

Express it with colours

> Colours have psychological effects that one should use with care

BY ALYSSA JOON

CLOURS are a communicative language. In fact, one is able to convey a number of emotions with just one colour. In addition, the effects a colour can have on a person can cause a physical or emotional change.

LANGUAGE OF COLOURS

Colours can be broken down into two types, which are warm or cool. Warm colours include shades like red, orange, yellow and all the different combinations that involve these three hues. The physical effects that warm colours have on a person include increased heart rate and blood pressure and heavier respiration. Warm colours also have an "advancing" effect, which is why it is better suited to larger rooms for a cosier feel.

Green, blue, purple and its various combinations are categorised as cool colours. These shades have more emotional effects on people, such as feelings of cool and calm, and sometimes even moodiness. However, cool colours are good for smaller rooms as they have a "receding" effect that makes the room look more spacious.

Neutrals on the other hand are trickier to peg, due to its conflicting nature. Black and white, for example, are colours that bring different meanings in different parts of the world, while grey can be elegant if in a lighter shade, but depressing in a darker tone. Nevertheless, it is essential to understand the effects, whether physical or emotional, that colours have on a person before deciding the shade to pick out for a fresh coat of paint for various parts of the home.

RED

Red is the most powerful colour, and is associated with passion, danger and life. Deeper tones of red stimulate sensuality, while lighter shades evoke friendliness and warmth.

Red is commonly used in kitchens and dining rooms, as it increases one's appetite. Best to avoid using it in bedrooms as it is a

"high energy" colour and can prove disruptive for one who needs a good night's rest. Instead, opt for red as an accent colour in the bedroom, showing hints of the tint in your curtains, blinds, bed linen or furniture.



ORANGE

Orange is a fun and energetic colour that combines the passion of red and the cheeriness of yellow. It is a more modern and a great colour for the house, which makes it an unconventional choice for many people.

In deeper tones, it is better to use orange as an accent colour for rugs, chairs and lampshades in this shade. Orange is also credited with improving lung function and increased energy, while exuding an atmosphere of happiness - ideal for living areas around the home.

Lighter tones of orange have a higher yellow percentage, which is a good choice as wall paint for places like the home office or the workout room. Avoid orange in bedrooms, as it has a similar effect as red.

YELLOW

The colour yellow almost instantly ignites a more cheerful and happy atmosphere to any space. It can inspire conversation and bring back happy memories. If a room has a purpose along the lines of evoking optimism, cheerfulness, energy and positivity, then yellow is a suitable choice.

Deeper tones of yellow is said to stimulate intellect, which is well suited for rooms where work is done, while lighter tones work better in living rooms as it can stimulate relaxation.

Yellow draws in natural light, while also increasing one's appetite, which makes it a good choice for kitchens and dining rooms too.

However, avoid yellow walls for bedrooms, as it is another high-energy colour like red and orange and will not help where shut-eye is concerned.

GREEN

Green is a colour of coolness, calm and positivity, as it is often associated with nature. The combination of the coolness of blue and the cheeriness of yellow makes green promote harmony and balance. Darker tones of green



however, are known as a stimulant of verbal wit and critical analysis, while lighter tones can inspire confidence. Emerald green which is a darker shade of green exudes luxury and comfort. It is well-suited for bedrooms and living rooms where relaxation takes place whereas brighter tones of green such as lime green is more suitable for places of work and play, due to its energetic nature.

BLUE

A colour that expresses melancholy is blue. It is calming, relaxing and versatile and known to evoke wisdom, tranquillity and clarity, communicating professionalism and trustworthiness.

A versatile colour with its array of shades and hues, take note that every blue has a psychological effect so, think twice before applying any shade to a room. Bathrooms, for example, will work



well with lighter shades of blue as the colour is usually associated with water, which is calming and comforting. Selecting light shades of blue for a bathroom can turn it into a mini paradise.

