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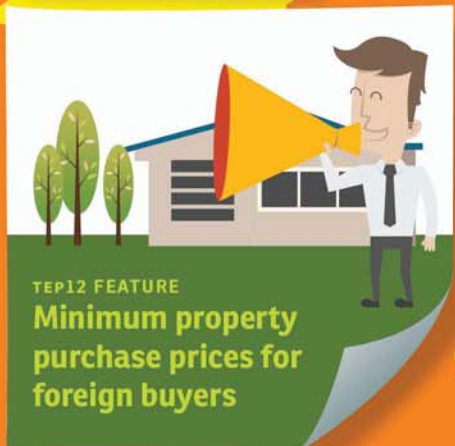
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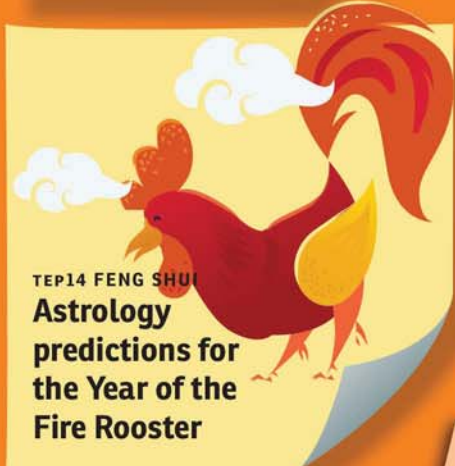
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The Edge Malaysia

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## Phase 2 of Country Garden's Diamond City 70% taken up

Phase 2 of Country Garden Properties (M) Sdn Bhd's Diamond City in Semenyih, Selangor has been 70% taken up since its launch in April 2016 while phase 1 is completed and units are being handed over since Jan 7, six months ahead of schedule.

"The 158-acre phase 2 which was partially launched last year comprises 228 units of double-storey terraced houses with built-up sizes ranging from 1,862 to 2,443 sq ft," said Country Garden Diamond City joint venture managing director Chai Keng Wai.

The selling price for phase 2 starts from RM600,000. Diamond City is a joint-venture project between Country Garden Properties and Malaysia Land Properties Sdn Bhd (Mayland). Country Garden Properties is a unit of Guangzhou-based Country Garden Holdings Co Ltd.

## More people to be eligible for PR1MA houses

The eligibility level for the 1Malaysia People's Housing (PR1MA) programme has been raised to a household income level of RM15,000, from

RM10,000 previously. The moratorium on sale and rental of a PR1MA unit has also been shortened from 10 years to five years.

Prime Minister Datuk Seri Najib Razak announced these two policy changes on Jan 17 to enable more people to own a home under the programme.

"These are all measures taken by the government which is very committed to enabling people, especially the target group, to own a PR1MA house," he said at a press conference after a PR1MA @ Kedah Community celebration event at PR1MA Residency Puteri Jaya 1. The price of PR1MA houses remains unchanged at 20% less than the current market price.

## West Lake Gardens at Eco Tropics opens to public

Eco World Development Group Bhd (EcoWorld) has officially opened a 33-acre public park known as the West Lake Gardens town park at its Eco Tropics township in Kota Masai, Pasir Gudang, Johor.

"It has been our goal to turn this area into a much sought-after address in Johor Bahru. We spent RM14.5 million in creating West Lake Gardens," said EcoWorld chairman Tan Sri Liew Kee Sin.

"With the efforts put in by EcoWorld starting from two years ago, the residents in Kota Masai and Pasir Gudang can now enjoy a better living environment and quality of life," said Johor Menteri Besar Datuk Seri Mohamed Khaled Nordin, who officiated the opening last Sunday.

Located in the 991.6-acre Eco Tropics, West Lake Gardens is one of the largest parks in the state.

## KIP Group to add five KiP brand retail centres within five years

Integrated property developer Kepong Industrial Park Group better known as KIP Group will be adding another five hybrid community-centric retail centres under the KiP brand in Selangor, Negeri Sembilan, Pahang and Kedah over the next three to five years.

KIP Group director Valerie Ong told TheEdgeProperty.com that these new centres are KiP Mall Kota Warisan in Sepang, KiP Mart Sungai Buloh, KiP Mart Kuantan in Pahang, KiP Mart Sendayan in Negeri Sembilan and KiP Mart Sungai Petani in Kedah.

KiP Mall Kota Warisan is nearing completion and is expected to open in the second quarter of this year. It has a net lettable area of 180,109 sq ft.

"It [KiP Mall] is also one of the components of the 36-acre KIP Sentral development which comprises Core Soho Suites, shophots and the proposed KIP Hotel," she added. After KiP Mall Kota Warisan, the company will start the development of KiP Mart in Sungai Buloh and Sendayan.



## M101 Holdings appoints China Huashi as Skywheel's main contractor

M101 Holdings Sdn Bhd has appointed China Huashi Enterprises Co, Ltd as the main contractor for the M101 Skywheel development, which carries an estimated gross development value of RM1.8 billion, in Kuala Lumpur.

M101 Holdings CEO Datuk Seth Yap said China Huashi will also fund



RM50 million of the construction cost. "We chose to work with China Huashi as it has a proven track record in building challenging high-rise structures and the company has strong financial strength," he said.

China Huashi deputy managing director Wan Xiao Lin said M101 Skywheel is a one-of-a-kind project and the company sees a lot of potential in the integrated development.

Located in Kampung Baru, near Kuala Lumpur City Centre, the two-acre integrated development will comprise two 78-storey towers and a Ferris wheel to be built on the 52nd floor in between the two towers. Its components include Small-office Flexible-office units, a retail mall, office space and serviced suites, as well as a Planet Hollywood hotel.

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## LAUNCHES + EVENTS



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Events listed here will also appear on **TheEdgeProperty.com**.



## Let's Shanghai @ Lumi Gallery

**Date:** Jan 21 (Sat)  
**Time:** 10am to 5pm  
**Venue:** Lumi Gallery, No 17, Jalan Semangat, Section 13, Petaling Jaya  
**Contact:** (018) 605 9999 (RSVP required)

Usher in the Year of the Rooster with Thriven Global Bhd in 70's Shanghai style and stand a chance to win prizes and ang pow packages worth over RM100,000 when you book a unit from the Lumi Collection — Lumi Tropicana or Lumi Section 13. Visitors will get to enjoy a Chinese acrobatics show and lion dance performances.

## Official launch of Waterside Residence

**Date:** Jan 22 (Sun)  
**Time:** 10am to 5pm  
**Venue:** The Light Sales Gallery, 1-16-01, Menara IJM Land, No 1, Lebu Tunku Kudin 3, Gelugor, Penang  
**Contact:** (04) 296 1333  
IJM Land Bhd will be launching its condominium project Waterside Residence, located in George Town, Penang. It is part of The Light Waterfront phase 2. Prices start from RM749,000. Visitors will also get to enjoy light refreshments and activities such as dragon and phoenix art, dough art and music performances.

## Feng Shui talk @ Eco Majestic

**Date:** Jan 22 (Sun)  
**Time:** 2pm  
**Venue:** EcoWorld Gallery @ Eco Majestic, 1, Lingkar Eco Majestic, Eco Majestic, Semenyih  
**Contact:** (03) 8723 2255  
Eco World Development Group Bhd has invited Chinese metaphysics practitioner Datuk Joey Yap to tell you what's in store for the year of the fire rooster.

## Setia Perfect Reunion CNY Celebration

**Date:** Jan 21 (Sat)  
**Time:** 12pm to 4.30pm  
**Venue:** Setia City Convention Centre, No 1, Jalan Setia Dagang AG U13/AG, Setia Alam Seksyen U13, Shah Alam, Selangor  
**Contact:** (03) 3359 5252  
S P Setia Bhd's Perfect Reunion CNY Celebration is making its last stop at Setia City Convention Centre. The event will be filled with performances by Astro celebrities and fun activities such as fortune-telling, lion dance performance and doll-making.

## Usher in the Year of the Rooster with MCT Bhd

**Date:** Jan 22 (Sun)  
**Time:** 10am to 5pm  
**Venue:** Cybersouth Property Gallery, Dengkil, Selangor (GPS coordinates: 2.881028, 101.662250)  
**Contact:** (03) 8760 1388 / (019) 683 4995  
MCT Bhd is inviting everyone to celebrate the Lunar New Year with entertaining activities, including a zodiac workshop, paper cutting

art, lion dance performance and Chinese calligraphy.



