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CEO

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何文雄

Case Study: Infrastructures as a selling point

7/11/17 – Veritas @ KL CC

1. Ho Chin Soon Research

2. Case Study:

a) Maxim Majestic
(Taman Connaught) MRT 1 & 3

b) Liberty Arc
(Ampang) SUKE & DUKE 3

c) Dwiputra
(Putrajaya) MRT 2 & HSR

3. Conclusion

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HO CHIN SOON

**HO CHIN SOON RESEARCH
SDN. BHD.**

COMPANY PROFILE 2017

SERVING YOU SINCE 1988



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CEO

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Main Products and Services

Editable Digital Land Use Maps

Map Brandings

Aerial Photography & Videography

Speaking Engagements

Customised Reports

Books on Property Topics



GREATER KL WALL MAP SIZE



ISKANDAR MALAYSIA WALL MAP SIZE



the No.1 REAL ESTATE Mantra

LOCATION, TIMING & BRANDING 2.0

Why Medini (Iskandar Puteri) & Forest City could change Malaysia Forever

Greater KL's New Alignment for MRT Circle Line: Wangsa Maju, Gombak, Mont Kiara, Universiti Malaya, Eco City/Mid Valley, Bandar Tun Razak and Bandar Baru Ampang

High Speed Rail and Iskandar
Malaysia's Rapid Transit System

Golden Triangle's Centre of Gravity
moving towards Bukit Bintang

2009 & 2016 Real Estate
Advertisements
Reference Materials

Free Maps of Greater KL,
Golden Triangle,
Mont Kiara, Seremban,
Iskandar Puteri
& Bandar Malaysia
at APPENDIX

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Investors and Drones
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Roy Ong
Shoko Ng
The Teik Bin
Tiang Bih Yeong
Tony Yap
William Alvisse
YY Lau



CHAIRMAN & CEO
Ho Chin Soon Research Sdn Bhd

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PROPERTY INVESTORS' TRUE STORIES

The Good, The Bad & The Ugly: Over 100 Real Life Lessons For Everyone

ISHMAEL HO



Special Guest
Appearance:
Mickael Chia
on *Property
and Financial
Independence*



CEO
of
HO CHIN SOON
RESEARCH SDN BHD
Ishmael Ho

CHAIRMAN
of
HO CHIN SOON
RESEARCH SDN BHD
Ho Chin Soon



HIGH SPEED RAIL

Kuala Lumpur to Singapore

Land Use and Ownership of lands surrounding the 8 stations
Bangkok, Manila, Machu Picchu, Persepolis & Xi'an and China Experience
Impact on Greater KL SgBuloh-Serdang-Putrajaya Line 2 MRT alignment

MOVING PEOPLE FASTER



CHAIRMAN & CEO
Ho Chin Soon Research Sdn Bhd

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HIGH SPEED RAIL 高铁

Kunming - Iskandar - Jakarta

昆明 - 依斯干达 - 雅加达

Bonus Chapter: Why the Satun-Songkhla Canal need not be built.

特写篇：为何无需建造沙敦-宋卡运河



Chairman 主席 & CEO 首席执行官
Ho Chin Soon Research 何振顺研究

ISHMAEL HO 何文雄



Case Study: Infrastructures as a selling point

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Finding the Hotspots in Klang Valley

3/9/2017 Majestic Maxim @ Taman Connaught



HO CHIN SOON

Finding the Hotspots in Klang Valley

Special focus area: Taman Connaught

● *Current market conditions*

Existing & future infrastructures

Area focus: Taman Connaught

Conclusion

Working opportunity**



People just go away (migrate)
and City Hall has to demolish
houses as part of its duty



DETROIT BLIGHT PROGRAM DO DEMOLITIONS RAISE RISK FROM LEAD DUST?



KIMBERLY P. MITCHELL/DETROIT FREE PRESS

Yerivya Adams, 58, of Detroit was "ecstatic" when the city razed blighted houses on either side of hers in May. But demolition contractors left the pile of debris in place for a month, and the dust was so bad, it got all over her porch and made coming outside unpleasant, she said.

Rules put in place to stop toxic spread aren't being followed, some say

By Keith Matheny
Detroit Free Press

Detroit's ambitious demolition program, which has been razing thousands of unsightly and unsafe houses and other structures per year to fanfare and criticism, may be replacing one danger in neighborhoods with another: toxic clouds of lead dust from old paint.

The city, which already has one of

the country's worst rates of blood-lead poisoning in children, also has some of the oldest housing stock of any major U.S. city. And most of the houses being taken down contain lead-based paint, which the nation banned in 1978.

Scientific study of similar, smaller housing demolition projects in Chicago and other cities shows the potential for debris and dust clouds containing elevated levels of lead particulates to

spread up to 400 feet from demolition sites, depending on the steps taken to contain it and on the weather.

Detroit officials have made blighted-house demolition a centerpiece of the city's resurgence, and cite safer, better neighborhoods with increasing home values as a result. Mayor Mike Duggan said in October that rising per-house demolition costs partly are a re-

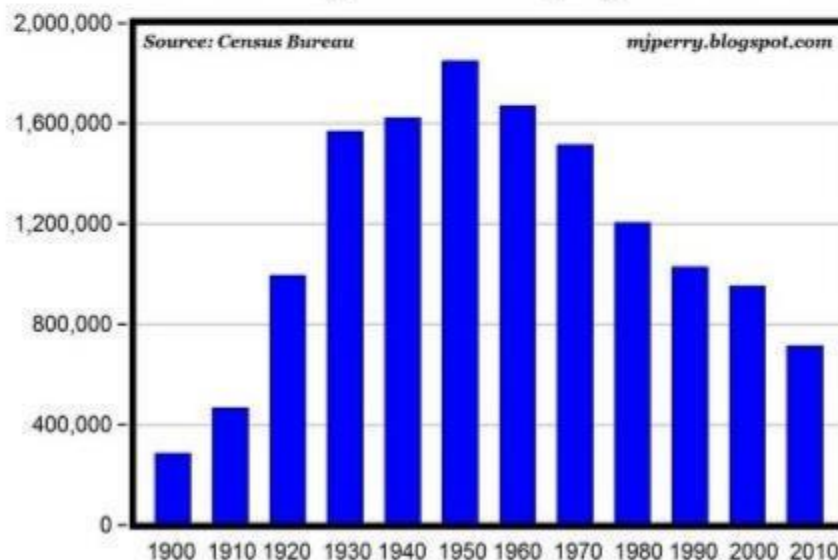
See LEAD, Page 14A



The City of Detroit Is Bankrupt

Why?
NO ACCESS TO JOBS!

Detroit Population, 1900 to 2010



Budget 2017: Najib's full speech

NATION

Friday, 21 Oct 2016

5:00 PM MYT



KUALA LUMPUR: THE BUDGET 2017 SPEECH BY PRIME MINISTER AND FINANCE MINISTER DATUK SERI NAJIB TUN RAZAK - INTRODUCING THE SUPPLY BILL (2017) IN THE DEWAN RAKYAT.

"ENSURING UNITY AND ECONOMIC GROWTH, INCLUSIVE PRUDENT SPENDING, WELLBEING OF THE RAKYAT"

Finding the Hotspots in Klang Valley

Special focus area: Taman Connaught

Current market conditions

● *Existing & future infrastructures*

Area focus: Taman Connaught

Conclusion

LOCATION:

FOLLOW THE MONEY!

Promising outlook for construction

Slew of projects such as MRT2, TRX and Rapid augurs well for construction players

By TOH KAR INN

karinn@thestar.com.my

PETALING JAYA: The construction sector outlook for 2017 seems promising, particularly for infrastructure construction players, given the slew of government projects.

A head of research said ongoing projects like the Mass Rapid Transit 2 (MRT2), Tun Razak Exchange (TRX) and Petronas' Refinery and Petrochemical Integrated Development (Rapid) project site in Pengerang will largely contribute to the order books of infrastructure construction players for the year.

"Property construction activities are not going to be as buoyant. This is due to the property development cycle, which will continue to be soft this year," he said.

Apart from ongoing projects, the construction sector holds more upside in light of the RM12.8bil Sabah portion of Pan Borneo Highway as well as the upcoming High Speed Rail (HSR) projects.

According to an Affin Hwang Capital sector report, three packages from the Sabah portion of the Pan Borneo Highway have been awarded, with the remaining packages targeted to be awarded by end-2017.

The award deadline of end-2017 is to ensure the project can be completed by March 2021.

Warisan Tarang-UEM Group-MMC Corp joint venture (JV) company, Borneo Highway PDP Sdn Bhd, was appointed as the project delivery partner (PDP) for the Pan Borneo Highway Sabah project in April 2016.

"Construction contract awards for Pan



More construction jobs: Ongoing projects such as the MRT2 will contribute to the order books of infrastructure constructions players this year.

Borneo Highway Sabah will benefit contractors with established track records and pre-cast concrete product manufacturers in Sabah.

"Potential beneficiaries are Suria Capital Holdings Bhd-Gabungan AQRS Bhd JV and WCT Holdings Bhd, which are bidding for the project," said Affin Hwang Capital.

In addition, there are more major property development projects planned in Sabah, such as the redevelopment of Kota Kinabalu (KK) Port with an estimated gross development value of over RM5bil.

The redevelopment of KK Port, which

includes the Sabah International Convention Centre, comprising One Jesselton, Jesselton Quay, and KK Convention City which are developed by the Suria-Gabungan AQRS JV, SBC Corp Bhd-Suria JV and Mah Sing Group Bhd respectively.

Affin Hwang Capital also reported that Suria planned to acquire 28.9 acres at KK Port for about RM350mil to develop an international cruise terminal as part of the integrated mixed development project.

Currently, SP Setia is developing the RM2.2bil Aeropod project in Tanjung Aru while the state is developing the RM4bil Tanjung Aru Eco

Development.

