

TRANSFORMATION OF GREATER KL INTO A GLOBAL CITY

Shah Alam North Locality



INTERCHANGE

TOLL
PLAZA

DASH

DASH

INTERCHANGE

TRANSFORMATION OF GREATER KL INTO A GLOBAL CITY

Shah Alam North Locality

1. House Price Index & Demographics

2. High Speed Rail from KL to Singapore
How to connect to Singapore

3. Warisan Merdeka (Najib Tower)

4. MRT System: Blue, Circle & Putrajaya

5. DASH and Shah Alam North Locality

6. Conclusions

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1. House Price Index & Demographics

**2. High Speed Rail from KL to Singapore
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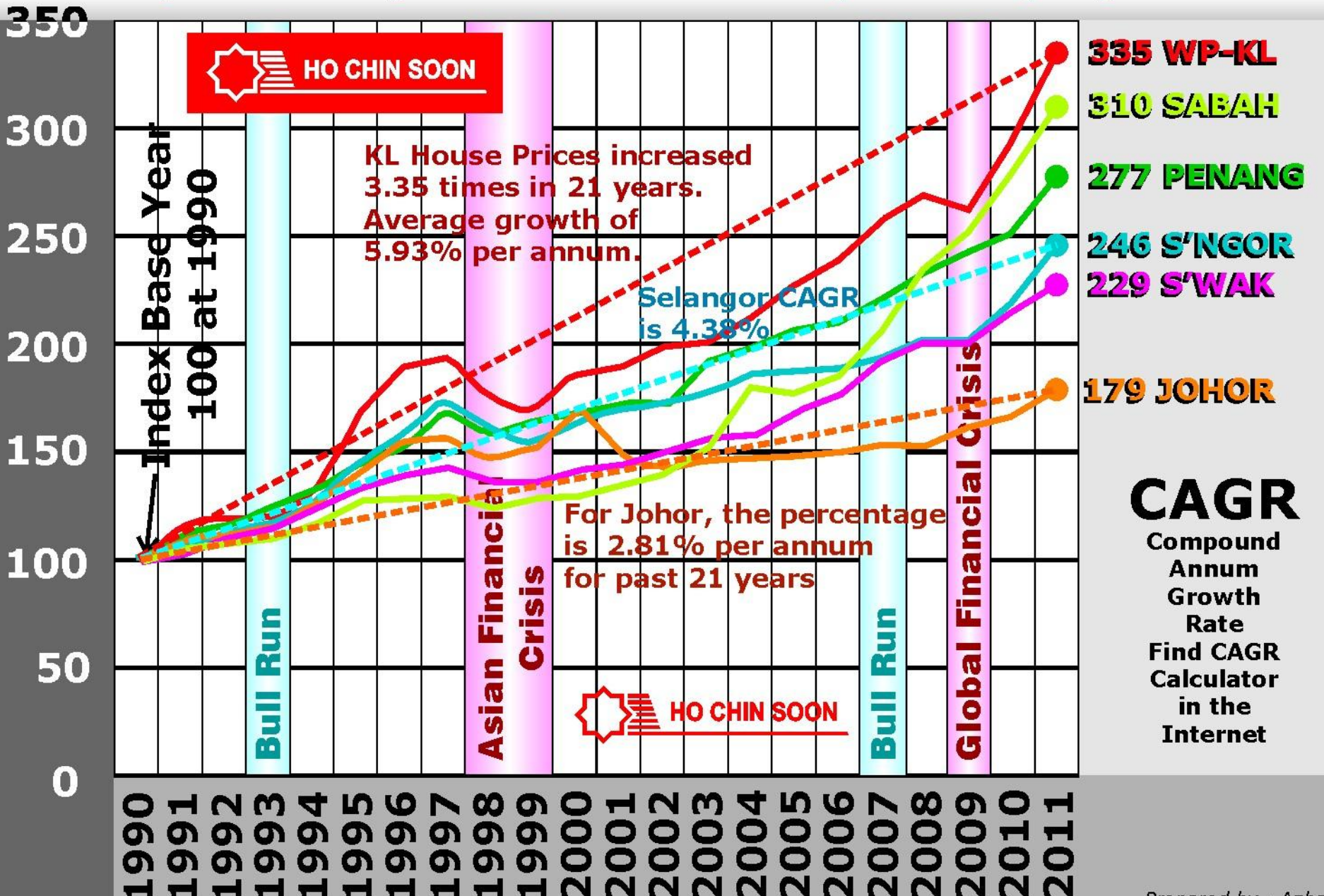
5. DASH and Shah Alam North Locality

6. Conclusions

Price Index : All Houses SOURCE : www.jp-ph.gov.my
A special 21 year series for comparison purposes



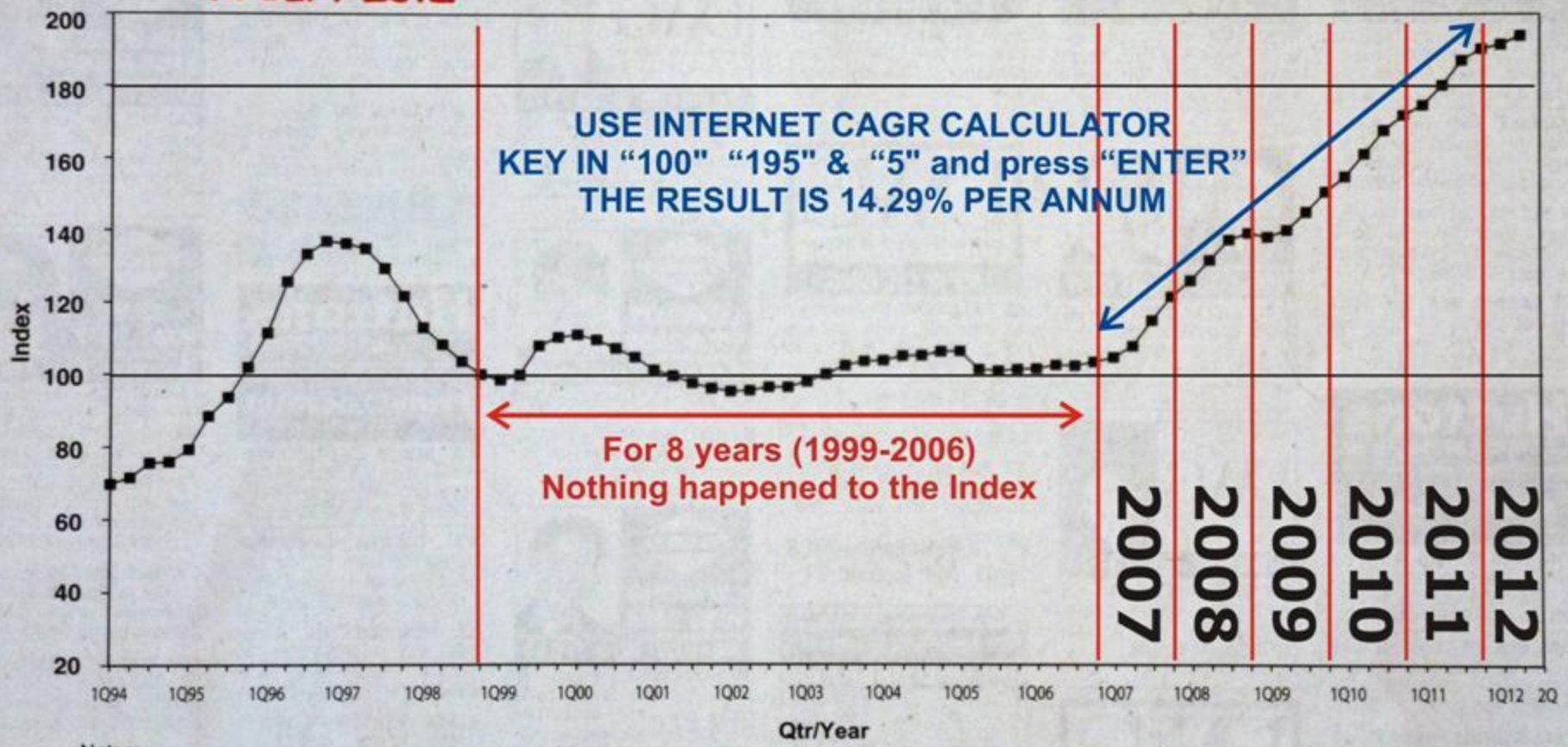
Price Index : All Houses SOURCE : www.jp-ph.gov.my
A special 21 year series for comparison purposes



CATS HDB Resale Price Index



15 SEPT 2012



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

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.

413 D01-08 City & South-West Pte Apts for Sale

413 D01-08 City & South-West Pte Apts for Sale

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413 D01-08 City & South-West Pte Apts for Sale



Private Residential Price Index

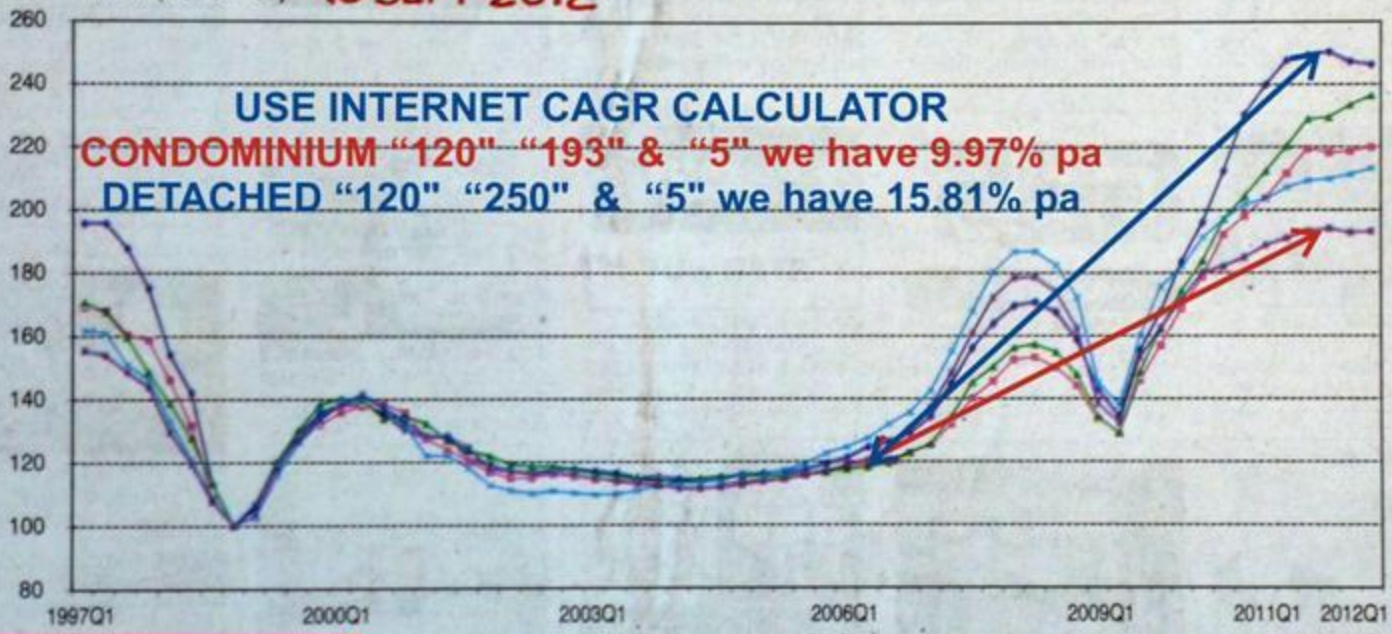


Index (4Q98=100) **16 SEPT 2012**

USE INTERNET CAGR CALCULATOR

CONDOMINIUM "120" "193" & "5" we have 9.97% pa

DETACHED "120" "250" & "5" we have 15.81% pa



- ◆ Detached
- Semi-detached
- ▲ Terrace
- × Apartment
- * Condominium

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

Published on
Aug 30, 2011



26

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+1 0

1

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news
POST

Purchase this
article for
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

RM16,000 psf

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
patrick@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 Sohanaa, 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 Overseas, which had a target



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

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 Shalendra 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 Hirrye, 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

PICTURE COURTESY OF SHAEL OSWAL

Price Index : All Houses SOURCE : www.jp-ph.gov.my
A special 21 year series for comparison purposes

