

Surveyor offers analysis of property market moves

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**T**HE Klang Valley Mass/My Rapid Transport (KVMRT) project, the country's single largest infrastructure project, will affect the public in more ways than one.

However, Ho Chin Soon, director of Ho Chin Soon Research Sdn Bhd, a property information company that provides data on land use and ownership to those in the real estate industry said, there are two other lines that not many are aware of.

Ho is a fellow of the institution of Surveyors Malaysia and a registered valuer with the Board of Valuers, Appraisers and Estate Agents, Malaysia.

Speaking during the Glomac Cyberjaya 2 property launch in Cyberjaya recently, Ho said, apart from the KVMRT or the Blue Line, there are the MRT Line 2 (Circle Line) and MRT Line 3 (Putrajaya Line) that make up the greater KL MRT story.

Ho said the MRT Line 3 could be a third MRT line for the Klang Valley to Port Klang. He added that the project is being contemplated and was mentioned by

# Glimpse into the future



**More to come:**

Ho says apart from the KVMRT or the Blue Line, there are the MRT Line 2 (Circle Line) and MRT Line 3 (Putrajaya Line).

He said, as a company that provide mapping information, HCSRSB is only providing a "glimpse" of how future alignments of the MRT 2 and 3 could look like for property investors to take advantage of.

Ho added that he was not representing the government and information provided is based on the company's research.

"These are highly speculative maps prepared by HCSRSB that have been available since last September. Investment decisions are your own and the company should not be held liable," said Ho.

To illustrate the need for information he said, in 2010 people made investments based on Gamuda's Red and Green Lines and one day they woke up and the Red Line and Green Line "merged" into the Blue Line.

He said development in the Klang Valley is now heading south, which is the current growth area. According to some aerial photos, the Sungei Besi Military Camp, which is slated to become Bandar Malaysia would be ideal for affordable housing besides commercial and mixed development components.

"The almost 202ha site is possible to have two MRT stations locked in for the Putrajaya line and the thinking right now is to connect to the existing Express Rail Link (ERL). In due course when the MRT 2 and MRT 3 alignment and stations are finalised by 2013, we may see the linkage to the Putrajaya Sentral Station," said Ho.

The Putrajaya Sentral Station and ERL station is just a stone's throw away and this is why all the big time developers are making a beeline to make their presence felt in the Silicon Valley, he added.

Datuk Seri Idris Jala, chief executive officer of Pemandu

"It is one of the three more rail systems to be built by 2020. The other rail system is the MRT Line 2 and together, the three will extend the MRT network to 150km by 2020. MRT Line 3 is now planned to be from Selayang all the way to Putrajaya instead from Kuala Lumpur to Port Klang," he said.

The Circle Line for the KVMRT is expected to cover the hotspots



**Shedding some light:**

Ho giving a talk on the property market in the country and the speculative MRT 2 and MRT 3 lines.

surrounding KLCC, Jalan Bukit Bintang, the new Kuala Lumpur International Financial District in Dataran Perdana, KL Ecocity, Pusat Bandar Damansara and Sentul.

"Alignments and station locations are ready and property prices are expected to soar if investors or real estate industry players have land banks at a particular MRT station," added Ho.