Under the 11th Malaysia Plan 2016-2020, a key focus for Sabah's development is to invest in infrastructure to improve connectivity within the state and international linkages.

Besides Pan Borneo Highway Sabah, there is a planned RM311mil Kota Kinabalu Bus Rapid Transit (KK BRT) project.

As part of the Sabah Development Corridor (SDC), there are plans to build a new KK Airport, light rail transit system in KK, new railway lines to connect the north and east coasts of Sabah as well as upgrading of Lahad Datu Airport.

Meanwhile, CIMB Research opined that the KL-Singapore HSR theme remains relevant to rail players, such as Gamuda, IJM Corp and WCT, though the joint tender for the HSR system will only commence in the fourth quarter of this year.

"The decision on who to award the rail system to will be made by end-2018.

"It remains to be seen if the timeline will also cover the civil works tender.

"Apart from a joint tender for cross-border HSR operations, Malaysia will also put up its own tender for a domestic operator to run the domestic service within its borders," said CIMB Research.

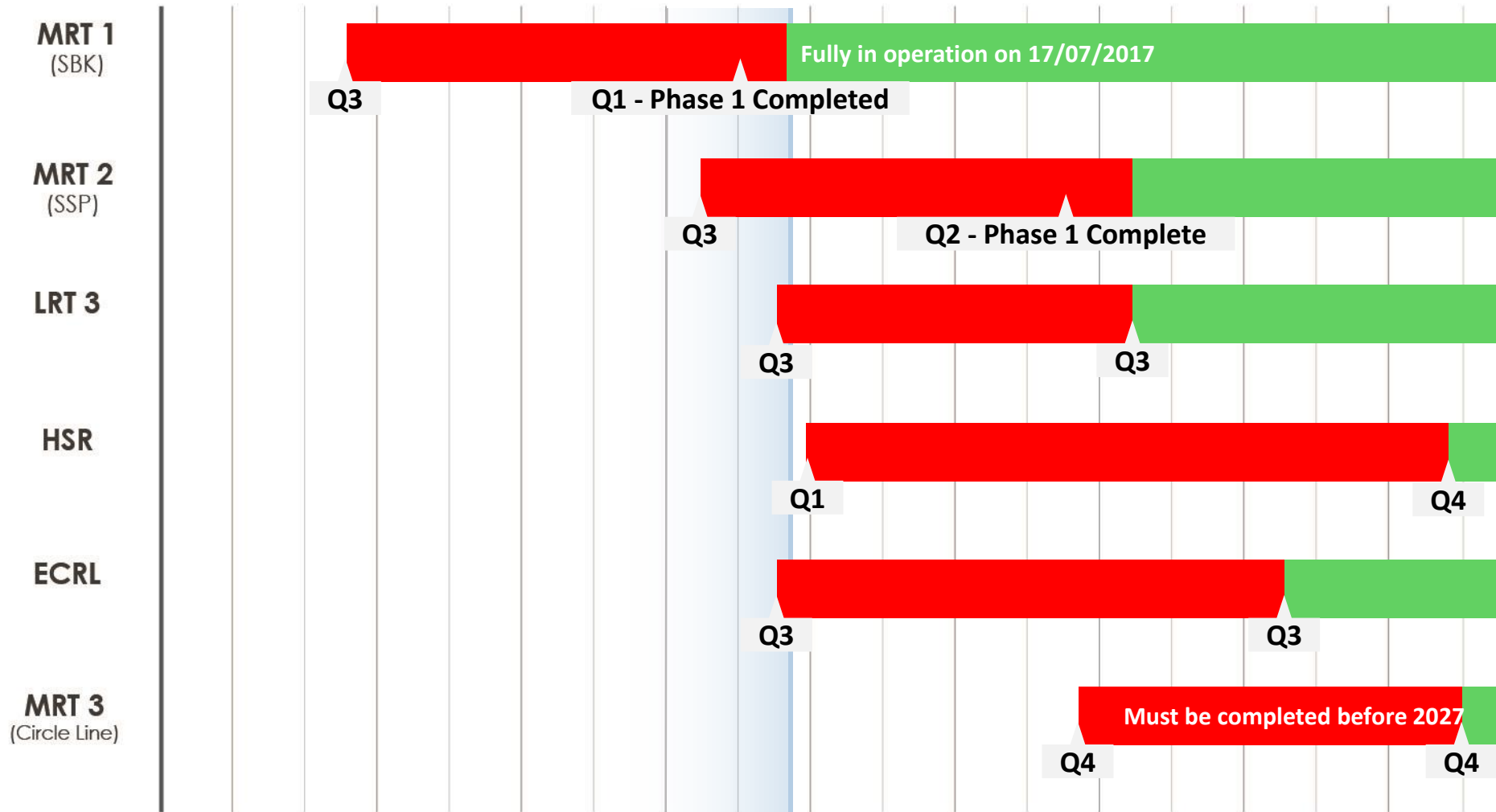
The project time frame set in the bilateral agreement signed recently continues to put 2026 as the targeted completion date.

This suggests an unchanged eight-year construction time frame, assuming that construction of the project commences in 2018.

A majority of 335km of the rail system will be in Malaysia, while 15km will lie in Singapore.

Project Timeline

2010 2012 2014 2016 2018 2020 2022 2024 2026



CONSTRUCTION

COMPLETE / OPERATION

January 2017



January 2017



PM to launch 2nd phase of MRT 1 on special date of 17.7.17

Share this story

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8+ Share



Prime Minister, Datuk Seri Najib Razak flanked by Urban Wellbeing, Housing and Local Government Minister Tan Sri Noh Omar and his deputy Datuk Halimah Mohd Sadique at the unveiling of the National Development Plan, which comprises three documents for Malaysia's spatial development – the 3rd National Physical Plan (NPP3); the 2nd National Urbanisation Plan (NUP2) and the National Rural Physical Planning Policy (NRPPP) 2030. Pix by Mohd Fadli Hamzah

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Finance your dream property with UOB Islamic Property Financing

Discover more UOB Islamic Home Financing - and more financing - with just a click of your mouse.

Home Financing

Home Financing is a property financing model based on the Islamic concept of financing. It offers flexible payments that help you meet your financial needs with ease.

Term Financing

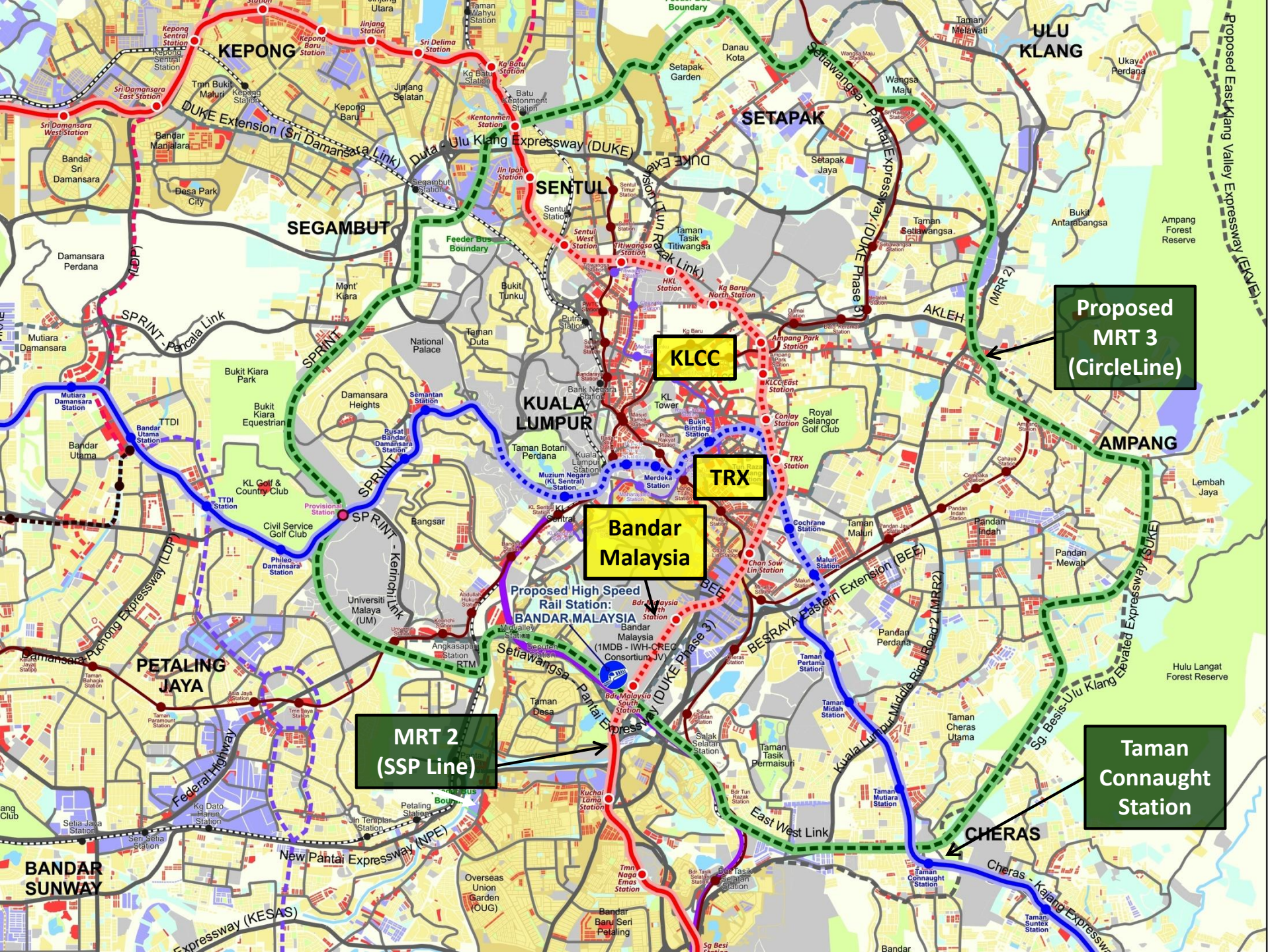
Term Financing enables you to finance your long-term investment property on the set your financing without having to purchase it in a company's name. The financing is also based on the Islamic concept of financing.

