

**MAKING GREATER KL SUSTAINABLE
PROPERTY PRICES, DEMOGRAPHICS & INFRASTRUCTURE**

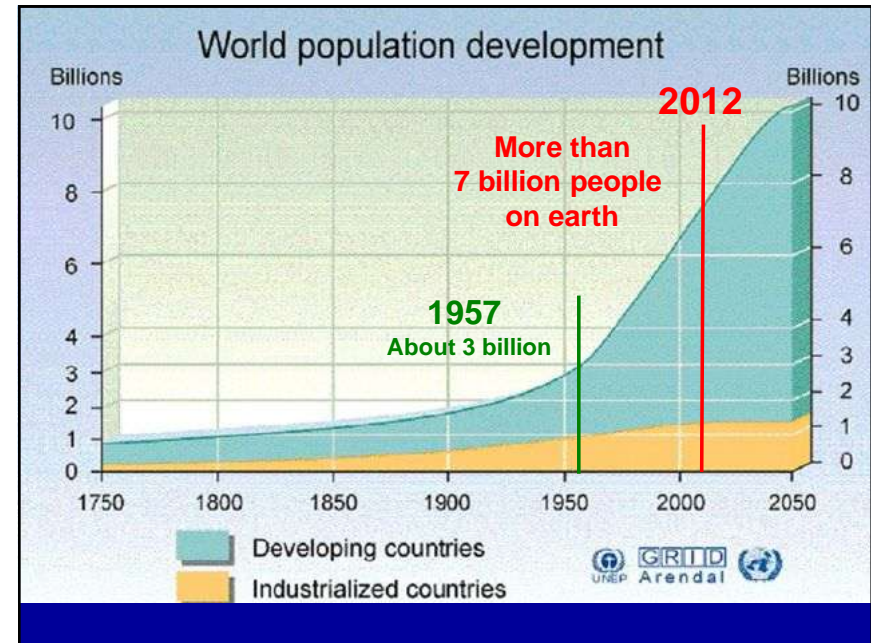


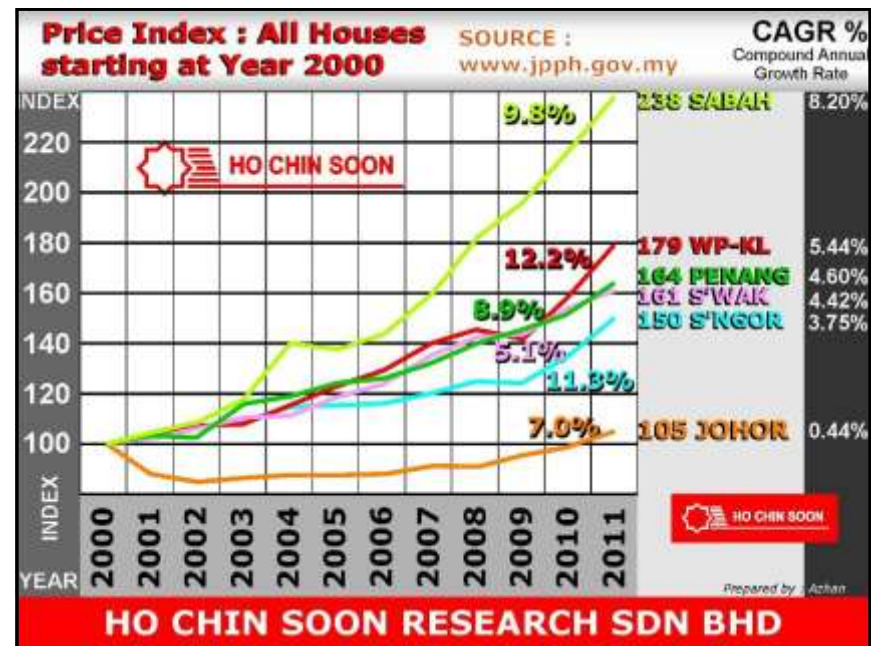
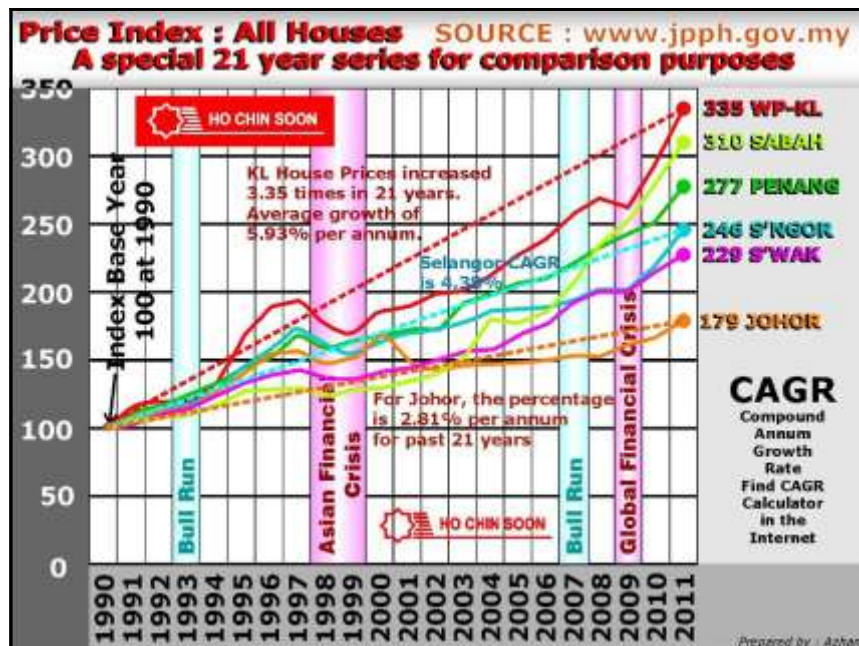
**MAKING GREATER KL SUSTAINABLE
PROPERTY PRICES, DEMOGRAPHICS & INFRASTRUCTURE**