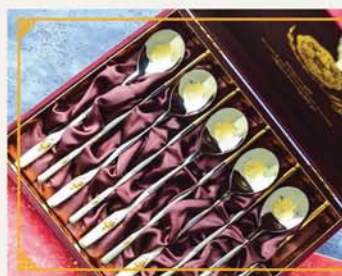
## CNY Bonanza Campaign @ M Residence 2

**Date:** Jan 22 (Sun)  
**Time:** 11am to 4pm  
**Venue:** M Residence Sales Gallery, Jalan Bandar Tasik Puteri, Rawang, Selangor  
**Contact:** (03) 9212 0188 / (012) 380 6169

Visit Mah Sing Group Bhd's M Residence Sales Gallery this Sunday to enjoy performances and activities such as an acrobatic lion dance, tarot card reading and a live orchestra performance. The developer is also giving out special "ang pow" bonuses up to RM8,888 when visitors purchase any of its 12 participating property projects during the CNY Bonanza Campaign.



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Come join the fun-filled Chinese New Year celebrations at our participating developments in February 2017, and experience prosperity in full bloom as you discover a wealth of inspiring living spaces.

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**The Robertson**  
Sales Gallery,  
Kuala Lumpur  
T. 03 2148 6668

**HIGHPARK**  
suites  
High Park Suites  
Sales Gallery,  
Kelana Jaya  
T. 03 7886 0688

**GAMUDA**  
GARDENS  
Gamuda Gardens  
Sales Gallery,  
North Sg Buloh  
18 February 2017  
3pm - 8pm  
T. 6014 234 8537

**Kundang**  
Estates  
Kundang Estates  
Sales Gallery,  
North Sg Buloh  
19 February 2017  
10am - 5pm  
T. 03 6034 2882

**BUKIT BANTAYAN**  
Resort  
Bukit Bantayan  
Sales Gallery,  
Kota Kinabalu  
T. 088 254 436

**horizon hills**  
Horizon Hills  
The Cove Show Unit,  
Iskandar Puteri  
T. 07 232 3433

**twentyfive.7**  
Gamuda Walk,  
Kota Kemuning  
25 February 2017  
11am - 4pm  
T. 03 5122 1055



# TH Properties plans ventures into Jakarta and London in 2017

BY NATALIE KHOO

KUALA LUMPUR: TH Properties Sdn Bhd, a subsidiary of Lembaga Tabung Haji, is planning to venture into the property development scene in London and Jakarta this year, TH Properties chairman Datuk Azizan Abdul Rahman told TheEdgeProperty.com.

"We are looking at a joint venture (JV) with another developer. Everything is still in the works for now but I can say that this will be a very niche product of about 25 to 35 units planned for 4Q2017. The project will have a gross development value (GDV) of about £72 million (RM394.6 million)," said Azizan, adding that the project will be targeted at local buyers in London who are looking for holiday homes or a property for their children.

Besides London, the developer is also looking at Jakarta. "We see that there is a huge demand for housing especially from the middle class there and we are assessing a potential property development project in Jakarta via a JV."

However, Azizan noted that they need time to look at and properly understand the land laws in Jakarta as they are different from the land laws in Malaysia.

Apart from their projects in Malaysia, TH Properties currently has two ongoing projects in Sydney, as well as three new projects in New South Wales in Australia.

Its maiden international project, Bay Pavilions, consisting of 273 apartment units, was launched in 2015 with a GDV of approximately A\$218 million (RM731 million). It has been fully sold and completed.

Its two ongoing projects are Imperial in Hurstville and One The Waterfront. Imperial in Hurstville, which comprises 227 apartment units and two retail units, was launched in November 2014 and is 97% sold. The handing over of vacant possession is expected to be in March 2018. In November 2015, TH Properties launched the first phase of its third

residential project, One The Waterfront which comprises 423 apartment units, which is 64% sold to date. Bay Pavilions and Imperial in Hurstville won the 2016 Sydney Award under Architecture-Residential-Constructed category and Architecture-Proposed category respectively.

"We are now also working on three more projects in New South Wales. We have a residential development in Rockdale comprising 92 units of residential apartments and four units of ground floor retail space which we are targeting to launch in 1Q2017. So far, 62% of the units have been pre-sold. We also have a residential development in Lidcombe comprising 135 units of residential apartments and six units of ground floor retail space which is now in the development approval submission stage whereby it is expected to place mid of this year," said Azizan.

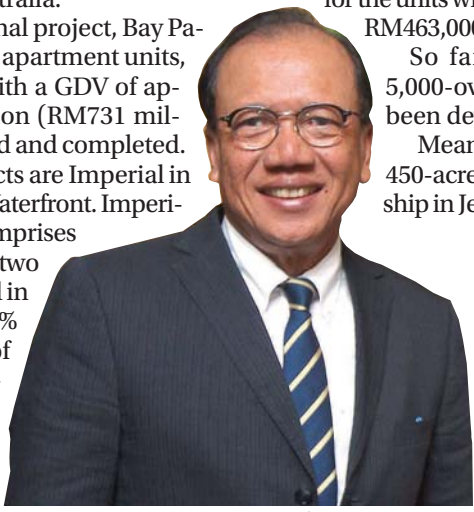
The group also has another residential development in North Strathfield comprising 154 apartment units with a total GDV estimated at A\$110.5 million and is currently in the middle of obtaining the necessary development approvals.

Meanwhile in Malaysia, TH Properties is gearing up for several launches.

"At Bandar Enstek, Nilai, we will be launching some 177 units of double-storey terraced homes with a GDV of RM86.3 million. Prices for the units will tentatively start from RM463,000 onwards," he offered.

So far, about half of the 5,000-over-acre township has been developed.

Meanwhile, TH Properties' 450-acre Warisan Puteri township in Jelevu, Mukim Ampan-



MOHD IZWAN MOHD NAZAM | TheEdgeProperty.com

Azizan: We can't wait for the market to adapt to our products, we need to adapt our products to the market.



One The Waterfront won the 2016 Sydney Design Award under Architecture-Proposed category, under Marketing-Branded Experience category and under Display Suite (Pop-Ups, Display, Exhibit & Set Design) category.

gan in Seremban only has a balance of 98 acres left, which is currently being developed into Warisan Puteri 2 where it will launch some 99 units of double-storey terraced homes with prices starting from RM454,300. "They have a total GDV of RM39 million. Built-ups will start from 1,806 sq ft," Azizan noted.

The group is also planning to launch a 21-storey serviced apartment with 21 retail lots in Kota Bahru, Kelantan called Sofea Residensi with a total GDV of over RM100 million in October. It will be the group's first project in Kelantan. The built-ups of Sofea Residensi will range from 517 sq ft to 2,812 sq ft with a starting price of RM316,400.

In Kuala Lumpur, it plans to launch a condominium in Sri Petaling in 4Q2017 with built-ups ranging from 650 sq ft to 1,500 sq ft and a GDV of RM350 million.

The group is also currently working on another project in Keramat Green, Setiawangsa, KL comprising of condominiums ranging from 850 sq ft to 1,500 sq ft and link villas of approximately 2,800 sq ft

with a GDV of RM550 million.

Azizan noted that the property market slowdown in the country is likely to stretch on until mid-2018 and will only see improvement then.

"The market condition is still looking a bit uncertain as of now. We just saw the election of a new US president and we still need to see what kind of new policies will be adopted. US is still the biggest economy in the world, and we still have to revolve around them," said Azizan.

However, people still need a roof over their heads and TH Properties is trying to steer in the direction of selling their products at the price range of below RM500,000.

"We can't wait for the market to adapt to our products; we need to adapt our products to the market. We have a diverse range of products to cater to different segments of the market be they our overseas projects or local projects. For a medium-sized company, we are not doing too bad," Azizan concluded.

## Block 2 of D'Camellia apartments at Setia EcoHill opens for sale from RM262,000

BY LUM KA KAY

PETALING JAYA: S P Setia Bhd will launch its final block of D'Camellia affordable apartments at Setia EcoHill, Semenyih, Selangor this weekend (Jan 21 and 22).

The freehold project comprises two 18-storey residential towers, offering 635 3-bedroom and 2-bathroom units with a built-up of 860 sq ft. Each unit comes with two parking bays.

Facilities include an Olympic-length swimming pool, playground, gymnasium, badminton court and multipurpose hall.

With a gross development value of RM165 million, D'Camellia Block 1 was launched last October and achieved a take-up rate of 70%.

S P Setia said in a statement yesterday that the encouraging take-up of D'Camel-

lia Block 1 has prompted the developer to launch the remaining 318 units of D'Camellia Block 2. The project is slated for completion by 4Q2019.

"The affordable units are priced from RM262,000 and this is a golden opportunity for first-time homebuyers, young couples and fresh graduates to own a property of their own in a holistic development," said Setia EcoHill general manager Koh Sooi Meng in the statement.

