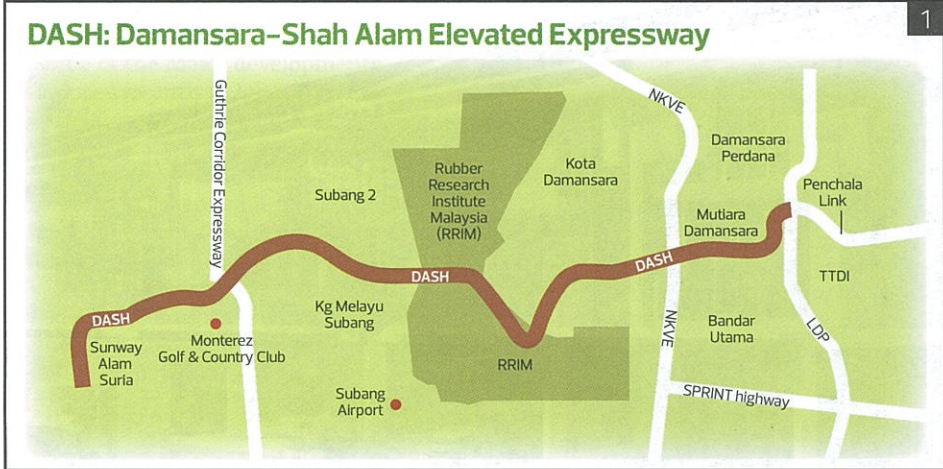
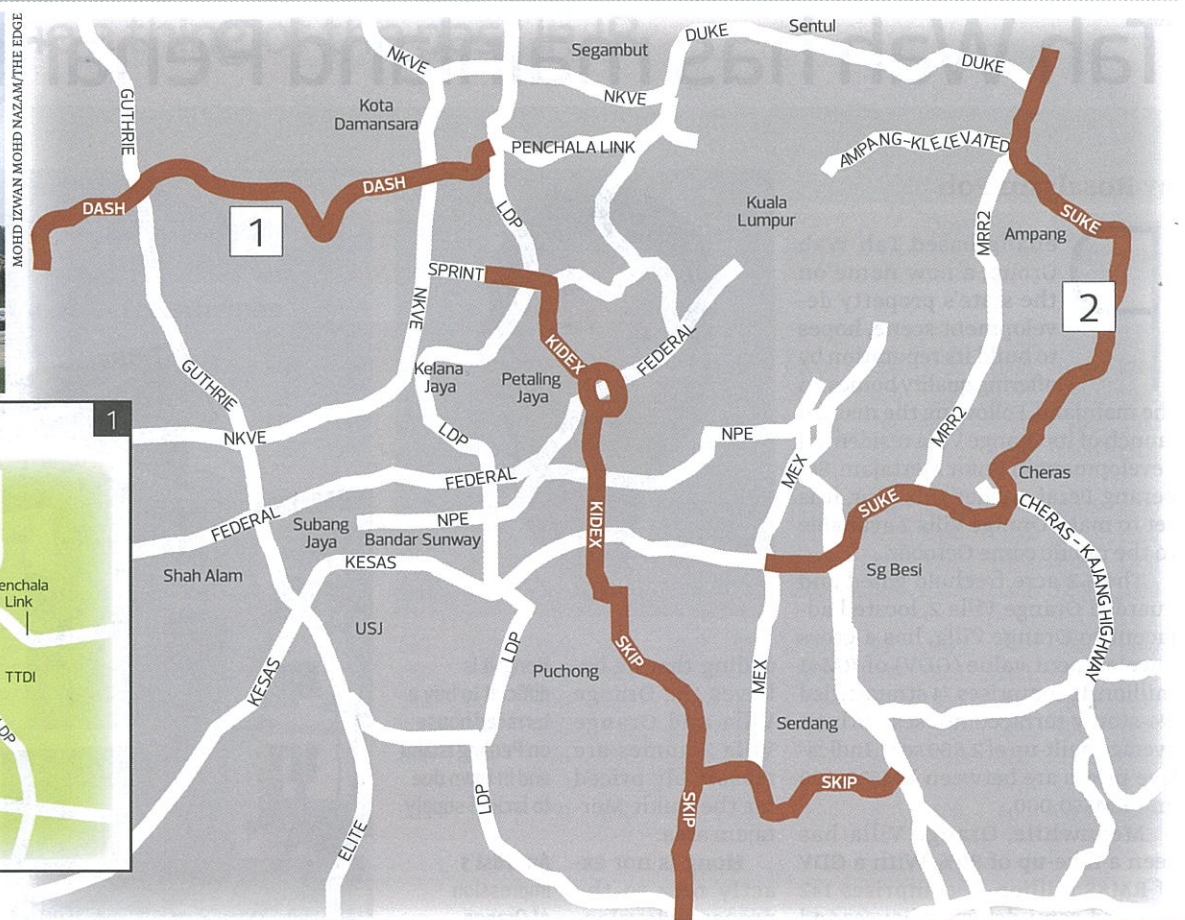