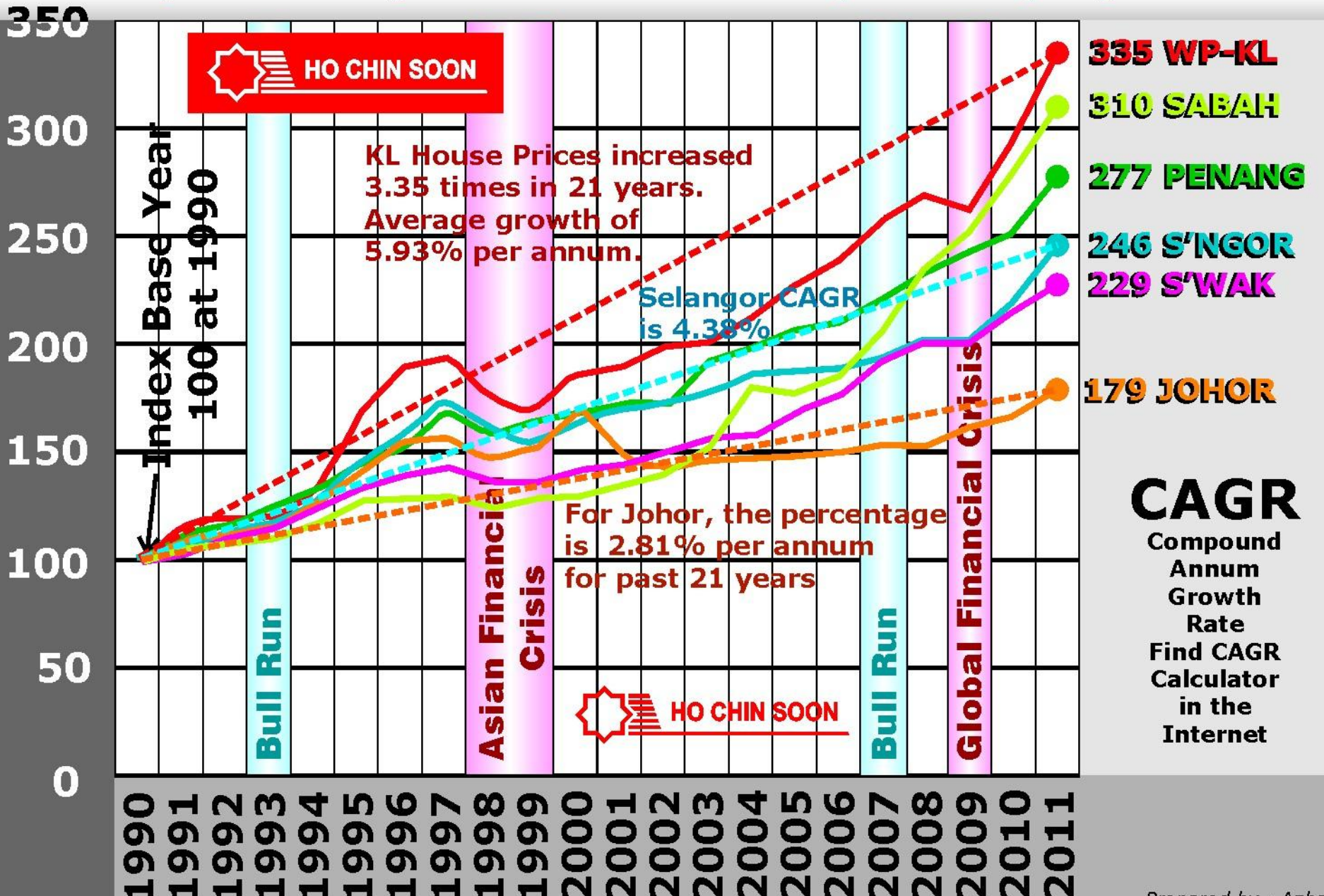
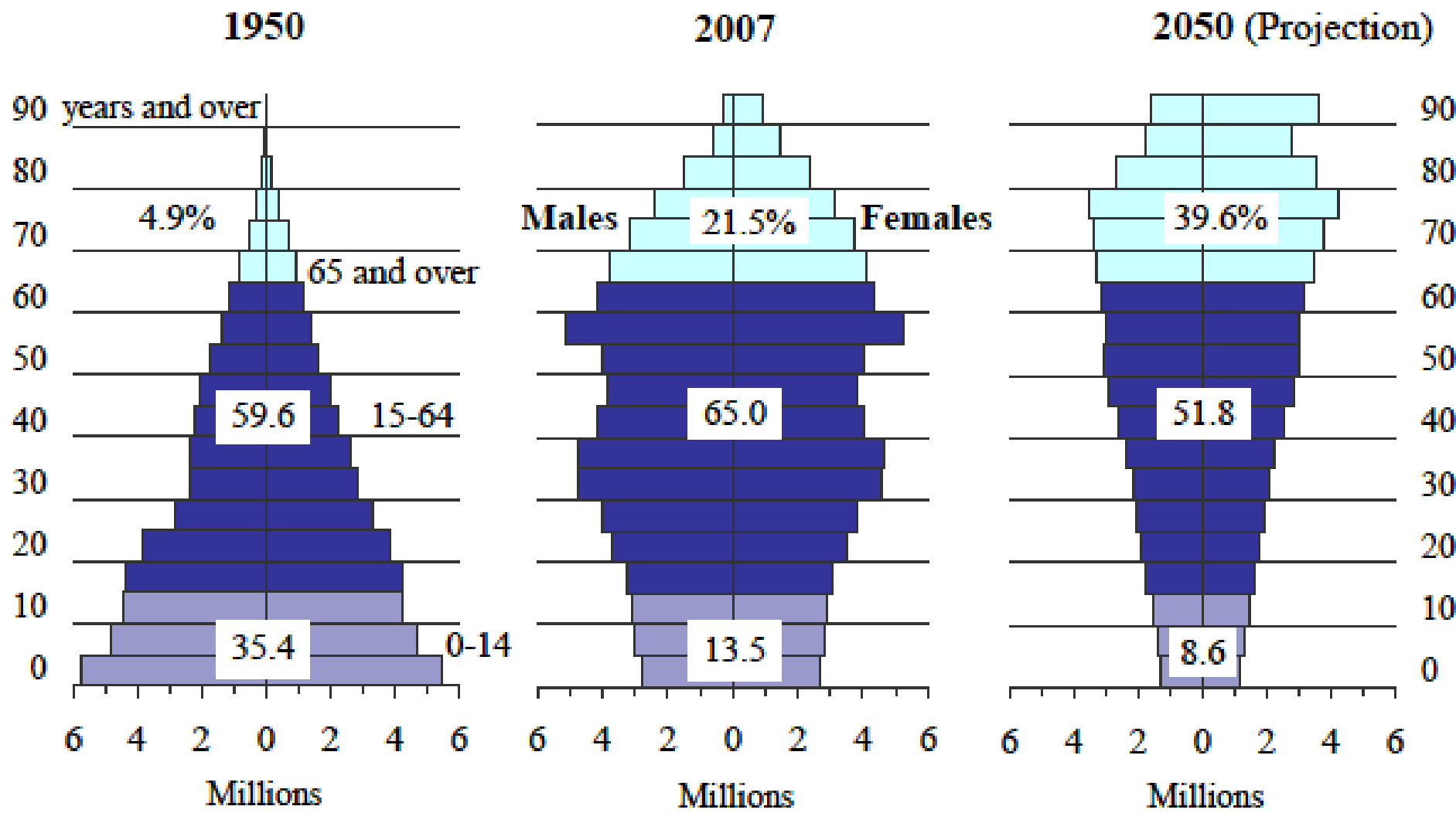


Figure 2.3
Changes in the Population Pyramid

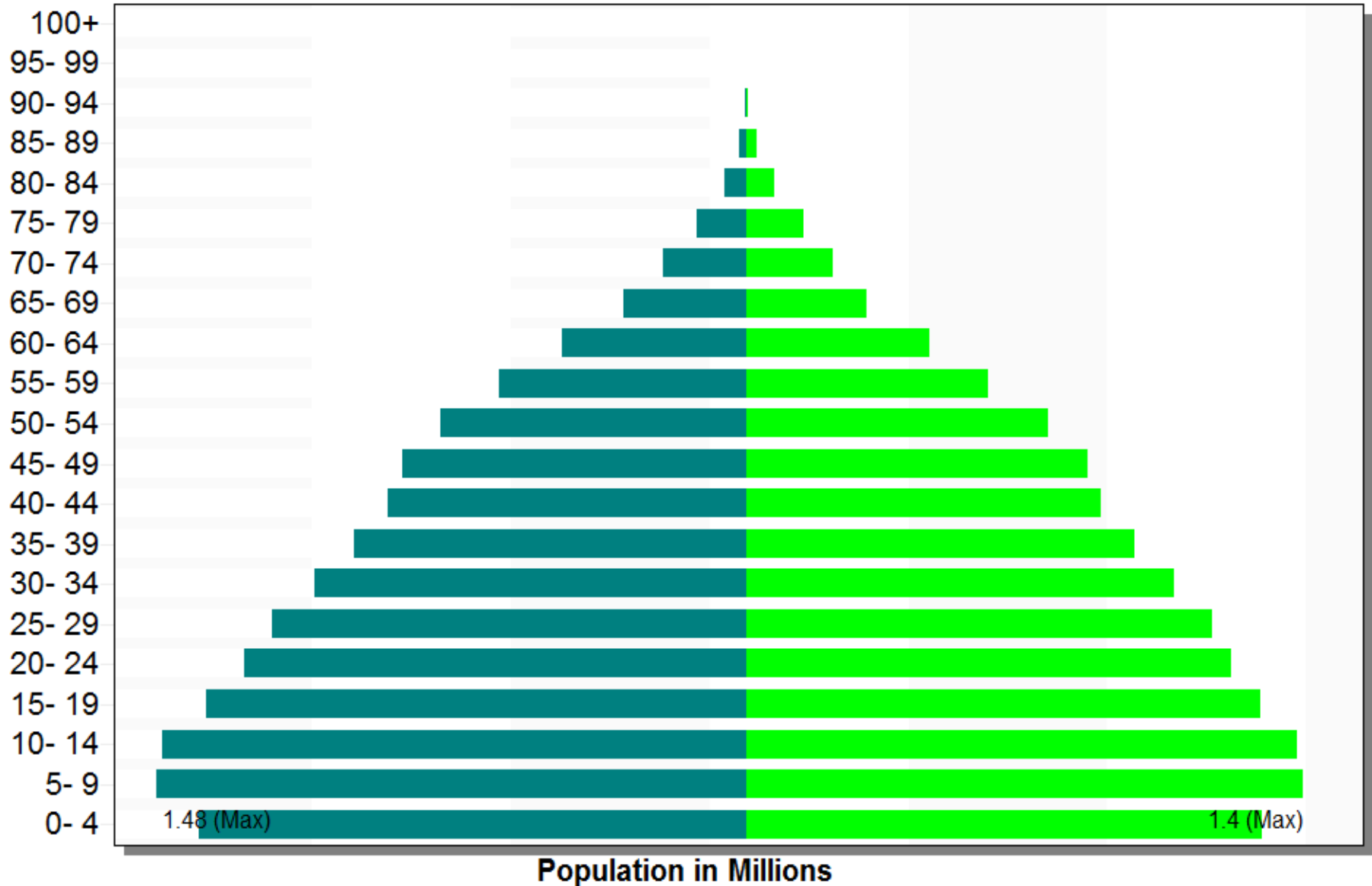


Source: Statistics Bureau, MIC; Ministry of Health, Labour and Welfare.

