

ISSUE 196

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REAL ESTATE HIGHLIGHTS

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Tropicana plans to launch nine projects worth RM2.9bil

Property developer Tropicana Corporation Bhd (Tropicana) is planning to launch nine projects worth RM2.9bil to unlock its prime landbank and accelerate growth.

The group believed that there is demand for properties in prime locations in Tropicana's established, matured, and developing townships, with attractive pricing and innovative ownership packages and offerings.

Therefore, Tropicana will continue to focus on being market-driven in its product offerings whilst continuing to unlock the value of its land bank, at locations across the Klang Valley, Genting Highlands, Northern and Southern Regions, said its managing director Dion Tan.

"To add more push factor, we also unveiled the Tropicana Power Up Campaign from 1 March 2022 to 30 June 2022 which offers down payment assistance, free stamp duties for loan agreements and memorandums of transfers, double referral rewards, and bonuses on sale and purchase agreement signings." [READ MORE](#)



TA Global receives construction approval for Sri Damansara Sentral MRT link bridge

TA Global Bhd has received the construction approval for the Sri Damansara Sentral MRT link bridge, marking tremendous progress in strengthening the accessibility of Damansara Avenue, the developer's 48-acre master plan in Bandar Sri Damansara.

Upon completion, the 320m elevated pedestrian link bridge will be an integral part of Damansara Avenue's mobility architecture. It is poised to connect the development directly to the Sri Damansara Sentral MRT Station, bringing Damansara Avenue and Bandar Sri Damansara all within walking distance of transit.

In a statement on Monday (May 30), TA Global chief executive officer Tiah Joo Kim said: "2022 has been full of massive milestones for Damansara Avenue. We recently completed the second residential project called Ativo Suites and about 98% have been sold to date. The new Sri Damansara MRT link bridge will connect directly to the next phases of the Damansara Avenue master plan, including the 15-acre mixed-use Ativo Annexe project, which has a gross development value of RM3 billion. [READ MORE](#)



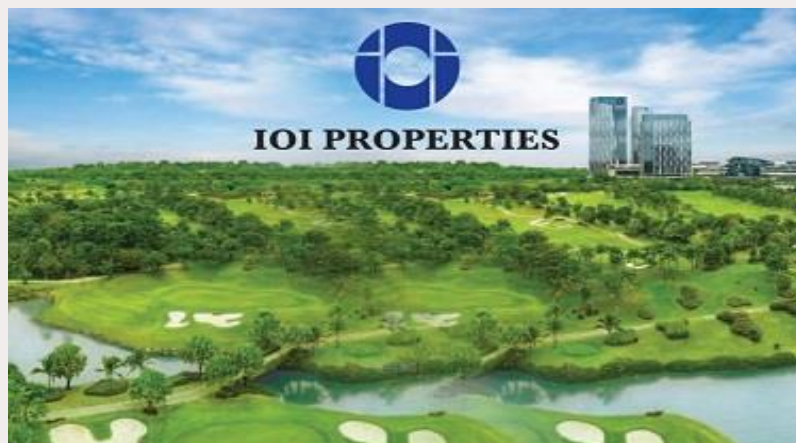
IOI Properties Group opens new interchange in Bandar Puteri Puchong

IOI Properties Group Bhd on Friday (May 27) officiated the opening of a new interchange in Bandar Puteri Puchong, Puchong.

The interchange is located at the intersection of Lebuhraya Puteri and Persiaran Puteri, which is in front of IOI Galleria @ Puchong. The length of the 2-phase project is 2.35km and involves a total investment of RM90 million, which was wholly-funded by IOI Properties to improve traffic flow and connectivity in Bandar Puteri Puchong.

The new interchange connects to the 1,000-acre Bandar Puteri Puchong township with approximately 30,000 households and business owners, four blocks of office towers at Puchong Financial Corporate Centre, IOI Rio smart mixed development and Four Points by Sheraton Puchong.

“It is one of our community projects to improve and upgrade the Bandar Puteri Puchong. With this new interchange, the local traffic flow is expected to have 90% improvement,” said IOI Properties Group CEO Datuk Voon Tin Yow. [READ MORE](#)



Matrix Concepts Launches 3rd Australian Project M333 St Kilda

Matrix Concepts today (May 29) launch its newest project in Australia called M333 St Kilda which is set to be a modern residential landmark in Melbourne. With a gross development value (GDV) of A\$75mil (RM230mil), the low-rise boutique apartment block is located in St Kilda, a trendy Tribeca-style bayside suburb popular for its beach and bohemian lifestyle vibes.

Located 6km south-east from Melbourne's Central Business District, the freehold M333 St Kilda is sited at the corner of St Kilda Road and Blanche Street and is a mere 15-minute to walk to the beach and conveniently, a tram stop is right at its doorstep.