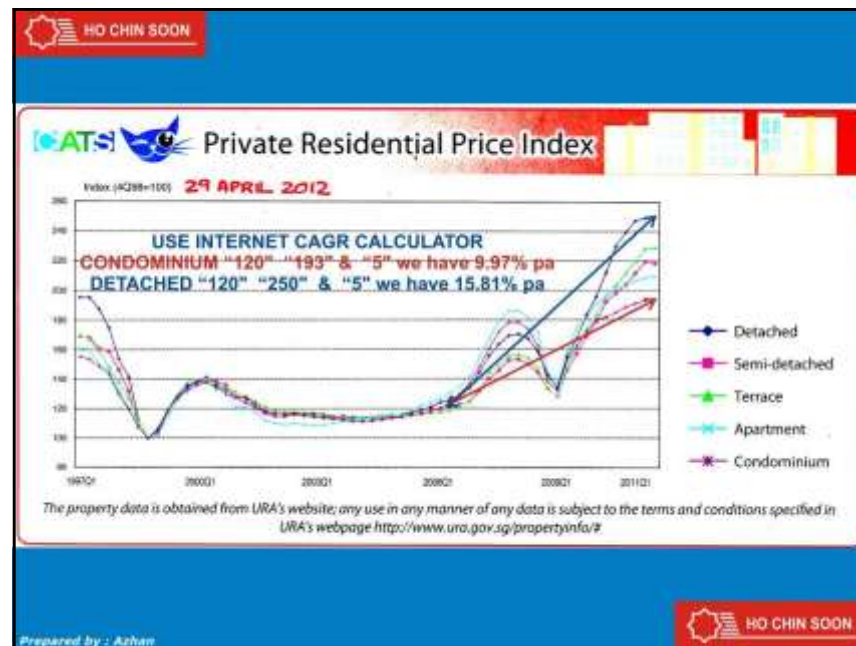
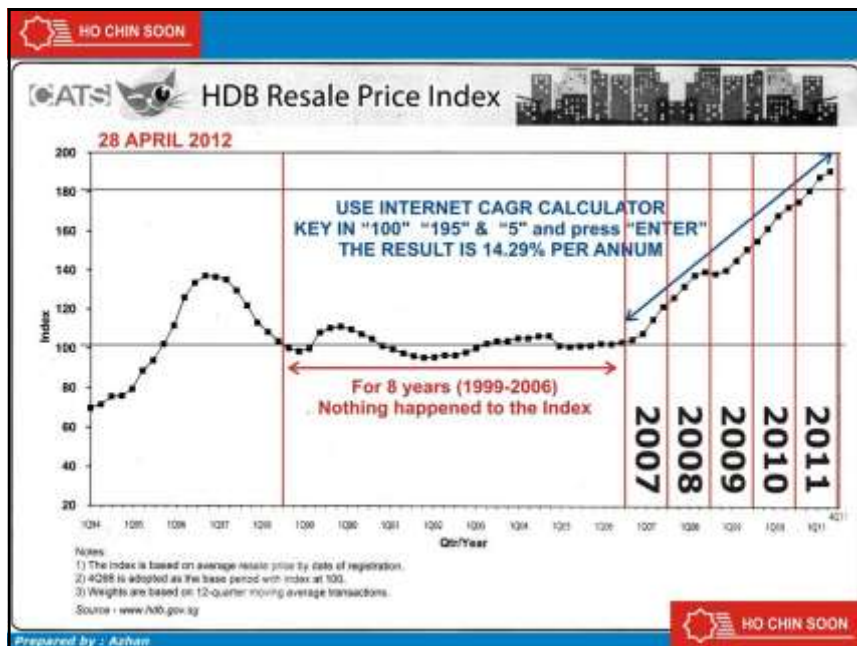
1. Sustainable Development: High Density to Save Forests
2. House Price Index
3. Demographics
4. Greater KL: High Speed Rail from KL to Singapore
5. Greater KL: MRT System (Circle & Putrajaya Lines)
6. Greater KL: Warisan Merdeka (Najib Tower)
7. Conclusions