D'Camellia is the third offering from the developer's affordable homes range in Setia EcoHill after D'Cassia and D'Cerrum, which were launched in 2015 and are fully sold.

Located in Semenyih, Setia EcoHill is a freehold development spanning over 673 acres and was first launched in 2013. The development is flanked by the LEKAS Highway, Kajang SILK Highway, South

S P SETIA



Artist's impression of D'Camellia apartments at Setia EcoHill.

Klang Valley Expressway, Cheras-Kajang Highway, and LEKAS-EcoHill Link which is connected to the PLUS highway and LDP.

Nearby amenities around the Setia EcoHill township include Tenby International School, Nottingham University and the upcoming EcoHill Walk, a neighbourhood mall.

Meanwhile, in conjunction with the Lunar New Year celebration, a promotional package comprising a RM3,000 discount has been made available for D'Camellia buyers.

Buyers can also opt to utilise the newly offered interest-free Credit Card Easy Payment plan to settle the balance of the first 10% down payment.

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Setia

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\*For Citizen Setia who signed up SPA (Sale and Purchase Agreement) between 1 Jan – 31 Dec 2016.

For more information, please call 03 3348 2255 or visit [www.spsetia.com](http://www.spsetia.com)



Tey: Chinese property investors are more comfortable buying products developed by Chinese developers.

MOHD IZWAN MOHD NAZAM | TheEdgeProperty.com



Ter: Malaysia will be one of the biggest beneficiaries if business corporations from China expand in a big way into global and SEA markets.

# Hey, Big Spender!

BY RACHEL CHEW

**A**mong the world's biggest spenders, China's Chinese are buying up real estate from around the world and Malaysian properties are no exception.

A five-year plan announced by China's president Xi Jinping in March 2015 sets a target for maintaining medium-high growth and building a moderately prosperous society by 2020 via improving internal systems, the economy, competition, infrastructure, transportation, as well as encouraging government and private sectors to expand beyond China.

"Under China's 13th five-year plan, Chinese corporations and entrepreneurs are encouraged to expand their footprint overseas," says Sunsuria Bhd chairman Datuk Ter Leong Yap, who is also the president of the Associated Chinese Chambers of Commerce and In-

dustry of Malaysia and the Chinese Chamber of Commerce and Industry of Kuala Lumpur and Selangor.

"If Chinese corporations expand overseas, South East Asia (SEA) would be their first choice, and Malaysia the top choice in the region," Ter tells TheEdgeProperty.com.

He believes SEA is set to boom as a region due to its rich resources and growth potential while Malaysia has the longest well-maintained relationship with China.

"Malaysia was the first country in Asean to formalise relations with China back in 1974, and China remains Malaysia's largest trade partner as of 2015. I believe the relationship between Malaysia and China will continue to be good. Malaysia will be one of the biggest beneficiaries if business corporations from China expand in a big way into global and SEA markets," Ter says.

SOURCE: TheEdgeProperty.com | GRAPHICS: HENRY LEE

## 10 reasons WHY

### China Chinese buy Malaysian properties

- 1 For investment — To earn capital appreciation or to rent out
- 2 MM2H — To migrate and retire in Malaysia
- 3 Property prices are generally lower than in neighbouring countries in the region
- 4 Multiple choices and many are of freehold status
- 5 As accommodation for their children studying in Malaysia
- 6 Relatively quick ownership procedures
- 7 No language barrier and similar culture
- 8 A wide array of international educational institutions
- 9 Confidence in projects that involve China companies
- 10 Good relationship between Malaysia and China

### Why Malaysia?

When it comes to Malaysia's real estate, there are several pull factors that attract Chinese property buyers.

"There are a few reasons the Chinese are buying properties around the world, including Malaysia. One of it is that property remains the top investment asset to many Chinese. They are constantly on the lookout for real estate that could offer good investment returns," Ter notes.

He adds that many Chinese property buyers usually choose locations where the Chinese already have an interest in.

"For example, Xiamen University is the biggest draw for Chinese property investors to Sunsuria City in Salak Tinggi, Selangor," Ter points out.

"Xiamen University Malaysia is the first Chinese university overseas, so they are confident of buying properties in the area because the reputable university has already planted its foothold there," he explains.

Sunsuria City is a 525-acre freehold township in Salak Tinggi, while the 150-acre Xiamen University Malaysia, China's first overseas campus, is the core of the township. The township has a gross development value (GDV) of RM10 billion.

The campus saw its first intake of 187 students in February 2016 and its second intake of 300 in April. Together with a third intake in September, Xiamen University Malaysia is expected to have about 1,400 students, of whom 500 are from China. At its full capacity, the university is able to take in 10,000 students. It is eyeing 1/3 of its campus population to be from China.

"No matter what the business is, the investment will benefit more than one industry. For instance, the establishment of the Xiamen University Malaysia campus does not only bring educational benefits, but also commercial and residential property gains around Salak Tinggi," Ter says.

He foresees "a big wave" of invest-

ments from China into Malaysia from now and through the next five years.

Another developer, LBS Bina Group Bhd managing director Tan Sri Lim Hock San had also during a recent media briefing said, under China's "One Belt One Road" plan, an initiative that involves the expansion of both land and maritime routes, Malaysia will see "big money" flowing in from China.

"Although people are pessimistic about the Malaysian property market this year, I think the market will not be that bad because we will see hot money flowing in from China.

"There are massive developments by developers from China in the south [Johor] and while they're promoting the projects to the Chinese, they are promoting Malaysia too.

"Our weaker ringgit will be the draw for more foreign investments to Malaysia, especially from China, this year," Lim said during the LBS 2017 outlook press conference on Jan 5.





SOURCE: TheEdgeProperty.com

## Some of the projects involving Chinese developers/builders



### Who are the Chinese players?

Among the construction companies from China that are already in Malaysia are MCC Overseas Sdn Bhd (which built Tropicana The Residences and W Hotel in Kuala Lumpur), China Railway Construction International Group (Four Seasons Place K), and China State Construction Engineering Corp (The Meridin @ Medini in Johor).

Meanwhile, Chinese property developers in Malaysia include Country Garden Holdings (Forest City Johor @ Gelang Patah, Country Garden Danga Bay @ Iskandar, Johor), R & F Properties (Princess Cove in Johor Bahru) and Greenland Group (Greenland Tebrau @ Tebrau, Johor). These projects have been making headlines in Malaysia with their high-density developments, especially Forest City which is said to have sold 16,000 apartment units so far, with 90% of the buyers from China.

Forest City comprises four man-made islands which will eventually house 700,000 people. It will have office towers, parks, hotels, shopping malls, international schools and other amenities. The construction work began in February 2016.

Quickly expanding its footprint

here is China Railway Group Ltd (also known as CREC).

In March 2016, CREC announced that it will spend US\$2 billion (RM8.9 billion) to set up its regional centre in Bandar Malaysia. In 2015, CREC and Johor-based Iskandar Waterfront Holdings Sdn Bhd IWH had acquired a 60% stake in Bandar Malaysia from 1Malaysia Development Bhd (1MDB).

Bandar Malaysia is located on the former site of the Royal Malaysian Air Force base. It is planned to become Malaysia's first integrated transit-oriented development with an estimated GDV of RM160 billion.

Earlier this month, Fujian Hexinyuantong Investment Co Ltd and China Railway Liuyuan Group Co Ltd (another subsidiary of CREC) signed an agreement with Paramount Blossom Sdn Bhd to develop a RM650 million property project on a 77-acre land in Seremban.

China Railway Liuyuan Group president Zhang Xiann Feng said the signing of the agreement will see the dawn of a new business era where China's private financial institutions and central state-owned enterprises will work closely with Malaysia-based private enterprises.

Another subsidiary of CREC

known as CREC Development (M) Sdn Bhd is partnering Titijaya Land Bhd for an office suites development in Ampang, KL known as 3rdNvenue.

Meanwhile, China's largest port construction firm, China Communications Construction Company Ltd (CCCC) told *The Edge* that it will soon venture into property development in Malaysia.

It is currently in talks with Eastern & Oriental Bhd and WCT Holdings Bhd to either take up a strategic stake in their projects or take equity stakes in these listed companies for potential mixed projects in Penang and KL.

### More to come

VPC Alliance director and chartered surveyor James Wong tells *TheEdgeProperty.com* that a few Chinese developers had approached the firm to look for land to purchase.

"We have several requests from China to look for land of substantial sizes for township developments. They are eyeing areas about 30km to 50km away from KL, Selangor and in Penang," says Wong.

He adds that now may be a good time for plantation land owners to

unlock their land value.

Wong also expects Malaysia to see more new Chinese property players coming into the local market this year.

Hartamas Realty (OUG) real estate agent Tey Ren Zian says Chinese property investors are more comfortable buying products developed by Chinese developers or where Chinese corporations are operating.