COVERSTORY



Sunway Alam Suria



Properties along alignments to benefit

FROM PAGE 1

Mutiara Damansara and Kota Damansara by crossing over the New Klang Valley Expressway (NKVE) and the Guthrie Corridor Expressway to the LDP and SPRINT Highway.

The highway will run through 12 proposed interchanges known as Puncak Perdana, Alam Suria, Denai Alam, Kampung Melayu Subang, Subang Galaksi, Subang 2, Subang Airport, Rubber Research Institute of Malaysia (RRIM), Surian, Kenanga, Kota Damansara and Mutiara Damansara (see map).

According to a CIMB research note published in May, its cost is estimated at RM1 billion to RM1.6 billion.

Zerin Properties' group CEO Prevedran Singhe says the proposed highways are expected to support developments along its alignment which covers U10 Shah Alam, Subang, Kota Damansara and Damansara.

His pick of beneficiaries, in terms of value, are homes along Jalan Batu Arang in Shah Alam and Shah Alam's Sunway Alam Suria, Alam Budiman, Denai Alam, Monterez Golf & Country Club, Subang Perdana, the RRIM land in Sungai Buloh and Sunway SPK Damansara in Kepong.

Ho identifies Puncak Perdana, Sunway Alam Suria, Cahaya SPK, Sunway Kayangan, Monterez, Bandar Nusa Rhu, Bandar Subang Impian and Subang 2 as the main beneficiaries of DASH.

Residential properties in some of these areas are on the uptrend.

According to Chan of JS Valuers, 2-storey terraced houses (1,431 sq ft) in Sunway Alam Suria could be valued at RM390,000 to RM420,000 compared with RM300,000 to RM420,000 a year ago.

In Denai Alam, 2-storey terraced houses with a built-up of 1,760 sq ft were transacted at RM590,000 to RM660,000 this year. Last year, these would have gone for RM550,000 to RM660,000. Two-storey terraced houses with a built-up of 1,400 sq ft went for RM400,000 to RM480,000 last year compared with RM340,000 to RM400,000 in 2010.

Subang Perdana saw 2-storey terraced houses with a built-up of 1,300 sq ft going for RM240,000 to RM310,000 last year, up from RM220,000 to RM260,000 in 2010. Shopoffices with land areas of 1,760 sq ft went for RM950,000 to RM1.3 million, up from RM750,000 to RM1.1 million the year before.

One-storey terraced houses in Puncak Perdana were priced from RM130 to RM200 psf in 2011 compared with RM130 to RM180 psf the year before.

In Alam Suria, 1,948 sq ft semi-detached houses were valued at RM390,000 to RM420,000, up from RM300,000 to RM420,000. Asking prices for semidees with a built-up of around 1,900 sq ft are from RM600,000



Prevedran: DASH will be a convenient alternative route to the Subang airport when completed



Ho: The new highways will unlock the potential of some older locations



Chan: I expect property prices to rise by at least 10% after the highways are completed

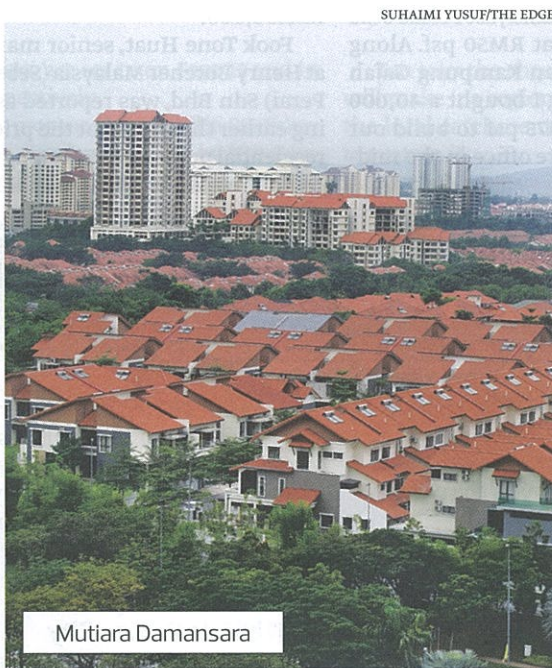
Values of properties in Denai Alam and Subang Perdana along DASH alignment