In living rooms, where "extroverted" items such as televisions are placed, providing a corner of blue will serve as an "introverted zone" for time-out moments where peace and quiescence are needed.

Dark blues are also fantastic colours for bedrooms, as the deep tone creates a calm and relaxing atmosphere that sets just the right mood for restful sleep.

PURPLE

Purple is the colour of royalty, luxury, the rich and wealthy. Purple also evokes creativity, serenity and thoughtfulness, and is closely associated with religious matters in various cultures.

With the combination of passionate red and calming blue, purple is an unconventional choice for a couple's bedroom. A word of caution though - go for purples that are closer to the bluish spectrum rather than red, as it can be too dominating and will lose its majestic feel.

Feng shui principles also advise against using too much purple as it has "strong vibrations". Instead, use purple sparingly and in accent pieces in the house.

NEUTRALS

Known as the tricky bunch, the effect these tones have on one's mood can affect a person. No matter the culture or belief that corresponds with each of these neutral shades, when a colour with the right shade is selected, it can evoke positive vibes.

Black is seen as sophisticated and powerful. It is a good colour to use when dealing with bright, sugary pastels in the house. It is a colour that can "absorb" the light, which is why it is not advisable to be used as a base colour.

Use black the way one uses the black colour pencil back in kindergarten - to outline instead of colouring it in as an overpowering amount of black can induce depression.

Whites are understood as pure, innocent and clean. It is a common colour that is found in most Asian homes especially. Due to its clean and crisp nature, white is commonly used because it makes a room look much brighter and bigger. There are not much negative aspects to using white, but be a little bolder by going for slightly off-white colours for that new paint job.

Commonly overlooked and misunderstood is the colour grey because it is seen as depressing. With its mix of the sophisticated black and the clean nature of white, grey in lighter tones is a refreshing new take and a great choice as wall paints. Lighter tones of grey also help create an air of calm and understated confidence. It is a good colour for drawing attention to the fine features and details in a room.

With the Chinese New Year just around the corner, a new coat of paint could be the right way to celebrate the festive occasion. As the right colours will set the tone for the rest of the year, be sure to pick a good one that leaves a trail of positive notes and vibes.

► Email your feedback and queries to: propertyqs@thesundaily.com



Property overview 2016

PART 1



General overview of the local property development scene

OVER the next few weeks, theSun shares CH Williams Talhar & Wong's (WTW) property market 2016 report. Kicking off the series, we begin with a couple of words from WTW's managing director Foo Gee Jen.

"With the Malaysian Economy further battered by the twin shocks of plunging oil and commodity prices, plus the depreciation of the Ringgit by almost 35% in 2H2015, it is understandable that performance in almost all regions and across all property sectors was lacklustre during the year. The outlook is expected to remain cautious going into 2016 ...generally. However, we expect better days ahead in a number of projects and certain regions ..."

As the economy of a country, the development and projects in a particular area all affect the "rise or fall" of property in the surrounding location - especially the industry and manufacturing sectors, the primary engine of economic growth - the mega infrastructure projects on-going in and around the Klang Valley continue to drive the overall market. In this case, one can be optimistic about capital appreciation, yet on the other hand, rising land prices can add to the current dilemma of insufficient affordable housing.

INFRASTRUCTURE PROJECTS

Here are some rail infrastructure projects in the country that are expected to spur economic growth, thus "affect" property in the surrounding area.

Other government invested projects that are reported to affect the local property market include:

- 1) the Bus Rapid Transit (BRT) project connecting Kuala Lumpur to Klang, and the Mass Rapid Transport (MRT) system linking Sungai Buloh to Serdang and Putrajaya. The BRT is designed to include 25 stations along the Federal Highway; the MRT SSP line - 36 stations - integrating with the current LRT, Monorail, KTM Komuter and the upcoming MRT SBK line.