"The general impression is that the Chinese buy properties out of China because they are rich, and they favour overseas developers, but that is not so. They prefer products from China because they are more familiar with the developer or construction company," reveals Tey, who offers real estate services to Chinese property buyers.

Besides leaning towards their home brands, the Chinese also consider the location of the projects.

### Chinese property investment hotspots in the Klang Valley

Besides Penang and Johor, the top five property hotspots in the Klang Valley for Chinese buyers are KL city centre, Bangsar, Mont'Kiara, Petaling Jaya and Old Klang Road, according to Tey.

Bukit Jalil, which lies adjacent to Old Klang Road, is also begin-

ning to attract their attention due to the new and upcoming projects announced in the vicinity, such as Pavilion 2 @ Bukit Jalil City. They are also the cheaper alternatives to KLCC, Bangsar and Mont'Kiara, he adds.

"Like many foreign investors, when they are not familiar with a place, they often choose the most prime locations because these prime areas are more value-guaranteed and widely-known, which raises the potential for tenants," Tey offers.

They buy in KLCC, Bangsar, Mont'Kiara and Old Klang Road for investment and self-occupancy while Petaling Jaya attracts those who have children studying there.

"There are a few colleges and universities located around Petaling Jaya, and some of these colleges target the China market so there are many Chinese students. I know a number of Chinese who bought in Petaling Jaya for their children's convenience, as well as for investment," he says.

Besides, Petaling Jaya is a mature suburb and not far from KLCC. "They buy and then sell upon their children's graduation, so the margin they earn will make up the tuition fees they have spent in the past few years," Tey adds.

### MM2H still attractive

The Malaysia My Second Home (MM2H) scheme remains one of the biggest attractions for Chinese buyers.

"MM2H is a brilliant idea in drawing talent migration to Malaysia and boosting local property sales to foreigners, especially to the Chinese who are always on the lookout for foreign properties and sending their children to study overseas," Sunsuria's Ter says.

"Malaysia is an ideal second home destination for them because language is not a barrier here compared with other neighbouring countries such as Thailand and Indonesia.

"Malaysia's property prices are also relatively reasonable in the region. We also provide various product choices and international education options that the Chinese are concerned about," Ter explains.

As at June 2016, there were 30,194 MM2H approvals, where the majority (24% or 7,235 participants) were from China, fol-

lowed by Japan (13.2% or 3,993 participants) and Bangladesh (10.9% or 3,239 participants).

Nevertheless, he believes more can be done to push the MM2H programme.

"The promotion of MM2H was strong in China when it was launched but I see less publicity of late. Besides that, maybe we should consider speeding up the applications by simplifying the process," Ter says.

The number of MM2H applications in recent years have declined. In 2015, there were 2,211 applications, 28.1% down from 3,074 in 2014. The number of applications from China also fell 45% to 719 participants in 2015 from 1,307 the previous year.

Commenting on what deters Chinese buyers and investors, Ter mentions safety and security issues.

"No one likes to live under threat. The police perform well but [security] can be improved to make Malaysia the best place to stay in," Ter says.

## Top 10 MM2H participating countries (2002 - June 2016)

SOURCE: MM2H

NO.	COUNTRY OF NATIONALITY	YEAR															TOTAL (2002- JUNE 2016)	SHARE (%)
		2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016 (JUNE)		
1	People's Republic of China	241	521	468	502	242	90	120	114	154	405	731	1,337	1,307	719	284	7,235	24
2	Japan	49	99	42	87	157	198	210	169	195	423	816	739	428	300	81	3,993	13.2
3	People's Republic of Bangladesh	0	32	204	852	341	149	68	86	74	276	388	285	250	205	83	3,293	10.9
4	United Kingdom of Great Britain and Northern Ireland	108	159	210	199	209	240	208	162	141	153	139	148	117	83	28	2,304	7.6
5	Islamic Republic of Iran	0	2	8	7	9	59	227	212	227	286	201	51	17	19	1	1,326	4.4
6	Republic of Singapore	96	143	91	62	94	58	48	61	73	78	83	145	94	67	24	1,217	4.0
7	Taiwan	38	95	140	186	63	31	16	36	49	70	85	151	83	71	19	1,133	3.8
8	Republic of Korea	5	12	66	60	65	152	86	54	49	64	85	101	138	120	41	1,098	3.6
9	Islamic Republic of Pakistan	9	55	82	104	36	31	65	103	77	136	100	58	51	31	9	947	3.1
10	Republic of India	45	123	118	80	51	46	32	35	51	50	56	41	42	46	26	842	2.8
11	Others	227	404	488	476	462	449	432	546	409	446	543	619	547	550	208	6,806	22.5
	<b>Total</b>	<b>818</b>	<b>1,645</b>	<b>1,917</b>	<b>2,615</b>	<b>1,729</b>	<b>1,503</b>	<b>1,512</b>	<b>1,578</b>	<b>1,499</b>	<b>2,387</b>	<b>3,227</b>	<b>3,675</b>	<b>3,074</b>	<b>2,211</b>	<b>804</b>	<b>30,194</b>	<b>100</b>



PICTURES BY ALBERT CHUA | THE EDGE SINGAPORE

(From left) TheEdgeProperty.com writer Rachel Chew, The Edge Property Singapore advertising and sales regional business development manager Suki Lin, Nippon Paint (M) Sdn Bhd senior executive Chong Xin Yi, United Malayan Land Bhd Seri Austin CEO KK Wong, Nippon Paint (M) Sdn Bhd assistant sales manager Bahiyah Ahmad, WB Land Sdn Bhd sales and marketing executive Jasmine Teh, WB Land business development director Sabry Sharif, BCB Bhd executive director Tan Vin Sern and group financial manager Tammy Tan.



# Johor market is tougher than you think

BY LUM KA KAY + NATALIE KHOO

Interestingly, Johor's residential transaction volume has not decreased as much as Kuala Lumpur's and Selangor's, noted TheEdgeProperty.com Malaysia product and business development director Alvin Ong during his presentation on the Johor housing market at TheEdgeProperty.com "lou sang" networking dinner with property industry players in Johor.

Over the year to June 2016, the secondary residential property transaction volume in Johor had fallen by 29%. In comparison, transaction volume in KL and Selangor had decreased by 35% and 36%, respectively. Meanwhile, the lowest volume decline was recorded by Penang at 25% during the same period.

"Also, [over the same period] in terms of average transaction value (RM/psf), Johor had recorded the highest price growth among major states, indicating that Johor could be relatively more resilient compared

with the other urban states," added Ong.

According to him, this could be due to the fact that Johor has not seen the kind of home price inflation that has been seen in other major states in the past.

"From 2005 to 2015, the increase in home prices in Johor was not quite in line or was slightly lower than the Malaysia average.

"Compared with KL and Penang, [where house prices] have grown by roughly 2.5 times, Johor has only grown by two times," he noted.

Comparing housing transaction data in Johor between the period of 2H2012 to 1H2013 and 2H2015 to 1H2016, Ong noted that Muar, Kulai and Ulu Tiram seem to be holding up better than other areas in Johor as the housing transaction volume in these three areas dropped by 7%, 12% and 12%, respectively, against the average drop of about 15% in Johor.

"In terms of capital growth over the same period, Batu Pahat, Muar and Ulu Tiram appear to be doing pretty well, where their



Ong: The overhang situation in Johor is mainly contributed by the RM500,000 and above housing segment.

average transacted price [for residential property] has grown about 12% over the same period," he said.

Condominiums seemed to fare better than landed homes as the transaction volume for condominiums in the period of 2H2015 to 1H2016 had dropped 13% from the volume recorded in 2H2012 to 1H2013 while detached houses, semi-detached houses and terraced houses had seen volume fall 22%, 22% and 19%, respectively, over the same period.

## Overhang units rising

However, while Johor has given a stronger showing than KL and Selangor, the overhang situation in Johor is creeping up. The overhang units in the state as at 1H2016 had grown 21% from 1H2015 to 2,831 units.

Ong said the overhang situation in Johor is mainly contributed by the RM500,000 and above housing segment.

"In the RM200,000 to RM500,000 segment, the overhang level is actually coming down (-6%).

"The problem is in the RM500,000 to RM1 million segment where overhang units have grown 3.5 times (+87%) and the segment above RM1 million has grown nine times (+204%)," he said.

## Opportunities in Singapore

TheEdgeProperty.com Singapore head of research Feily Sofian also gave a presentation on Singapore's property market outlook and opportunities in 2017.

