Tougher times AHEAD

Property market transactions have fallen for two consecutive years, data from the Malaysian Property Market Report 2016 shows. How bad is it? What can we expect moving forward? Read Pages 4 & 5.
PETALING JAYA: As Iskandar Malaysia enters phase 3 of its development, it is now time to focus on not just the hardware but on building holistic communities there.

The second of the Marketplace Series of Forums jointly organised by the Asian Strategy & Leadership Institute (ASLI) and the Full Gospel Business Men’s Fellowship (FGBMF) has therefore chosen the theme “Building Communities, Enriching Communities” for the forum to be held on May 2 at Mutiara Johor Bharu.

The Marketplace Series of Forums is a community project by ASLI and FGBMF to provide a platform for the business community to engage, influence and transform the marketplace and to build a more prosperous, flourishing society in line with Malaysia’s aspirations.

Targeting around 200 to 250 participants for the forum, ASLI CEO Tan Sri Michael Yeoh said the forum hopes to provide up-to-date information on Iskandar Malaysia and to share the success stories about the economic zone.

“It is also to get people to think about how they can contribute to enriching their communities,” said Yeoh.

The series started in November last year. We hope to promote good values and share the success stories about Iskandar Malaysia which is growing rapidly and has attracted a lot of foreign investments. We will be holding similar seminars and forums in other cities as well as in the future,” he said.

Yeoh believes that Iskandar Malaysia is a world class development that has a global appeal and a bright outlook.

“Like Shenzhen and Hong Kong, the close connectivity between Singapore and Iskandar will be positive. It is well planned and will transform southern Johor,” he noted, adding that he hoped to see the economic zone shape the future of Johor and be an inspiration for the country.

Meanwhile, FGBMF national president Fong Hoong Heng said the theme reflects the mutual desire of ASLI and FGBMF to encourage sharing and deliberation on effective ways to create holistic living in developed and developing cities using Iskandar Malaysia as the point of reference.

The economic zone celebrated its 10th anniversary last year and is having a year-long schedule of events to mark this milestone. Hence, said Fong, the success and lessons learnt over the last 10 years are precious for the public to recap as the corridor enters phase 3 of its implementation.

“The momentum of Iskandar Malaysia is past the growth stage. We are now moving into phase 3 where the emphasis is on sustainability and innovation. Going forward, we shall see more value-added services coming into the economic zone. This will bring about more job opportunities particularly for the high-end segment,” he noted.

With the bright outlook for Iskandar Malaysia, he pointed out that sectors to watch include Global Business Solutions (GBS), healthcare, education, logistics, financial and tourism.

“We have chosen the theme also because we believe building cities encompasses more than bricks and mortar. The communities must benefit from such initiatives in terms of job creation, convenience, wealth creation, improved security, increased wages and the like. This is in line with the Iskandar Malaysia Comprehensive Development Plan II,” he said.

He added that the speakers and panelists at the forum will share the success stories since the inception of Iskandar Malaysia, the importance of software in building, insights on developments, and new opportunities in Johor.

The speakers and panelists include Medini Iskandar Malaysia Sdn Bhd chief marketing officer Gerard Kho, Johor Petroleum Development Corp COO Izhar Hifni Ismail, Iskandar Investment Bhd president and CEO Dato’ Haji Ansar Ahmad, Sunway Bhd property development division (Malaysia & Singapore) deputy managing director Tan Wei Bee, Iskandar Regional Development Authority chief executive Datuk Ismail Ibrahim, Messrs KH Lim & Co partners at KGV International and Jay Appakumar, Feruni Carmelique Sdn Bhd managing director Datuk Ng Chee Chau, Johor Master Builders Association president Sim Tian Liang, Pulau Indah Ventures Sdn Bhd general manager Suria Suppiah and Iskandar Waterfront Holdings president and executive director Datuk Syed Mohamed Syed Ibrahim.

The forum will be divided into two sessions with each session moderated by KGV International Property Consultants (Johor) Sdn Bhd executive director Samuel Tan and TheEdgeProperty.com managing director and editor-in-chief Au Foong Yee, respectively.

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Fone: The success and lessons learnt over the last 10 years are precious for the public to recap.
THE WHOLISTIC TOWNSHIP

The GLORIS COLLECTION at Setia EcoHill adopts the best formula with eco-centric designs and a surrounding that cultivate long-term sustainability.