Our Common Future, produced by the World Commission on Environment and Development. The Commission's Chair, Gro Harlem Brundtland, wrote in the foreword: "the 'environment' is where we all live; and 'development' is what we all do in attempting to improve our lot within that abode. The two are inseparable."

Definition: Sustainable development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.









Received: 18 February 2016
Accepted: 29 March 2016
Published: 2 April 2016

But if you think he is going to shift his policy on a whim—without the requisite thought and time I've thought about the 12-frame film and his former friend, George Eastman—www.nytimes.com

The women that were the daughters-in-law, even just one woman, were the backbone of thought, their feeling it would be very difficult for them to make the

It is also recommended that, whenever possible, the following information be included in the report:

"The goal is that of that one show," he says, meaning that volume has finally physical presence in 30 minutes or less. You better make it as good as you can, because he's going to be right there. That's the goal, and it's there that we go.

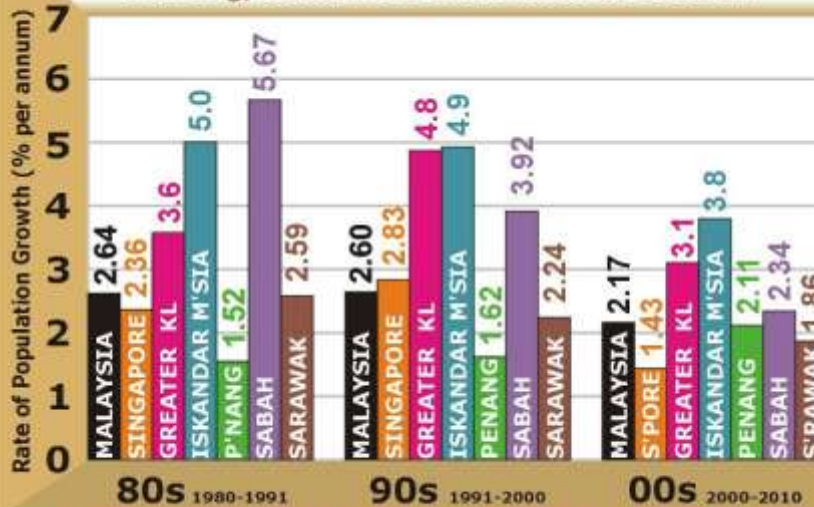
The other two groups of the lowest group of responses, which were the most common, were:

Immunized by region



In the music world, he is known by his first name.