For interested homebuyers who are seeking good deals in Singapore, she noted a



(From left) Rehda Johor branch chairman Datuk Steve Chong, S P Setia Bhd deputy president and COO Datuk Wong Tuck Wai, Front Concept Sdn Bhd project director Quay Chew Keong, Eco World Development Group Bhd president and CEO Datuk Chang Khim Wah and Tropicana Corp Bhd's Northern and Southern region group managing director Datuk Andy Khoo.



(From left) UMLand Hospitality CEO Ng Siew Koon, Seri Alam Properties Sdn Bhd executive director Freddie Lee, Daiman Development Bhd property development general manager Heng Song Teck and Au.



(From left) Au, UEM Sunrise Bhd managing director and chief executive officer Anwar Syahrin, S P Setia Bhd president and CEO Datuk Khor Chap Jen as well as S P Setia Bhd deputy president and COO Datuk Wong Tuck Wai.



(From left) Nippon Paint (M) Sdn Bhd national sales manager Tay Sze Tuck, Daiman Group assistant director (project planning) and Menara Landmark's business development managing director Tay Hui Fong and The Edge Property Singapore managing director Bernard Tong.



(From left) Daiman Group assistant director (project planning) Tay Hui Fong, Nippon Paint (M) Sdn Bhd senior manager Wong Meng Lee, IOI Properties Bhd senior general manager Lim Beng Yeang and Eco World Development divisional general manager Datuk Hoe Mee Ling.

few condominiums which are likely to offer discounts as their developers may be eager to avoid having to pay the additional buyer's stamp duty (ABSD) for unsold units.

"Among some of the projects that are due to pay their ABSD include The Triling at Jalan Lempeng with 280 unsold units, Mon Jervois at Jervois Road with 43 unsold units and eCO at Bedok South Avenue 3 with eight unsold units as at November 2016.

"A developer with very few unsold units left will likely be keener to offer discounts to buyers to prevent the hassle of paying the ABSD. For example, the eCO townhouses were transacted at an average price of S\$1,302 (RM4,063) psf in 2014 and 2015 but currently only have an asking price of S\$829 psf," said Feily.

About 100 guests attended the dinner on Jan 13. Among them were UEM Sunrise Bhd managing director and CEO Anwar Syahrin Abdul Ajib, Eco World Development Group Bhd (EcoWorld) president and CEO Datuk Chang Khim Wah, BCB Bhd founder and group managing director Tan Sri Tan Seng Leong, S P Setia Bhd president and CEO Datuk Khor Chap Jen and committee members of the Real Estate and Housing Developers' Association Johor branch led by its chairman Datuk Steve Chong.

In her welcome address, TheEdgeProperty.com editor-in-chief and managing director Au Foong Yee expressed her gratitude and appreciation for the property development sector's support over the past year.

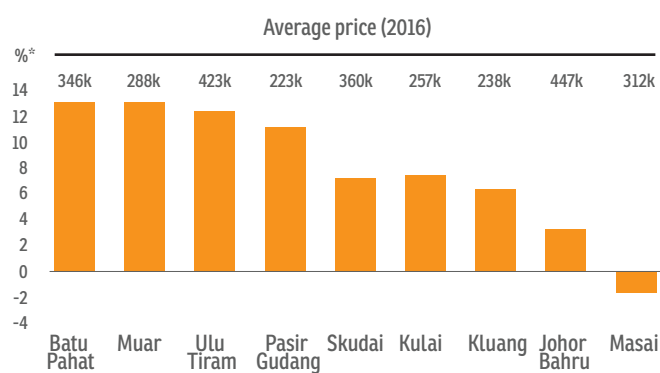
"Strategic and sustainable partnership will be even more crucial for mutual success. The ability to build and nurture a strong working relationship will be key to mitigating the bumps ahead," she said.

Au added that 2017 has been predicted to be a tough year. "And looking at the prevailing conditions, the jury is out as to when the market will turn."

"However, we at TheEdgeProperty.com subscribe to the adage 'when the going gets tough, the tough gets going,'" she added.

TheEdgeProperty.com

### Areas with the highest growth in average price



\*percentage change in average price (2013-2016)

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# Minimum property purchase prices for foreign buyers

BY SHAWN NG

Malaysia, with its improving infrastructure, average cost of living, diverse cultures and almost natural disaster-free environment, has attracted many foreigners to live here.

Buying property in Malaysia is a relatively easy process. On June 30, 2009, the Economic Planning Unit (EPU) produced a comprehensive set of guidelines on property acquisition by foreigners to replace the previous approving authority under the Foreign Investment Committee.

The EPU had also revised the minimum threshold on the acquisition of properties by foreign interests from RM500,000 to RM1 million, effective March 1, 2014, which is stipulated nationwide.

It must be noted that although the EPU guidelines on property acquisition by foreigners apply nationwide, the acquisition is still subject to the respective state authorities' approval.

The transfer of property to a foreigner based on family ties (only allowed among immediate family members) also falls under the jurisdiction of the respective state authorities.

There are however, exemptions from EPU approval for certain transactions (see list of exemptions), as well as exemptions given by respective state governments.

In Johor, for instance, Medini Iskandar in Iskandar Malaysia is designated as a special economic zone.

Medini Iskandar has no restrictions on foreign ownership. There is no minimum

price threshold for foreign property buyers, and foreign property purchases are exempted from real property gains tax until Dec 31, 2025.

Also given special status is Forest City, the Malaysia-China joint venture development in Iskandar which has been designated a duty free zone. The minimum price threshold for foreign buyers is RM500,000 per strata unit, according to a spokesperson of the project.

Meanwhile, the Straits of Johor Development Corridor 2025 Master Plan showed that Tanjung Bin, Tanjung Pelepas, Nusajaya (now known as Iskandar Puteri), Johor Bahru city centre, Pasir Gudang, Tanjung Piai, Sungai Sekudai and Sungai Tebrau are international zones. In these zones however, the minimum threshold for foreign property purchase is RM2 million for landed residences compared with the RM1 million threshold for landed residences in the rest of the state; and RM1 million for strata property. Hence, it would be wise to check the status of the various projects one is interested in.

KGV International Property Consultants (Johor) Sdn Bhd executive director Samuel Tan tells TheEdgeProperty.com that although there are sufficient incentives provided to encourage foreigners to buy properties in Malaysia, there are areas that still need to be improved.

He feels the government should promote foreign property ownership as a form of foreign direct investment given that Malaysia seems to have a love-hate feeling towards foreign property purchasers for fear that they will impact the interest of the locals.

"Policies must be consistent and trans-

parent while the fees for the application for approvals by foreign purchasers must be reasonable while safeguarding the interests of the locals," he says.

Tan also suggests that developers sell properties that offer business propositions so there will be greater economic spillover from their projects.

However, local companies owned by foreign interest are allowed to acquire residential units valued at RM100,000 and above, subject to the jurisdiction of the respective state authorities.

6. Transfer of property to a foreign interest pursuant to a will and court order.

7. Acquisition of properties by ministries and government departments (federal and state), Ministry of Finance Incorporated, Chief Minister Incorporated, State Secretary Incorporated and listed government-linked companies.

8. Acquisition of properties under privatisation projects, whether at the federal or state level, provided it involves companies that are the original signatories in the contracts for the privatised projects.

9. Acquisition of properties by companies that have been granted the status of International Procurement Centres, Operational Headquarters, Representative Offices, Regional Offices, Labuan Entities and Bio-Nexus or other special status by the Ministry of Finance, Ministry of International Trade and Industry, and other ministries.



parent while the fees for the application for approvals by foreign purchasers must be reasonable while safeguarding the interests of the locals," he says.

Tan also suggests that developers sell properties that offer business propositions so there will be greater economic spillover from their projects.

10. Acquisition of residential units for accommodation purposes by: (i) foreigner with expatriate status who is serving the government, or (ii) foreigner with expatriate status who is serving a non-profit non-governmental organisation and receiving a minimum monthly salary of RM8,000, or (iii) permanent resident who holds a red identity card. These three categories of foreigners are allowed to purchase only one residential unit valued at a minimum of RM250,000 (except in Kuala Lumpur, Johor Bahru and Penang), subject to the respective state authorities' jurisdiction.

### Properties restricted against foreigners under EPU guidelines:

- Properties valued less than RM1 million per unit.
- Residential units under the category of low and low-medium cost as determined by the respective state authorities.
- Properties built on Malay Reserve land.
- Properties allocated to Bumiputera interest in any property development project as determined by the respective state authorities.