Since its launch in 2013, Setia EcoHill has been exemplary in designing a township that promotes sustainable lifestyle. Setia EcoHill is proud of its extraordinary masterplan that is based on the Live Green! DNA, which comprises eight principles of sustainability that ensure an ideal setting for a sustainable lifestyle in Setia EcoHill, interwoven with the importance of comfort and modern conveniences.

Horizon Residences has three exclusive collections – Grandlis, Floris and Gloris. With such encouraging responses so far from Grandlis and Floris, which was launched in 2015, Setia EcoHill is proud to be launching its third and final phase of Superlink Homes within Horizon Residences – the Gloris Collection.

PERFECTING HORIZON RESIDENCES

Taking into account the well-developed masterplan from the first two developments in Horizon Residences, the Gloris Collection is an all-inclusive residential development in the blueprint of this eco township. Like Grandlis and Floris, the latest Gloris Collection, which will be launched beginning 22nd April 2017, will also provide energy-saving and environmental-friendly designs to complement the core values of Horizon Residences.

DESIGN MASTER PLAN

Enjoy the cascading architectural feature as you drive along the entryways into a gated-and-guarded community that boasts the Sun Bird Walk, which is the main landscape area within Horizon Residences. Linear gardens are also placed strategically between rows of residential units in the neighbourhood to promote a greener ethos.

The Gloris Collection also sit within a ‘green street concept’. All utility cables are laid underground and out of sight, allowing verdant landscape and trees to flourish in the neighbourhood.

The Superlink Homes of the Gloris Collection feature a modern and linear design to appeal to a more mature yet practical, promotes spacious living. The 12’ ceiling height improves natural ventilation and reduces room temperature, eliminating the additional energy consumption for air-conditioning.

With only 77 units altogether in this low-density housing area, Gloris offers two land size options; 23.6’ x 76’ and 23.6’ x 86’. Both come with an open concept housing plan that fosters the way the neighbourhood flows naturally, encouraging wonderful interaction among the residents with spacious landscaped communal gardens for a safe and conducive meeting point as well as children’s playing grounds.

WHOLESOME LIVING EXPERIENCE

Living up to S P Setia’s LiveLearnWorkPlay development philosophy, Setia EcoHill is committed to delivering superior educational facilities in its township development.

The cooperation with Tenby schools to set up international schools in Setia EcoHill has seen materialisation with its sixth campus opened in September 2016. While Tenby International School provides a safe environment and high-quality international education to the community of Setia EcoHill, plans to provide primary and secondary government schools are also in the pipeline.

In the context of security, Setia EcoHill places utmost priority towards creating a safe and secure environment for its residents in this gated and guarded enclave. Each home comes with a home alarm system and intercom linked to the security guard house. Internal 24-hour security patrol as well as strategically placed CCTV surveillance that runs all day will also tighten security measures in Gloris.

The security system is further enhanced with AgiFlence PIDS, which is the first-of-its-kind perimeter intrusion detection system in the world.

With peace of mind, residents can enjoy the township’s surrounding amenities including the 360,000 sq. ft. Community Club House, also known as Club 360°. Perched on the highest vantage point in Setia EcoHill with mesmerising views, the private clubhouse offers a variety of facilities including an Olympic-length swimming pool, a dynamic gymnasium room, steam and sauna rooms as well as an indoor sports centre with a badminton court, basketball court and futsal arena.

There will also be a grand ballroom for private functions and events in the Club House. REAL Kids Kindergarten will also provide convenience for residents with young children.

Retail spaces for business opportunities such as the cafeteria and bookstore will also serve as additional convenience for the members of the Club House. Prospective tenants can contact Club 360’s leasing representative at 03-8724 2255 to find out more about the retail outlets.

BRINGING YOU CLOSER

In line with its brand promise that promotes sustainability, S P Setia has spent over RM80 million to construct the Lekas-EcoHill Link which has been opened to the public since August 2015. Before being just a way in and out of town, the direct link to Lekas Highway has proven to significantly alleviate heavy traffic conditions along Jalan Semenyih, benefiting the wider community in and around Semenyih town. The new highway interchange also connects people from Cheras, Bangi, Kajang, Seri Kembangan, Puchong, Cyberjaya and Putrajaya. Furthermore, the East Klang Valley Expressway, which is slated for completion in 2018 will cut travelling time and distance significantly to Kuala Lumpur city.