For more than 20 years, the *Journal of Interpersonal Violence* has been the leading journal in the field of violence against women. It is the only journal in the field that is peer-reviewed and published by a woman-owned and operated publisher. The *Journal* is the only journal in the field that is published by a woman-owned and operated publisher. The *Journal* is the only journal in the field that is published by a woman-owned and operated publisher.



HO CHIN SOON RESEARCH SDN BHD



Google for “Mega Regions” Examples:

- a. Hong Kong-Shenzhen-Guangzhou, China 120 million people
- b. Nagoya-Osaka-Kyoto-Kobe, Japan 60 million people by 2015
- c. Rio de Janeiro-Sao Paulo, Brazil 43 million people

How about Greater KL – Seremban - Ayer Keroh - Batu Pahat - Muar – Iskandar Malaysia – Singapore as a Mega Region?



Kong: We're serious on express rail link to S'pore

15 MAY 2012

MATTER OF TIME: Transport ministry in talks with stakeholders of the project

PRESENA NAMBIAR
KUALA LUMPUR
presen@thepostmy

MALAYSIA is serious about the high-speed rail project between Singapore and Kuala Lumpur, says the transport minister.

"It's just a matter of time before the high-speed rail system between Kuala Lumpur and Singapore is implemented. We are serious but then a definite decision has not been taken," Datuk Seri Kong Cho Ha told reporters after officiating at the 2nd annual Modern Railways forum here yesterday.

He said the ministry is still in talks with the Singapore Government and various stakeholders of the project.

Kong also said the government is yet to look at any proposals as it is still laying the groundwork for it.

"There is a lot of work involved before the actual project can come



Transport Minister Datuk Seri Kong Cho Ha (right) greets a participant at the Modern Railways forum yesterday. Pic by Nurul Shafina Jemena

about. The alignment, land acquisition issues, and where the high-

all these are issues that have to be considered," Kong explained.

On the matter of the national aviation council recently announced by the Prime Minister, Kong said the Ministry has forwarded a framework for it to Datuk Seri Najib Razak.

He reiterated that the council would be an independent site to arbitrate any differences between the players in the aviation industry.

On whether there was a need for such a council, Kong said it is not unique to Malaysia and that other countries have it to.

The Ministry of Transport has always played the role of arbitrator in previous scuffles involving aviation players.

AirAsia Bhd group chief executive officer Tan Sri Tony Fernandes, however, had late last year accused the ministry of not giving the airline a fair hearing in the case of the increase in Passenger Service Charges for international travellers.





SHORT CUT ANALYSIS USING GOOGLE MAPS

The best way to analyse and visualise Taiwan and Peninsular Malaysia is to use Google Maps using the SAME SCALE images (as shown on the left) and this is achieved very quickly by Screen

Capture. Every keyboard has a "Print Screen" button.]

I then rotate Taiwan and bring it close to Peninsular Malaysia and then highlight Taipei to Surabaya and highlight KL and JO using simple RSD DOTs. Then I go check out the train schedules for the trains and below me the train, but an line and if the schedule says it will reach at 8.32pm then it will

TAIPEI to SURABAYA takes 2 HRS with 5 Stops & 1 HR 34 minutes with 2 stops

If we use the existing Taiwanese trains and tracks in Malaysia then I estimate we will have a time of 1 hour 45 minutes with stops in Seremban, Ayer Karoh, Muar and Batu Pahat. An Express (Fast) Train without any stops should make the KL-JO trip say 1 hour 20 minutes. And that is using Taiwanese trains. What if we use Chinese trains currently running in Shanghai. Possible that a direct non stop journey would be 1 hour 10 minutes only.] No way will I ever fly to Singapore!



118

TAIPEI TO SURABAYA



A HIGH SPEED RAIL TO SINGAPORE



TAIWANESE TRAINS ARE CLEAN, SPACIOUS AND RUN ON THE DOT!

I recently made a trip to Taiwan with a property developer who was exploring the Taiwanese market since one of the shareholders has extensive businesses in Taiwan. The view of the Railway Station in Taipei from my hotel room and the orange colour HDR train as above.