Visit any UOB branch to speak to a Mortgage Specialist or call 1-800-888-8888 for more UOB Cash Services.

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RIGHT BY YOU



**Proposed
MRT 3
(CircleLine)**

KLCC

TRX

**Bandar
Malaysia**

**MRT 2
(SSP Line)**

**Taman
Connaught
Station**

**BANDAR
SUNWAY**

the No.1 REAL ESTATE Mantra

LOCATION, TIMING & BRANDING 2.0

Why Medini (Iskandar Puteri) & Forest City could change Malaysia Forever

Greater KL's New Alignment for MRT Circle Line: Wangsa Maju, Gombak, Mont Kiara, Universiti Malaya, Eco City/Mid Valley, Bandar Tun Razak and Bandar Baru Ampang

High Speed Rail and Iskandar
Malaysia's Rapid Transit System

Golden Triangle's Centre of Gravity
moving towards Bukit Bintang

2009 & 2016 Real Estate
Advertisements
Reference Materials

Free Maps of Greater KL,
Golden Triangle,
Mont Kiara, Seremban,
Iskandar Puteri
& Bandar Malaysia
at APPENDIX

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CHAIRMAN & CEO
Ho Chin Soon Research Sdn Bhd

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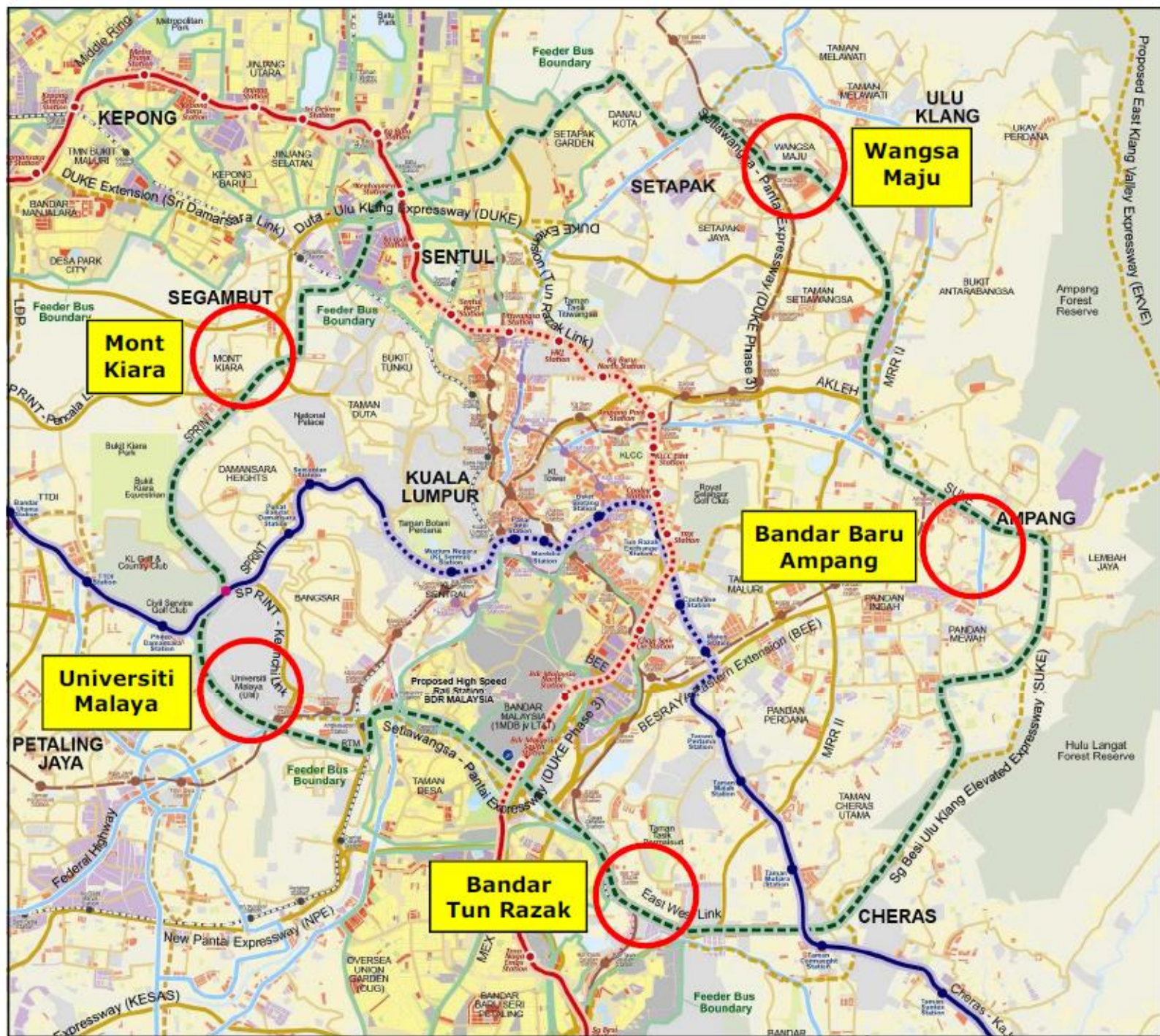
Location, Timing & Branding 2.0

1.4: MRT Circle Line

CHAPTER

1.4

NEW THINKING FOR
MRT CIRCLE LINE
Wangsa Maju, Gombak,
Mont Kiara, Universiti
Malaya, EcoCity/MidValley,
Bandar Tun Razak, Bandar
Baru Ampang



GOVT MAY 'FAST-TRACK MRT3 PROJECT'

We can reap economic benefits from early completion, says Liow

6 SEPTEMBER 2017

TEH ATHIRA YUSOF
KUALA LUMPUR
news@nst.com.my

THE government may fast-track the construction of the Mass Rapid Transit 3 (MRT3) in the Klang Valley, said Transport Minister Datuk Seri Liow Tiong Lai yesterday.

He said the ministry's proposal to bring forward the project's completion date was well received by Prime Minister Datuk Seri Najib Razak.

He said the proposal, if approved, would allow the government to reap the project's eco-

nomic benefits.

"The ministry planned to complete MRT3 in 2027, but looking at the benefits that we can reap from the project, we're looking to see whether we can bring forward the completion date. It's 2017 and we don't need to wait another 10 years. We can start planning now," he said on the sidelines of the Sustainable Urban Transport Summit 2017 here yesterday.

Liow said his ministry would work with the Economic Planning Unit, Land Public Transport Commission, the Prime Minister's Office and agencies to study the proposal's feasibility.

"We are looking at the benefits

we can reap from the MRT lines, which will be linked to the East Coast Railway Link (ECRL) and the Kuala Lumpur-Singapore High Speed Rail (HSR).

The ECRL and HSR are scheduled for completion in 2024 and 2026, respectively.

Earlier, Liow said the ministry was committed to reducing the country's carbon emissions by 45 per cent by 2030.

He said road vehicles contributed 85.5 per cent of the country's carbon footprint. This is followed by the aviation industry (12.9 per cent), maritime transport (1.4 per cent) and railway system (0.4 per cent).