S P Setia has also allocated another RM50 million to extend the link by an additional 3km to provide efficient connectivity to its latest development, Setia EcoHill 2. This will further improve traffic flow and accessibility between the two main townships in the Southern Corridor and other major cities.

Brought to you by Setia
Last year also saw fewer new property launches with nearly 53,000 units compared with over 58,000 units in 2015, a decline of 9.8% y-o-y.

The slow market has also led to an increase in overhang units. The residential overhang numbers grew to 14,792 units worth RM8.56 billion, up a whopping 43.8% in volume and 70.7% in value against 2015.

WHAT WHERE DEVELOPERS SOLD

Less than 1/3 of new homes launched were sold

Developers launched a total of 52,713 homes in 2016 but only managed to sell less than one third of these — 16,532 units (31.4%).

In contrast, 56,411 homes were put on the market in 2015. Of these, developers sold a higher 42.1% or 24,588 units.

If there is a perceived hike or not constructed (896 units). Another 2,918 units not built yet.

Of the amount, almost 30% (RM2.56 billion) was contributed by Johor which has the highest number of completed but unsold homes of 3,671 units. The other unsold units in Johor are still under construction (1,774 units) or not constructed (896 units). Selangor has a total of 1,718 units of completed but unsold homes with a total value of RM1.43 billion. Another 12,451 units are under construction while work on 340 units has not started.

In Penang, there are 1,896 unsold completed homes with a combined value of RM1.47 billion. A total of 8,129 units are under construction with another 2,918 units not built yet. For Kuala Lumpur, although the number of completed but unsold units totalled only 717, these have a combined value of RM1.13 billion. A total of 3,507 homes are under construction while work has not started on another 3,164 units.

Property transactions are down, office occupancies are down, unsold units are up — things certainly didn’t look good in 2016, according to the Malaysian Property Market Report 2016 released by the Valuation and Property Services Department (JPPH) early this week.

Not even the experts seem to know when the current situation will turn but JPPH director general Dr Rahah Ismail mentioned that this slowdown may take a few years!

On the other hand, like the saying goes, it is always darkest before the dawn. The question is have we seen the darkest yet?

Here are some highlights from the report and after reading them, you could perhaps tell us where we are heading in the near future.

SNAPSHOTS FROM THE MALAYSIA PROPERTY MARKET REPORT 2016

Where do we go from here?

Malaysia’s stock of unsold residential units — comprising those completed, under construction and not constructed — stood at 90,491 units at end-2016.

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The high profile Forest City project in Johor was clearly a substantial contributor to the new launches in Johor. The state, however, only achieved sales of 2,796 units (29.8%) of those newly-launched.

The second highest number of home launches last year was in Selangor, at 8,087 units. Of these, developers sold 35.6% or 2,875 units.

Kuala Lumpur, meanwhile, put out 5,816 homes last year but only 1,588 of them (27.3%) were sold.
Ratio of housing loan applications to approvals rose in 2016

The amount of loan applications for residential property purchases totalled RM168,154.77 million in 2016 with RM87,550.87 million worth of loans having been approved. This translates to a loan applications to loan approvals ratio of 52.1%.

The figure was higher than the 50.2% recorded in 2015 but lower than the 52.9% ratio in 2014. The figures were revealed in Napic’s Malaysian Property Market Report 2016, citing Bank Negara Malaysia. Of note was the amount of housing loan applications which was significantly down by 18.4% from the RM206,031.79 million worth of applications in 2015. The amount of loan approvals also decreased by 15.3% from RM103,412.12 million worth of approvals a year earlier.

