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The top three hotspots

I would say Bandar Malaysia, Serenia City or Kota Warisan in Sepang, and Kwasa Damansara in Sungai Buloh.

In Bandar Malaysia, the government is ploughing a lot of money

and all the major transport systems from HSR to MRT lines travel to that area.

Serenia City or Kota Warisan is also drawing a lot of interest. Property prices are still relatively cheaper than other places in the Klang Valley. Thus, the room for capital appreciation is eminent.

As for Kwasa Damansara, the future developments by Kwasa Land (formerly RRI land) would benefit greatly from the Kwasa Sentral station.

I foresee the developments to be similar to other townships in the immediate vicinity, which could see a lot of non-landed property developments taking place. Purchasers of the earlier phases will have the first mover advantage to enjoy the full extent of capital appreciation.

Catalysts and challenges

The greatest catalyst for Bandar Malaysia will be the MRT and HSR.

For Serenia City or Kota Warisan, the main catalyst is the Xiamen University and Horizon Premium Outlet. In addition, the Putrajaya-Cyberjaya Expressway has opened up the area.

Proximity to the MRT station will be the main catalyst for projects in Kwasa Damansara. In addition, the new HELP College campus nearby will attract investors who are looking for rental yield, as demand for rental will definitely grow with the student population who are looking for accommodation near to the college.



On the downside, the dampened market sentiment will affect sales performance and price growth. Besides, all these areas are still new townships that need time to develop.

Property price trends

Prices of residential properties around Bandar Malaysia such as Taman Desa, Salak South and Kuchai Lama are slowly gaining momentum.

The potential capital appreciation of properties in Bandar Malaysia will be seen only after the HSR and MRT stations are operating. The price growth of the

commercial properties near Bandar Malaysia are picking up pace. For instance, in Chan Sow Lin, many factories have been converted to commercial use while those fronting Jalan Sungai Besi have been

converted to car showrooms.

In Serenia City or Kota Warisan, residential properties are presently occupied by mainly medium to large size families as well as young families who are working in Putrajaya, Cyberjaya and Sepang. Property prices here are relatively cheap by Klang Valley standards and there is room for appreciation.

The commercial market here also looks bright. Sunsuria Bhd recently launched 2-storey shopoffices known as Jasper Square priced at RM2 million and above. Other shopoffices by KIP Group

known as KIP Sentral, located within Kota Warisan, have seen tenants moving in. These projects and the KIP Mart (under construction) in the area have massive potential.

Other ongoing commercial developments are The Horizon Premium Outlet and Provence Village, which is a Korean themed mall being developed by Sunsuria and Taiwan-based Welcome Global Co Ltd.

Meanwhile, residential properties near Kwasa Damansara have seen an increase in value stemming from the impending development. For instance, Subang Bestari's double-storey terraced houses now have an average asking price of over RM600,000, compared to RM500,000 two years ago.

New high-rise developments such as D'sara Sentral and SqWhere are hovering around RM750 psf and RM830 psf, respectively, which are comparable to many other high-end areas in the Klang Valley.

Commercial properties in the vicinity such as at Pinggiran Subang, Kampung Baru Sungai Buloh and Kota Damansara have massive potential once the Kwasa Damansara project takes shape.

The property market in 2017

There will be very mild appreciation in prices as the current economic outlook looks bleak while the ringgit has taken a beating. Once the market has stabilised, hopefully by the last quarter of 2017, the property market will spruce up.