Finding the Hotspots in Klang Valley

Special focus area: Taman Connaught

Current market conditions

Existing & future infrastructures

● *Area focus: Taman Connaught*

Conclusion

photograph taken on
18 Sep 2017

Looking
South



Alam
Damai

To Kajang/
Semenyih

Cheras-Kajang
Highway

Maxim
Residences



Tmn Connaught
MRT Station

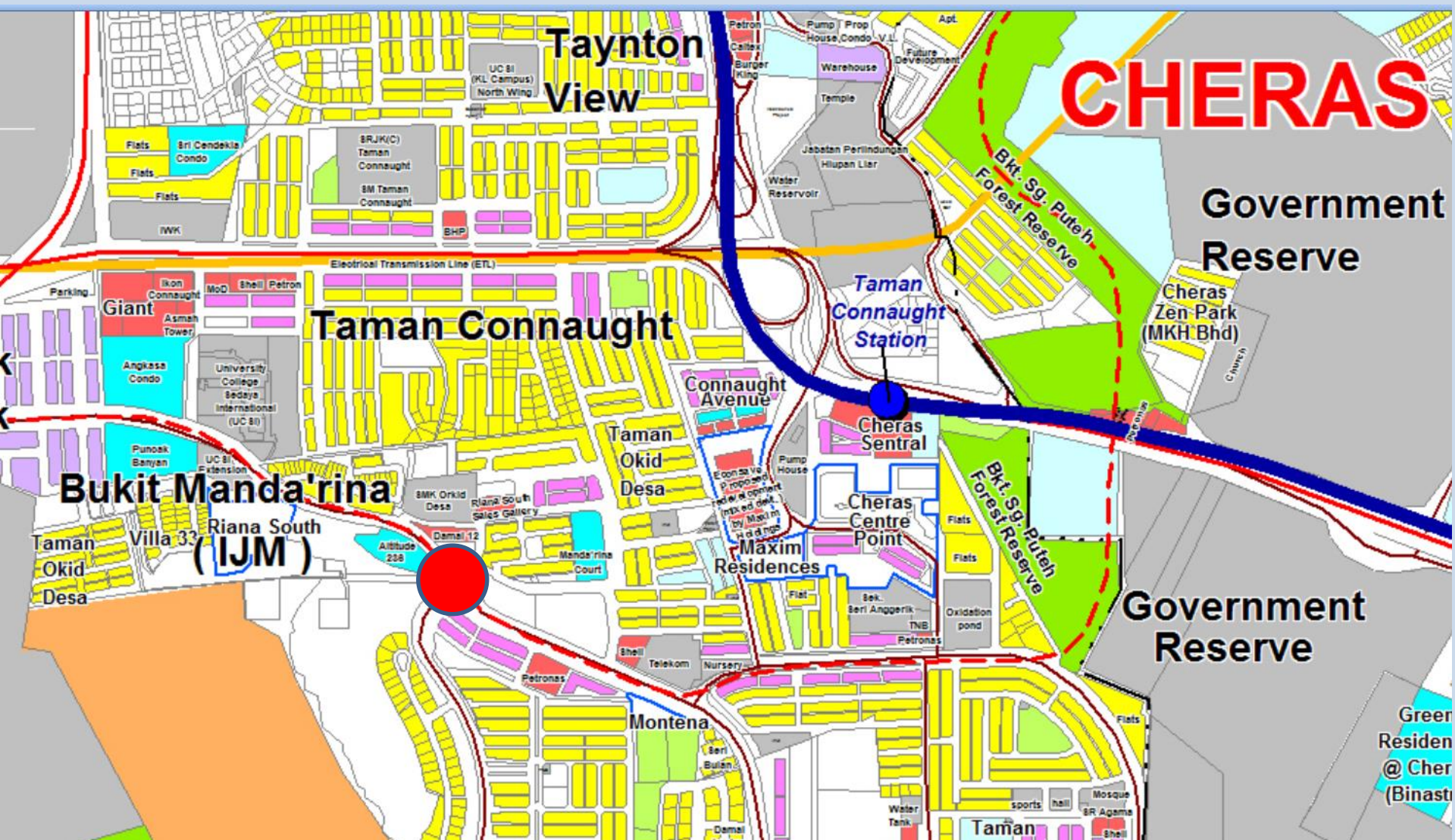
Cheras
Sentral Mall

Maxim Majestics

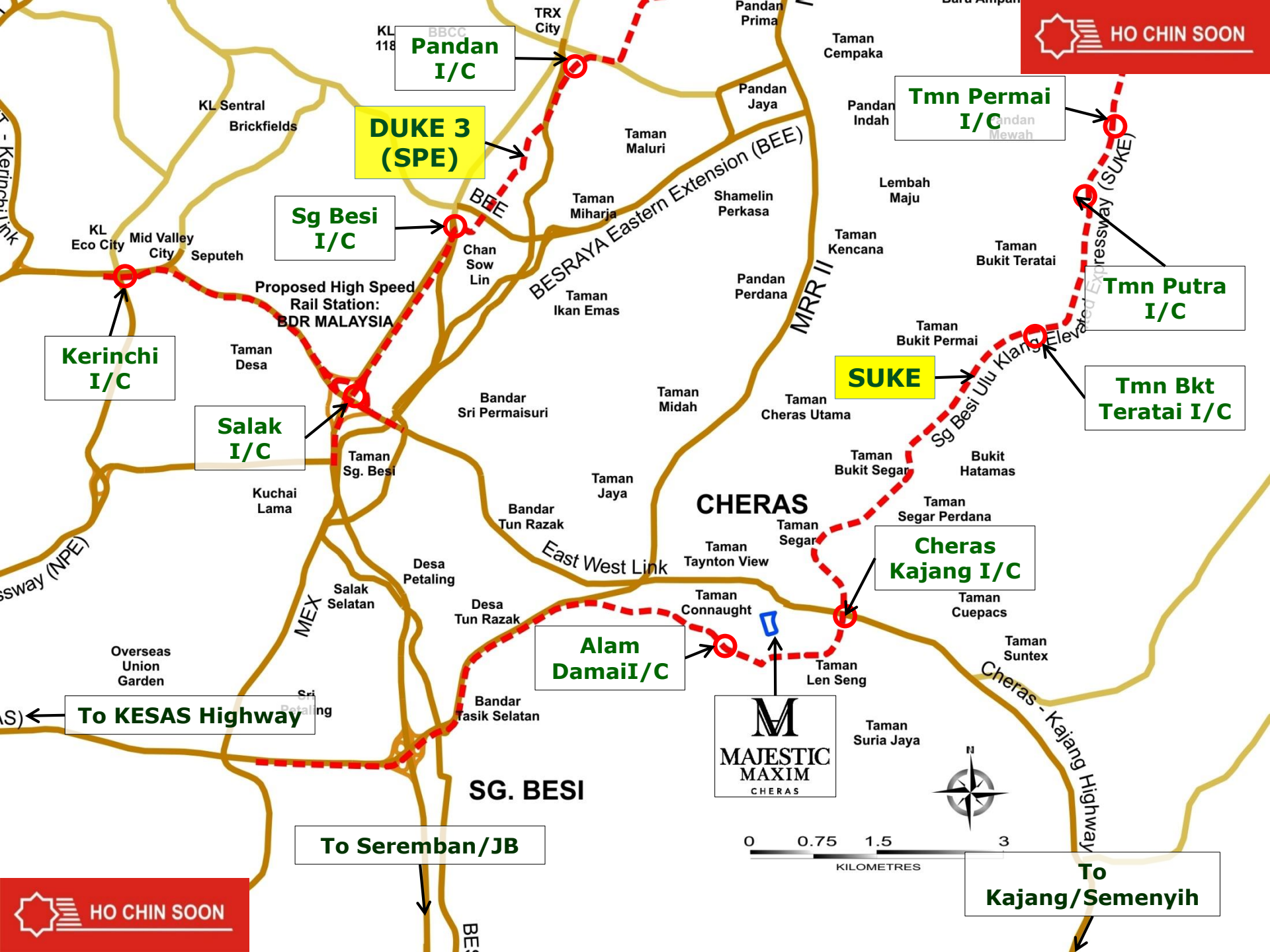
Connaught
Avenue

To KL City

Taman Connaught



Alam Damai SUKE Interchange
(Sungai Besi-Ulu Kelang Elevated Highway)



Greater KL : Follow the Infrastucture
(LRT LINES, LRT FUTURE, MRT BLUE, MRT SSP and Federal Bus Terminus), BRT LINES and EXISTING & PROPOSED HIGHWAYS)

FREE MAP
as of April 2017

UOB 大华银行

PRUDENTIAL

HO CHIN SOO

Arguments for SSP (Sg Buloh-Serdang-Putrajaya) MRT Line 2 and LRT 3 lines are based on official websites: www.mymrt.com.my & www.rkl.com.my
SSP MRT Line 2 and LRT 3 arguments are still SUBJECT TO CHANGE