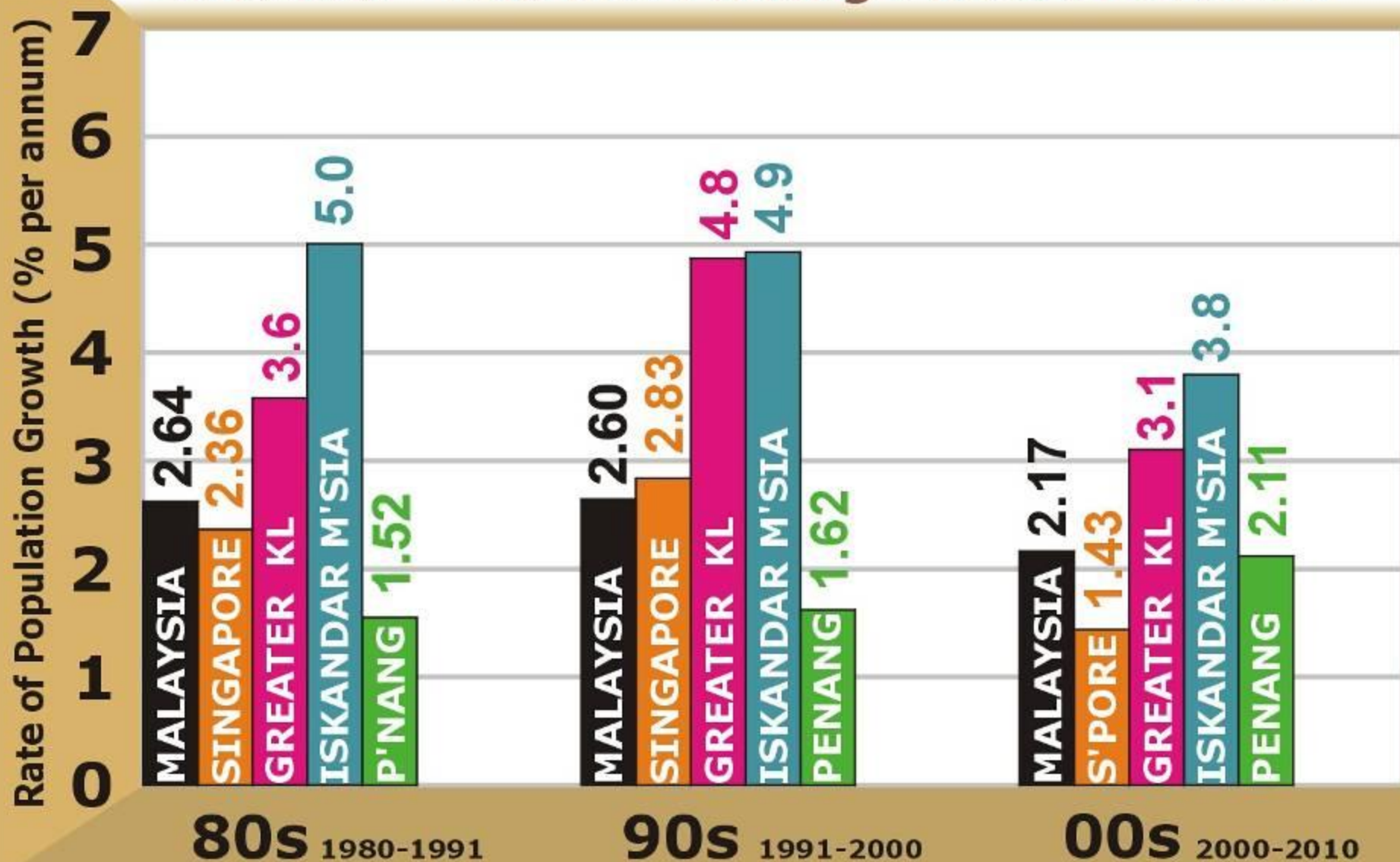
Population Distribution for Malaysia in Year 2012

Males

Females



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



Prepared by : Azhan

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Kong: We're serious on express rail link to S'pore

15 MAY 2012

MATTER OF TIME: Transport ministry in talks with stakeholders of the project

PRESENNA NAMBIAR

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MALAYSIA is serious about the high-speed rail project between Singapore and Kuala Lumpur, says the transport minister.

"It's just a matter of time before the high-speed rail system between Kuala Lumpur and Singapore is implemented. We are (serious) but then a definite decision has not been taken," Datuk Seri Kong Cho Ha told reporters after officiating at the 2nd annual Modern Railways forum here yesterday.

He said the ministry is still in talks with the Singapore Government and various stakeholders of the project.

Kong also said the government is yet to look at any proposals as it is still laying the groundwork for it.

"There is a lot of work involved before the actual project can come



Transport Minister **Datuk Seri Kong Cho Ha** (right) greets a participant at the **Modern Railways forum** yesterday. Pic by Nurul Shafina Jemenon

about. The alignment, land acquisition issues, and where the high-

speed rail should end in KL and where it should end in Singapore ...

all these are issues that have to be considered," Kong explained.

On the matter of the national aviation council recently announced by the Prime Minister, Kong said the Ministry has forwarded a framework for it to Datuk Seri Najib Razak.

He reiterated that the council would be an independent one to arbitrate any differences between the players in the aviation industry.

On whether there was a need for such a council, Kong said it is not unique to Malaysia and that other countries have it to.

The Ministry of Transport has always played the role of arbitrator in previous scuffles involving aviation players.

AirAsia Bhd group chief executive officer Tan Sri Tony Fernandes, however, had late last year accused the ministry of not giving the airline a fair hearing in the case of the increase in Passenger Service Charges for International travellers.








To Bangkok



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

LINKING INTEREST: Certain parties from the island city-state have 'informally' approached SPAD about the project, says chairman **27 JULY 2012**

SHAREN KAUR

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DISCUSSIONS between Malaysia and Singapore on the high-speed rail project linking Kuala Lumpur and the island city-state is expected to commence soon, says a key official from the Land Public Transport Commission (SPAD).

According to SPAD chairman Tan Sri Syed Hamid Albar, certain parties from Singapore have "informally" approached the commission on the high-speed rail project.

"The high-speed rail is for Malaysia. It is an exciting project. If the government decides to go ahead with the project, the engagement will be at the top level. There are many parties interested in the project.

"There are certain decisions that need to be made by the government like whether the high-speed rail will link Kuala Lumpur and Johor Baru, or Singapore.

"SPAD will put forward its recommendations to the government after completing the feasibility study. The government will have

to make its own decision before approaching Singapore. The study is positive so far," Syed Hamid said at the commission's Buka Puasa event here yesterday.

SPAD is in the second phase of a feasibility study, which looks into the corridors, alignment, terminal points and the stops in-between.

Its chief development officer Azmi Abdul Aziz said the high-speed rail is targeted to start next year with tenders to be called by end-2013.

When asked to comment on the expected cost for the project, Azmi said it was still being finalised.

"This is not a direct turnkey project. It may be carried out as a private finance initiative or public private partnership. There is excitement from the corporate, public and the government sectors, from both neighbours (Malaysia and Singapore)," Azmi said.

Azmi, however, confirmed that 95 per cent of the investments for the project would be domestic-driven.

About 60 per cent of the cost will go towards infrastructure development, including civil works and track laying, and about 30 per cent towards rolling stocks. → Turn to **B2, Col 5**



SHORT CUT ANALYSIS USING GOOGLE MAPS

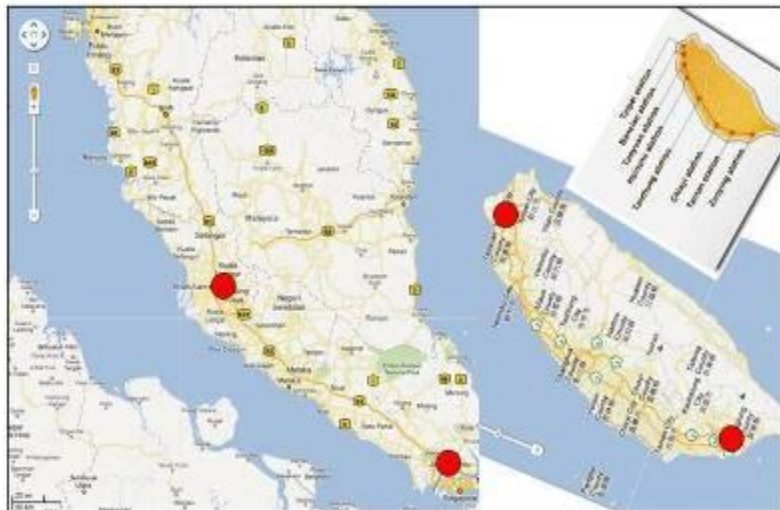
The best way to analyse and visualize Taiwan and Peninsular Malaysia is to use Google Maps using the SAME SCALE images (as shown on the left) and this is achieved very quickly by Screen

Capture. Every keyboard has a "Print Screen" button. :)

I then rotate Taiwan and bring it close to Peninsular Malaysia and then highlight Taipei to Zuoying and highlight KL and JB using simple RED DOTS. Then I go check out the time schedules for the trains and believe me the trains run on time and if the schedule says it will reach at 6.32pm then it will!

TAIPEI to ZUOYING takes 2 HRS with 6 Stops & 1 HR 36 minutes with 2 stops

If we use the existing Taiwanese trains and tracks in Malaysia then I estimate we will have a time of 1 hour 45 minutes with stops in Seremban, Ayer Keroh, Muar and Batu Pahat. An Express Direct Train without any stops should make the KL - JB trip say 1 hour 25 minutes. And that is using Taiwanese trains. What if we use Chinese trains currently running in Shanghai. Possible that a direct non stop journey would be 1 hour 10 minutes only. :) No way will I ever fly to Singapore!



GREATER KL: CIRCLE & PUTRAJAYA MRT

5. HIGH SPEED RAIL TO SINGAPORE



TAIWANESE TRAINS ARE CLEAN, SPACIOUS AND RUN ON THE DOT!

I recently made a trip to Taiwan with a property developer who was exploring the Taiwanese market since one of the share holder has extensive businesses in Taiwan. The view of the Railway Station in Taipei from my hotel room and the orange colour HSR train as above.

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

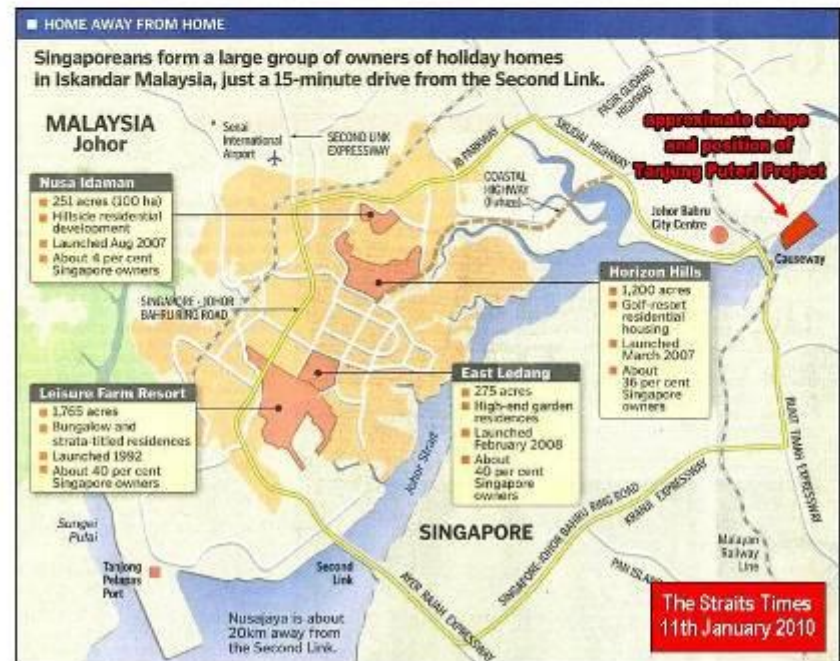


CONTRIBUTORS:
1. Ms Prudence Wong
2. Mr Chris Tan and
3. Ms Melissa Low

HO CHIN SOON



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



As at April 2011 Looking South



ZOOM-IN #1

NS9
WOODLANDS
MRT STATION

Proposed
Woodlands
North MRT Station



RESIDENTIAL
ZONING

RESERVE SITE

REPUBLIC
POLYTECHNIC



ZOOM-IN MAP #1

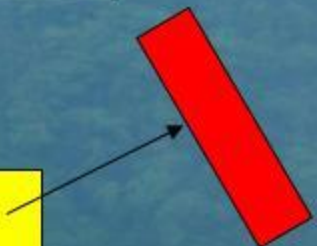
Thomson Line Fact Sheet



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



WHY
YEAR 2019?



