

HEDONIC PRICE MODEL ON THE EFFECT OF MASS
RAPID TRANSIT (MRT) STATION DEVELOPMENT
TOWARDS HOUSING PRICE

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BY

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DECLARATION

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- (1) This undergraduate research project is the end result of our own work and that due acknowledgement has been given in the references to ALL sources of information be they printed, electronic, or personal.
- (2) No portion of this research project has been submitted in support of any application for any other degree or qualification of this or any other university, or other institutes of learning.
- (3) The word count of this research report is 15513.

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TABLE OF CONTENTS

Copyright @ 2023.....	ii
DECLARATION.....	iii
ACKNOWLEDGEMENT	iv
TABLE OF CONTENTS	v
LIST OF TABLES	vi
LIST OF FIGURES	vii
LIST OF ABBREVIATIONS	viii
LIST OF APPENDICES	ix
PREFACE	x
ABSTRACT.....	xi
CHAPTER 1: RESEARCH OVERVIEW	1
1.0 Introduction	1
1.1 Research Background.....	1
1.2 Problem Statement	4
1.3 Research Questions	6
1.4 Research Objectives	6
1.5 Significance of the Study	6
1.6 Chapter Layout.....	7
1.7 Conclusion.....	8
CHAPTER 2: LITERATURE REVIEW	9
2.0 Introduction	9
2.1 Housing	9
2.2 Type of Housing	10

2.2.1 Bungalow	10
2.2.2 Semi-Detached	10
2.2.3 Detached House.....	11
2.2.4 Terrace House.....	11
2.2.5 Townhouse.....	12
2.2.6 Condominium.....	13
2.2.7 Service Residence	13
2.2.8 Apartment.....	14
2.2.9 Flat.....	15
2.3 Housing Price	15
2.4 Factors Affecting Housing Price	17
2.4.1 Economic Factors	17
2.4.2 Housing Performance	19
2.5 Transportation.....	20
2.6 The Effect of Transportation on Housing Prices	20
2.6.1 Distance	21
2.6.2 Nuisance Quality	22
2.7 Types of Railways in Malaysia.....	23
2.7.1 KTM Komuter.....	23
2.7.2 Kuala Lumpur (KL) Monorail.....	24
2.7.3 Light Rail Transit (LRT)	25
2.7.4 Mass Rapid Transit (MRT).....	26
2.7.5 Express Rail Link (ERL).....	27
2.8 Case Study: MRT Sungai Buloh-Kajang Line	28
2.9 Conceptual Framework	29
2.10 Proposed Framework.....	30
2.11 Conclusion.....	31
CHAPTER 3: METHODOLOGY	32
3.0 Introduction	32
3.1 Research Design.....	32

3.2 Data Collection Methods.....	33
3.2.1 Secondary Data	33
3.3 Methodology Framework	34
3.3.1 Selected Study Area	35
3.3.2 Selected Condominium	37
3.3.3 Duration of Study Period.....	39
3.4 Statistical Analysis	39
3.4.1 Hedonic Pricing Method (HPM).....	40
3.5 Determination of Variable	41
3.6 Conclusion.....	42
CHAPTER 4: DATA ANALYSIS	43
4.0 Introduction	43
4.1 Descriptive Analysis.....	43
4.1.1 Central Tendencies Measurement of Constructs	43
4.2 Normality Analysis.....	44
4.3 Inferential Analysis.....	45
4.4 Conclusion.....	48
CHAPTER 5: DISCUSSION, CONCLUSION AND IMPLICATIONS.....	49
5.0 Introduction	49
5.1 Summary of Statistical Analyses	49
5.2 Discussion of Major Findings	50
5.2.1 Research Objective 1 (RO1)	50
5.2.2 Research Objective 2 (RO2)	51
5.3 Implication of the Study	53
5.4 Limitation of the Study.....	53
5.5 Recommendations for Future Research	54
5.6 Conclusion.....	54
REFERENCES	56

APPENDICES62

LIST OF TABLES

	Page
Table 1: List of Variables and Author.....	22
Table 2: The Details of Selected Condominiums.....	38
Table 3: List of Variables and Their Definition.....	41
Table 4: Descriptive Statistics of Dependent and Independent Variables.....	44
Table 5: The Test of Normality.....	45
Table 6: List of Formula Coding and Their Definitions.....	46
Table 7: Model Summary.....	47
Table 8: ANOVA ^a	47
Table 9: Result of The Hedonic Price Model.....	47
Table 10: Result of The Effect of MRT Stations Towards Housing Price.....	51