PROJECT NAME	CONNECTIVITY	EST. PROJECT COST (RM BILLION)	COMMENCEMENT DATE (PROGRESS AS AT 2015)
Electrified Double Track Project (EDTP) Ipoh - Padang Besar	Ipoh, Perak - Padang Besar, Perlis	12.5	In operation since July 2015.
Electrified Double Track Project (EDTP) Gemas - Johor Baru	Gemas, Negeri Sembilan - Johor Baru, Johor	8	Bidding and Awarding Stage.
LRT Line 1 & 2 Extension	Subang Jaya - Puchong		Ampang Line Phase 1: Operational on 31 Oct (Awan Besar, Muhibbah, Alam Sutera & Kinrara BK5). Phase 2: Operational by March 2016. Kelana Jaya Line Scheduled to open June 2016.
LRT Line 3	Bandar Utama - Shah Alam - Klang	10	Construction works scheduled to commence in 1Q 2016.
KVMRT SBK Line	Sungai Buloh - Kajang	22	Station Sungai Buloh - Semantan will be operational by Dec 2016.
KVMRT SSP Line	Sungai Buloh - Serdang - Putrajaya		Construction works scheduled to commence in 2Q 2016.
BRT Sunway	Setia Jaya, Sunway - USJ 87	0.63	In operation since June 2 2015. Station USJ 7 will only be operational by 2016.
BRT KL - Klang	Central Market, KL - Klang	1.5	Announced in Oct 2015 and Budget 2016.
BRT Kota Kinabalu	-	1.0	Announced in Budget 2016.

- 2) expressway projects within the Klang Valley area like the DASH and SUKE highways, the West Coast Expressway (WCE) and the extension of the MEX highway.
- 3) the Bayan Lepas Light Rail Transit (LRT) and Pan Island Link (PIL) Highway - both spanning some 20km each, enhancing its reach within communities to easily connect the people to a wide range of interchanges and areas. Not forgetting Penang's tram and catamaran systems, highway upgrading projects, bus rapid transits and improved ferry services between Georgetown and Butterworth.
- 4) Penang's South Reclamation scheme (SRS) said to form two new islands and a smaller third one, all which will cater to future developments and demand for office buildings, residential units and public facilities. Moreover, Penang Sky Cab, a cable car system linking Penang Island and Butterworth is being researched.
- 5) the long-awaited Electrified Double Track Project (EDTP) in Gemas, Johor Baru, easing travel between the north and south once completed.

All the areas in between and around the construction of the above mentioned transportation-linked projects will definitely have an effect on the property market in the surrounding areas.

LAND DEALS

Many high end developments were constructed within Kuala Lumpur city centre, eg. four plots of development within the Tun Razak Exchange (TRX), and more are expected this year.

Other notable land deals include 26 plots of leasehold land totaling 2,198.40 acres in Ijok, Kuala Selangor. The development of this new township has cost some RM1.181 billion. Within this area, word has it that a developer has signed two sale and purchase agreements to purchase five land parcels measuring 17 acres, proposed for a mixed development project.

NOTABLE PROJECTS IN THE PIPELINE INCLUDE:

- A] Bukit Bintang City Centre where the former Pudu Jail site has been approved for a mixed residential and commercial development project.
- B] TRX Lifestyle Quarter sits on 17 acres of land proposed to offer a gross floor area of around two million square feet.
- C] Existing facilities in the Bukit Jalil National Sports Complex will undergo refurbishment, alongside the creation of a new fully-integrated sports hub with world-class infrastructure, known as KL Sports City.
- D] Cyberjaya City Centre
- E] BB Plaza

Watch this column over the next few weeks to learn the market overview expected into this year in the north, south, Sabah and Sarawak.

A daily escapade

WHAT WAS once former plantation land is now Bandar Seri Botani, a fully-integrated township development by the Taiko Group.

Located southeast of Ipoh City, Bandar Seri Botani brings nature to your doorstep with its "nature in the midst of living" lifestyle concept.

Wake up each day surrounded by greenery within the 32-acre Eco Park 1 and 24.6-acre Eco Park 2. Despite being deemed the place for an escape, Bandar Seri Botani has all the amenities one needs to go about their daily lives.