Proposed
Woodlands
North MRT Station

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3. **Warisan Merdeka (Najib Tower)**

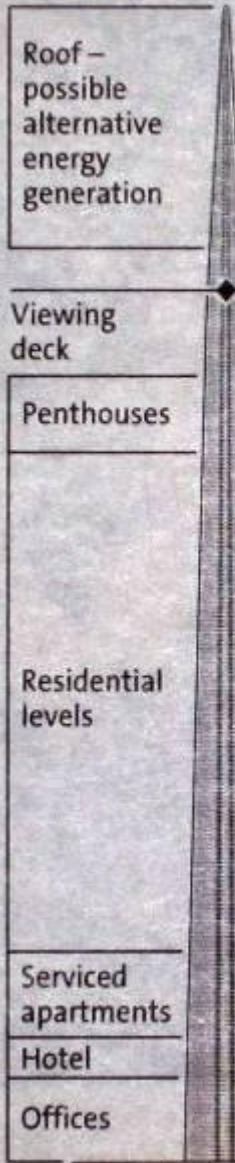
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KINGDOM TOWER
At least 1,001m



Saudi to build world's tallest tower

The investment firm owned by Saudi billionaire Prince Alwaleed bin Talal has contracted the Bin Laden Group to build the world's tallest tower – the more than 1,000m-high *Kingdom Tower* in Jeddah

TALLEST BUILDINGS (to architectural top)

Burj Khalifa
828m
Dubai, UAE
2010

Taipei 101
509m
Taiwan
2004

Shanghai World Financial Centre
492m
China
2008

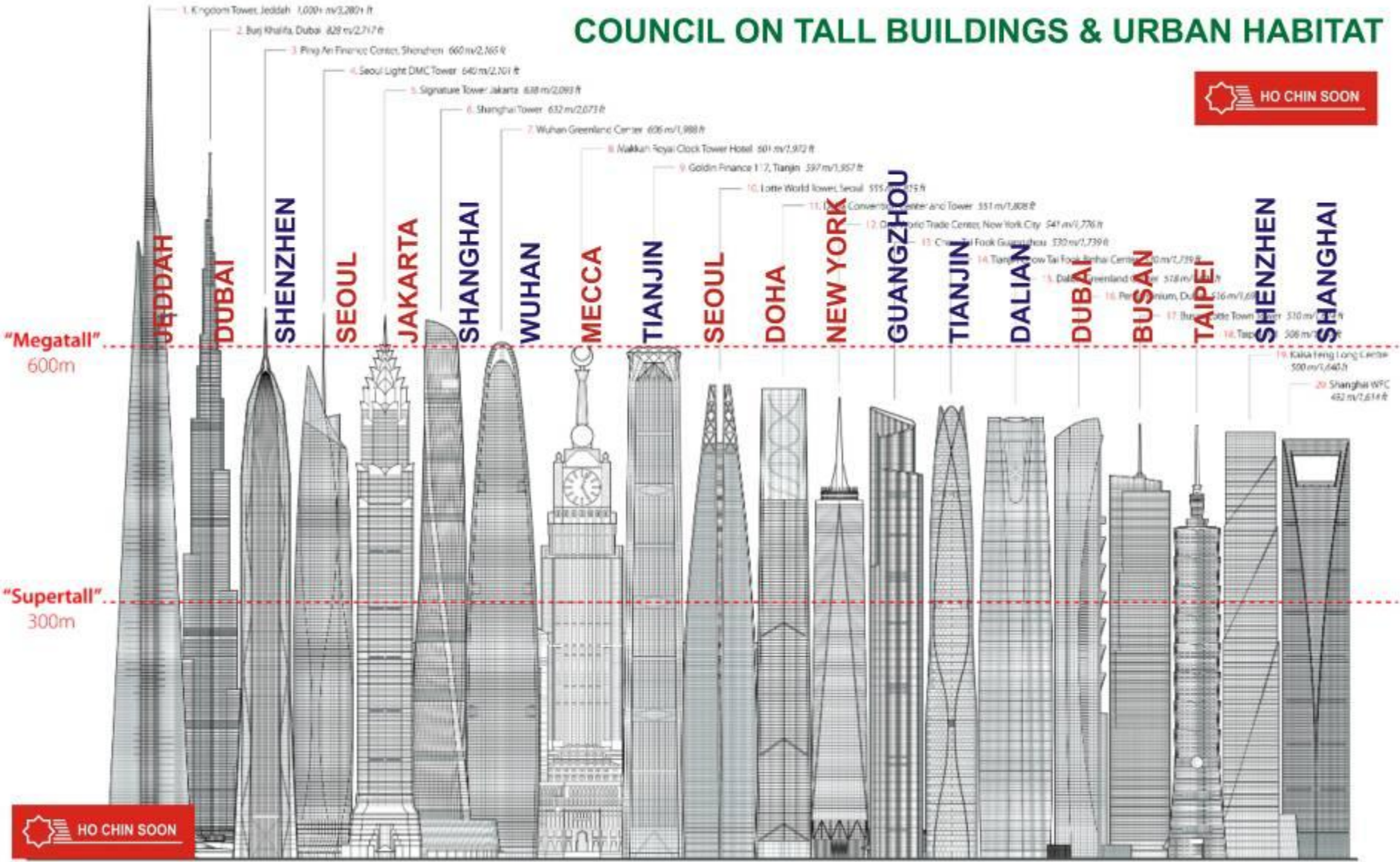
International Commerce Centre
484m
Hong Kong
2010

Petronas Towers
452m
Malaysia
1998





COUNCIL ON TALL BUILDINGS & URBAN HABITAT



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MRT Jajaran Sungai Buloh-Kajang
MRT Sungai Buloh-Kajang Line