Denai Alam	2006	2007	2008	2009	2010	2011	2012 ('000)
PROPERTY TYPE (RM'000)							
2-storey terraced house -1,300 sq ft	-	260 - 280	260 - 300	300 - 330	300 - 330	410 - 450	-
2-storey terraced house -1,400 sq ft	270 - 290	270 - 290	300 - 320	320 - 340	340 - 400	400 - 480	-
2-storey terraced house -1,650 sq ft	-	-	330 - 370	350 - 430	410 - 480	510 - 570	-
2-storey terraced house -1,760 sq ft	-	350 - 380	360 - 420	410 - 460	440 - 540	550 - 660	590 - 660
2-storey terraced house -1,920 sq ft	-	-	-	460 - 540	570 - 590	630 - 720	710 - 740

Subang Perdana	2006	2007	2008	2009	2010	2011
PROPERTY TYPE (RM'000)						
2-storey terraced house -990 sq ft	110 - 170	130 - 190	130 - 190	140 - 190	160 - 220	190 - 220
2-storey terraced house -1,080 sq ft	140 - 190	140 - 190	150 - 190	150 - 200	180 - 210	200 - 260
2-storey terraced house -1,300 sq ft	170 - 230	170 - 240	170 - 240	170 - 240	220 - 260	240 - 310
4-storey shopoffice -1,760 sq ft	650 - 750	570 - 700	570 - 700	700 - 1,000	750 - 1,100	950 - 1,300

PROPERTY TYPE (RM PSF)	2006	2007	2008	2009	2010	2011
Apartment - 530 sq ft	60 - 100	60 - 110	60 - 110	60 - 130	70 - 130	100 - 130
Apartment - 650 sq ft	70 - 110	90 - 110	90 - 110	90 - 110	90 - 110	90 - 110
Apartment - 870 sq ft	110 - 130	100 - 120	100 - 130	100 - 130	110 - 130	130 - 140

JS VALUERS



Mutiara Damansara

to RM900,000, according to property listings.

"Damansara Perdana and Mutiara Damansara will not benefit much because they already have the upcoming mass rapid transit stations nearby. However, they might derive some benefit, depending on how they access DASH because Persiaran Surian in Mutiara Damansara now suffers from traffic congestion during peak hours," Chan says.

Prevedran points out that DASH will also be a convenient alternative route to the airport in Subang when it becomes the main low-cost terminal in 2015.

SUKE

The proposed SUKE will be a 31.8km, three-lane dual-carriageway aimed at improving traffic movement along roads in Cheras, Pandan Indah and Ampang.

The highway will start at Sri Petaling, pass through Sungai Besi, Alam Damai, Cheras, Taman Bukit Permai, Taman Putra, Taman Permai Jaya, Taman Dagang Permai, Taman Kosas, Ampang and Taman Hillview, and end at Ulu Kelang. It will be linked to the MRR2, the Duta-Ulu Kelang Expressway, the Ampang-Kuala Lumpur Elevated Highway, the Kuala Lumpur Outer Ring Road, the Sungai Besi Highway, the KL-Seremban Highway, the Cheras-Kajang Highway, Besraya, KESAS and Jalan Ampang.

According to a CIMB research note, it will cost an estimated RM1.6 billion to RM2.4 billion to build the expressway.

Ho says there are a few odd parcels of land along the proposed SUKE alignment that will appreciate in value. The other beneficiaries are Pandan Indah, Pandan Mewah and Pandan Putra.

According to Chan, the value of 2-storey terraced houses in Pandan Mewah with a built-up of 1,076 sq ft ranged from RM280,000 to RM360,000 in 2011, up from RM240,000 to RM320,000 the year before.

In Pandan Indah, 2-storey terraced houses with a built-up of 1,400 sq ft are priced from RM330,000 to RM450,000, up from RM330,000 to RM380,000 the year before. Similar houses with a built-up of 1,680 sq ft ranged from RM470,000 to RM530,000, up from RM380,000 to RM500,000 in 2010.

Shopoffices with land areas of 1,500 sq ft cost RM1 million to RM1.26 million last year compared with RM600,000 to RM790,000 the year before. Property listings show that vendors of similar units are asking for around RM990,000 to RM1.2 million now.