Service report. The aggregate cash flow from operations for six developers tracked by Moody's was at 3 billion rupees (about US\$44 million) (RM184 million) in the fiscal year ended March 2015, dropping from 30 billion rupees in 2011, while total interest costs rose to 36 billion rupees from 29 billion rupees in 2011, the data showed.

The influx of money is reminiscent of a decade ago, when investors lured by India's economic growth drove property prices to records. Private-equity investment in real estate peaked at US\$8 billion in 2007 before slumping, data from JLL India show.



BLOOMBERG

Piramal Fund Management, part of the billionaire Piramal family, is among investors setting its sights on the market. The fund is distributing about 150 billion rupees to about 10 developers that are in a position to buy land from, or start developments together with, struggling competitors. Piramal plans to pre-sanction at least 10 billion rupees to each developer allowing them more flexibility in closing deals, Khushru Jijina, the managing director of Piramal Fund Management said in an interview.

Jijina expects yields of as much as 24% from buying equity in real estate projects. That's because prices have fallen about 10% to 15% across the country over the past couple of years.

"The market timing is opportune to underwrite equity risk," Jijina said in an interview. "The flood of money that came in 2006 was when pricing was at its peak. In 2016 prices have bottomed out."

Projects delayed

Project delays are endemic in India, where developments often get hung up for years by red tape. Some projects have been languishing for more than eight years, according to Liases Foras, a real estate research firm. Developers who have loaded up on debt to finance projects often have to stop building as a result.

Project delays are endemic in India, where developments often get hung up for years by red tape.

DB Realty said changes in building rules has delayed the construction of its "TurfView" project in South Mumbai. The planned 320m tower will be designed by architect Adrian Smith, who has designed the world's tallest towers including the Burj Khalifa in Dubai and the Kingdom Towers in Jeddah. The tower could yield 80 floors depending on the design, NM Gattu, chief financial officer at DB Realty said in an emailed response to queries. The company has now received all necessary approvals and plans to launch the development "soon," Gattu said.

For a majority of Indian developers, most of the revenue they make gets sucked into funding new construction and making interest payments, according to Singapore-based Subhash Bedi, chairman of Rising Straits, which manages about US\$1 billion of property assets. Interest costs for some developers can top 20%, according to Liases Foras.

"There is a trust deficit between consumers and builders," as consumers hold off on purchases because they don't trust that the developments will be finished on time, Bedi said in an interview. "Distressed developers with over-leveraged balance sheets need to pay off high-cost debt."

Rising Straits is considering raising a new fund this year to invest in India real estate, Bedi said without providing details.

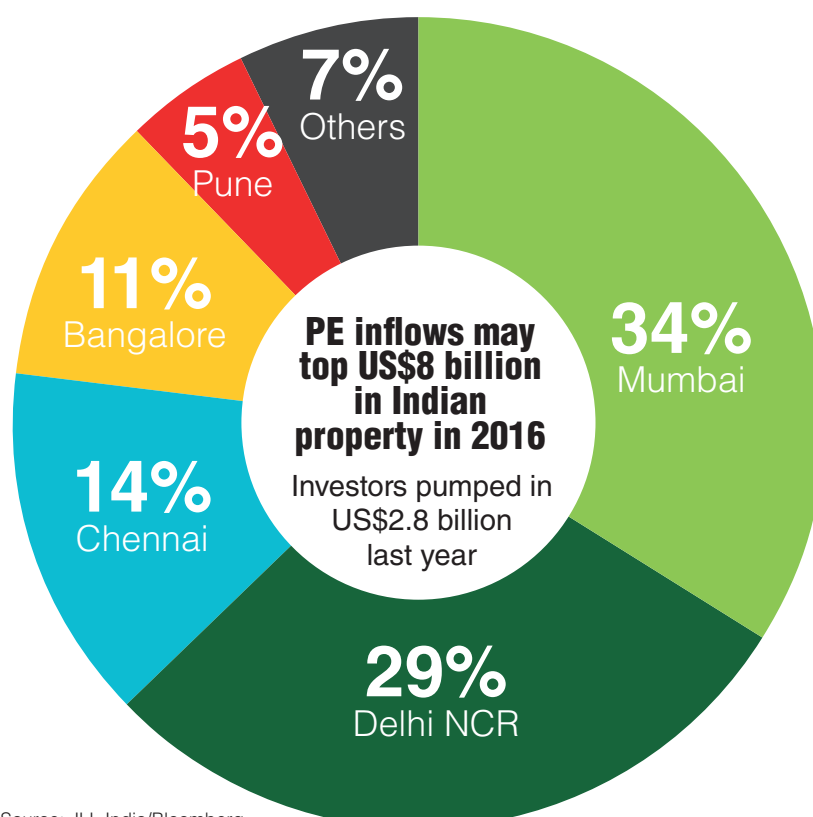
KKR investment

India's real estate market is also drawing some of the biggest names in global investing.