Young, bright minds are guaranteed proper education with a myriad of choices for schools. SJK(C) Padang Gajah is available for primary students, while private schools Shen Jai High School and Poi Lam High School are catered to secondary school students, and Fairview International School is available for parents who want a different kind of education for their children.

Commercial centres such as Aeon, Tesco hypermarket, Pengkalan Emas Mall and Gunung Rapat commercial area and wet market are available for a quick pick-up of groceries or just a leisurely stroll with friends.

Bandar Seri Botani is easily accessible with

the nearby Sultan Azlan Shah airport and Batu Gajah KTM station, making commuting easy. It is a 17.9-acre commercial development which will consist of a supermarket, sports centre, gourmet garden and retail outlets in the pipeline.

Taiko Group recently launched Phase 7.3(1), offering 20' x 75'/80' double-storey terrace houses spanning across some 2,225 sf. Each of the 304 units are sold from around RM373,000. The freehold units are fully-extended across a large built-up area that consists of four bedrooms, three bathrooms (20' x 75') or four bathrooms (20' x 80'), and a family hall.

Bandar Seri Botani practices a renovation-free concept, which is why each home is given a polished touch with a tiled driveway and upgraded finishes. Each unit is equipped with



an individual home alarm system, complete with secured metal grilles.

Launching soon is Phase 7.3(2), offering 173 units of 24' x 80' double-storey terrace houses. With a built-up area of 2,625 sf, each unit offers four bedrooms and four bathrooms with prices starting from RM480,000. 55% are already finished with the balance units expected to be completed in Q1 2017.

Visit the Taiko Group at Booth no. 102 at the Swengtee Real Estate Investment Expo KL 2016 from Feb 26 to 28 at Midvalley Exhibition Centre (MVEC) for more information.

► Email your feedback and queries to: propertyqs@thesundaily.com

Property overview 2016 PART 2



> General outlook of the property scene up north and down south

WHILE last week we shared the general Malaysian property market outlook as reported by CH Williams Talhar & Wong's (WTW), this week we take a closer look at what can be expected in the northern purlieus in Penang and down south in Johor.

PING-LANG-YU

Documented as the earliest reference to Penang which means Island of Betel nut, Areca or Pinang did you also know that Penang (or Pulau Pinang) was previously part of the Sultanate of Kedah? Often called George Town (its capital), Penang was the first of the Malay states and the first state in Southeast Asia, to be ruled and possessed by the British. Due to its long colonial history, there are many English-inspired buildings, some of which are maintained as colonial heritage property.

Generally, property in Penang is on the high side. Consisting of the island and part of the peninsula, Penang island itself comprises 293 sq km while the mainland bit amounts to 760 sq km. As if property prices were not already high, prices increased with the opening of the second bridge in 2014. The year 2015 was also a challenging year for property developers as residential property transactions declined, due to the enforcement of cooling measures, tight credit measures, a sluggish rental market and various economic factors said reports.

Nonetheless, affordable housing took off last year with the bulk of the projects slated for completion in 2018.

According to WTW, although the general market and business sentiments in Penang have been comparatively weaker than the recent preceding years, transaction of properties in 2015 did not show a conspicuous decline in prices. "In a relatively lacklustre demand for property acquisition, asking prices by sellers have just reduced to a more reasonable level," reported WTW.

The report also stated that property owners still have the holding power to retain their properties and not sell them at "bargains". Rentals have also not shown a notable decline as landlords have to either maintain or

increase rentals to cover for the rising outgoing of properties. For 2016, WTW states that Penang property prices and rentals may be affected and the property sector, in general, is expected to remain challenging.

Some notable on-going projects include the acquisition of reclaimed land, a 32.76-acre site which will be used for Phase Two of The Light Waterfront Penang in Gelugor. The large scale, integrated mixed-use development is designed to offer a shopping mall, thematic shops, residential blocks, an office tower, two hotels and a convention centre.