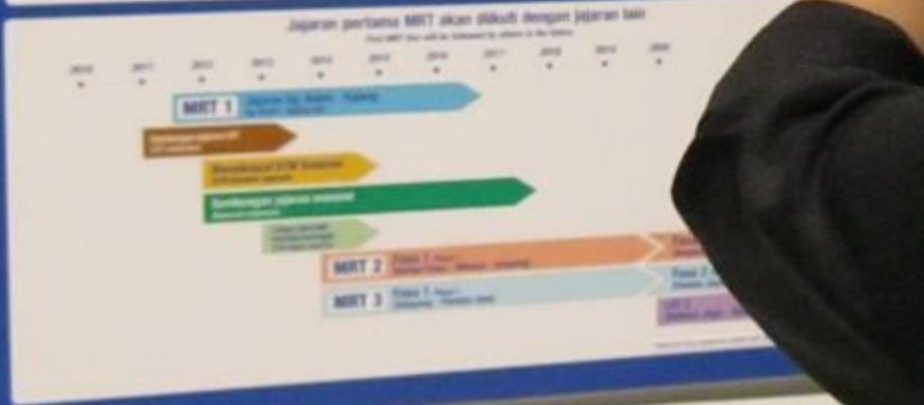


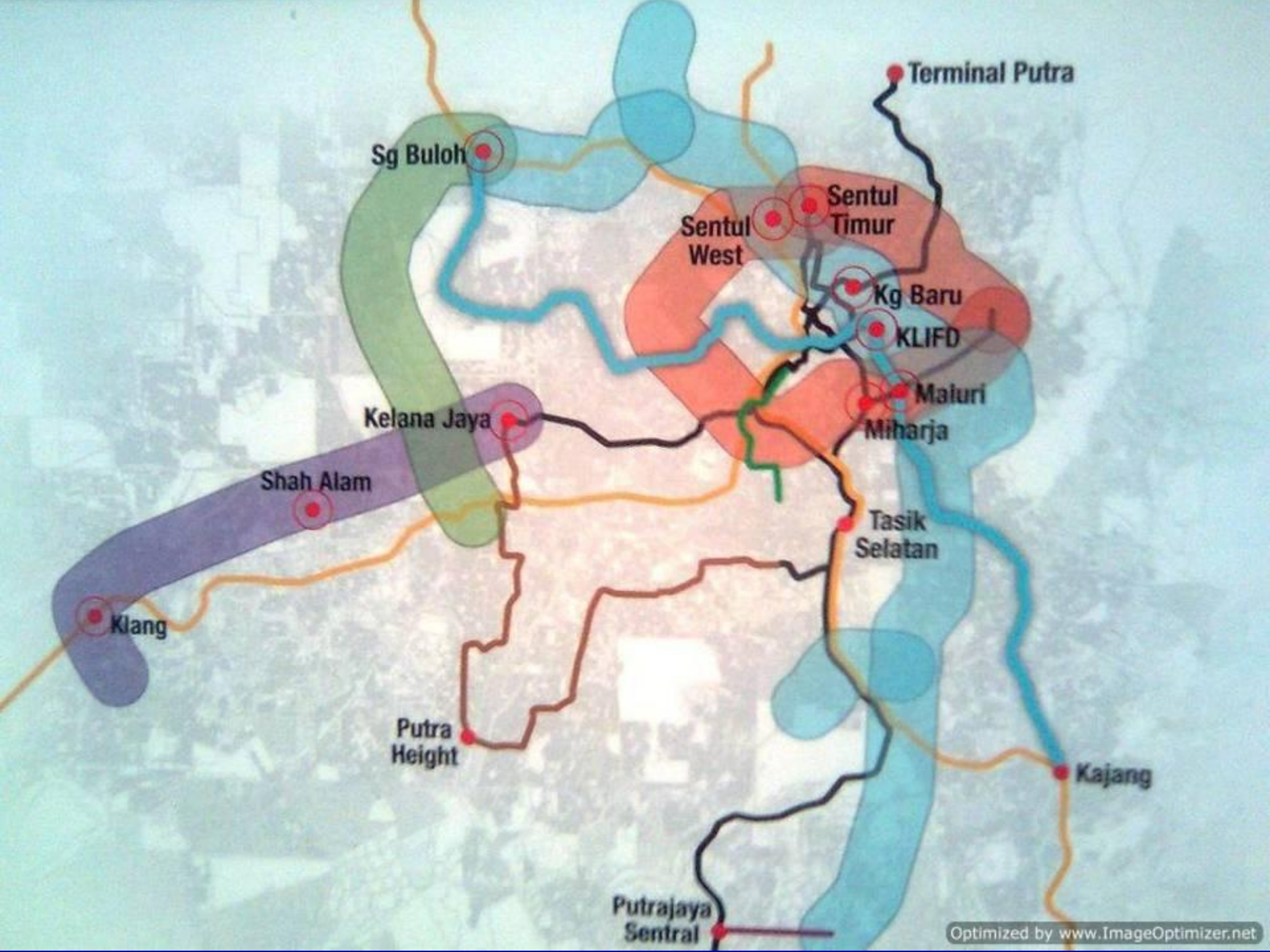
ELEVATED



UNDERGROUND

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





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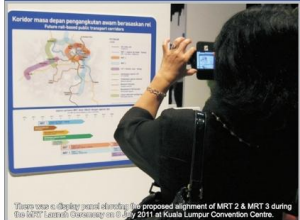
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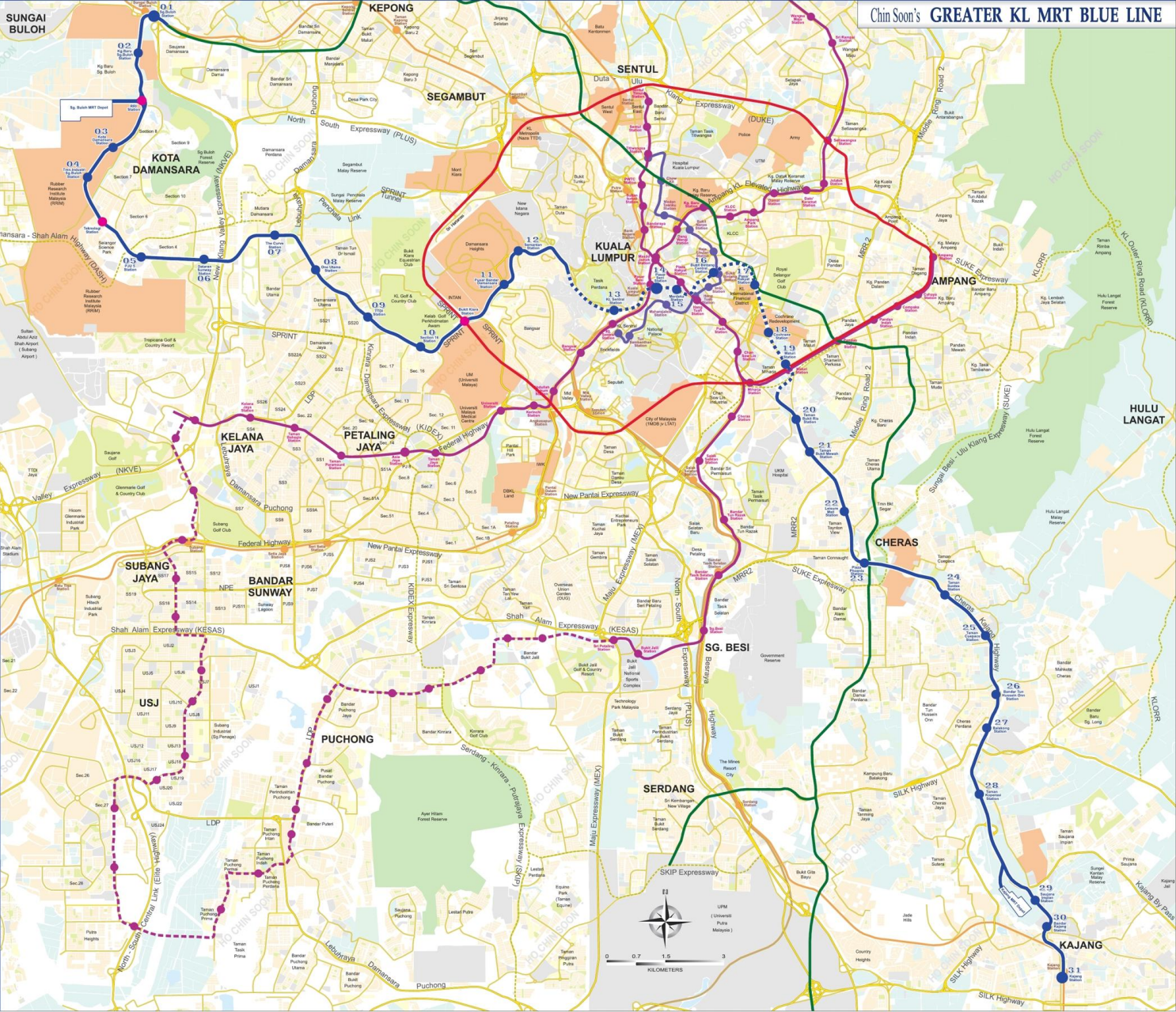
Viewer may also check the proposed alignment of MRT 2 & MRT 3 during the 2011 Kuala Lumpur Convention Centre.

LEGEND

- Approved MRT Blue Line & Stations
- Approved MRT Blue Line (underground & Stations)
- Approved MRT Blue Line & Provisional Stations
- Proposed MRT Line 2 & 3 (speculative only)
- Proposed MRT Line 3 (speculative only)
- Highways
- Major Roads
- Roads Proposed or in Progress
- LRT & Stations
- Proposed LRT Extension & Stations
- KL Monorail & Stations
- KTM Komuter / Inter City & Stations
- KLIA Express / KLIA Transit
- Flower properties along MRT Line
- Build-up area
- Public land / Government bodies
- Forest Reserves
- Field / Golf / Recreational
- Small holdings & Malay Reserves
- Water bodies

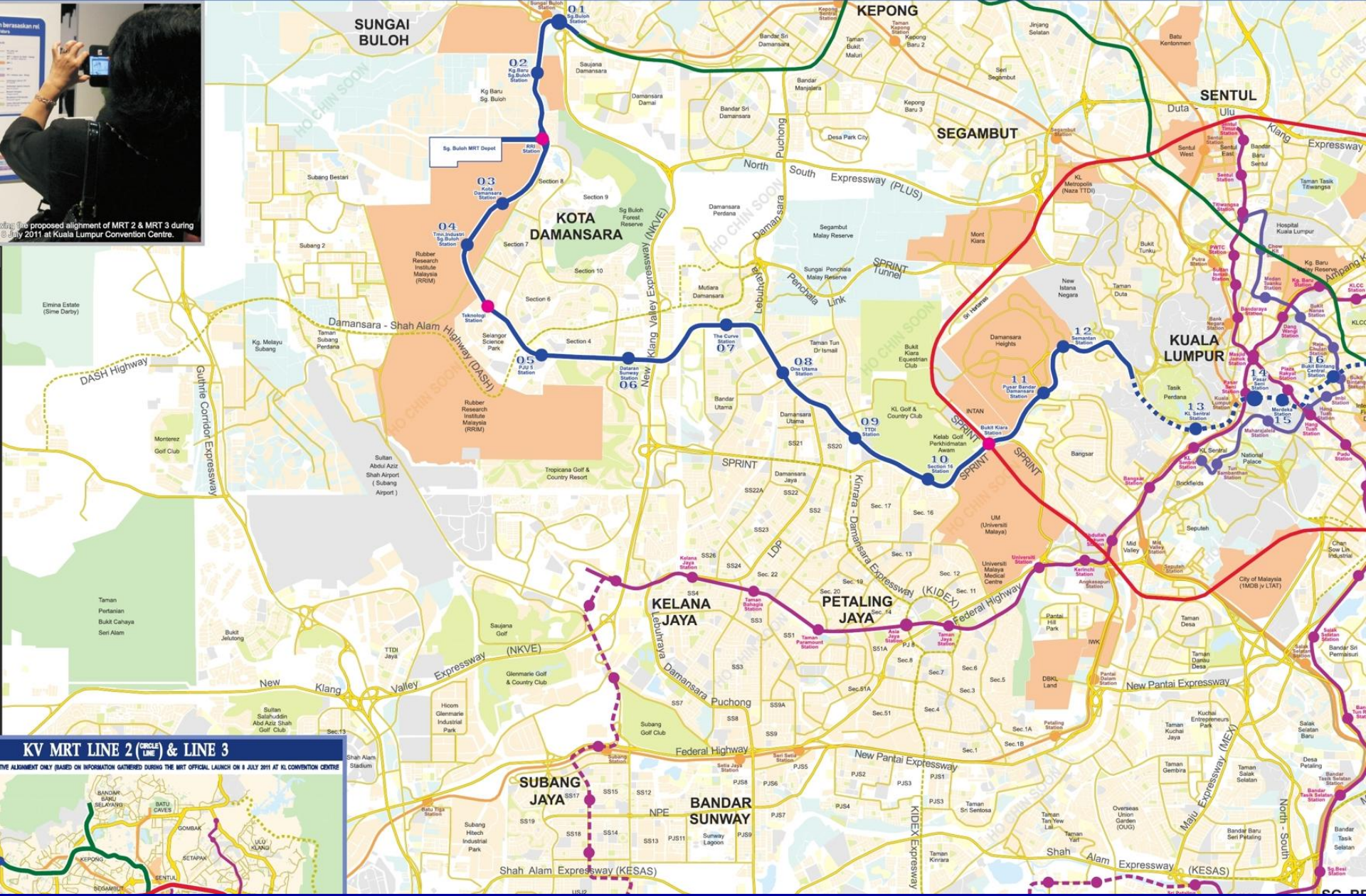
KV MRT LINE 2 (PROV) & LINE 3

PROVISORY ALIGNMENT ONLY (BASED ON INFORMATION OBTAINED DURING THE MET OFFICIAL LAUNCH ON 1 JULY 2011 AT KL CONVENTION CENTRE)





Proposed alignment of MRT 2 & MRT 3 during @ July 2011 at Kuala Lumpur Convention Centre.























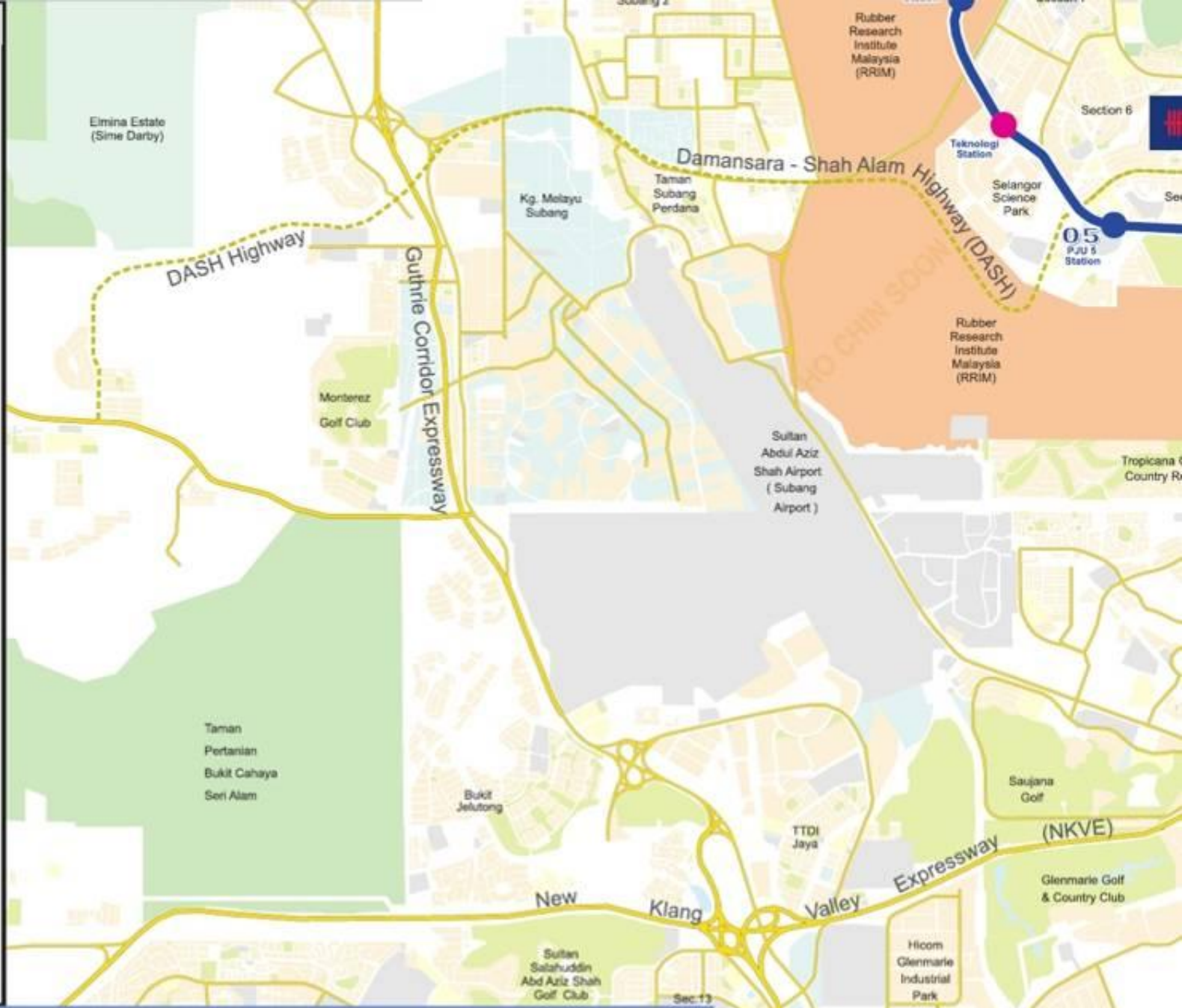
KV MRT LINE 2 (CIRCLE LINE) & LINE 3

THE ALIGNMENT ONLY BASED ON INFORMATION GATHERED DURING THE MRT OFFICIAL LAUNCH ON 8 JULY 2011 AT KL CONVENTION CENTRE

The inset map shows the overall MRT network in the Klang Valley, with Line 2 (blue) and Line 3 (purple) highlighted. It covers areas from SunGai Buloh in the north to Sentul in the east, and Subang Jaya in the south.

