

ISSUE 192

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P R O P E R T I E S

CORPORATE  
REAL ESTATE HIGHLIGHTS

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# Sunsuria buys Selangor land for RM74m

Property developer Sunsuria Bhd is buying a 60.81-acre piece of land in Ijok, Selangor for RM74.17 million, as part of its plan to accumulate strategic industrial land for property investment and/or development purposes.

In a bourse filing on Friday (April 22), Sunsuria said its wholly-owned subsidiary Sunsuria Residence Sdn Bhd has entered into a sale and purchase agreement with Superjet Revenue Sdn Bhd for the proposed land acquisition.

Superjet Revenue owns the 99-year leasehold land, whose tenure will expire on Jan 13, 2101. The land is currently agricultural land but zoned for industrial use. [READ MORE](#)



# TWL to buy Seri Kembangan land to develop RM84m GDV residential project

TWL Holdings Bhd, formerly Tiger Synergy Bhd, is buying a 8,479 sq m piece of land in Seri Kembangan, Selangor for RM13.9 million, with a view to develop the land into a residential project with a gross development value (GDV) of RM84.26 million.

TWL said the proposed acquisition is in line with the group's business strategy of focusing on the construction and property development segments. As at April 22, TWL is involved in eight ongoing property projects with an estimated total GDV of RM1.81 billion.

In a bourse filing on Monday (April 25), TWL said its wholly-owned subsidiary TWL Land Sdn Bhd has entered into a conditional sale and purchase agreement with Stellar Vantage Sdn Bhd for the proposed acquisition. [READ MORE](#)



**TWL**  
Holdings Berhad



STELLAR VANTAGE

# Kawan Food buys land in Selangor to build second manufacturing facility

Convenience food manufacturer Kawan Food Bhd is buying five parcels of land measuring 7.08 acres in Shah Alam, Selangor for a total of RM50.46 million, as part of its expansion plans.

Kawan Food said it intends to build a second manufacturing facility for its operations on the proposed site. It plans to expand its cold room facility to include a warehouse and cold chain distribution for in-house and external products, equipped with new technology such as robotic automated warehouse to cater for frozen, chilled and ambient food products.

"This would enable Kawan Food to explore new ideas and growing product diversity for new markets. Also, with the strategic location in Shah Alam, there is potential reduction in logistic cost for deliveries in local market," it said in a bourse filing. [READ MORE](#)



# YTL Green Data Center Park in Johor launched

YTL Power International Bhd's subsidiary, YTL Data Center Holdings Pte Ltd (YTL DC), announced that work has started on the first 72-megawatt (MW) of its 500MW data centre campus in Johor, the first data centre park in Malaysia to be powered by renewable solar energy.

YTL Power managing director Datuk Yeoh Seok Hong said the first 72MW data centre is expected to be in service by the first quarter of 2024.

Located 30 kilometres from Singapore in the Iskandar region, Johor, the YTL Green Data Center Park will offer diversity in power and connectivity on a large industrial site, of which 111.1 hectares will be dedicated towards data centre development. This provides excellent opportunities for customers seeking green data centres to meet their needs. [READ MORE](#)



# Vacancy rates for malls, office spaces increasing – Naptic report

Occupancy rates for purpose-built office and retail spaces are dropping even though the supply has increased in 2021, according to the National Property Information Centre (Naptic) report for 2021.

For office and retail spaces, a five-year occupancy rate trend showed a marked decline, reported Malay Mail on Apr 25. The take-up rate in the former segment dropped to 78.3% in 2021 from 83.3% in 2017.

Meanwhile, vacancies in malls have more or less stagnated within the same five-year period, but the additions of new and often bigger complexes have dragged the occupancy rate down from 81.3% in 2017 to 76.3% last year. [READ MORE](#)



# Sime Darby Property's Nadira and Ilham Residence 2 projects in Selangor receives positive response

Sime Darby Property Bhd said that its 'Nadira' and 'Ilham Residence 2' projects received exceptional take-up rates during recent official bookings. Phase 1 of Nadira in Bandar Bukit Raja, Klang, saw a 90 per cent take-up of the 123 freehold double-storey link homes released with a total gross development value (GDV) of RM105.2 million.

For Ilham Residence 2, 86 per cent of the 277 freehold double-storey units priced from RM771,888 have been sold.

The Ilham Residence 2 is the company's latest product in the stratified linked home series in the City of Elmina in Shah Alam, with a GDV of RM190.5 million. [READ MORE](#)



# MCL Land's Quinn garners take-up rate of more than 80%

Surrounded by the lush terrain of Wangsa Maju, MCL Land's residential and transit-oriented development (TOD) Quinn has gained astounding response, with more than 80% of its units sold since its launch in late 2020.

The developer is banking on Quinn's strategic location in established Wangsa Maju, along with its forward design, to appeal to its audience of city dwellers.

According to MCL Land's Senior Manager of Sales and Marketing Alan Cheong, the name "Quinn" is derived from the word "quintessential", representing the utmost standards that the developer wants to offer with this development. [READ MORE](#)