Available to major bus terminals and bus stops

TELUK PANGLIMA GARANG

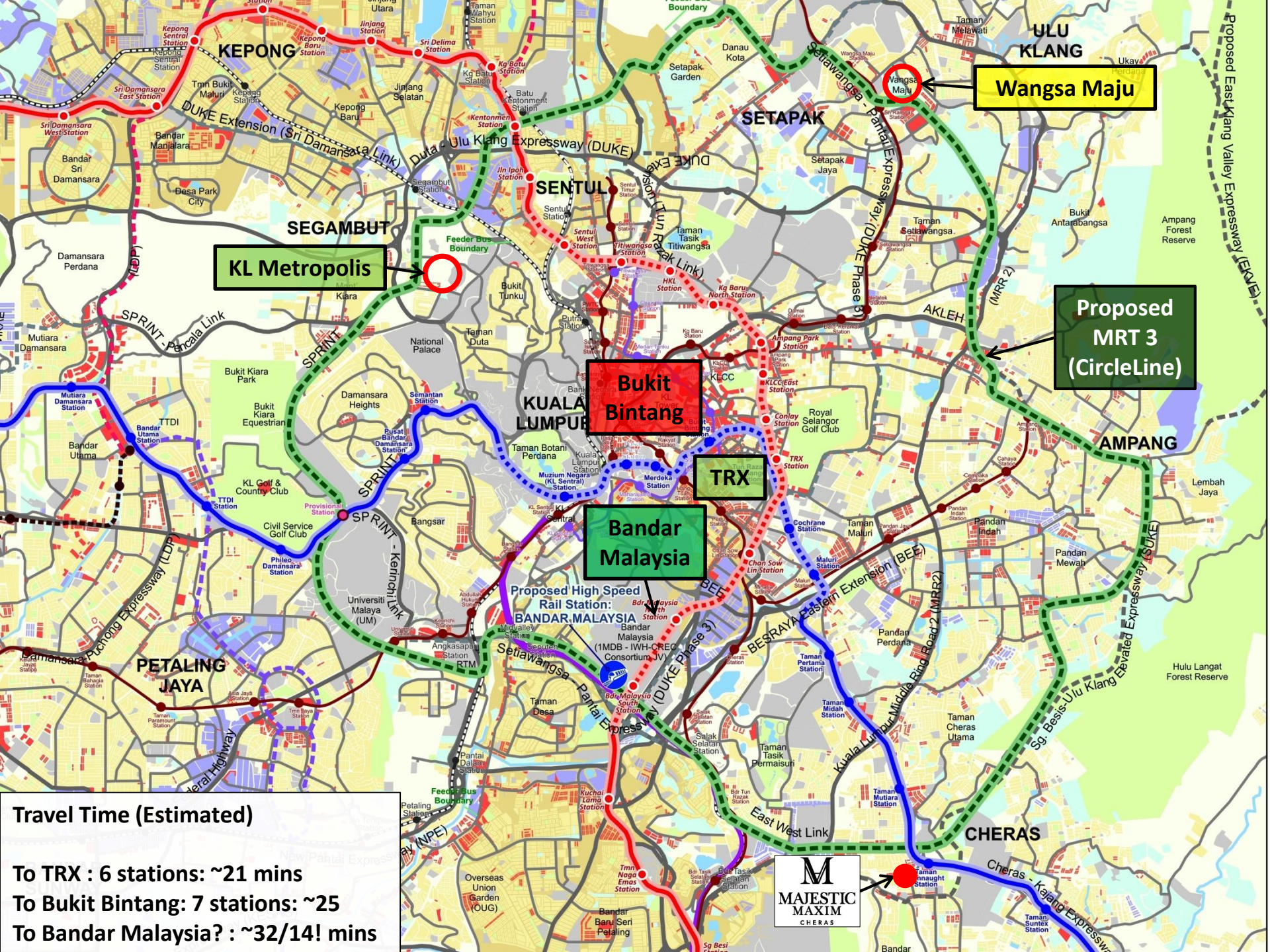
MAP LEGEND

- Residential: Single, Semi-detached, Terraced, Row
- Commercial: Shopping, Office
- Industrial
- Government: Schools, Govt. Office, Religious
- Water Bodies
- Parks, Playgrounds, Golf Courses, Forest Reserves
- Other Land Use
- Highways: Highways Under Construction (LRT) - Proposed
- MRT 1: Sg. Buloh - Kajang Line
- MRT 2: Sg. Buloh - Serdang - Putrajaya Line
- MRT 3: Circle Line (not confirmed)
- KL Express Line
- KL Express & Transit
- LRT Line: LRT 1 - Proposed
- LRT 2 - Proposed
- Future LRT Extension
- Future MRT Extension
- 47th Kilometer Inner City
- Proposed BRT Corridor
- Feeder Bus Routes of MRT 2
- Proposed High Speed Rail Station

0 0.5 1 2

KL Metropolis





KL Metropolis

Wangsa Maju

Proposed MRT 3 (CircleLine)

Bukit Bintang

TRX

Bandar Malaysia

PETALING JAYA

CHERAS

Travel Time (Estimated)

To TRX : 6 stations: ~21 mins

To Bukit Bintang: 7 stations: ~25

To Bandar Malaysia? : ~32/14! mins



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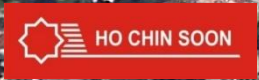
c) Dwiputra
(Putrajaya) MRT 2 & HSR

3. Conclusion

photograph taken on
May 2014

Malaysia Property Cycle Greater KL opportunities

03/03/17 – Eco First Hartz



photograph taken on
May 2014

**Looking
North East**





THE INTERNATIONAL SCHOOL
OF KUALA LUMPUR®

**ISKL
NEW CAMPUS
ANTICIPATED OPENING
2017/2018**



photograph taken on
14 January 2016

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photograph taken on
14 January 2016

Looking
West



KL City Centre

ISKL New Campus
Opening
2017/2018

Gleneagles
Hospital

Ampang-KL
Elevated Highway

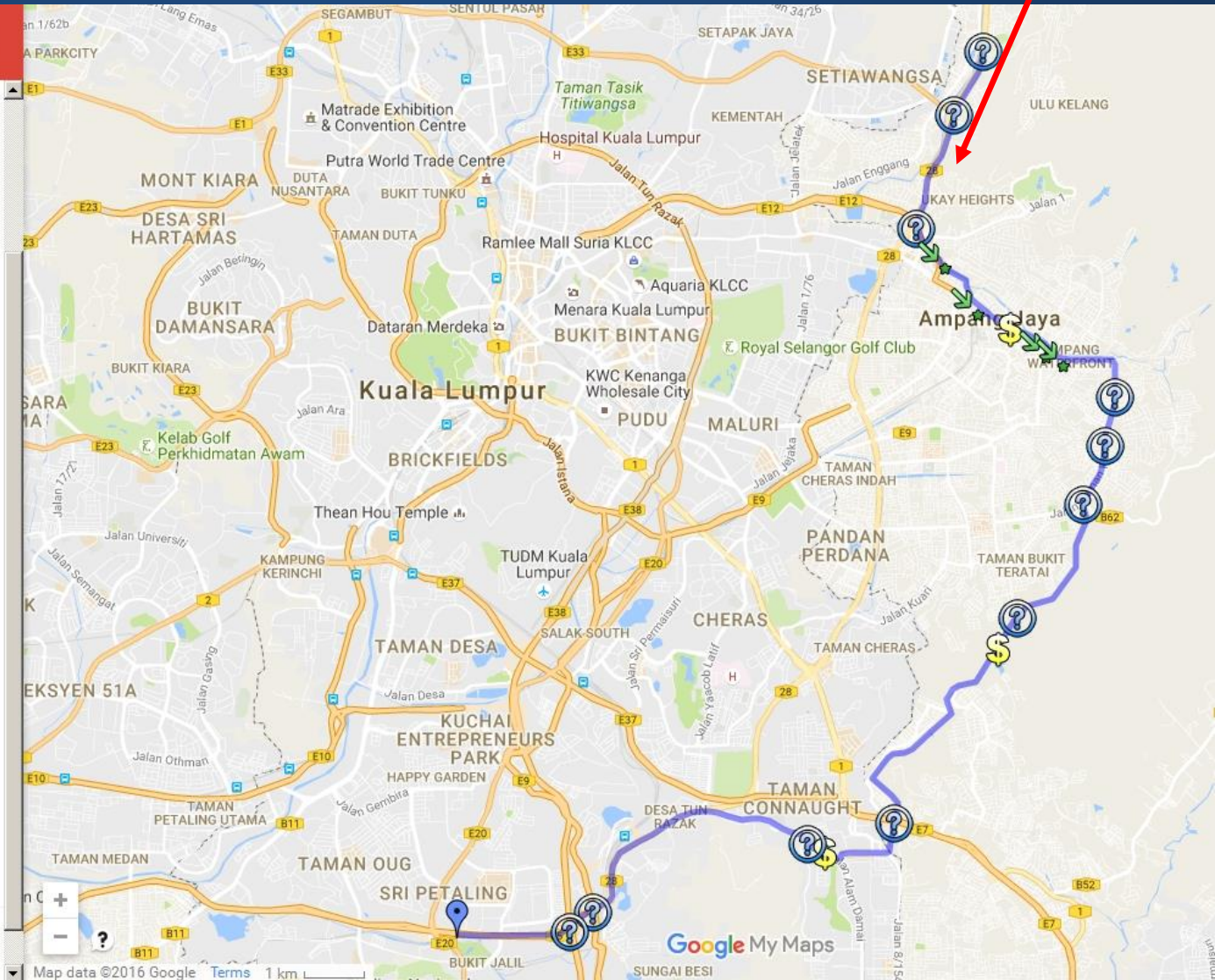
Jalan
Ampang

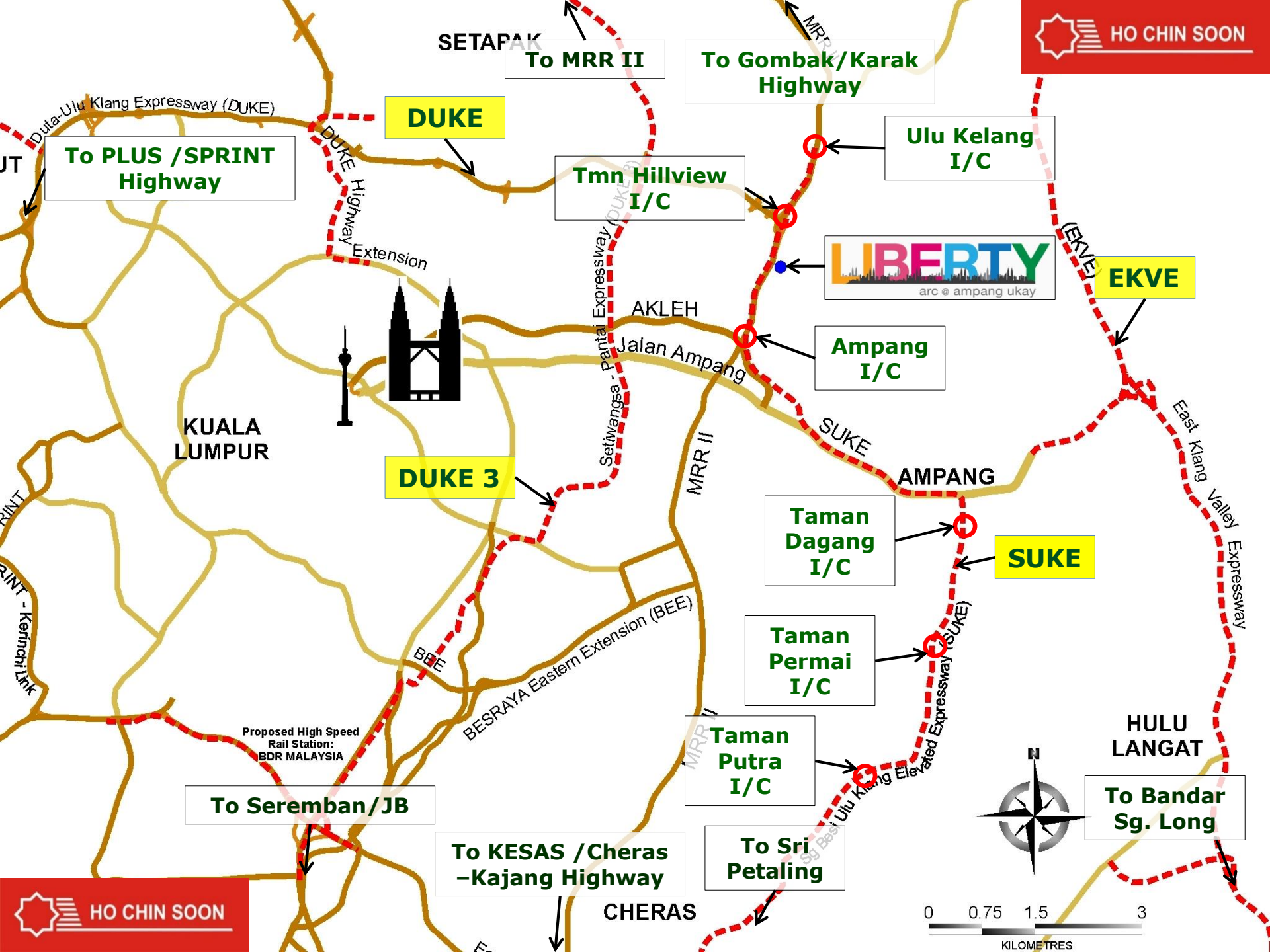
Jalan
Ampang Hilir

MRR2

Suke Expressway

- Suke Highway - Ended here
- Suke Expressway - Sungai Besi-Ulu Kela...
- Suke Expressway - Start here
- Taman Hill View Interchange
- Ampang Interchange
- Enter from Jalan Kolam Air
- Exit to Jalan Ampang
- Toll Plaza 3
- Entrance from Taman Kosas
- Exit to Taman Kosas
- Taman Dagang Interchange
- Taman Permai Interchange
- Taman Putra Interchange
- T. Bukit Teratai Interchange
- Toll Plaza 2
- Cheras Kajang Interchange
- Toll Plaza 1
- Alam Damai Interchange
- Sungai Besi Interchange
- Sri Petaling interchange