LEGEND



-  Approved MRT Blue Line & Stations
-  Approved MRT Blue Line (underground) & Stations
-  Approved MRT Blue Line & Provisional Stations
-  Possible MRT Line 2 a.k.a Circle Line (speculative only)
-  Possible MRT Line 3 (speculative only)
-  Highways
-  Major Roads
-  Roads Proposed or in Progress
-  LRT & Stations
-  Proposed LRT Extension & Stations
-  KL Monorail & Stations
-  KTM Komuter / Inter City & Stations
-  KLIA Express / KLIA Transit
-  'Prime' properties along MRT Line
-  Built-up area
-  Public Amenities / Government bodies
-  Forest Reserves
-  Field / Golf / Recreational
-  Small holdings & Malay Reserves
-  Water bodies

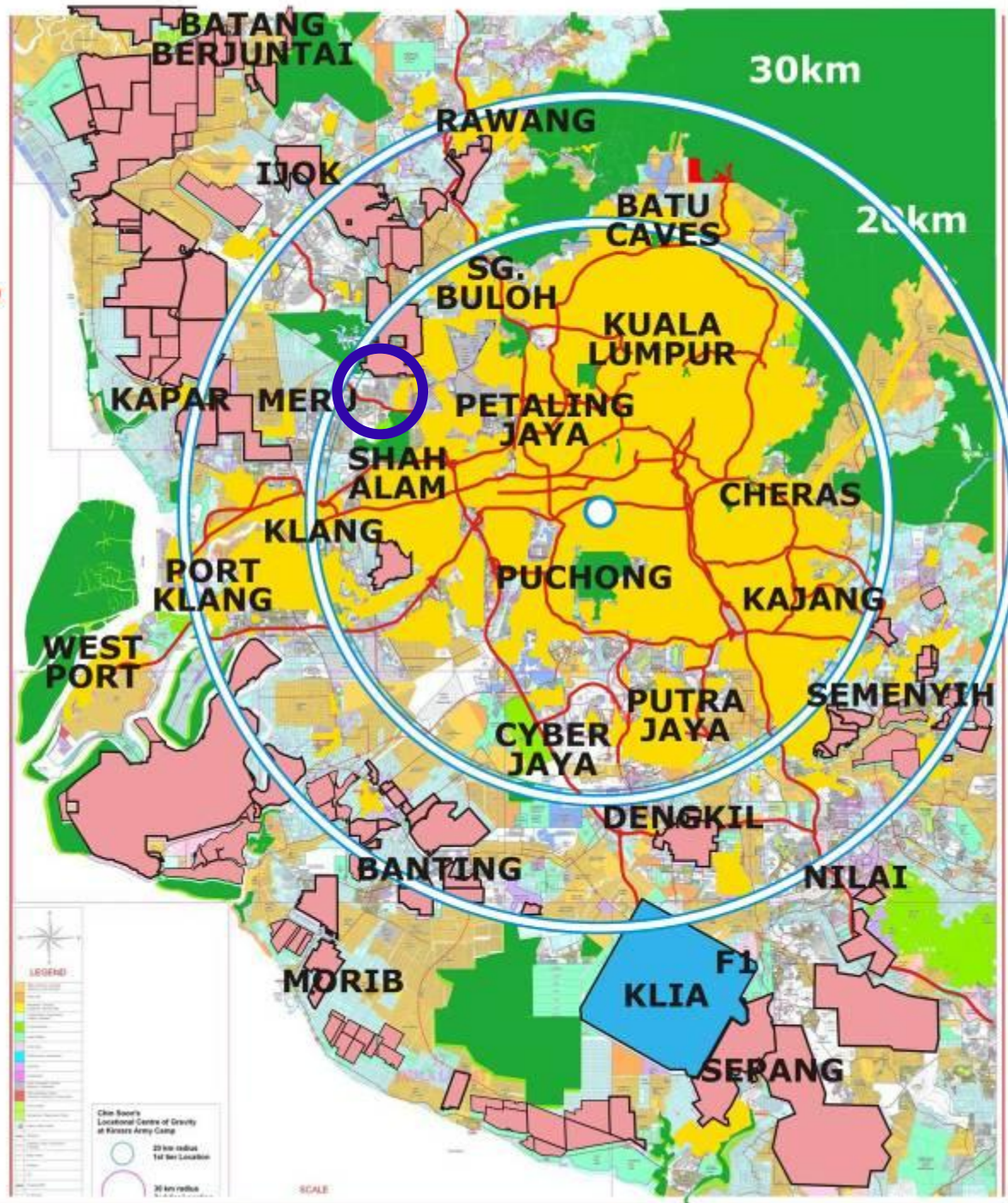


KV MRT LINE 2 (CIRCLE LINE) & LINE 3

SPECULATIVE ALIGNMENT ONLY (BASED ON INFORMATION GATHERED DURING THE MRT OFFICIAL LAUNCH ON 8 JULY 2011 AT KL CONVENTION CENTRE)

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

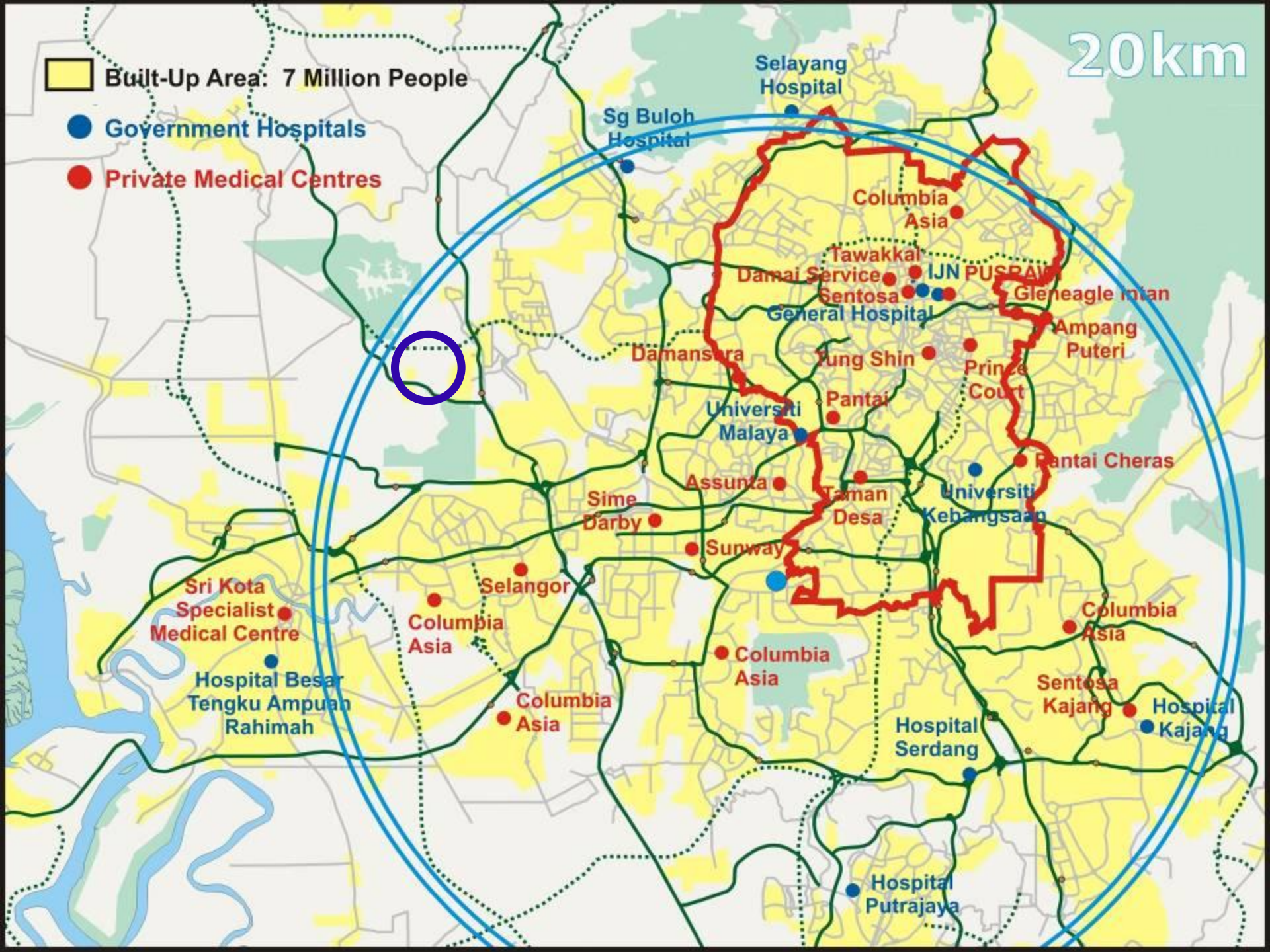
-  Built-Up Areas
-  Forests
-  KLIA
-  Plantations
Sime Darby &
Others

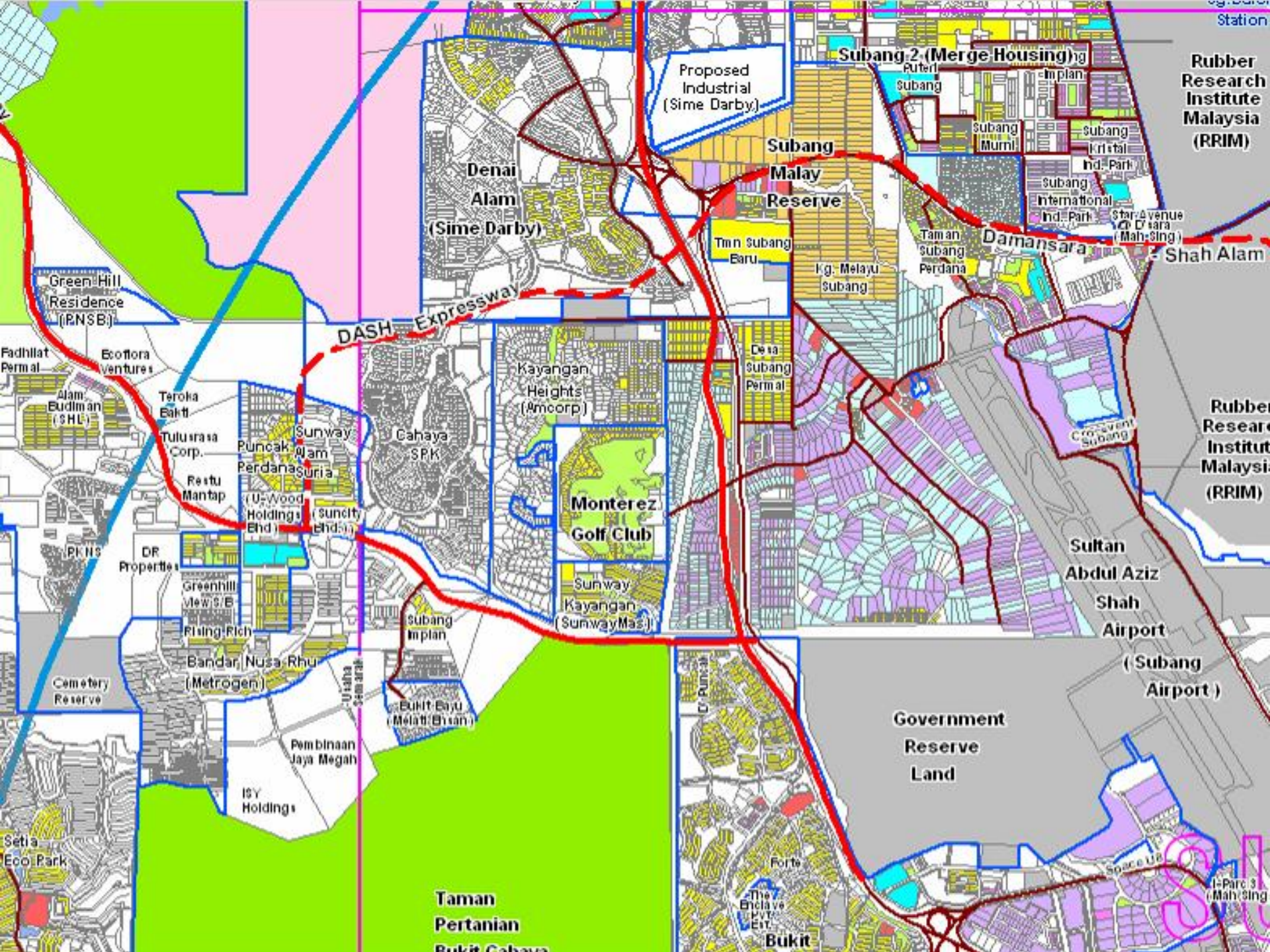


20km

Built-Up Area: 7 Million People

- Government Hospitals
- Private Medical Centres





Station

Rubber Research Institute Malaysia (RRIM)

Subang 2 (Merge Housing) In plan

Proposed Industrial (Sime Darby)

Denai Alam (Sime Darby)

Subang Malay Reserve

Damansara

Shah Alam

Green Hill Residence (RNSB)

DASH Expressway

Taman Subang Baru

Kg. Melayu Subang

Taman Subang Perdana

Star Avenue (Mah Sing)

Fadhilat Permal

Ecoterra ventures

Alam Eudiman (SHE)

Teroka Bakti

Tulusirasa Corp.