## Selangor

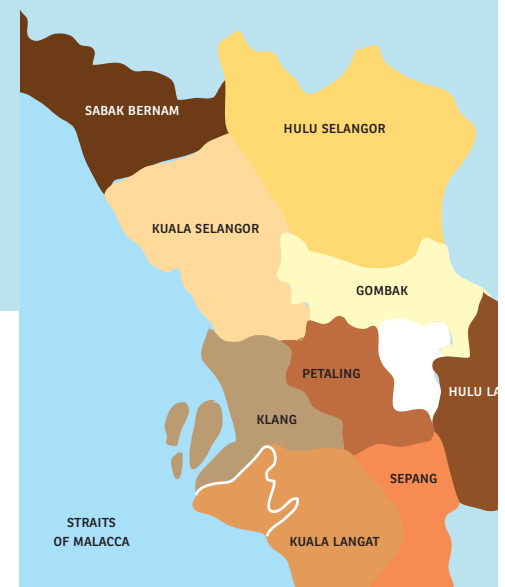
Only strata properties allowed



**RM2 mil for Zone 1**  
Petaling, Gombak, Hulu Langat, Sepang + Klang

**RM2 mil Zone 2**  
Kuala Selangor + Kuala Langat

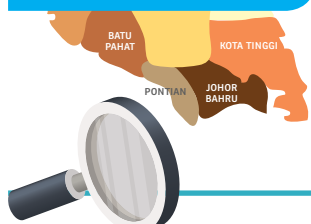
**RM1 mil for Zone 3**  
Hulu Selangor + Sabak Bernam



## Transactions exempted from the approval of EPU

- Any acquisition of residential units under the "Malaysia My Second Home" programme.
- Multimedia Super Corridor (MSC) status companies are allowed to acquire any property in the MSC area provided the property is only used for their operational activities, including as residence for their employees.
- Acquisition of properties in the regional development corridor area by companies that have been approved by the local authority as determined by the federal government.
- Acquisition of properties by a company that has obtained the endorsement from the secretariat of the Malaysian International Islamic Financial Centre.
- Acquisition of residential units to be occupied as a hostel for company's employ-

## Johor



**RM1 mil**  
for strata property



**RM1 mil**  
(in the state except Medini Iskandar Malaysia where there is no restriction due to its special economic zone status)



**RM2 mil**  
minimum threshold for landed property in several international zones



# Brexit no deterrence to Chinese appetite for UK real estate

Goodbye



BY NATALIE KHOO

The Chinese capital outflow into the UK continues to be on the up-trend with no sign of tapering even after the Brexit vote in June last year where a referendum was conducted to decide if the UK should stay or leave the European Union (EU). The UK voted to leave the EU, raising uncertainties and concerns among investors.

In Knight Frank's report titled "Changing Currents, Rising Tides" published in October 2016, real estate consultancy firm Knight Frank disclosed that there was US\$10.7 billion (RM47.8 billion) worth of Chinese capital outflow for real estate investment in 1H2016. According to Knight Frank head of global capital markets Peter MacColl, he noted for the UK market, in the six months leading up to the Brexit vote in 2015, the UK saw quite a fair bit of large en bloc deals, which contributed to the US\$1,700 million in total volume, a whopping 75% y-o-y growth.

"2016's full-year value will most likely surpass that of 2015 as even at the half-year mark in 2016, the value had already almost reached 2015's entire year's value.

One of the core reasons is that

the UK has a very transparent property market and the properties here normally tend to have long leases," says MacColl.

"Not only that, the Chinese renminbi devaluation has also pushed some Chinese investors to get their money out of China," he adds.

## Article 50 and uncertainties

While the referendum was conducted in June last year, UK Prime Minister Theresa May said in her first speech as prime minister that she would trigger Article 50 of the Lisbon Treaty no later than the end of March this year. Article 50 sets out how an EU country might voluntarily leave the union.

What then is the impact of Article 50 on Chinese property investments in the UK?

"What will happen when Article 50 is triggered is that there will be a whole lot of negotiations. I don't think the impact of serving the article will necessarily have a big impact. I don't believe that the UK government will allow a situation to arise whereby we would be disadvantaged in terms of trade and movement of capital.

"I think the key forward is what will happen to the occupier market in the UK? I believe the occupiable market in the UK will be very impor-

KENNY YAP | TheEdgeProperty.com



MacColl: The Chinese renminbi devaluation has pushed some Chinese investors to get their money out of China.

tant in creating confidence and UK will continue to be the destination for overseas investment," says MacColl.

Even after the Brexit vote, he adds, there have been a few major office transactions since July and strong interest has still been shown by these investors. "For example, through its majority-controlled SRE Group, China Minsheng Investment Corp, which is said to be China's largest private investment conglomerate, bought Societe Generale's London headquarters for £84.5 million (US\$103 million) in September," he cites.

Other major transactions include the purchase of Docklands Hilton hotel by Junson Capital in August 2016 for £80 million and the purchase of London's Ryder Court by Wheelock (Hong Kong) Properties for £115 million.

MacColl also noted that private banks, developers and conglomerates such as Baosheng Bank and Fosun were more prominent in 2016, unlike in previous years which were mostly crowded by insurance companies.

"They [the private banks, developers and conglomerates] are able to make decisions more quickly. Most of them prefer London city and West End over Canary Wharf, partly because of the pricing. I foresee this trend to continue in the new year," says MacColl.

"We have also seen secondary market property prices coming in at discounted prices. Investors now have options to look at whether they want to invest in the primary market where properties may be in better locations or, alternatively, they can look at discounted secondary market properties but which are further away from the city. It all depends on what their risk appetite is," he adds.

## The overall market globally

In the "Changing Currents, Rising Tides" report, one of the key take-aways is that Chinese capital outflow continued strongly in 1H2016 globally with a total of US\$10.7 billion invested. Although there was a 13.6% drop compared to 1H2015,








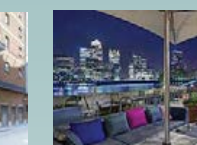
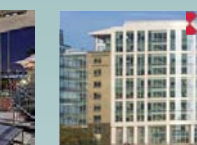
the report observed a strong growth of Chinese capital inflow in a number of key gateway cities such as the US, UK and Hong Kong.

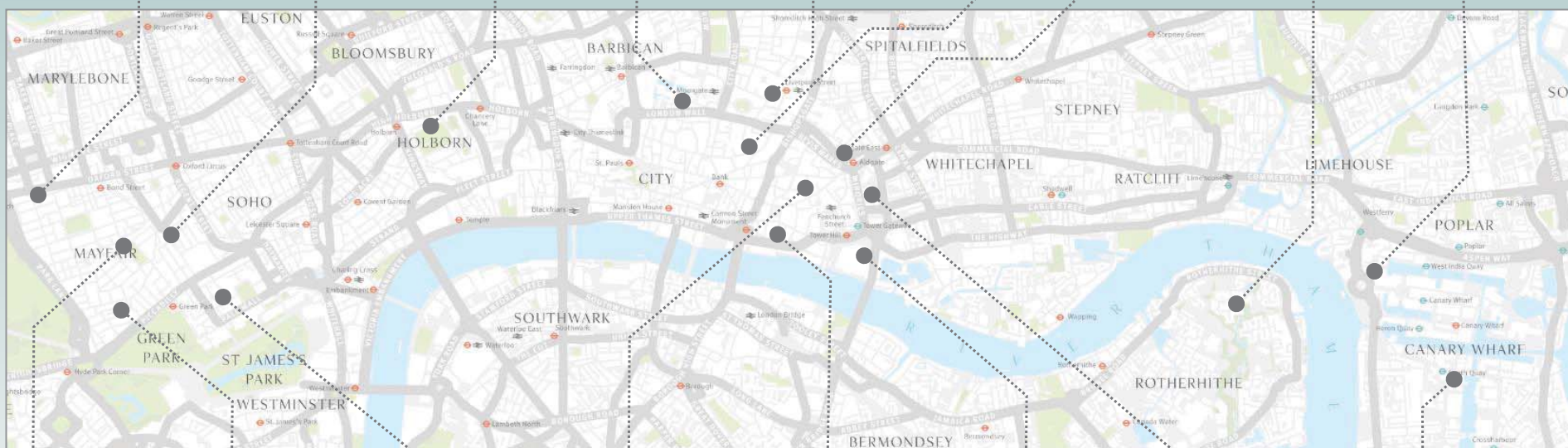
In the US, New York continued to be the favoured destination for Chinese investors attracting most of the capital inflow although West Coast tech hubs also saw increased interest from Chinese companies.