Aug 24, 2015 | Written by Ben Shane Lim | 0

EKOVEST Bhd is in talks with 1Malaysia Development Bhd (1MDB) about the realignment of the Duta-Ulu Kelang Expressway Phase 3 (DUKE 3), which could run along the border of the 495-acre Bandar Malaysia development that 1MDB is undertaking.

The proposed adjustment to DUKE 3's alignment would see a 2km section of the 32km highway hug the border of Bandar Malaysia (see map). DUKE 3 will run between Klang Valley's inner and middle ring roads, and will link Setiawangsa to Federal Highway near Mid Valley Megamall.

Industry executives say the deal should be a win-win situation for both parties.

"There is already an MRT station [from MRT Line 2] and the high-speed rail station planned for Bandar Malaysia. If 1MDB can bring in a highway to improve connectivity even further, it would be a nice boost for the development's value," explains one industry executive.

The highway would be a shot in the arm for debt-stricken 1MDB, which is currently running a tender process to bring in an equity partner to co-develop the land. The Ministry of Finance, which wholly owns 1MDB, is expected to retain a 30% stake in Bandar Malaysia. Meanwhile, the tender should value the development at RM11.5 billion to RM12.5 billion.

Even without the highway, sources say the tender for Bandar Malaysia has drawn strong interest with over 70 requests for information following the opening of the tender. The tender has since closed, with 1MDB receiving 42 expressions of interest, of which almost two-thirds were from local parties, one source says.

Moving ahead, 1MDB is expected to narrow down the number of bidders to around 30 based on their merits.

As for Ekovest (fundamental: 1.35; valuation: 2), the realignment could help the construction and highway concessionaire reduce the cost and social impact of DUKE 3. Not only is the current

photograph taken on
14 January 2016

Looking
North

 HO CHIN SOON

Setiawangsa – Pantai
Expressway

 HO CHIN SOON

Jalan Desa Pandan

 HO CHIN SOON

 HO CHIN SOON

Expected Completion Date : 2020

DUKE Phase 3



photograph taken on
31 May 2017

Looking
South

HO CHIN SOON

Gleneagles
Hospital

Jalan
Ampang

Great Eastern
Mall

Menara
Perkeso

Underpass Under
Construction

HO CHIN SOON

AKLEH

Proposed
Interchange (Linking
AKLEH with DUKE 3)

