

## MAIN CONTENTS Malaysia International News

### MALAYSIA

#### ECONOMY

- Expectations are building up for Bank Negara to reduce the statutory reserve requirement (SRR) by between 50 and 100 basis points (bps) this year to release more liquidity into the banking system amidst the slowing economy. Economists and analysts concurred there was still room for further cuts in the SRR to boost liquidity in the banking system, which to an extent could ease pressure on NIMs that would impact banks' earnings. | *The Star Property*, 25 July 2016, [LINK](#) |

#### CONSTRUCTION, HOUSING AND POLICY

- Sabah's housing laws are being overhauled to ensure home owners need not wait a long time to get their strata titles. State Local Government and Housing Minister Datuk Seri Hajiji Noor said the state Attorney-General was drawing up the proposed amendments to the Housing Enactment. Currently, if an apartment project consists of three phases, the unit owners will have to wait until all phases are completed before the strata titles can start to be processed. Under the amendments, the processing of the strata titles can begin as soon as the occupancy certificate for the individual units is issued. | *The Star Property*, 29 July 2016, [LINK](#) |
- The Malaysian residential property sector is expected to remain flat going into 2017, weighed down by uncertainties in the global economies. The Chairman of Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector Malaysia (PEPS), Elvin Fernandez expecting a local residential market to be flattish for a while, extending into next year. The property market is correlated to the economy. Elvin concurred that there has been an increase in demand for affordable homes. | *The Star Property*, 29 July 2016, [LINK](#) |
- Selangor, Kuala Lumpur and Putrajaya can expect fewer water disruption problems by 2019 with the implementation of the Old Water Pipes Replacement Programme. The programme, launched by Selangor Menteri Besar Datuk Seri Mohamed Azmin Ali, will be carried out in stages, beginning in 12 out of 84 hotspot areas identified as facing frequent water disruptions. This programme is an important step in reducing non-revenue water, an issue that must be addressed in a holistic way. He said the state government also wanted to promote water conservation through a green campaign. | *The Star Property*, 29 July 2016, [LINK](#) |

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Former Deputy Governor  
BNM

**Sir Edward Lister**  
Former Deputy Mayor  
(under former Mayor of London,  
Boris Johnson)

**Lunch address speech by**  
Finance Minister II,  
YB Datuk Ng Johal Abdul  
Ghani

**Esther Lim**  
Head of Strategic Ratings  
BIM Rating Bhd

**Matthew Holloway**  
Practising Architect  
TKL Lifestyle Quarter  
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#### STOCK MARKET INDICES



Source: Yahoo finance  
[www.yahoofinance.com](http://www.yahoofinance.com)  
Date: 5 August 2016  
Time: 3.30pm

## PROPERTY MARKET ACTIVITIES

- Pasir Gudang will soon see a facelift as developer Mah Sing Group brings its largest township development to Johor on a 531.3 ha land in the eastern zone of Iskandar Malaysia. The group's latest integrated mixed development with an estimated GDV of RM5bil, is focused in Kong Kong, Pasir Gudang, which falls under Flagship Zone D of Iskandar. The project is made up of five phases. The first phase, of which construction has already begun, is expected to be completed in the first quarter of 2018. |*The Star Property*, 29 July 2016, [LINK](#) |
- Putra Perdana Development (PPD), a green property developer in Putrajaya had completed the handover of units to home owners of its Danau Mutiara development project. Danau Mutiara, a lakeside home, is built over 12.03 acres of land in Putrajaya, Precinct 16. The development comprises 81 units of residences in total with four types of units available. The total gross development value (GDV) for Danau Mutiara is approximately RM213 million. To date, 70% of the units have been sold. |*The Edge Property*, 1 August 2016, [LINK](#) |
- Mah Sing Group's Cerrado Residential Suites Tower A saw all 404 units taken up during its launch at Southville City's Sales Gallery. Cerrado is part of Mah Sing's Southville City, a 428-acre freehold township comprising a total of seven phases with a GDV of RM11.1 bil. Cerrado consists of four towers with 404 units of serviced apartments per tower. The units come in two layout options, 656 sq. ft. with two bedrooms and 825 sq. ft. with three bedrooms. Prices start from RM357,000 and the units are slated for completion in 2020. Cerrado also offers 48 retail shoplots and 10 units of poolside cabanas. Both are priced from RM1.1 mil where the former offers an average built-up of 1,400 sq. ft. while the average built-up for the latter is 1,800 sq. ft. |*The Edge Property*, 1 August 2016, [LINK](#) |

## INTERNATIONAL

- **UK:** Buyers in the UK seemed largely unperturbed in the run up to the European Union referendum in June with sales to first time buyers increasing. According to the latest monthly report from the National Association of Estate Agents (NAEA) demand for housing increased as well while supply of available properties and the number of sales going through were stable. However, immediately following the result to leave the EU, agents witnessed uncertainty from sellers, and supply fell momentarily. |*The Property Wire*, 28 July 2016, [LINK](#) |

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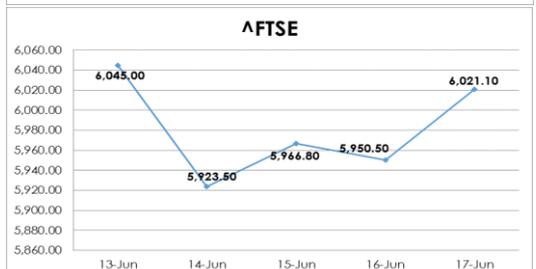
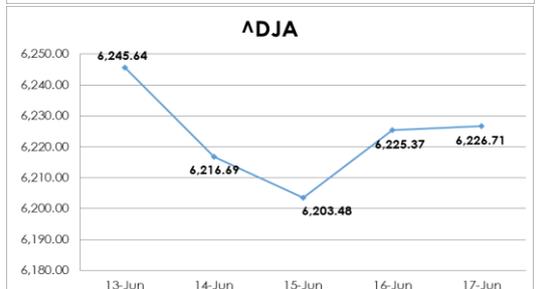
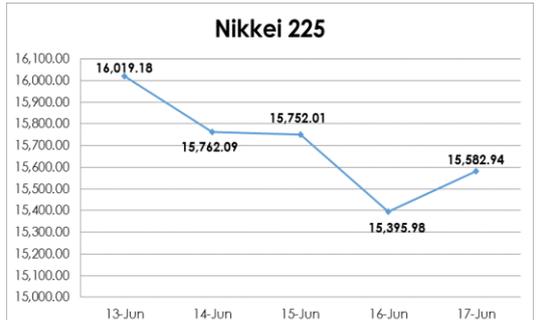
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BNM
- Sir Edward Lister  
Former Deputy Mayor  
(under former Mayor of London  
Boris Johnson)
- Finance Minister II  
YB Dato Sri Johari Abdul  
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