

## SUPPLY as at 1H 07:

- The existing supply stood at 5,764 units as at 1H 2007 with the completion of Inara in Bangsar and Dua Residency in Kuala Lumpur City Centre, contributing 310 units.
- Four (4) projects offering a total of 550 units were launched during the period, i.e.:-
  - ❑ Palazzo in MK / SH by Sunway City Berhad and Medallion Development Sdn Bhd
  - ❑ The Matahari in MK / SH by Maymont Development Sdn Bhd
  - ❑ Casa Kiara II in MK / SH by Dijaya Land Sdn Bhd
  - ❑ Iringan Hijau in AH / UT by Dawntree Properties Sdn Bhd
- The recent launches of luxury condominiums predominantly offer larger unit sizes. Typical units have built-up areas of between 1,400 sq ft – 5,500 sq ft, whereas penthouses have built-up areas of between 3,200 sq ft – 10,700 sq ft.

## DEMAND/OCCUPANCY as at 1H 07:

- Average occupancy rates of luxury condominiums remained stable at 86% in 1H 2007, with the exception of the newly completed Inara and Dua Residency.
- Developer's sales prices of newly launched luxury condominiums ranged between RM480 – RM950 per sq ft of built-up area.
- Selected developers had revised the selling prices of their luxury condominiums from the initial launch price of between RM600 – RM700 per sq ft of built-up area to about RM670 – RM1,000 per sq ft of built-up area.
- Sub-sales of luxury condominiums were noted to be transacted at between RM400 – RM800 per sq ft of built-up area.
- Asking prices of luxury condominiums in Kuala Lumpur City Centre, Ampang Hilir / U-Thant and Kenny Hills ranged between RM430 – RM1,050 per sq ft, RM420 – RM940 per sq ft and RM410 – RM850 per sq ft of built-up area respectively.
- In Bangsar, Damansara Heights and Mont' Kiara / Sri Hartamas, the asking prices of luxury condominiums ranged between RM400 – RM890 per sq ft, RM420 – RM820 per sq ft, RM400 – RM720 per sq ft of built-up area respectively.

## SUMMARY/OUTLOOK

- New supply of luxury condominiums with possible completion in end 2007 are expected to contribute a total of about 1,344 units.
- Future supply of luxury condominiums in Kuala Lumpur are mostly from key property players i.e. Bolton Berhad, Malton Berhad, Sunrise Berhad and IGB Corporation.
- The exemption of Real Property Gains Tax (RPGT) and the lifting of Foreign Investment Committee's approval on the purchase of properties by foreigners are anticipated to boost the luxury condominium sector.
- Nevertheless, the supply situation is anticipated to create further pressure on occupancies as well as rentals upon completion.

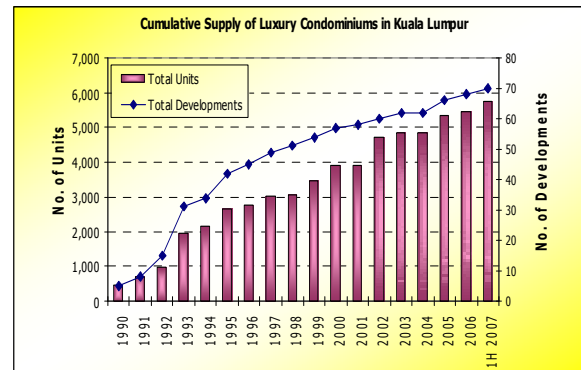
## PERFORMANCE

Second Half 2006

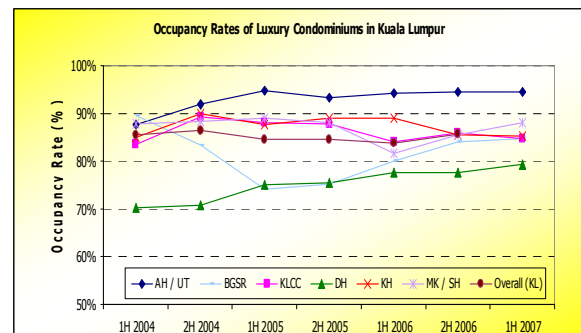
First Half 2007



## CUMULATIVE SUPPLY



## AVERAGE OCCUPANCY RATES



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*Unless otherwise stated, all currencies are expressed in Ringgit Malaysia (RM)*

*All dimensions are expressed in square feet. (1 square metre = 10.7639 square feet)*

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