

# PROPERTY



**PENANG DEVELOPERS CHURNING OUT MORE GOODIES**  
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**GAZEBO OR PERGOLA IN THE GARDEN**  
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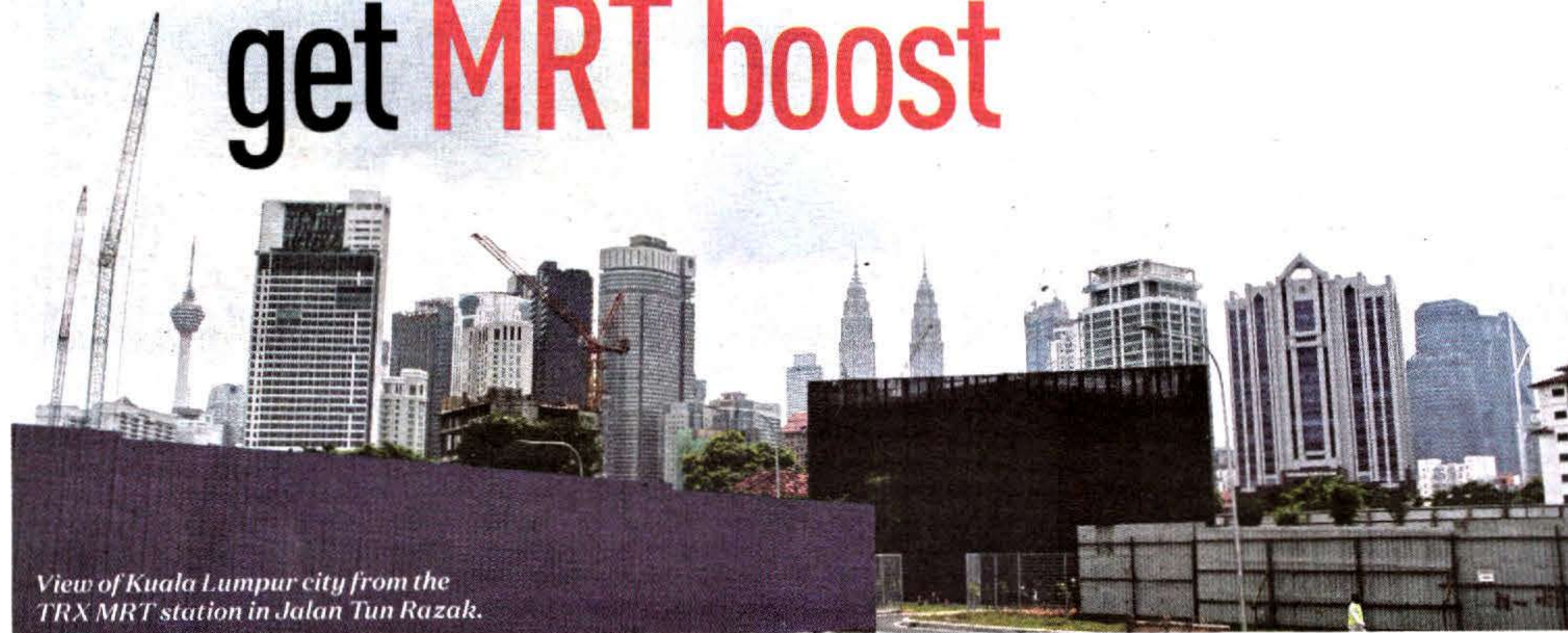
**FENG SHUI: GOOD ENERGY FOR YOUR BEDROOM**  
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# MRT — Rail catalyst

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## RAIL CORRIDORS

# Property prices get MRT boost



View of Kuala Lumpur city from the TRX MRT station in Jalan Tun Razak.

SHAREN KAUR

**T**HE development of rail lines have a huge impact on real estate prices along its corridor and it also improves the standard of living of a large segment of urban population.

Prasarana Malaysia Bhd president and group chief executive officer Datuk Seri Azmi Abdul Aziz said rail projects like the Klang Valley Mass Rapid Transit (MRT) line were a catalyst for sustainable development and spurring economic activities.

"Because of the economic spillover from the MRT development, it will generate appreciation to property value. Property prices are expected to appreciate by between 10 and 20 per cent because of the MRT project. In fact, some areas are already seeing their property value go up," he said during a media walkabout here last week.

Azmi said a rail line directly impacted real estate through increase in land value, land use and densification along the corridor.

He expects residential and commercial (comprising offices, retail and hotels) areas to benefit from better accessibility and connectivity.

"Rail projects tend to create new jobs and business opportunities. The completion of the Sungai-Buloh Kajang MRT Line 1 will draw buyers to areas closer to the MRT stations. There are 31 stations along MRT Line 1 so you can imagine the kind of growth would take place.

"What was not visible before, will now become more visible and both developers and house buyers will go there," he said.

### PROPERTY PROJECTS TO SPUR TRAFFIC GROWTH ON THE MRT

The second phase of MRT Line 1, from Semantan station to Kajang station, started operating last Monday.

The first phase, from Sungai Buloh station to Semantan station, started in December last year.

Azmi said MRT Line 1 will add value to several ongoing developments in Kuala Lumpur, such as the Tun Razak Exchange, Bandar Malaysia, KL118 and the KL Sentral transport hub in Brickfields.

The MRT line will integrate with the KTM commuter, Light Rail Transit and monorail systems at the KL Sentral.