Kg Datuk
Keramat

HO CHIN SOON

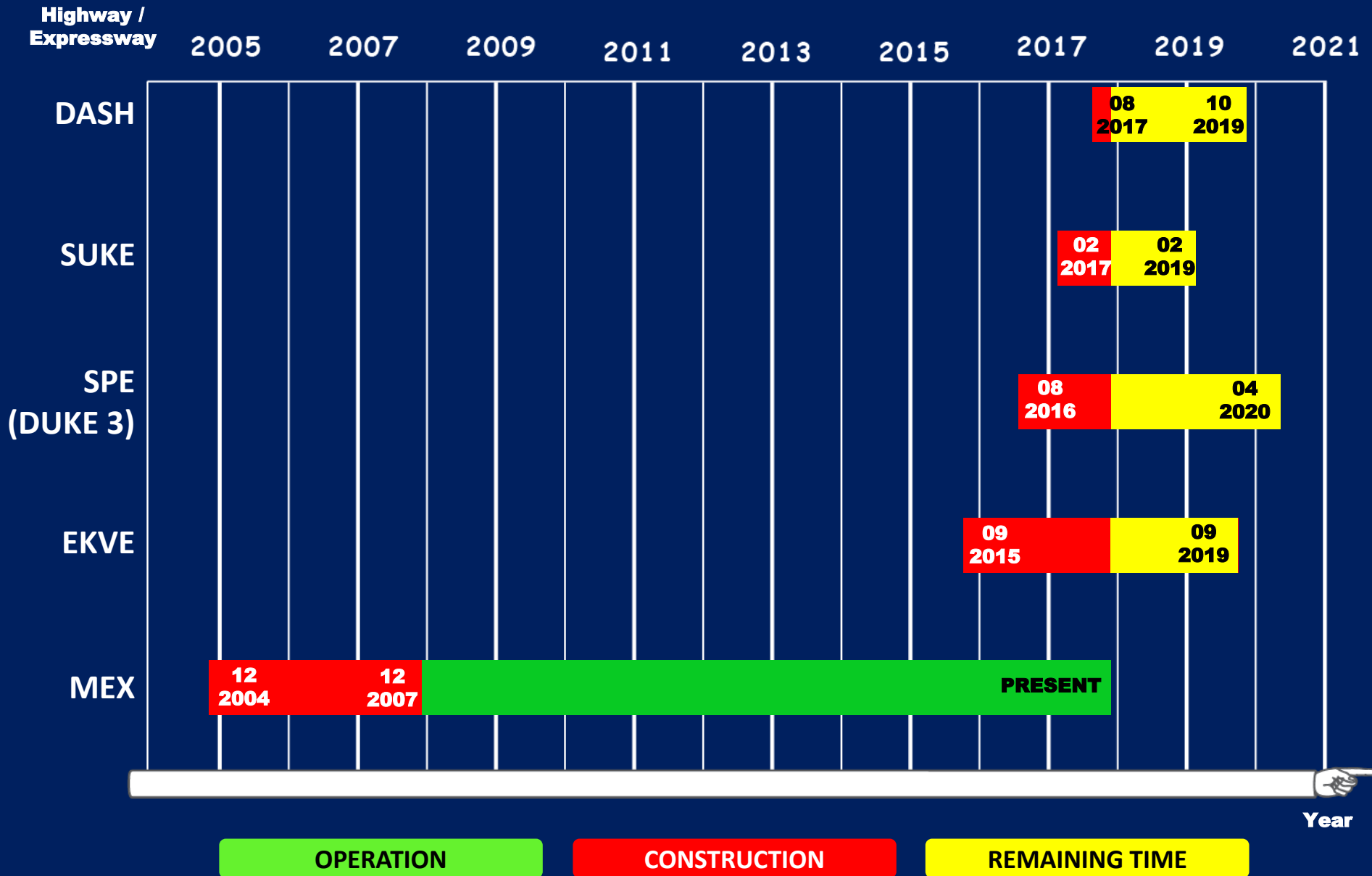
Jalan Jelatek

Jelatek LRT
Station

HO CHIN SOON



Project Timeline



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(Putrajaya) MRT 2 & HSR

3. Conclusion

MRT PUTRAJAYA: IMPAK & PELUANG HARTANAH MASA DEPAN

21/6/2014 – SP Setia - Dwiputra



HO CHIN SOON

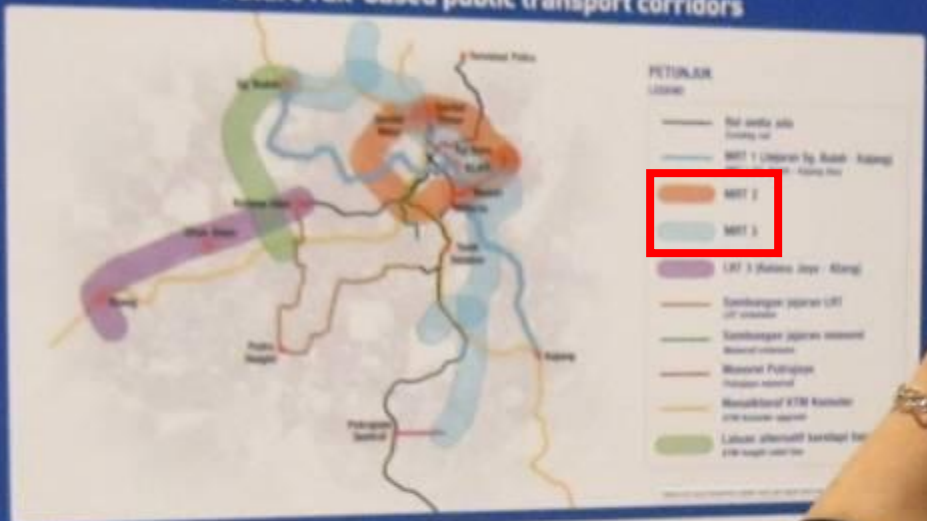


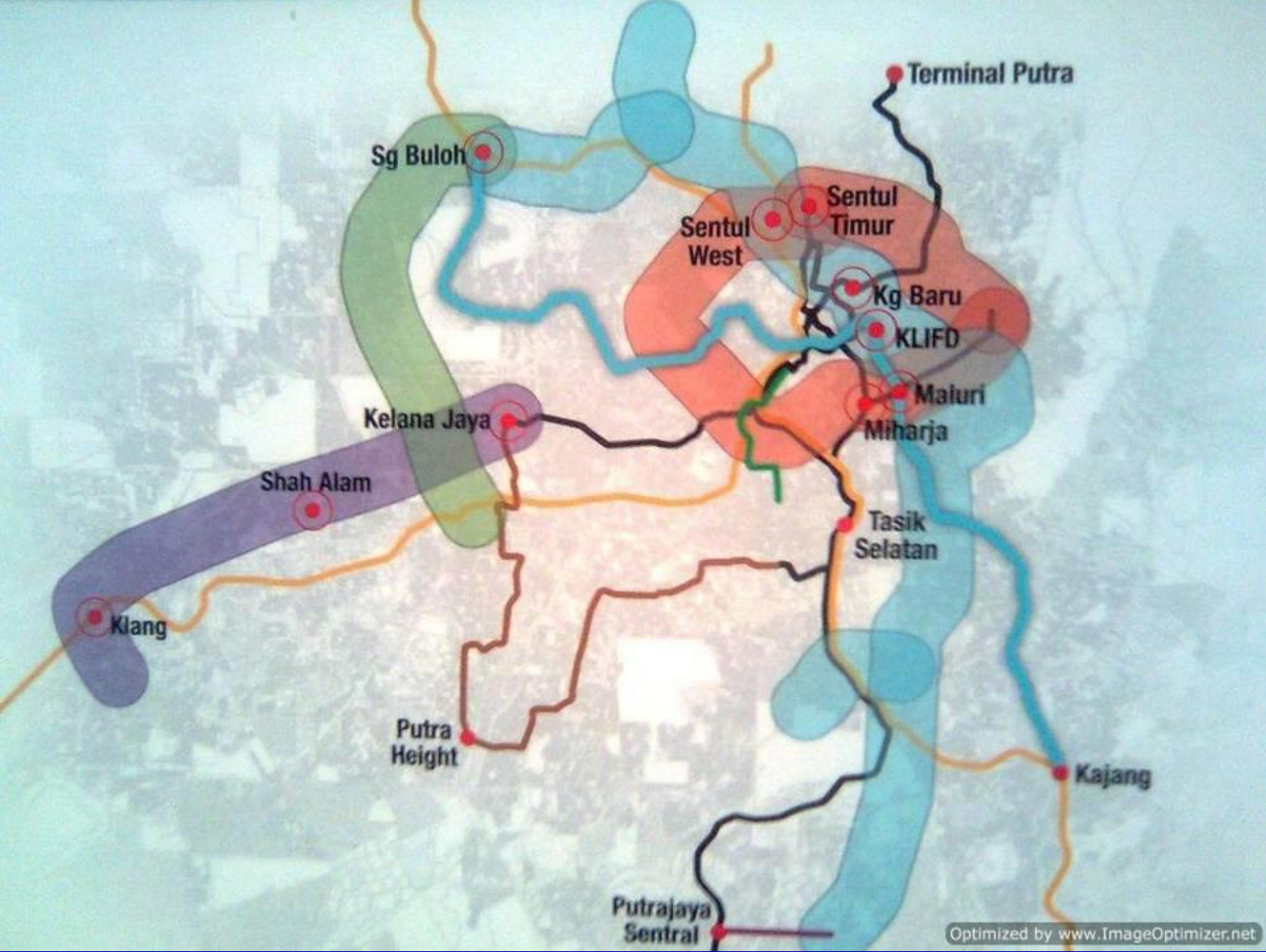
ISHMAEL HO



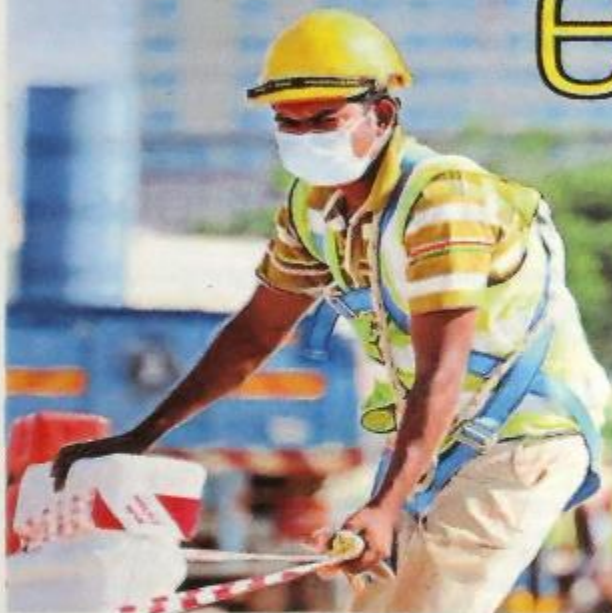


Koridor masa depan pengangkutan awam berasaskan rel
Future rail-based public transport corridors





MRT Line 2 excites market



Bernama

But contract awards may be a year away

By NG BEI SHAN 18 MARCH 2014
beishan@thestar.com.my

PETALING JAYA: News that the second line of the Mass Rapid Transit (MRT) has been approved excites the market, with big-cap construction stocks making notable gains.

Gamuda Bhd, the existing project delivery partner (PDP), gained the most, rising by 26 sen or 6% on expectations that it, along with joint-venture (JV) partner MMC Corp Bhd, would also win the PDP for MRT Line 2.

Other construction stocks that saw gains were IJM Corp Bhd (7 sen) and WCT Holdings Bhd (4 sen).

MMC shares closed 2 sen higher at RM2.81.

The initial plans for MRT Line 2 was said to connect Sungai Buloh with Putrajaya via places like Kepong, Sentul, Kampung Baru, the Tun Razak Exchange and Serdang.

However, contracts for MRT Line 2 may be some time before they are awarded.

When contacted, Mass Rapid Transit Corp Sdn Bhd chief executive officer Datuk Wira Azhar Abdul Hamid told *StarBiz* tenders for the works of MRT Line 2 would only begin more than a year from now after it received a formal notification from the Government.

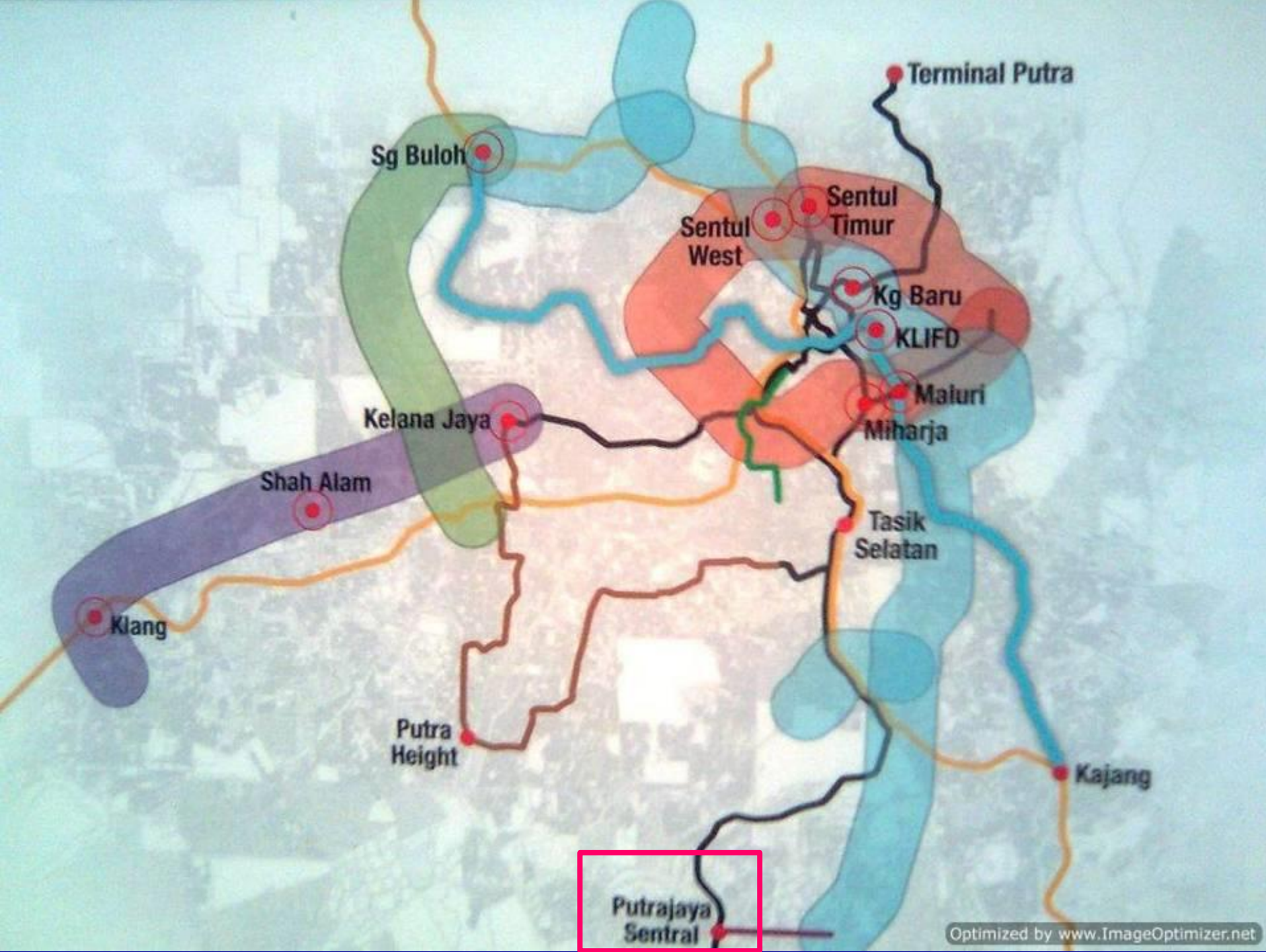
"As far as the project (MRT Line 2) is concerned, it is approved at the Cabinet level. We will have to

wait for formal notification from the Government before we can prepare for the bidding process," he said, adding that it would take nine to 12 months to get things ready before calling for a tender.