119

Undersea tunnel mulled

Link among options to improve Malaysia-Singapore connectivity

6 JAN 2012

PUTRAJAYA: Malaysia and Singapore are looking at the possibility of constructing an undersea tunnel to connect the two countries.

Datuk Seri Najib Tun Razak, who met his Singapore counterpart Lee Hsien Loong at their retreat here, said the two governments had commissioned a study on a viable option to improve connectivity.

The Prime Minister told a joint press conference: "We have also agreed to expand the study to include the possibility of an under-ground road connection between the two countries."

The two leaders came out from their meeting yesterday smiling for the cameras with ties between the two countries long hindered by the issue of KTM Bhd land in Singapore, now at a satisfactory level for new areas of cooperation.

Lee said Singapore was also interested in buying electricity from Malaysia if the terms are right.

"Singapore is in the process of working out a framework to manage the import of electricity. Once it is ready, we welcome Malaysian companies to bid to supply electricity to Singapore. We hope some will succeed," he added.

Najib said the sale of electricity would be a private sector initiative.

"I believe the private sector of both sides will be in a position to



Towards better times: Najib and Lee sharing a light moment during a press conference at Perdana Putra in Putrajaya yesterday.

determine the right price level when the time comes. I don't see major difficulties," he added.

The underground connection suggested is apart from the Malaysian proposed ferry service between Tuas and Putei Harbour and comes under other means of transportation that the two countries are considering.

Najib said these modes of connectivity are in addition to the five new cross-border bus services launched in September 2010 and the Rapid Transit System link between

Singapore and Johor Bahru, scheduled for operation by 2018.

Lee also proposed that the two countries explore industrial cooperation in Iskandar Malaysia during the meeting, and the two leaders agreed that a new working group be formed under the Joint Ministerial Committee to promote mutually beneficial "twinning of economic activities."

Lee said Singapore was a manufacturing country facing constraints of space and manpower, both of

which Malaysia has, including in Iskandar.

He said Iskandar could provide industrial facilities and infrastructure that would allow Singapore companies and other investors to operate partly in the republic and Iskandar.

"The benefits are not just industrial (growth) but also spillover in terms of logistics, employment, residents, schools and services."

"Najib said this makes a lot of sense and this is something we want to work together," Lee added.

Lee also called on the private sector to participate and invest in Iskandar as bilateral relations were good.

Other areas of collaboration discussed included cooperation in aviation and airport services between Senai International Airport and Changi International Airport.

The leaders encouraged the respective airport corporations to explore commercially viable cooperation for synergy between the two airports, spilling over to business enterprises in Malaysia and Singapore.

Both leaders also welcomed Singapore-based private academic institutions to explore investment opportunities in education, including setting up campuses in Iskandar and Pahang.

GREATER KL CIRCLE & PUTRAJAYA MRT FAST TRAIN TO SINGAPORE

CONCLUDING THE GREATER KL MRT STORY:
THE CONFIRMED BLUE LINE and SPECULATIVE
MRT LINES 2 (CIRCLE) & MRT LINE 3 (PUTRAJAYA)

HIGH SPEED RAIL TO JOHOR BAHRU AND
WHERE TO PLUG INTO SINGAPORE

LATEST HOUSE PRICE INDEX
ASKING PRICES: LANDED & HIGH RISE

HO CHIN SOON



HO CHIN SOON



CONTRIBUTORS:
1. Mr. Fredrick Wong
2. Mr. Chris Tan and
3. Ms. Melissa Law



INDEX FOR ZOOM-INS

INDEX FOR ZOOM-IN SO THAT YOU CAN SEE FOR YOURSELF CLEARLY!