In the future, MRT will be linked to the planned high-speed rail (HSR) system, connecting Kuala Lumpur (via Bandar Malaysia) and Singapore (via Jurong East).

"If you are travelling in the MRT, you can see

**Rail projects like the Klang Valley Mass Rapid Transit line are a catalyst for sustainable development and spurring economic activities.**

**DATUK SERI AZMI ABDUL AZIZ**  
Group chief executive officer, Prasarana Malaysia Bhd

several developments being carried out along the corridors. There are also some plots of land ready for redevelopment and we can expect developers to start building there. Some may have been waiting for the MRT Line 1 to complete before their launch.

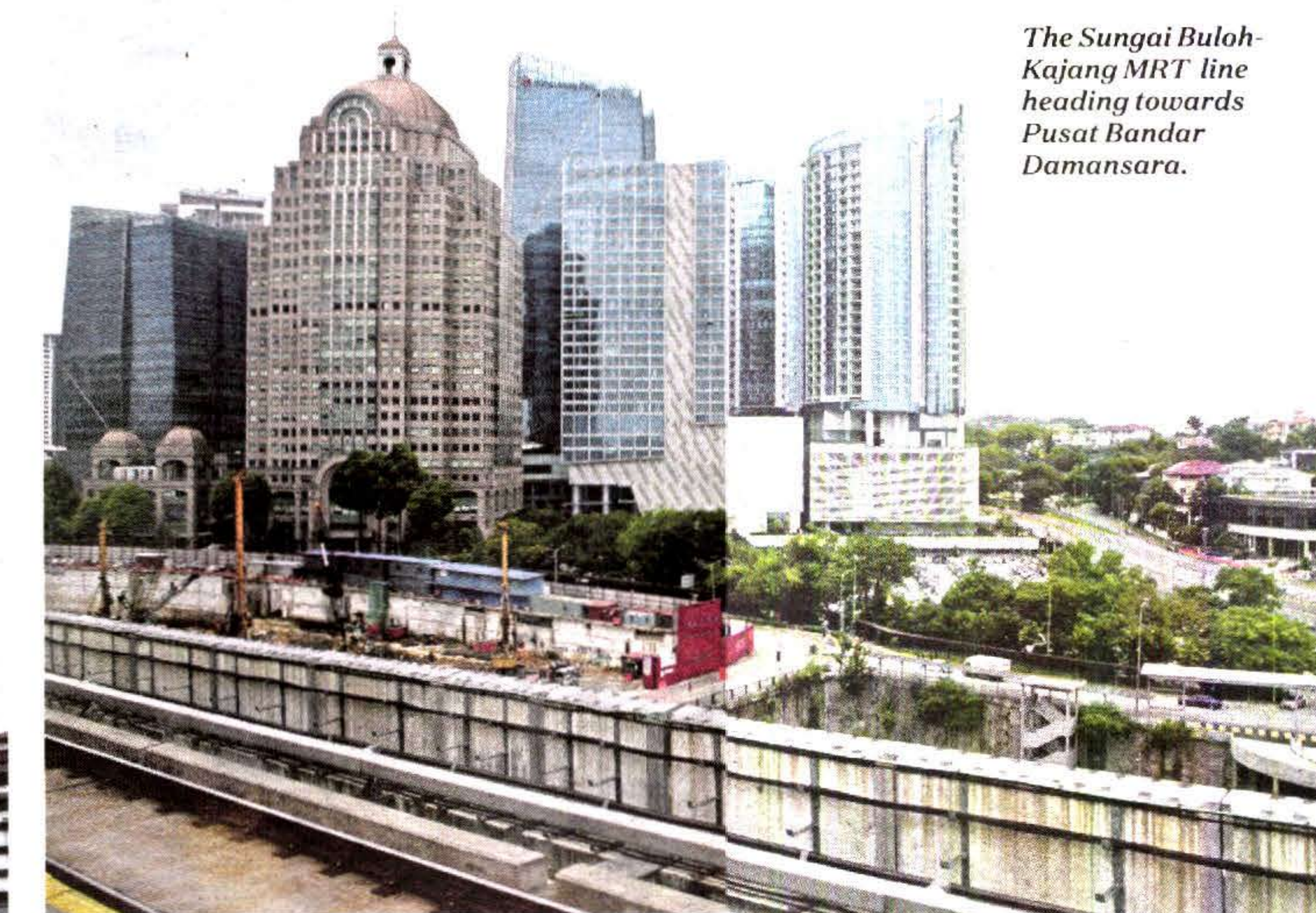
"We expect all existing and new developments will help to increase traffic on the MRT. Since Phase 1 opened to the public, people have been using the MRT for all sorts of reasons from attending meetings, heading to work, shopping or just to have lunch somewhere," said Azmi.



Prasarana Malaysia Bhd president and group chief executive officer Datuk Seri Azmi Abdul Aziz says rail projects like the Klang Valley MRT is a catalyst for sustainable development.



View of Phileo Damansara from inside the MRT station in Jalan Damansara.



The Sungai Buloh-Kajang MRT line heading towards Pusat Bandar Damansara.



Massive construction work can be seen in Pusat Bandar Damansara.

A plot of land nearby the Phileo Damansara MRT station in Jalan Damansara, which will be redeveloped by Singapore developer, Oxley Group.