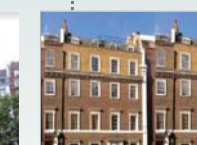
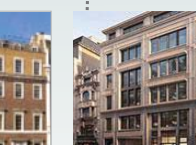
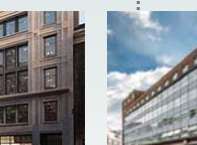
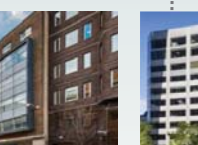
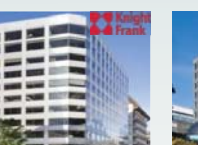


Meanwhile, in Hong Kong, offices continued to also attract interest as the city positions itself as the international financial centre closest to Mainland China. However, in Australia, the volume of Chinese investment was down considerably y-o-y as there was a lack of mega deals in 1H2016. Nevertheless, the en bloc commercial property markets in Sydney and Melbourne were robust due to the rental growth supported by strong tenant demand and a supply shortage.

"Factors such as the continued renminbi devaluation, tightening capital outflow controls and a low interest-rate environment should continue to push Chinese investment capital into tangible assets, especially real estate. However, it is important to note that risks caused by policy uncertainty may erode market fundamentals and impact investment in the near to medium term," the report concludes.

## Top Hong Kong and China purchases in London 2016

 <b>61-67 OXFORD ST, W1</b> Chinese Estates Holdings Ltd May 2016 £182,800,000	 <b>14 GEORGE ST, W1</b> Chinese Estates Holdings Ltd March 2016 £121,700,000	 <b>8 GATE ST, WC2</b> Private HK Investor June 2016 £11,450,000	 <b>88 WOOD ST, EC2</b> Private Chinese Investor April 2016 £270,000,000	 <b>THE HELICON, 1 SOUTH PLACE EC2</b> Chinese Overseas Land and Investment Jan 2016 £144,750,000	 <b>20 MOORGATE, EC2</b> AGP Group Nov 2016 £154,000,000	 <b>TRAVELODGE, 1 HARROW PLACE EC1</b> Realty Group (Zhang Songqiao) July 2016 £42,300,000	 <b>DOCKLANDS HILTON, SE16 (HOTEL - 378 BEDROOMS)</b> Junson Capital August 2016 80,000,000	 <b>17 COLUMBUS COURTYARD, E14</b> HNA Group April 2016 £131,000,000
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 <b>CURZON PLAZA HOTEL, W1</b> CITIC Capital JV Cindat May 2016 £173,400,000	 <b>31 OLD BURLINGTON ST</b> Baoshang Bank Jan 2016 £29,600,000	 <b>ST JAMES'S HOUSE, 23 KING ST, SW1</b> Wheelock (Hong Kong) Properties August 2016 £115,000,000	 <b>BOUNDARY HOUSE, 7-17 JEWRY ST, EC3</b> Private Hong Kong Investor July 2016 £27,800,000	 <b>10 FENCHURCH ST, EC3</b> Chuang's China Nov 2016 £80,000,000	 <b>41 TOWER HILL EC3N</b> SRE (China Minsheng Bank) September 2016 £84,500,000	 <b>ALDGATE TOWER, E1</b> China Life April 2016 £346,000,000	 <b>TRINITY TOWER, E14</b> Fosun International Ltd JV Resolution Property PLC March 2016 £283,300,000
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SOURCE: KNIGHT FRANK

## FENG SHUI



## ROOSTER

This year will bring you a great increase in prosperity and fortune, most likely manifesting as a pay raise. Opportunities abound, and you will find yourself seizing them with little effort. Your investments and endeavours will

run smoothly, thanks in part to the strong support and advice available to you from trustworthy peers, who will always be available to assist you whenever needed. As such, you should continue to strengthen bonds with those who can be relied on and positively influence your life.

That being said, there is a chance of family disputes which may result in stress and moodiness. Do not let this affect you too much as such negative energy can have an adverse effect on your health. Be more patient and understanding in dealing with these trivial arguments and do not shy away from talking things out, as these people have been by your side your entire life and no dispute is worth losing them over. Set aside some time every now and then to unwind and leave your problems aside.



## RAT

Balance is the main theme of your New Year. If there are obstacles in your way, deal with them swiftly and calmly. If there are opportunities in your career or personal life, seize them by exercising prudence and wisdom in order to significantly improve your life in the years to come.

There is a likelihood of assistance from noble women in your career and business endeavours, and there is a great possibility for goodwill and happy events. If you are single or newly married, get involved in academia or research and there would be positive developments to look forward to in your life.

You still need to be wary of rumours and arguments as you do not want to be involved in someone else's problems. Also look out for dubious investments and conduct thorough investigations and solicit a second opinion before making life-changing decisions. There is also a chance that you need to be more watchful of your belongings and safety if you are travelling. Lastly, you must take good care of your health to ensure that 2017 will be a thoroughly positive year for you.



## MONKEY

2017 looks like a challenging year for you, particularly in your personal life. Relationships take a stumble as circumstances beyond your control result in tensions and disagreement. There is also the possibility of legal entangle-

ments that could drag on for quite some time. Furthermore, you may be in a rather fragile state this year especially in regards to mental and emotional health. The best advice would be to maintain a low profile and focus on inward development rather than allowing yourself to be dragged into the problems of others.

The aforementioned problems could have a negative impact on your well-being in terms of mental health issues and physical welfare. Keep in mind that preventive measures such as a balanced diet and exercise are far more effective than post-diagnosis treatment. As for the emotions you may feel, try to stop yourself from worrying and fretting too much as it will lead to unproductiveness. Tell yourself that a positive state of mind will help you move forward better.



## DRAGON

2017 will be a year of achievements for you with few problems standing in your way. Approach challenges with the right attitude and you will find yourself equipped with the power to turn negative occurrences into positive ones that are packed with valuable

life lessons. The time is ripe for you to venture into new business endeavours due to your upswing in luck but also because noble people are present to help you reach greater heights. This is a great year for you socially as it will see you expanding your social circles and even travelling to visit friends and family. These strong connections will help you gain a network of trusted individuals.

That being said, having a large social circle will naturally bring the possibility of arguments, during which you should stand your ground sensibly and tactfully. In terms of your plans for the year, do not let potential delays divert you from your goals. That being said, it is always wise to have backup plans especially when it comes to finances. Lastly, there is a possibility for minor accidents to occur. Therefore, exercising vigilance and care, including over important documents and valuables, will do you immense favours.

## Astrology Predictions for the Year of the

# Fire Rooster

BY DATUK JOEY YAP



There are 12 Chinese Zodiac animal signs in total but the Rooster takes centre stage this coming February of 2017. No matter how different these animals are in physical appearance, when a Lunar New Year takes place, all have a renewed fervour to have a fresh start and endeavour for the best outcomes in areas of health, wealth, relationships and career. There's just something about the New Year that encourages change, be it big or small.

Let's take a closer look at how your animal sign will pan out during the course of the next twelve months and what changes you can make to bring about the results you desire.

*If you have any feng shui-related questions for Yap, please go to the Tips section of [TheEdgeProperty.com](http://TheEdgeProperty.com).*

*Datuk Joey Yap is the world's leading Chinese Metaphysics consultant and bestselling author of more than 160 books which have sold over four million copies worldwide. He is chief consultant of the Joey Yap Consulting Group and founder of Mastery Academy of Chinese Metaphysics. His nearly two decades of professional consultancy includes working with Microsoft, Sime Darby, UEM, Prudential and Citibank. He has students in more than 30 countries.*

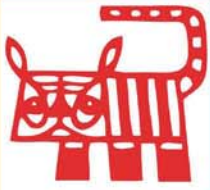


## GOAT

There is a possibility of financial troubles or relationship issues plaguing your year. Avoid carelessness and do not be afraid to take it slow in terms of investments or spending. However, your relationship problems are likely to not

be too serious and as such, simple patience, tact and honesty can help you dramatically improve communications with others and settle disagreements amicably. There is also a suggestion that someone in your household may fall seriously ill, and as such special attention should be given to older members of your family as it is better to be safe than sorry. As you will see, preparation and attentiveness can help you deal with the plethora of challenges ahead and as such you should always try to stay on your toes.

The issues you will come to face may make it difficult for you to connect with others as the stress starts getting to you. However, this depressive state will only lead to your detriment if you do not find someone to confide in and give you much needed wisdom and emotional support. Additionally, you should keep your distance from funerals as the negative energies present can poorly affect your physiology. If you are able to see past this bulk of negativity, opportunities will open up to you and noble people will show up in your life. Be on the lookout for such opportunities, especially in academic pursuits.



## TIGER

There may be a new set of challenges for you to navigate around this year. Overcoming them will open up new opportunities that can propel you forward in your career, especially with noble people who will

assist you whenever needed. You need to be vigilant in discerning who has your best interest in mind and who does not. Also, learning to accept help from others will give you the upper hand in any situation, so despite being cautious with certain people, having an open mind when someone offers sincere help will bring you great benefits.