<table>
<thead>
<tr>
<th>Year</th>
<th>Loan application (RM mil)</th>
<th>Loan approval (RM mil)</th>
<th>% change loan application</th>
<th>% change loan approval</th>
<th>Ratio approval/application (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>186,790.70</td>
<td>95,161.82</td>
<td>12.2</td>
<td>13.0</td>
<td>50.9</td>
</tr>
<tr>
<td>2012</td>
<td>183,743.44</td>
<td>92,834.05</td>
<td>3.7</td>
<td>-2.4</td>
<td>47.9</td>
</tr>
<tr>
<td>2013</td>
<td>245,903.78</td>
<td>121,000.60</td>
<td>26.9</td>
<td>30.3</td>
<td>49.2</td>
</tr>
<tr>
<td>2014</td>
<td>228,944.37</td>
<td>121,091.53</td>
<td>-6.9</td>
<td>0.1</td>
<td>52.9</td>
</tr>
<tr>
<td>2015</td>
<td>206,031.79</td>
<td>103,412.12</td>
<td>-10.0</td>
<td>-14.6</td>
<td>50.2</td>
</tr>
<tr>
<td>2016</td>
<td>168,154.77</td>
<td>87,550.87</td>
<td>-18.4</td>
<td>-15.3</td>
<td>52.1</td>
</tr>
</tbody>
</table>

Source: Bank Negara Malaysia

The average occupancy rate for offices in KL declined to 77.9% as at end-2016, from 81.2% a year earlier due to new supply that came on stream, exceeding 320,000 sq m, according to Napic’s Malaysian Property Market Report 2016 released on April 18. The Petronas Twin Towers led the rental market at a premium range from RM97 to RM154 psfm. Integra Tower, Menara Shell, GTower KL and Menara Prestige also secured premium rentals.

Overall, the occupancy rate for the country’s office sub-sector moderated from 83.7% in 2015 to 82.3% in 2016 but states that are dominated by government buildings generally secured more than 90% occupancy.

As at end-2016, there were 20.75 million sq m of existing office space in 2,465 buildings. Another 68 buildings will offer an incoming supply of 2 million sq m while 27 buildings will bring in some 800,000 sq m in planned supply.
Kuala Lumpur: Malaysian Resources Corp Bhd (MRCB) aims to launch Tria, the second condominium at 9 Seputeh next month.

The five-acre Tria project will feature three towers with 734 condominium units with built-up sizes ranging between 1,500 sq ft and 2,500 sq ft. Launched in 2014, it comprises high-rise residential and retail units, has a gross development value (GDV) of RM2.1 billion.

According to MRCB’s annual report, 9 Seputeh comprising Semarak City and various projects catering to different income groups, including Tria, Sentral Suites, a new development at Rivasa Sentral as well as Semarak City.

"We have a landbank of 468 acres in prime areas in Malaysia with a GDV of RM50 billion. This could keep us busy for the next 20 years, and we are always looking out for prime land to increase our landbank," he added.

For Jones Lang Wootton’s Malathi, there will be “nothing much” to show for 2017. "There will still be launches going on as there will be upgraders and a limited number of investors. And if you really market it properly, the foreign market will also see opportunities.

"With our climate and other factors, we are a haven for Malaysia My Second Home (MM2H) but we are not marketing our country well enough," she said.

Maybank’s Abdul Razak said the property market will mostly bottom out by the end of this year.

KELANA JAYA: The most crucial factor in securing a housing loan with the desired financing margin is to have a high debt service ratio, according to Malayan Banking Bhd (Maybank) head of consumer finance Abdul Razak Mohd Nordin.

Speaking as a panelist at the Real Estate and Housing Developers’ Association Malaysia (Rehda) Property Forum 2017 titled “Status quo or road to recovery?” held on April 19, Abdul Razak said one thing is to have a good credit record and the other is to have a strong debt service ratio.

“For single [loan] applicants, you can consider having a joint application with your significant other or family members to increase your debt service ratio. 

“Applicants can also choose affordable homes such as those priced RM500,000 and below. For us [bankers], when you realise you are unable to service the loan based on your debt service ratio, we will reject you. 

“And if you are living in an urban area with a monthly household income of less than RM3,500, you’re under the vulnerable segment,” he said.

He added that for the vulnerable segment, the debt service ratio that banks consider ranges around 40% to 50%.

“For the higher income earners, we go as high as 70%.

“The general trend among Malaysians when they start working is to get a new phone and then a car, he said. 

“All these will eventually affect your ability to repay the housing loan. We also have to look at your Central Credit Reference Information System (CCRIS) report. 

“It all boils down to responsible lending. Banks would love to take the risk but we are regulated by Bank Negara Malaysia,” added Abdul Razak.