Major land reclamation is also actively been pursued for new growth centres and mixed development projects reports WTW. The area involved is adjacent to Penang Island, involving approximately 891 acres which is expected to mete out two man-made islands.

The state is also looking into unveiling several new policies to make affordable housing more accessible. It aims to do this via raising the nett household income cap apart from introducing a new RM150,000 per unit category of affordable home units.

PENANG MARKET INDICATOR		
	2015	2016
Overview	▶	▶
Landed residential	▶	▶
High-rise residential	▶	▼
Landed residential	The hike in prices is expected to taper off in the near future, with more incoming new houses.	
High-rise Residential	The market is likely to experience slower growth with transaction activities expected to slow down .	

GANGGANU

Not short for Terengganu, instead a name often referred to Johor by visitors and traders from Siam back in time, meaning gems. Word also has it that Johor was named after the Arabic word "jauhar" which



means precious gems. While the southern state has many fascinating places to visit, its cuisine that include Mi Bandung and Laksa Johor are also crowd pullers. Another interesting facet that draws people to Johor is Iskandar Malaysia, along with its theme parks, movie studios, property development and tourism projects, not to mention the government and state development initiatives.

Iskandar Malaysia is an area in the southern most region in Malaysia and the main southern

development corridor of the country. The area encompasses 2,217 sq km and comprises adjoining towns of Pontian, Senai, Pasir Gudang and Johor Baru.

Iskandar Malaysia was established on Nov 8, 2006. It was founded and developed from a government requested feasibility study and is administered by the Iskandar Regional Development Authority (IRDA). Iskandar Malaysia is envisioned to become an economic hub - carefully envisaged, by 2025, to have a population of three million, a workforce of 1.46 million, and a GDP per capita of RM31,100.

Iskandar Malaysia is already entering into the second half of the 20-year Comprehensive Development Plan (CDP). While things have been looking bright for the region, the property market has not been as exciting from 2014, especially in the high-rise residential sector as stated in WTW's report. The report also claimed that with the increased level of cautiousness in the overall property market, there still is interest in land acquisitions. Other means of development cooperation were also reported to be active in 2015.

Generally, the market is expected to thrive once the proposed high speed rail between Malaysia and Singapore gets going. Contracts are reported to be

awarded by 2017 and the project completed by 2022. Another major infrastructure to boost the property sector is the Rapid Transit System which will connect with Singapore's Woodlands, expected to be operational by 2019.

Furthermore, a recent discussion with United Malayan Land Berhad (UMLand)'s Datuk Charlie Chia revealed much excitement soon (if not already) brewing in Iskandar Malaysia, with the likes of UMCity Medini Lakeside in particular. Chia shared about the company's projects that included renowned "brands" like Citadines (part of the Ascott Group), the luxurious Sharma which is famous in Hong Kong, Thai brand Ozo (part of the Amari and Sharma Groups). "Medini in Iskandar is getting very popular among the tourists especially with its close proximity to Pinewood Studios and Legoland. Many tour operators are putting tourists up in this area. It is a viable option as it is close to Singapore and accommodation rates here are very much cheaper than in Singapore," he said. Another venture to boost the property market and economy of the state is the Johor Halal Park in Pasir Gudang, a collaboration between UMLand and the Johor state.

JOHOR BARU - MARKET INDICATOR		
	2015	2016
Overview	▶	▶
Landed residential	▼	▶
High-rise residential	▼	▼
Landed residential	Demand for houses in established areas remain healthy . It is expected to be a buyers' market in the short term.	
High-rise residential	The market will remain subdued in the near future with lesser new launches.	

Watch this section for upcoming features that include UMLand projects in Iskandar Malaysia.