Additionally, you may have to work to maintain a balance between business and pleasure, particularly in terms of finance and investments, where you may find yourself getting carried away with spending or getting distracted by foolhardy endeavours. There is also a suggestion that elderly males in the family may have some health issues, and as such you must be ready to take necessary precautions with prevention as the end goal. The key to your year will be prevention, which can help your year go from unmanageable to a fulfilling learning experience.



## OX

This is a year of exploration and drive for you. New avenues for growth are there for you to advance your career as long as you prepare for minor distractions and solve these problems promptly and with focus. Thankfully, you will receive plenty of assistance from noble people who will be a neutralising force on potentially undesirable events. Be patient and calm and you will be able to resolve conflicts amicably. As a result, you will be more focused at work and a promotion or pay raise may be in the books for you.

This year, you can afford to be more adventurous and creative with your business endeavours as this is a time of great learning, independence and renewed energy. As such, you are also encouraged to explore areas of interest that you have neglected in the past.

Be wary of emotional turmoil and try to take time to rest, recuperate and enjoy doing what you love. There is a risk of lawsuits and legal entanglements and as such you should exercise caution and use this opportunity to sharpen your skills of discretion. There is also a possibility of injuries due to overconfidence. All in all, 2017 will be a good year for you if you are strategic and careful with your actions. Managing your challenges and opportunities will help you move ahead.



## DOG

You will be met with positive developments in your life this year as new opportunities open themselves to you, such as a business opportunity or a job offer. Your good fortune may also be in terms of noble assistance from the men in your life. Look for more ways to strengthen those relationships and collaborate with them as there are some spiteful people out there seeking to ruin you.

This could make you feel alienated and alone, and having the support of kind people around you will help you move forward. When dealing with the plethora of new options in your life, carefully weigh all the pros and cons before making life-changing decisions, even if it is loaning money to someone. It will be good for you to harvest the support of noble people around you while at the same time remaining prudent and vigilant even in the face of growing fortunes. There is a chance of you being in a poor emotional state due to trust issues, and as such you should try to engage with some self-reflection and not get overwhelmed by your emotions.



## PIG

This is the year for you to be more vigilant and take stock of your actions. There is a possibility of accidents or financial loss, as well as the chance that someone close to you may pass away this year. To avoid accidents, you need to exercise a bit

more caution than usual and be more mindful of your surroundings. Rashness on your part could also lead to the loss of money or the tarnishing of your image and reputation.

As such, negative feelings of depression and loneliness may haunt you, but you still have a chance as you have strong problem-solving skills that can help you turn a bad situation around. Furthermore, noble people may lend their assistance and support to you during this time. There may even be the opportunity for business-driven travels which can help you rake in a tidy sum of money. Reach out to your loved ones not only to mitigate negative feelings, but also to appreciate those around you before it is too late.



## HORSE

Plans may be disrupted due to unforeseen circumstances, leading to anxiety and emotional turmoil. The key to dealing with this issue is to think of ways to turn bad situations into good ones by seeking the help of noble individuals and making the most out of good opportunities. This attitude may even result in a favourable change in your career and financial standing as your bosses will come to recognise your hard work. Good luck will also find its way to your personal life as finding a partner or getting

married is on the cards for you.

This luck will also carry forward to platonic or business relationships, helping you build a network of professional connections. However, you must be careful with gossips and temptations. Remember to always hold true to your principles in order to avoid damaging relationships. Rumours targeted at you may even cause legal troubles if left unchecked. These problems can be avoided if you keep your head down and do not get involved with the scandals of other people.



## RABBIT

You will need to be careful with your decisions and actions this year. Being prepared for possible challenges and exercising caution in everything you do will help you stay ahead of the curve and avoid unnecessary problems. Try not to be too hard on yourself as challenges are meant to be vital learning experiences that help you emerge as a better person in life. You need to be aware of your goals and not overestimate your capabilities as overconfidence and aloofness can lead to negative outcomes, especially in terms of finances. There is a temptation to spend extravagantly and as such you should attempt to practise self-restraint and discipline. Spending should be done for

worthwhile reasons such as investments.

There is also a possibility of a breakdown in communications with people close to you, resulting in damage to your reputation. You can counter this by being open-minded and humble. This helps you reflect on yourself and your behaviour more in order to bring about improvements in your life. Even when faced with lawsuits or unfavourable situations, your prudence and perseverance will help you pull through. This attitude of carefulness tinged with responsibility will help you combat possibilities of injuries or accidents while travelling, which are highly possible at this point. Remember that even as you stumble at certain points to pull yourself together, focusing on your goals will ensure that you get through all the ups and downs.



## SNAKE

2017 should be approached with prudence and caution as there is a possibility of setbacks. An overarching strategy to practise in your life would be to establish contingency plans to help you brace for possible unfortunate events and give priority to important tasks. Good management and patience in such situations will take you far. Do not allow such challenges to get under your skin as unrestricted frustrations would only lead to misunderstandings at your workplace. An unfortunate issue to watch out for is miscommunication, which can be combated by being mindful of your words and thinking of others' feelings.

Be sincere with your intentions and even seek out a trusted confidant or mentor if things get too heavy. Take extra precaution with your physical well-being and steer clear of reckless activity. There is also the possibility of robbery, theft or the loss of important personal belongings and documents. Be alert and learn from past mistakes to avoid sustaining too much loss. What does not kill you only makes you stronger, so remember to face your challenges with a positive attitude and be open-minded to life lessons while maintaining composure in making important decisions.

## GARDEN

**Cushion moss**

- Requires shade, no direct sunlight
- Suitable to keep in closed terrariums
- Water every two to four months, depending on soil condition

**Nerve plant (Fittonia)**

- Grows best in bright areas but not direct sunlight
- Requires high humidity but not wet and soggy soil; water when the soil surface is dry
- Warm temperature

**Succulent**

- Needs half a day or full day of sunlight, especially afternoon light
- Needs good draining soil
- Water once a week, depending on soil condition
- Pour the water gently around the plant. Avoid direct contact with leaves or roots.



Ho: You just need to understand your preferred plant's nature and keep them in the right environment.



PICTURES BY MOHD SHAHRIN YAHYA | TheEdgeProperty.com

It's nice to have small pots of plants in your house or at your desk in the office. However, not everyone has green fingers. Many fail to keep plants thriving in their premises regardless of the amount of effort they seem to put in, or so they say.

According to Aquacult and UGC Daman-sara founder Ivan Ho, there has been rising interest from people looking to keep simple pots of plants indoors as decoration, for their natural air-purifying capabilities and for their stress-relieving effects.

Some customers often ask for ways to care for their plants and many complain that almost every plant they keep do not live very long including cacti, which are among the most resilient plants on earth.

"Many people feel discouraged after multiple failures in keeping their plants healthy but the truth is, most plants are not that difficult to take care of. There is no such thing as plant killers and so do not think of yourself as one," he quips.

Plants do not require as much attention as pets and with the right method and environment, indoor plants could survive by themselves without much care.

For the so-called plant killers among us, Ho suggests indoor plants that do not need frequent fertilising or trimming.

"Most indoor plants are easy to take care of, but the main reason the plants wither

and die is either too much or too little water, or it could be the way you water the plants," he points out.

Over-watering will cause the roots to rot, while too little water will dry out the roots and leaves.

"Besides this, when watering plants, it's better to pour the water gently into the soil and not directly on the leaves or roots. Like succulents, if you pour the water on its leaves, it will injure the leaves, leaving yellowing dry scars on them," he adds.

It is important to know the right way of handling a particular plant. For instance, cushion moss, which requires minimal care and watering, is the most suitable plant for closed terrarium pots as the closed environment will keep the moisture and temperature stable, making it the best environment for moss to grow.

For cacti or succulents, although not much water is needed, the plants need sunlight and an environment with good air ventilation.

"It's not about neglect or lack of attention or care, but because of the lack of knowledge, hence the plant is placed in the wrong place and handled the wrong way — this is what kills the plant.

"You just need to understand your preferred plant's nature and keep them in the right environment," he says. Just to help the novices along, Ho has picked seven hardy indoor plants that won't die so easily.

**Pachira Aquatica (money tree or Guiana Chestnut)**

- Needs moist and good draining soil
- Requires a bright spot but not direct sunlight
- Water once a week
- Pruning needed

**Fern**

- Keep at room temperature
- Grow in plastic pot to help retain moisture
- Indirect sunlight, can grow under low light conditions
- Water when the soil is dry

**Asplenium antiquum Osaka (Osaka Fern)**

- Warm temperature
- Requires high moist soil but not wet and soggy condition
- Low light environment

# Indoor plants that you can't 'kill' easily

BY TAN AI LENG

**Ivy**

- Needs moist and good draining soil
- Needs bright but indirect sunlight
- Water when soil is dry