Puncak Alam

Sunway Alam

Perdana Suria

Gahaya SPK

Kayangan Heights (Amcorp)

Monterez Golf Club

De La Subang Permal

Sunway Kayangan (SunwayMas)

Subang Inplan

Subang International Ind. Park

Subang Kristal Ind. Park

Crescent Subang

Sultan Abdul Aziz Shah Airport (Subang Airport)

Rubber Research Institute Malaysia (RRIM)

Restu Mantap

DR Properties

Greenhill views S/B

Flaming Rich

Bandar Nusa Rhu (Metrogen)

Subang Inplan

Bukit Bayu (Melati Bhuana)

Government Reserve Land

Taman Pertanian Bukit Cahaya

Forté

The Enclave PVT. Est.

Bukit

Space US

1-Parc 3 (Mah Sing)

PKNS

Cemetery Reserve

Pembinaan Jaya Megah

ISY Holdings

Ulu Saba Semarak

Government Reserve Land

Taman Pertanian Bukit Cahaya

Forté

The Enclave PVT. Est.

Bukit

Space US

1-Parc 3 (Mah Sing)

Setia Eco Park

Government Reserve Land

Taman Pertanian Bukit Cahaya

Forté

The Enclave PVT. Est.

Bukit

Space US

1-Parc 3 (Mah Sing)

Government Reserve Land

Taman Pertanian Bukit Cahaya

Forté

The Enclave PVT. Est.

Bukit

Space US

1-Parc 3 (Mah Sing)

Government Reserve Land

Taman Pertanian Bukit Cahaya

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Space US

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1-Parc 3 (Mah Sing)

Government Reserve Land

Taman Pertanian Bukit Cahaya

Forté

The Enclave PVT. Est.

Bukit

Space US

1-Parc 3 (Mah Sing)

Government Reserve Land

Taman Pertanian Bukit Cahaya

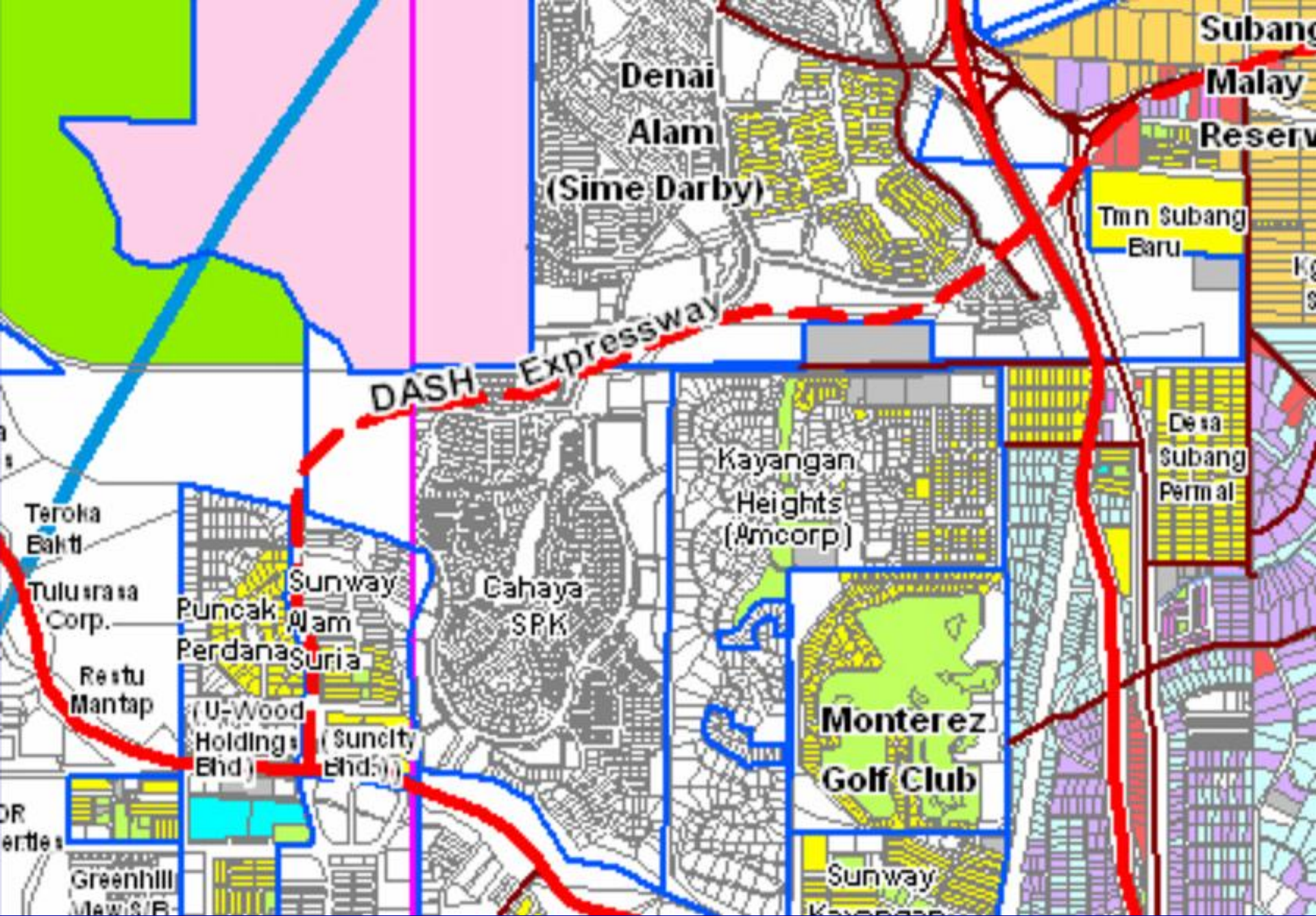
Forté

The Enclave PVT. Est.

Bukit

Space US

1-Parc 3 (Mah Sing)



Denai Alam
(Sime Darby)

Subang Malay Reserv

Tmn Subang Baru

DASH Expressway

Desa Subang Perdana

Teroka Bakti
Tulus Rasa Corp.
Restu Mantap

Sunway Alam Perdana Suria
(U-Wood Holdings Bhd)
(Suncity Bhd)

Cahaya SPK

Kayangan Heights (Amcorp)

Monterez Golf Club

Sunway

Greenhill Meadows



Image © 2012 DigitalGlobe

Google earth

3°08'18.45" N 101°30'25.93" E elev 46 m

Eye alt 10.94 km

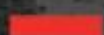
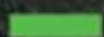





DASH Route Map downloaded from PROLINTAS Website

North



KEY INDEX

-  Elevated Section
-  At-grade Section
-  KV MRT Alignment
-  INTERCHANGE (12 NOS)
-  TOLL PLAZA (3 NOS)



**DENAI ALAM
TOLL PLAZA**

**ALAM
SURIA**

**PERDANA
HEIGHTS**

**SUNWAY
ALAM
SURIA**

**PUNCAK
PERDANA**

**CAHAYA
SPK**

**KAYANGAN
HEIGHTS**

MONTEREZ

**DENAI
ALAM**

**DENAI
ALAM**

**KG. MELAYU
SUBANG**

**KG. MELAYU
SUBANG**

**KG.
PINGGIRAN
SUBANG**

GALAKSI

**SUBANG
PERDANA**

**SUBANG
AIRPORT**

GCE

U 5

SUBANG 2

SUBANG

GCE







16 April 2012

PROJEK Lintasan Kota Holdings Sdn Bhd (Prolintas), a wholly-owned subsidiary of Permodalan Nasional Bhd (PNB), aims to go ahead with the Sungai Besi-Ulu Kelang elevated expressway (SUKE) and Damansara-Shah Alam Expressway (DASH) projects by the second quarter of next year.

Chief executive officer Zainudin A. Kadir said the two proposed expressways, which were mooted for development under the 10th Malaysia Plan (2011-2015), were at the planning stage.

“The projects are progressing well. We are on schedule.

Nowadays, the highway projects are more challenging. We have been engaging with the people who are directly and indirectly affected by the projects.

SUKE and DASH are two of seven highway projects estimated to cost about RM19 billion announced by the government to be developed under the 10th Malaysia Plan. The two expressways were awarded to Prolintas under the build, operate and transfer concept.

TRANSFORMATION OF GREATER KL INTO A GLOBAL CITY

Shah Alam North Locality

1. House Price Index & Demographics

2. High Speed Rail from KL to Singapore
How to connect to Singapore

3. Warisan Merdeka (Najib Tower)

4. MRT System: Blue, Circle & Putrajaya

5. DASH and Shah Alam North Locality



6. Conclusions

Please support HO CHIN SOON Books at your local Bookshop. Thanks.

Chin Soon's Real Estate Mantra

LOCATION, TIMING & BRANDING

Why the Locational Centre of Gravity for Klang Valley won't move south so soon
Selling your land in Golden Triangle in 2004 - 2006 causes heart pain
"Condominium Pattern" explains why Most Kuala Enclave sustainable
Who Makes Money from Real Estate
How YOU can be a Property Guru



HO CHIN SOON

ISKANDAR MALAYSIA

A story of Singapore and Kuala Lumpur

Introducing Chin Soon's Real Estate Model

What does the LRT connection from 11 Puses to Woodlands MRT mean?
When is the Tipping Point for Iskandar Malaysia?
Chin Soon's Real Estate Model: Equality & Emancipation
Wood Klang Development Land Date

Contributors:
Dr Iskandar Ahmad, Laura Lee, Habbibullah Khang, John Ching & Carmen Lai



HO CHIN SOON

PENANG ISLAND

NEW SOUTHERN ROAD TO PENANG HILL AND STRATEGIC TUNNELS: THE WAY FORWARD

GOLDEN TRIANGLE

20 YEARS AGO TILL TODAY: CONDOMINIUM MARKET

Why Penang Hill Holds The Key & Tunnels To Open Up Balik Pulau
Technical Report from Prof. Dr. Gee & Ir. Jack Parr: GAP Geotechnics

Golden Triangle: 1996 to 2016
20 years of database & mapping

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FREDMAN'S Michael & Sandrea,
Mr Johnny Ho, Mr Jeff Foo

Special Sharing:
Ms Anne Tang SUNSISE BERNAD



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



CONTRIBUTORS:
1. Ho Prudence Wang
2. Mr Chris Tse and
3. Ho Melissa Low

HO CHIN SOON

CROSS BORDER REAL ESTATE

In a Globalized World, Many Regions and Mega Cities compete for Talent & Money. Identifying Cross Border Real Estate Transactions increase exponentially

BONUS: SEMENYIH LAND OWNERS
126 plots of land (including south of Sungai Selat) - Semenyih, Selat, Semenyih, Mera, Kuala Selat, Gelang, etc. important Plots.



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3. Desmond Lin 4. Dorcas Loo 5. Eileen Yew 6. Eric Gan
7. Eric Lim 8. Ernest Tan 9. Habbibullah Khang
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17. Michael Goh 18. Norman Sia 19. Raymond Loo
20. Sam Payne 21. Swee Hin 22. Tang Chee Meng
23. Wee Keng Beng 24. Wee Beng Jui 25. Yvonne Loo



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REAL ESTATE AGENTS TRUE STORIES

REAL LIFE LESSONS FOR EVERYONE

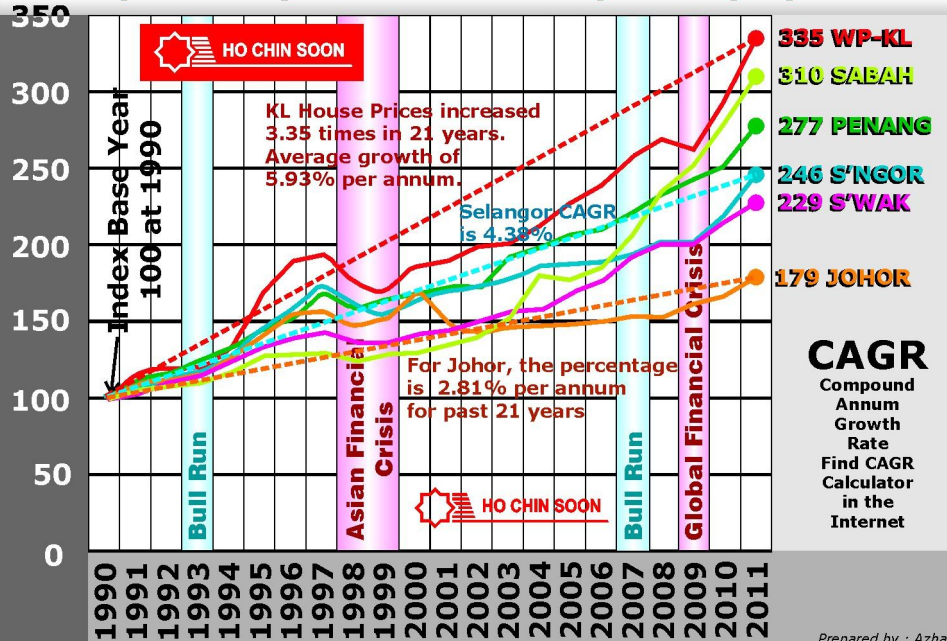


Special Guest Appearance:
MICHAEL GEM on AFFORDABLE HOUSING



HO CHIN SOON

Price Index : All Houses SOURCE : www.jp-ph.gov.my
A special 21 year series for comparison purposes



Prepared by : Azhan

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



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 138, 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.