The other panelists at the forum were Malaysia Industrial Development Finance Bhd (MIDF) chief economist Dr Kamaruddin Mohd Nor, Jones Lang Wootton executive director Malathi Thievendran and property investor Ahyat Ishak. The forum was moderated by Rehda deputy president Datuk Soam Heng Choon. The forum was held following the launch of Rehda’s Property Industry Survey 1H2016 and Market Outlook 1H2017.

The panel members had mixed views on when the property market would recover from the current slowdown. According to MIDF’s Kamaruddin, from a macro and global perspective, “things have hit rock bottom in 2H2016” hence he expects a recovery of the general economy from here onwards.

“As far as the domestic market is concerned, we expect 4.9% or 5% growth in terms of gross domestic product (GDP). Looking at the property sector, it will recover but perhaps not in 2017,” he said, adding that the property market may rebound in 2018.

Ahyat, however, said the Malaysian market “has yet to see the worst”. 

“For me, the market cycle is experiencing a long flat,” he said.

For Jones Lang Wootton’s Malathi, there will be “nothing much” to show for 2017. "There will still be launches going on as there will be upgraders and a limited number of investors. And if you really market it properly, the foreign market will also see opportunities.

“With our climate and other factors, we are a haven for Malaysia My Second Home (MM2H) but we are not marketing our country well enough,” she said.

Maybank’s Abdul Razak said the property market will mostly bottom out by the end of this year.
Is it legal to renovate the balcony of strata units such as installing window panels or extending the balcony? Does the local council have the power to approve such renovations? Pursuant to Paragraph 11 of the bylaws in the Third Schedule of the Strata Management Act 1985 STAA, the MC shall be the proprietor of the common property. As the management is the proprietor of the unused space, the next question would be: can the management develop the space and thereafter transfer the individual units to buyee(s)? Section 17B(3)(b) of the STA states that the MC does not have the power to transfer charges or lien any portion of the common property on which the building stands. Therefore, it is not feasible to develop the unused space.

I am living in a 120-unit apartment. It was handed over to us two years ago. I am worried about their safety. The building stands. Therefore, it is not feasible to develop the unused space.

(i) The JMB has been formed and has taken over the management from the developer. The JMB is informed that the developer charged the maintenance fee for the penthouse, which belongs to the developer (unsold unit), was undercharged by 40% during their management period. Was this an ethical breach of bylaws? Pursuant to Section 17B(3)(b) of the STA, the MC shall become the proprietor of the common property. Pursuant to Section 17B(1) of the Strata Titles Act 1985 (STA), the MC shall be the proprietor of the common property. As the management is the proprietor of the unused space, the next question would be: can the management develop the space and thereafter transfer the individual units to buyee(s)? Section 17B(3)(b) of the STA states that the MC does not have the power to transfer charges or lien any portion of the common property on which the building stands. Therefore, it is not feasible to develop the unused space.

(ii) What is the position of service charges. Should the developer claim that they owned the shops retail lots and the rental that was collected by the developer. Should there be a proposal to have three committees? A Can I suggest to my JMB to consider requesting that the building is in a condominium. The residents are worried about their safety. The building stands. Therefore, it is not feasible to develop the unused space.

(iii) The JMB forced residents to pay extra for upgrading works in the common area such as adding a CCTV, changing the access card system, relocating the service charges. Without getting approval or voting in the AGM. Do they have the power to decide for all the residents? The JMB even changed the minutes of the AGM to state that all residents agreed to do so. Pursuant to Section 24(2) of the SMA, the sinking fund account shall have the same binding effect as the AGM. Pursuant to Section 24(2) of the SMA, the sinking fund account shall have the same binding effect as the AGM. Pursuant to Section 24(2) of the SMA, the sinking fund account shall have the same binding effect as the AGM. Pursuant to Section 24(2) of the SMA, the sinking fund account shall have the same binding effect as the AGM.
### Design Village aims to bring in more brands, open food court by mid-year

By Shawn Ng

With its open plan concept and green spaces with water features, Design Village Penang is a family-oriented outlet mall that offers a pleasant shopping environment.

The mall in Bandar Cassia, Batu Kawan, Penang attracted 75,000 visitors in the first week of its opening last November. The number of visitors was 375,000 in December last year.

PE Land (Penang) Sdn Bhd, the developer and manager of Design Village Penang, is targeting to bring in more brands that could add value to the shoppers’ retail experience at the outlet mall.

