

# Looking forward to the MRT effect

Talk by developer highlights upcoming train line's role in spurring property projects

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Photo by LOW LAY PHON



**M**AH Sing Group Berhad held a property investment and MRT talk at the newly launched D'sara Sentral Show Gallery in Star Avenue, Sungai Buloh recently.

An overview of the MRT Sungai Buloh-Kajang Line, including the development of the MRT and an update of the upcoming MRT Line 2, was presented by Mahmood Abdul Razak, Mass Rapid Transit Corporation (MRT Corp) Strategic Communications and Public Relations director.

"Phase one of the MRT Sungai Buloh-Kajang Line from Sungai Buloh to Semantan is targeted for operation by end of 2016 while phase two from Semantan to Kajang will be operational by 2017," he said, adding that the progress achieved so far was good.

The 51km MRT Sungai Buloh-Kajang Line comprises 31 stations, of which, seven will be located underground, starting from Sungai Buloh and runs through Kuala Lumpur city centre before ending in Kajang.

Speaking at the event was Malaysian Institute of Estate Agents (MIEA) president Siva Shanker, who shared the latest property trends, property investment tips as well as insights into property investments near urban public transportation system.

"The average Malaysian is not shying away from spending more money for better lifestyle and over the years, the criteria-seeking trend of property buyers has evolved.

"Aside from integrated modern-concept buildings equipped with comprehensive facilities in a safe living environment, connectivity is equally significant.

"Better connectivity will definitely result in property appreciation at least by 15%, especially in the vicinity of MRT stations. This has been proven in countries such as Singapore, Hong Kong and Taiwan.



**Insights and tips:** (From left) Siva, Ng and Mah Sing Commercial chief operating officer Andy Chua at the property investment and MRT talk at D'sara Sentral Show Gallery, Star Avenue.

"Say for example, the MRT Sungai Buloh-Kajang Line upon completion will allow trains to serve a corridor with an estimated population of 1.2 million people, which is believed to spur new property developments along the MRT route such as D'sara Sentral as well as the Rubber Research Institute and KL International Financial District," said Siva.

He also shared his projection of approximately 15% to 20% price surge on the developments along the MRT route upon completion of the project, after seeing a 10% to 15% price increase when the project was announced a few years ago.

Mah Sing's D'sara Sentral is an integrated development comprising four blocks of serviced residences, one block of smart office versatile office (SOVO) and lifestyle retail

shops at a gross development value (GDV) of RM938mil.

"Located in a prime location right across the Kampung Baru Sungai Buloh MRT Station, the second station of the Sungai Buloh-Kajang MRT Line, with commercial components equipped with comprehensive facilities, D'sara Sentral meets the criteria of the current property trend," said Mah Sing executive director and chief executive officer Ng Chai Yong.

The first two blocks of serviced residences consists of 494 units with built-up starting from 75sq m priced from RM538,000, with 80% of the first tower and 60% of the second tower sold since its launch in March.

Approximately 80% of the 120 units of lifestyle retail shops were sold while a total of 322 units of SOVO with built-ups starting from 46sq m priced from RM388,000 have seen more than 70% sold.

The final two blocks of serviced residences, consisting of 444 units with built-up starting from 69sq m and priced from RM600,000, will be opened for registration.

For details, visit [www.dsara-sentral.com.my](http://www.dsara-sentral.com.my) or call 03-9221 6888 or 016-306 6000.

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Pn. Fauziah, mother of Mohd Alif Johan, 14, WYNKIDS' Graduate



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