▶ Email your feedback and queries to: propertyqs@thesundaily.com



PHOTO: WWW.ISKANDAR360.COM

[Information and charts courtesy of WTW]



Property overview 2016 PART 3

> The outlook in Sabah and Sarawak

HAVING gone through the property outlook in the Klang Valley, Penang and Johor over the last few weeks, we cross over to the east to explore what is expected of the market in 2016 for Sabah and Sarawak.

SABAH

According to the CH Williams Talhar & Wong (WTW) 2016 Property Market report, "Sabah property prices are envisaged to be sustained, going into 2016. This is provided that no major changes occur to macro-economic conditions and government policies."

Sabah, Kota Kinabalu in particular, experienced a soft market across most property sectors in 2015. Tight bank lending policies, coupled with the delay for developers in obtaining development plan approvals among others, saw fewer new property launches and moderate transaction activities, reported the real estate services company. However, there was no indication of any drop in property prices.

The scenario for 2016 is reported to be quite the same other than the state cabinet giving the green light for earthquake-resistant building guidelines which

may raise construction costs and property prices.

On the whole, there are many good areas and land for development which will continue to be safe bets in the long term, given the current lack of new roads to open up new areas. Moreover, with Kota Kinabalu expanding and becoming more densely populated, moving away from the city centre could become a good far-sighted move.

SARAWAK

The real estate firm's experts say: "The next couple of years will certainly be a true test of 'survival of the fittest' as challenging times are expected, therefore changes to cope with these challenges are a must."

The overall property market for Sarawak has generally not been the most exciting ... lustreless or like the "bigger" towns of Kuching, Sibul, Miri or Bintulu, laid-back. In 2015, the anticipation of higher mortgage rates and the increased inflation pressures with the implementation of the 6% GST further dampened property sales as buyers took on a "wait-and-see" attitude. Then again, WTW states that this cautious approach may have also resulted in some market corrections.

"Despite residential property being exempted from GST, the rise in construction costs pushed up the prices of residential property by 3% to 6%. Notwithstanding the less conducive climate, the property sector remained stable especially those in prime locations. Residential below RM400,000 are still in good demand but those at the upper end of the scale are affected by slower sales. In the face of the slackening economy, developers are offering attractive sales packages while investors are moving cautiously," said WTW.

Foreigners will be glad to know that Sarawak has kept to its foreign ownership minimum pricing of RM350,000 per property unlike the RM1 million requirement in the peninsula. The Sarawak chief minister also said that subsidiary land titles shall follow the land tenure of the original parent title, which augurs well for the property sector as the interests of owners and purchasers are protected.

WTW feels if things carry on as they are, one can expect a further slowdown across all property sectors in Sarawak. However, it is perceived that attention will be diverted to the secondary market which is less affected by the current economic measures such as the GST.

The WTW report states: "The residential market will continue to dominate the market, comprising

2015 - 2016 PROPERTY MARKET DIRECTION



2015 - 2016 PROPERTY MARKET DIRECTION				
EAST MALAYSIA	LANDED RESIDENTIAL		HIGH-RISE RESIDENTIAL	
	2015	2016	2015	2016
Sabah				
Kota Kinabalu	▶	▶	▶	▶
Sandakan	▶	▶	▶	▶
Tawau	▶	▶	▶	▶
Lahad Datu	▼	▼	▼	▼
Keningau	▶	▶	NA	NA
Sarawak				
Kuching	▲	▲	▶	▶
Sibu	▶	▶	▲	▶
Miri	▶	▼	▼	▼
Bintulu	▶	▶	▶	▶

SUB MARKET ANALYSIS

Landed residential	The landed residential sector in most cities reported steady performance, whilst both Alor Star and Seremban experienced strong buying interest in 2015. Being the only town that had weak market sentiment, Lahad Datu needed to restore civil security before it can regain market confidence.
High-rise residential	High-rise residential is an emerging development trend in most towns and cities in West Malaysia. In East Malaysia, high-rise residential are generally segregated into apartments and condominiums. The strong buying interest in condominiums in Ipoh, Batu Pahat, Miri and Bintulu is expected to be flattish in 2016 while other cities are expected to stay firm.

about 80% or more of the overall property stock. There will still be demand for affordable housing of not more than RM250,000 per unit with recommended built-up of 850sf. It is perceived that the majority of residential units would and should be focused on low cost, low cost plus and affordable housing, as the way forward. Generally, the market outlook for Sarawak this year is expected to be bleak and uncertain. Developers will be compelled to built

according to market wants and what buyers can afford rather than what developers prefer in terms of profitability.