548

As at April 2011 Looking South

HO CHIN SOON

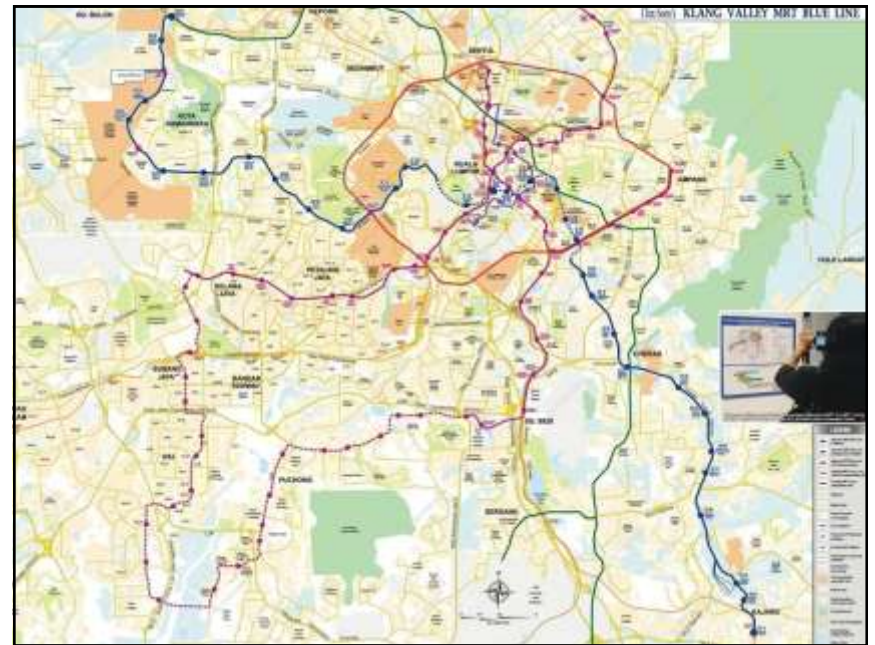
ZOOM-IN #1



ZOOM-IN MAP #1

147







IJM, Ahmad Zaki get RM1.74b MRT viaduct contracts

January 27, 2012

KUALA LUMPUR, Jan 27 — MRT Corporation has awarded viaduct construction contracts valued at RM1.738 billion for the Sungai Buloh-Kajang (SBK) Mass Rapid Transit line to experienced builders IJM Construction Sdn Bhd and Ahmad Zaki Sdn Bhd, the project owner said today.

Both companies are units of the public-listed IJM Corporation Bhd and Ahmad Zaki Resources Bhd respectively.

MRT Corp has also renamed the network as My Rapid Transit (MRT) from the former name Klang Valley Mass Rapid Transit (KVMRT).



Artist's impression of an MRT station. — File pic

and other Associated Works from Plaza Phoenix to Bandar Tun Hussein Onn Station with a contract value of RM784 million," MRT Corp said in a statement.

"IJM Construction Sdn Bhd will be appointed the main contractor for Package V5: Construction and Completion of Viaduct Guideway and other Associated Works from Makai Portal to Plaza Phoenix Station worth RM974 million.

"Ahmad Zaki Sdn Bhd will be appointed the main contractor for Package V6: Construction and Completion of Viaduct Guideway

MMC-Gamuda JV clinches MRT underground package

By CHOONG EN HAN
han@thestar.com.my

21 MARCH
2012

PETALING JAYA: The joint venture between MMC Corp Bhd and Gamuda Bhd, MMC-Gamuda Joint Venture Sdn Bhd, has clinched the underground package of the My Rapid Transit (MRT) Sungai Buloh-Kajang line worth RM8.2bil, the biggest portion of the RM30bil MRT project.

Project supervisor Mass Rapid Transit Corp Sdn Bhd (MRT Corp) said in a statement that the consortium offered the most competitive price to design and build the 9.5km MRT underground tunnel and seven underground stations.

It said the decision was made at a One Stop Procurement Committee meeting chaired by the Prime Minister Datuk Seri Najib Tun Razak at Parliament on Monday.

"The consortium was selected based on its

strengths in design, construction plant and tunnelling equipment, tunnelling and station construction methodology especially in the challenging karstic limestone formation, and for the construction plan and resources it committed," it said.

MMC-Gamuda Joint Venture was one of five companies or joint ventures which pre-qualified to tender the underground package of the MRT project.

The other tenderers were Hyundai-Gadang-Chengal Jaya Joint Venture, Taisei Corp, Sinohydro Group Ltd and the China Railway Group Ltd.

All five participated when tenders opened on Oct 27, 2011, and were subject to three evaluation stages, namely compulsory document evaluation, technical evaluation and commercial evaluation.