"M333 St Kilda is our third project in Australia, following M Carnegie and M Greenvale that have been fully sold since they were launched in 2016 and 2019 respectively. Due to the good response of our previous projects, we are confident that there will be demand for M333 St Kilda," said Matrix Concepts chairman Datuk Mohamad Haslah Mohamad Amin at the exclusive unveiling of M333 St Kilda. [READ MORE](#)



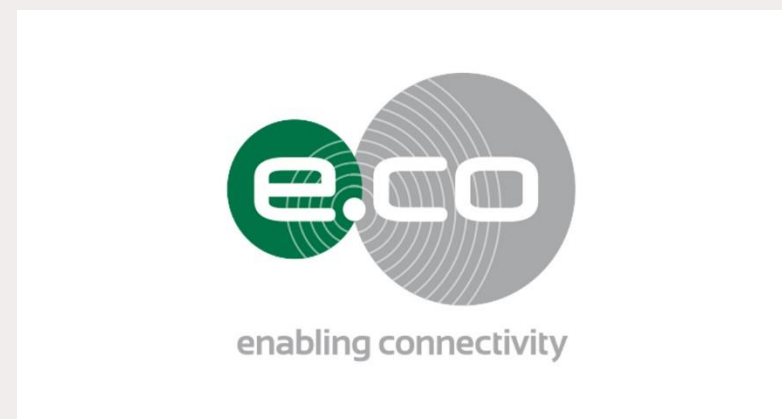
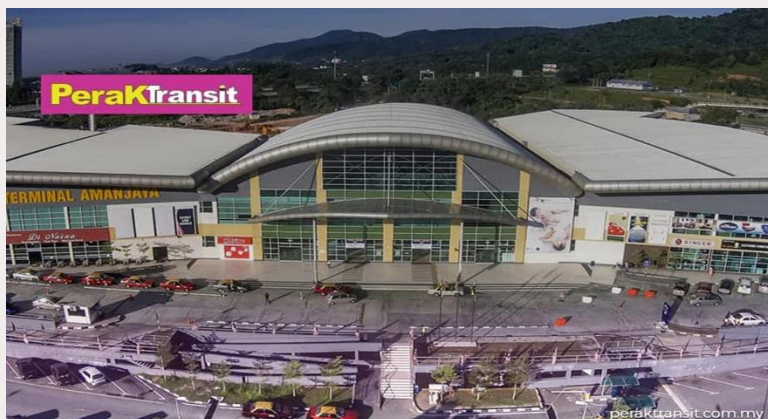
Perak Transit appoints edotco Malaysia to provide in-building, telco solutions

Ipoh-based transport terminal and bus operator Perak Transit Bhd has appointed edotco Malaysia Sdn Bhd to provide services related to in-building and telecommunications solutions and structures in designated buildings or lands owned by Perak Transit's units.

In a bourse filing on Wednesday (June 1), Perak Transit announced that the company entered into a strategic alliance agreement with edotco Malaysia to appoint the latter to provide the services to build, erect, install, construct, maintain and operate the relevant in-building solutions.

This is also in addition to any other telecommunication solutions and structures in designated buildings or designated land owned and managed by Perak Transit's subsidiaries in accordance with the terms and conditions of the agreement.

Pursuant to the agreement, Perak Transit said edotco Malaysia shall pay rental for the usage of the relevant locations required or requested by edotco Malaysia for the installation and erection of the relevant assets and to enter into a tenancy agreement for each of the relevant locations. [READ MORE](#)



Sunway XFarms to launch KL's largest indoor farm in 3Q22

Sunway XFarms is eyeing the launch of Kuala Lumpur City Centre's largest indoor vertical farm in the third quarter of 2022 (3Q22).

Set up in September 2020 with funding and talent by Sunway Property and Sunway Education Group, Sunway XFarms has nourished more than 1,800 families with over 15,000 kg of leafy vegetables grown and harvested right from the urban farm in Sunway's flagship smart sustainable city Sunway City Kuala Lumpur since its inception.

The new farm, which will occupy three floors spanning 37,000 sq ft of Sunway Tower in Jalan Ampang, Kuala Lumpur, is expected to produce at least 13,000 kg of fresh and pesticide-free vegetables per month.

"With Sunway XFarms launched in Sunway Tower, we hope to accelerate our commitment towards scaling sustainable food production which is close to consumers. Sunway XFarms will be able to contribute towards Malaysia's food security, one seed at a time," said Sunway XFarms chief operating officer Eleanor Choong in a press statement on Tuesday. [READ MORE](#)



S P Setia to launch million-ringgit homes in Setia Eco Templer

The Covid-19 outbreak has disrupted many business plans, including the launch of Rimbaran @ Gaia Gardens at Setia Eco Templer.

Rimbaran is one of the four components of the 41-acre Gaia Gardens within the Setia Eco Templer township in Rawang, Selangor. It is the first of the four components to be launched and comprises 74 Balinese-inspired semidees and link villas.

The 28 semidees each have a built-up of 2,700 sq ft (land area: 32ft by 80ft) and start at RM1.59 million. The 46 link villas with built-ups ranging from 2,100 to 2,800 sq ft are priced from RM1.1 million.

“Rimbaran is our first launch [in Setia Eco Templer] after Amantara. Due to the pandemic, in the past few years, the team was focusing on clearing existing stock while continuing to observe the market changes,” says Setia Eco Templer general manager Dianne Chan. [READ MORE](#)



Sime Darby Property's East 57 in KL East achieves 100% take-up rate

Sime Darby Property Bhd has achieved 100% take-up for its East 57 units at a price range of RM1.8mil to RM2.8mil.

In a statement, the developer said it held a virtual launch for East 57 in KL East last weekend, and in less than a day, all 57 units of the freehold, three-storey superlink homes were fully snapped up by enthusiastic property buyers, continuing the trend of fast market absorption for the company.

Group managing director Datuk Azmir Merican said that East 57 attracted strong demands even before the launch, due to the limited supply of well-designed landed units in the KL East and Melawati area.

"East 57's success can be attributed to our strong market insights and clear understanding of customer demand. It's never easy to launch a product above the RM2 million price point, but success can be achieved when we get the fundamentals right – the right product offering, design, and price.

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