Analysts generally viewed the development positively as some had expressed concerns on possible delays on the MRT line.

They singled out the existing PDP party (MMC-Gamuda) as the likely main beneficiary of contracts from MRT Line 2.

However, they noted that detailed geological surveys, environmental impact assessments, a period for public display for feedback and land



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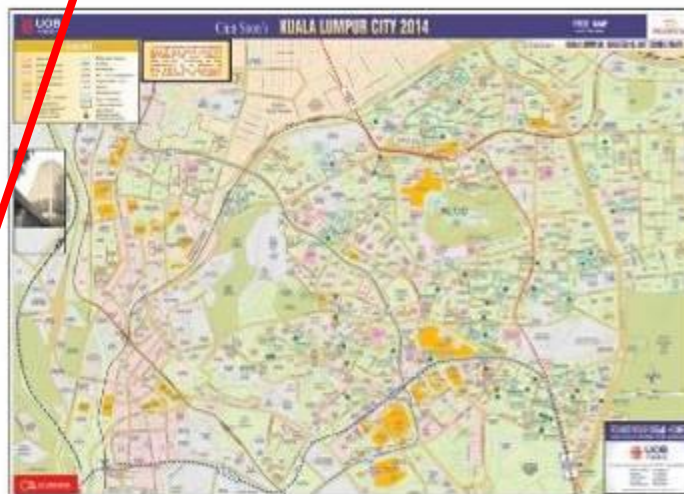
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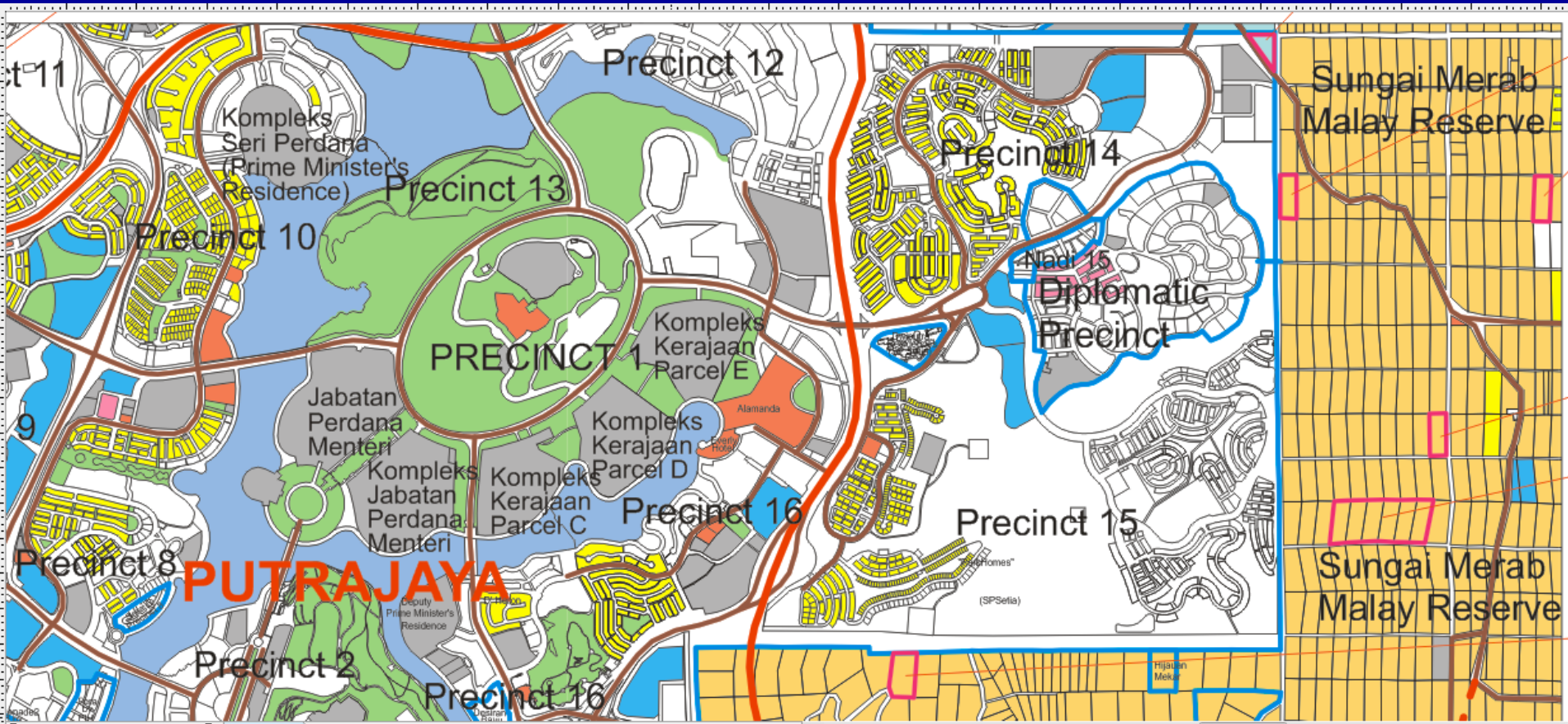


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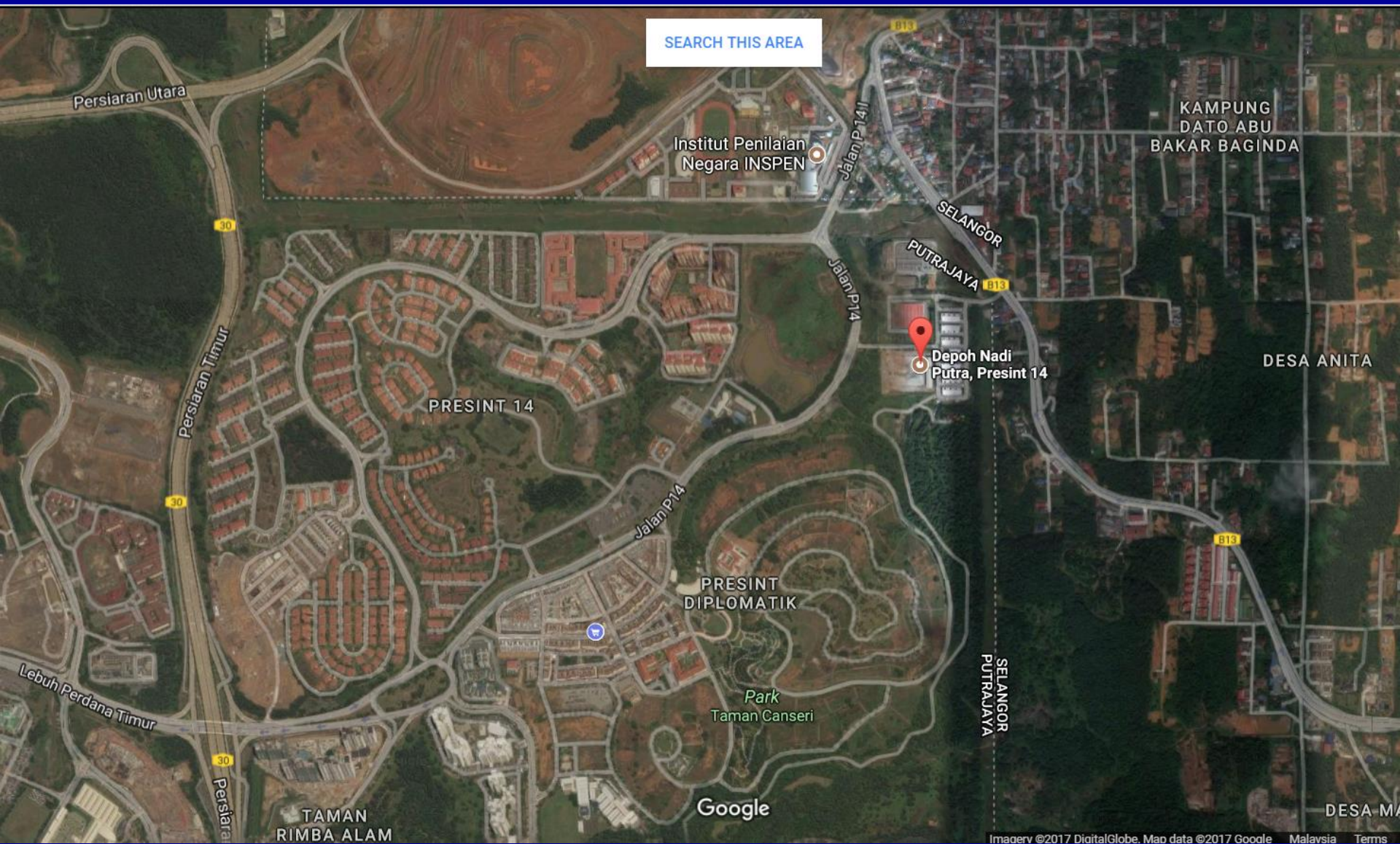
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Case Study: Infrastructures as a selling point

7/11/17 – Veritas @ KL CC

1. Ho Chin Soon Research

2. Case Study:

a) Maxim Majestic
(Taman Connaught) MRT 1 & 3

b) Liberty Arc
(Ampang) SUKE & DUKE 3

c) Dwiputra
(Putrajaya) MRT 2 & HSR

● 3. Conclusion

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