According to MRT Corp, three out of the five

➔ **TURN TO PAGE 6**

MMC Gamuda seals RM360m deal for MRT project

24 APRIL 2012

by Esther Lee
estherlee@the-star.com.my

KUALA LUMPUR: MMC-Gamuda KVMRT (T) Sdn Bhd, a joint venture between MMC Corp Bhd and Gamuda Bhd, sealed a RM360 million sales and purchase agreement for six tunnel boring machines (TBMs).

The six custom-designed TBMs will be used to tunnel through karstic limestone forming half of the proposed 9.5km mass rapid transit (MRT) stretch from Semantan North Portal to Maluri South Portal.

MMC-Gamuda will finance the TBM acquisition with the advance payment that the government has provided, said Gamuda managing director Datuk Lin Yun Ling, adding that the government's advance payment for the underground works contractor accounts for about 5% of the total project cost, which is about RM400 million. "We will be getting the RM400 million from the government," he said.

On the project timeline, Lin said the project is on track and is set to be completed by the middle of 2017 as proposed. He added that MMC-Gamuda has already commenced advance activities on the project, such as utilities relocation and traffic diversion.

Excavation works and diaphragm walls for the station are set to be in place for tunnelling works when the TBMs arrive next year.

"It will take around a year to fabricate the machines. We will start the tunnelling works in 2013 and they are expected to be completed in 1½ years," said Lin.

Dr Martin Herzenknecht, chairman of Herzenknecht AG, said awarding the MRT project to private companies was a good move by the government as it would promote cost efficiency through timely delivery of the project. Herzenknecht, incorporated in Germany, is an industry leader in tunnel construction, specialising in tunnelling equipment.



Lin (left) exchanging documents with Herzenknecht.

CSR Zhuzhou faces 5 rivals for RM1.8b MRT job

SUPPLYING ELECTRIC TRAINS: Tender offer expected to be extended to June 14 **15 MAY 2012**

SHAREN KAUR
KUALA LUMPUR
sharen@nanyang.com.my

CHINANSHI Zhuzhou Electric Locomotive Co Ltd will have to face competition from five contenders to win a RM1.85 billion job to supply electric trains for the Klang Valley – MY Rapid Transit (MRT) project.

CSR Zhuzhou is currently the sole party to have submitted a bid to supply 38 four-car electric train sets for the MRT.

MRT Co had shortlisted six groups for the job. They include Kawasaki Heavy Industries Ltd, a consortium comprising Bombardier (Malaysia) Sdn Bhd, Bombardier Selangor (Qingdao) Transportation Ltd and Scomi Rail Bhd, Changchun Railway Vehicles Co Ltd, Germany's Siemens AG and South Korea's Hyundai Rotem Co/CMC Engineering.

Tender offer closes this week but MRT Co is expected to extend it to June 14.

"The potential bidders have asked for extension. This is not just for the rolling stock, but for the systems work like signalling and power supply, and depot workshop equipment."

"We expect the remaining five groups to submit their bids over the next three weeks. It is very unlikely for companies like Scomi, Siemens, Kawasaki and Hyundai not to bid for the

rolling stock," said sources close to MRT Co.

A source said the criteria for selection will be transparent and no group will be favoured.

Scomi Rail, a leading provider of urban transit systems, is known for its success in launching Malaysia's first monorail system – the KL Monorail in 2003.

"The company is fine-tuning the details of its bid and expects to make a substantial win," said people close to the company.

Scomi Rail has an engineering, technology and innovation centre in Rawang, Selangor, which is MRT-ready.

CSR Zhuzhou, meanwhile, is building an assembly plant in Batu Caves, Pkang, for RM400 million.

The plant will supply 20 sets of six-car trains for a RM180 million job it won recently for the Ampang Line extension in Kuala Lumpur.

CSR Zhuzhou also has a RM1.89-billion contract from the Transport Ministry to supply 38 sets of six-car trains for national railway company Keretapi Tanah Melayu Bhd.

Meanwhile, Siemens Malaysia Bhd president and chief executive officer M. Prakash Chandran has said it will set up a local assembly plant for rolling stock if it were chosen as the system provider for the MRT project.

COUNCIL ON TALL BUILDINGS & URBAN HABITAT