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

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.

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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 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!

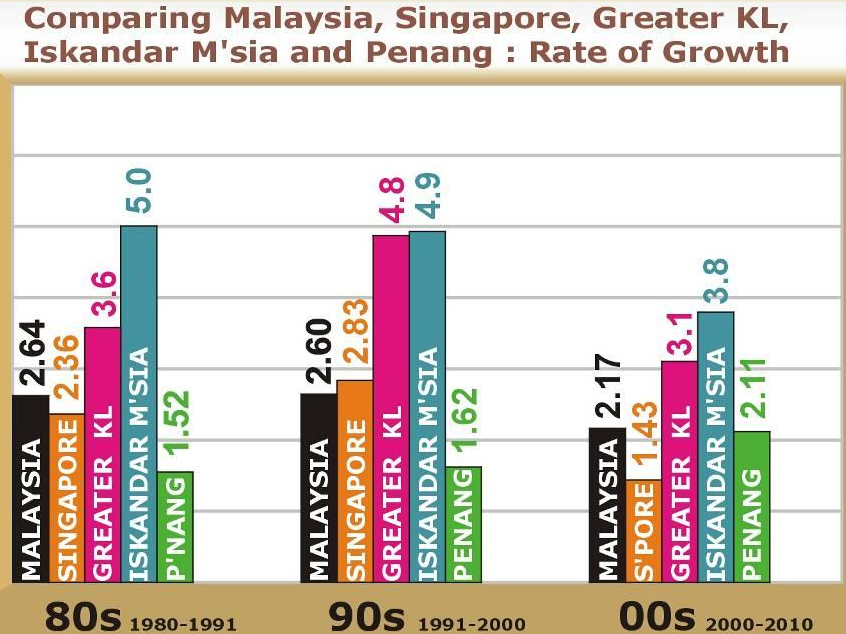
Coincidence?

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.

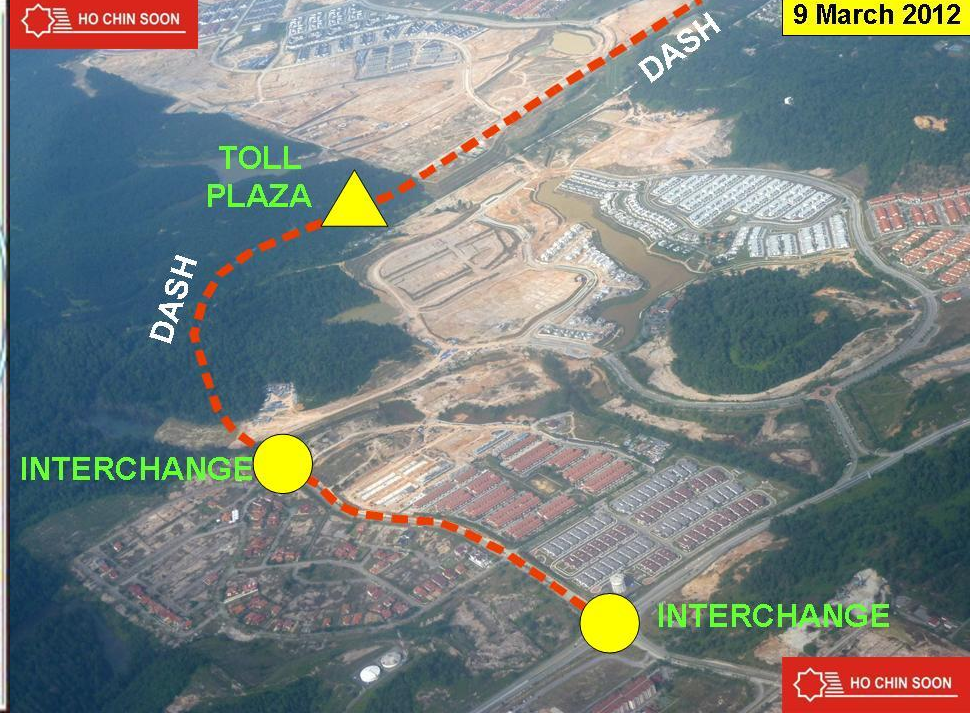
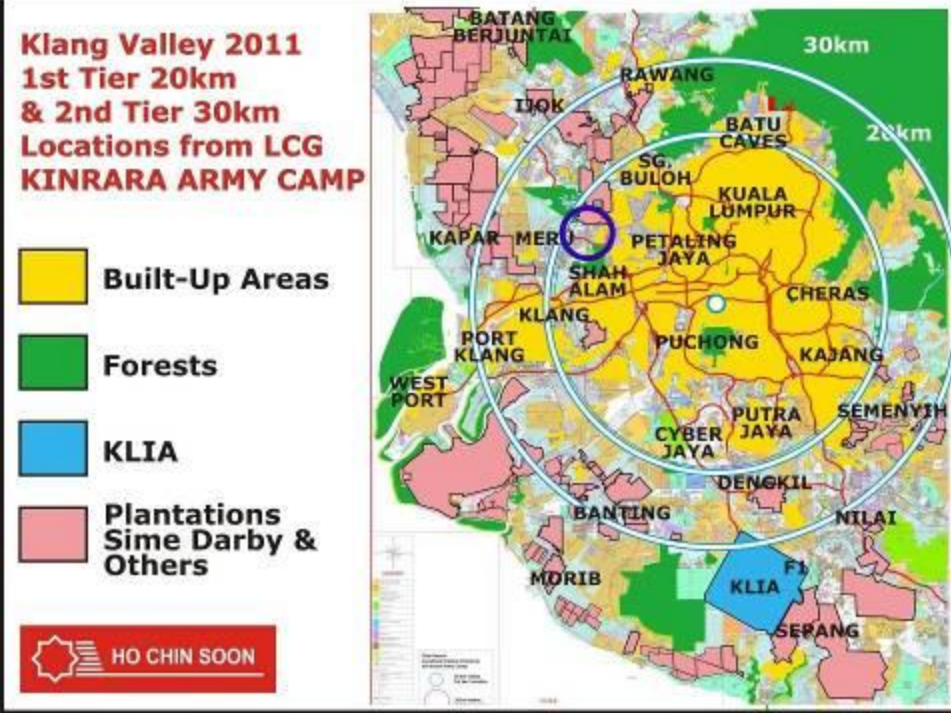
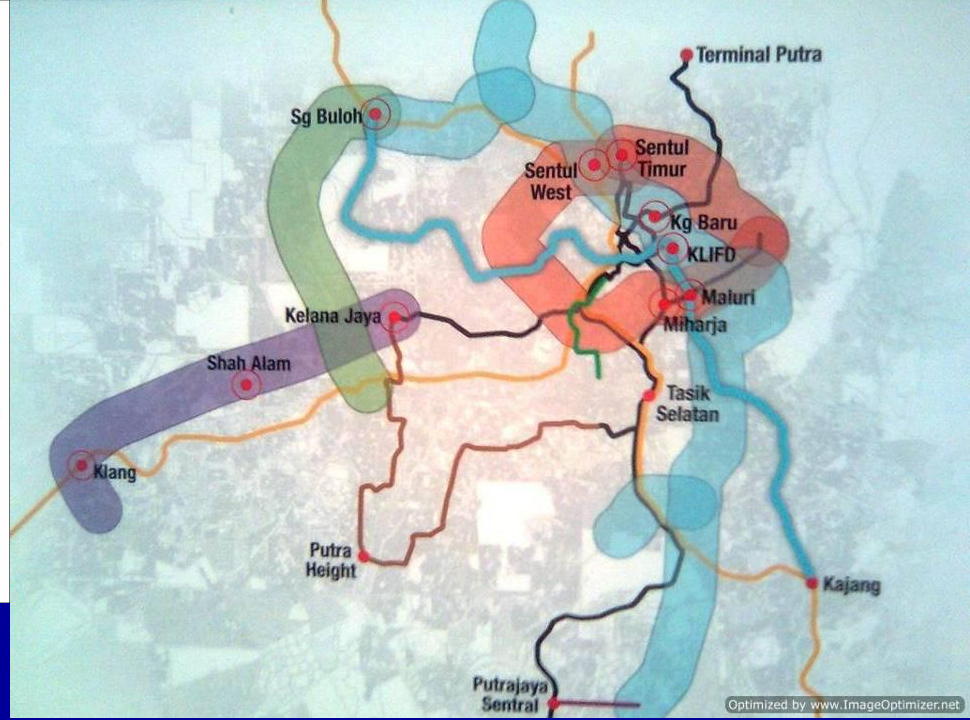
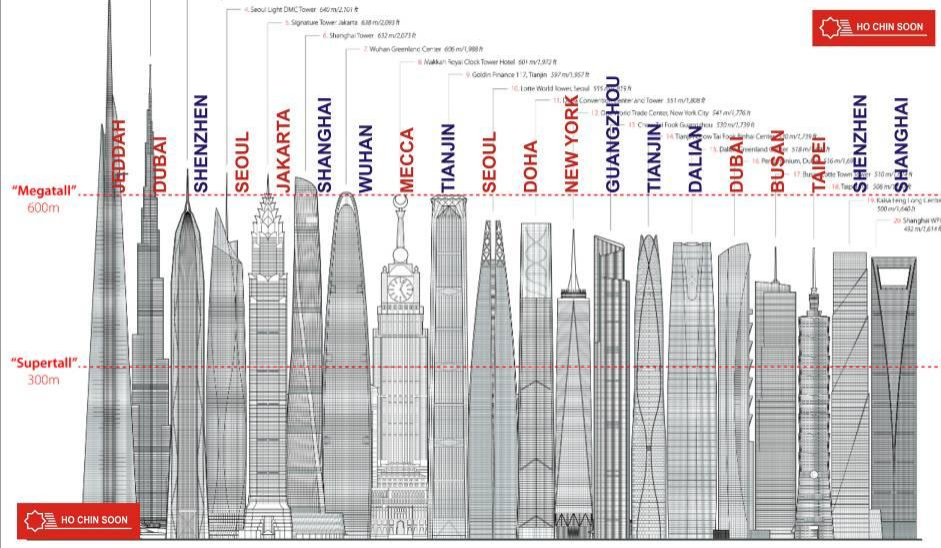
I could buy 1,054 new iPhone 5s (without contract) with that kind of money.

Going to the cinema is overrated anyway.



Prepared by : Azhan

COUNCIL ON TALL BUILDINGS & URBAN HABITAT



9 March 2012

Optimized by www.ImageOptimizer.net

THANK YOU
FOR YOUR
KIND ATTENTION

谢谢



A collage of six real estate presentation slides by Ho Chin Soon. The slides are arranged in a 2x3 grid. The top row includes: 1. 'LOCATION, TIMING & BRANDING' with a red header and a photo of Ho Chin Soon speaking. 2. 'ISKANDAR MALAYSIA' with a green header and a photo of Ho Chin Soon. 3. 'PENANG ISLAND GOLDEN TRIANGLE' with a blue header and a photo of Ho Chin Soon. The bottom row includes: 4. 'GREATER KL CIRCLE & PUTRAJAYA MRT FAST TRAIN TO SINGAPORE' with a dark red header and a photo of Ho Chin Soon. 5. 'CROSS BORDER REAL ESTATE' with a purple header and a grid of many small photos of people. 6. 'REAL ESTATE AGENTS TRUE STORIES' with a yellow header and a grid of many small photos of people. Each slide contains text and small images related to the topic.

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