Since its launch, the 24-acre Design Village has reached an 85% occupancy rate for its main hall, said Andy Song, COO of Design Village.

The mall is targeting an optimal tenant mix of at least 60% to 70% fashion and accessories, sports, shoes, bags and leather goods as well as beauty and personal care from international labels, either from monobrand or multibrand stores; 15% to 20% F&B; and the rest from entertainment, general trading and household services.

Going forward, Song said Design Village intends to bring in the right brands to complement the current owned brands in the mall, including Adidas’ largest outlet store in Malaysia, Sacoor Brothers, Guess, Superdry, Gap, The Cosmetics Company, Esprit, Padini, Levi’s, Kipling, Bonia, Sembonia, Toyworld and many more, and we want to bring more into the mall,” he added.

### Food court attraction

One of its new additions would be a food court within its F&B area, said the mall’s general manager Tay Ai Leen.

Offering Penang’s famous food attractions as well as international cuisines, including Japanese, Korean, Thai, Chinese and Western, as well as al fresco dining, the food court is targeted to open by mid-2017, Tay told TheEdgeProperty.com.

The food court is being designed by Bha Water Studio — an award-winning design studio that specialises in hotels, resorts and restaurant designs.

“There will be nine food stalls in the food court, which has a built-up area of approximately 13,912 sq ft within the 50,000 sq ft F&B area. The food court will be a major draw for us,” she said, while describing the atmosphere to be surreal yet casual and comfortable, which will offer the public an enjoyable dining experience.

“It will be surrounded by many tropical trees. The F&B area will become a very appealing environment for food and recreation. It will benefit our shoppers, staff and tenants and the surrounding industrial township,” she said.

Design Village has recently launched a marketing programme dubbed the Traveler Privileges Card in March this year. It will be launching another programme — the ‘Traveler Privileges Card’ in June. The cards offer additional benefits and discounts for certain purchases at the mall.

### Bright outlook

Tay is confident with the outlook for Design Village as it is a unique outlet mall.

“Besides the 2,500 car parks and its unique architecture, the mall is built within a cool tropical garden [surrounding] every shop on the ground floor. Shoppers can relax and enjoy the parks, water features and central plaza as well as the children’s playground,” she added.

In addition, the bright outlook for Bandar Cassia and Batu Kawan is expected due to the entry of IKEA Penang nearby which will augur well for the outlet mall.

Bandar Cassia, the 6,000-acre satellite township, has already attracted major names in electronic and manufacturing, international universities and premier developers like Aspen Group, IKEA, KDU College and Eco World Development Bhd. The area is accessible via major highways such as the Sultan Abdul Halim Muadzam Shah Bridge (the second Penang bridge), Lebuhraya Bandar Cassia and the North-South Highway.

“We welcome IKEA as we will co-exist in Bandar Cassia — the ‘new Penang’. With the ventures of international players, it will increase the footfall and we will also benefit from the varied offerings to shoppers,” said Song, adding that the mall currently targets to attract 12,000 to 16,000 shoppers daily.

Meanwhile, PE Land has plans to build a hotel and condominiums in the vicinity of Design Village in the future.

“The developments are in the pipeline as we are a mixed development and we will be looking to launch condominiums followed by a hotel,” said Song.

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**Facts about DESIGN VILLAGE**

- **Location**: Bandar Cassia, Batu Kawan, Penang
- **No. of retail units**: 150 units
- **No. of brands**: More than 200
- **Net lettable area**: 400,000 sq ft
- **Services**:
  - Free shuttle bus to and from Penang Island
  - Taxi calling service
  - Security escort
  - First aid kit
- **Accessibility**:
  - Via the Sultan Abdul Halim Muadzam Shah Bridge (the second Penang bridge)
  - Lebuhraya Bandar Cassia and North-South Highway
- **Managed by**: PE Land (Penang) Sdn Bhd
- **Notable developments in Bandar Cassia**:
  - KDU Penang University College campus and Ultropolis @ Batu Kawan by Paramount Property
  - IKEA Penang by IkanO Pte Ltd and Aspen Group
  - Aspen Vision City by Aspen Group
  - Hijau E-Komuniti, one of the largest public housing schemes in Penang by the government
  - Eco Sun and Eco Horizon by Eco World Development Group Bhd
  - One Auto Hub by PKT Logistics Group
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