As the economy is expected to be slow and recessive, developers will be hard pressed to survive in an increasingly competitive market."

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Jiajaya Properties Group's Serene Sanctuary in Miri.

[Information and charts courtesy of WTW]

Partnered to serve better

THE iProperty Group announced its partnership with Brickz.my to serve the community better where real estate in East Malaysia is concerned. Whether property buyers, investors, developers, property negotiators or agents, the alliance allows interested parties to obtain valuable transaction data on the market in Sabah and Sarawak.

A burgeoning market going through rapid economic development as part of the Economic Transformation Programme (ETP) which was formulated as part of Malaysia's National Transformation

Programme, supported primarily by the oil palm and oil and gas industries, iProperty Group CEO and managing director Georg Chmiel had this to say: "With the demand for property in East Malaysia progressively growing, providing our consumers and customers with these valuable

insights into the property market is a major milestone in the path to making data truly accessible."

On the partnership with Brickz.my, Chmiel said, "Together with our exclusive partnership, we are able to provide our consumers and customers with data that will help them make well-informed



An aerial view of a residential area in Kota Kinabalu, Sabah.

PHOTO: WWW.PROPERTYHUNTER.COM.MY



View of Nationlink Group's unique development in Kuching, Sarawak.

PHOTO: WWW.FOCUS.IPROPERTY.COM.MY

decisions".

According to data from Brickz.my, the top three areas in East Malaysia recording high real estate activities from January to June 2015 were Kota Kinabalu, Penampang and Tawau in Sabah and Kuching, Seduan and Kuala Baram in Sarawak.

"Property values have been appreciating in all segments with prices for residential, commercial and industrial units estimated to have increased between 10% and 20%," added Chmiel. He further informed that in 2015, a total of 81,894 searches were recorded on properties in Sabah while in Sarawak, a total of

63,589 searches were documented.

Through the partnership, interested parties can receive transparent, timely and relevant information on sub-sale transacted property prices on the East Malaysia market.

Brickz.my founder and managing director Premendran Pathmanathan's take on the partnership: "With the strong demand in East Malaysia, we are thrilled to be working with iProperty to provide property buyers and investors with valuable information on the market in East Malaysia".

For more information, log on to www.brickz.my

Bandar SERI BOTANI
翠林城

Swengtee REAL ESTATE INVESTMENT EXPO KL 2016
Date: 26-28/02/2016
Venue: MID VALLEY EXHIBITION CENTRE
Booth: 102

New Launch

Double Storey Terrace Houses
Built-up area: from 2,225 sqft Price: from RM373,000

20'x75'/80'

Phase 7.3(1) artist impression

Nature in the Midst of living

Phase 7.3(2) artist impression

Double Storey Terrace Houses
Standard lot size: **24'x80'** Price: from RM480,000
Built-up area: from 2,625 sqft

Phase 6.1A(1) artist impression

Double Storey Semi-Detached
Standard lot size: from **40'x90'** Price: from RM798,000
Built-up area: from 3,375 sqft

Special Feature

- 1,254 acres of integrated township development
- A green leafy pleasant suburb with Ipoh City's charm
- Located approximately 4km from Simpang Pulai interchange
- Freehold virgin land
- 2 recreational lake parks (32 acres Eco Park 1 and 24 acres Eco Park 2)
- Security features
- Practical and functional design with renovation free concept

SHOWHOUSES OPEN FOR VIEWING
Weekday (10am-6pm) • Weekend / Public Holiday (10am-7.30pm)