KKR & Co will invest in two Mumbai projects being developed by Sunteck Realty Ltd, a developer of luxury condominiums, the companies said in February. The deal came after Sunteck Chairman Kamal Khetan said last year that he was scouting for distressed assets and would need capital to help fund such acquisitions.

Singapore sovereign wealth fund GIC Pte in December invested 19.9 billion rupees in a joint-venture housing project in central Delhi with India's largest developer, DLF Ltd. DLF, whose net debt is more than half of the combined debt of India's six biggest developers, has been struggling to pare borrowings amid slowing sales. Over the past 18 months, residential markets continue to be soft in most markets where DLF has a presence and the outlook continues to be weak, the company said in a presentation on Feb 2.

"There is huge opportunity to provide execution capital to developers," Rising Straits' Bedi said. "Great opportunities will emerge in asset sales." — Bloomberg



Source: JLL India/Bloomberg



Enjoying outdoor freshness indoors

Four public indoor secret gardens in the Klang Valley

BY RACHEL CHEW

Want to enjoy some fresh air and greenery without stepping outdoors? Why not seek out the “indoor gardens” which are open to the public. These gardens are located within buildings and they are few and far between as it certainly takes some green fingers and expertise to “grow” and maintain these green spaces.

TheEdgeProperty.com checked out four of these public indoor “secret” gardens with free access within the Klang Valley and Greater Kuala Lumpur which you could visit and enjoy.



1. One Utama Shopping Centre

One Utama Shopping Centre is well known as the largest shopping mall in Malaysia and one of the largest in the world. Do you know that besides more than 700 retail shops in the shopping mall, there is also a rainforest under the roof?

The rainforest features not only tropical plants, it has koi ponds, suspension bridge and lush foliage, right at the heart of the mall.

There is also a secret garden on the roof top of the mall. The secret garden showcases 600 species of exotic flora at the 30,000 sq ft high-tech rooftop sanctuary 35 metres above the ground. It is also the largest in Southeast Asia!





MCT BHD

3. Skypark @ One City USJ

Skypark @ One City USJ is one of the latest developments by MCT Bhd. It is an integrated mixed-use development sprawling over 77 acres. Sitting on the rooftop of its retail and office component, Skypark @ One City USJ is a sky garden with rooftop restaurants.

MCT Bhd claims that Skypark @ One City USJ is the largest rooftop garden in the country with restaurants, a swimming pool plus trafficable clear skylight. It overlooks the neighborhoods of USJ, Putra Heights and even Puchong.

The 120,000 sq ft grand sky park is unlike a conventional sky garden. It has a Sky Walk made from a glass panel where one can have the overwhelming experience of walking on glass with 12 floors visible below one's feet.



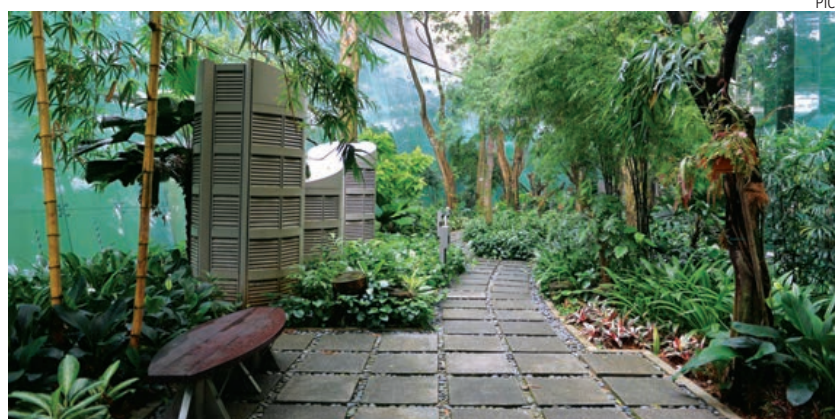
2. Kuala Lumpur International Airport

KLIA is one of the major airports in Southeast Asia. It is located approximately 45 km away from Kuala Lumpur City Centre. Opened in 1998, KLIA is designed and built with the theme of "Airport in the forest, forest in the airport" by offering passengers the refreshing experience of walking through a natural forest environment.

The KLIA Jungle Boardwalk in the Satellite Building is the same forest that has been there before the building was built. It functions as more than just a recreational walk path. It also makes it more convenient for passengers to access shops within the building.



MALAYSIA AIRPORT



PICC

4. Putrajaya International Convention Centre, Putrajaya

PICC was completed in 2003. It is designed to be a world-class convention centre with a built-up area of 1.3 million sq ft spread over nine levels, making it one of Malaysia's largest convention centres.

Standing as if it is ready to fly, the curvilinear building is designed to combine the shape and concept of a traditional kite or *wau*, with the silver royal belt buckle. The main halls are set underneath the bejeweled "eye" of the buckle.

Besides equipped with exhibition halls, meeting rooms, conference rooms, lounges, banquet halls, galleries, restaurants, retail shops and basement car park for 1,200 cars, there is an internal garden behind glass walls in the circular building!





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