LIST OF FIGURES

	Page
Figure 1: Malaysia: Median Housing Price Trend.....	16
Figure 2: Malaysia Housing Price Index.....	17
Figure 3: MRT Sungai Buloh-Kajang Line Route Map.....	29
Figure 4: Conceptual Framework.....	29
Figure 5: Proposed Framewrok.....	30
Figure 6: Methodology Framework.....	34

LIST OF ABBREVIATIONS

BNM	Bank Negara Malaysia
CBD	Central Business District
CCTV	Closed Circuit Television
ERL	Express Rail Link
FDI	Foreign Direct Investment
GDP	Gross Domestic Product
HPI	Housing Price Index
HPM	Hedonic Price Model
JPPH	Valuation and Property Management Department
KLIA	Kuala Lumpur International Airport
KTM	Keretapi Tanah Melayu
KVITS	Klang Valley Integrated Transportation System
LRT	Light Rail Transit
MHPI	Malaysian House Price Index
MRT	Mass Rapid Transit
MRT SBK	Mass Rapid Transit Sungai Buloh-Kajang Line
MRTS	Mass Rapid Transit System
NAPIC	National Property Information Center
NKVE	North Klang Valley Expressway
RO1	Research Objective 1
RO2	Research Objective 2
SPSS	Statistical Package for the Social Sciences
VIF	Variance Inflation Factor
VMS	Valuation Management System

LIST OF APPENDICES

	Page
Appendix 1.1: Transaction Data of Menara Bangsar.....	61
Appendix 1.2: Transaction Data of Bangsar Puteri.....	63
Appendix 1.3: Transaction Data of Sri Penaga.....	66
Appendix 1.4: Transaction Data of Cascadium.....	72
Appendix 1.5: Transaction Data of One Menerung.....	75
Appendix 1.6: Transaction Data of Tivoli Villas.....	81
Appendix 2.1 SPSS Output – Descriptive Statistics	88
Appendix 2.2 SPSS Output – Explore.....	88
Appendix 2.3 SPSS Output – Multiple Regression Analysis.....	93

PREFACE

This research project has been conducted to fulfil the graduation requirements of the Bachelor of Building and Property Management (Honours) program at the University of Tunku Abdul Rahman in Sungai Long, Selangor, Malaysia. I conducted my research during the period from June 2023 to December 2023. The topic is “Hedonic Price Model on The Effect of Mass Rapid Transit (MRT) Station Development Towards Housing Price”. The purpose of this research is to identify the factors that effect MRT station development on housing price and to analyze the effect between MRT stations and nearby housing price. The results of this research will help urban planners, government and private sector valuers, and investors to understand the effect of MRT station development towards housing price.

ABSTRACT

A good transportation system plays an important role in a country, city, housing and even people. Due to the importance of transportation, many researchers have carried out studies on the effects of railway development on house prices across the globe. Malaysia, as a developing country, currently has a lot of new infrastructure development and one of them is the railway station. However, there is still a lack of research related to the effects of railway stations on housing prices. Besides, the effects of railway stations on housing prices are still blurry, as researchers conducted globally show some negative and positive effects. Furthermore, a lack of information will affect the decision-making of authorities and related parties on urban planning or any new related investment. Therefore, this study focuses on the effect of MRT station development on housing prices. The study adopts a quantitative approach and utilizes the hedonic price model to explore the relationship between both. The secondary data used in this study is mainly from the Valuation Management System (VMS) and Google Maps. Physical attributes such as housing type, title interest, year of transaction, floor area, and distance to the MRT station are identified as the main factors affecting the housing price. Six condominiums were selected, of which three were within 500 meters of Pusat Bandar Damansara MRT station and the other three were outside of 500 meters. The analysis shows that there is a significant positive effect of housing prices within 500 meters of the MRT station. This study has implications for urban planners, government and private sector valuers, and investors in terms of establishing accurate valuation models and making informed investment decisions. This study contributes valuable knowledge on the effect of MRT station development towards housing prices in Malaysia.

CHAPTER 1: RESEARCH OVERVIEW

1.0 Introduction

This chapter aims to provide an overview of the entire study. The main purpose of this study is to investigate the effect of Mass Rapid Transit (MRT) station development toward housing prices. Therefore, this chapter starts with the background of the study, followed by the statement of the problem, research questions, research objectives, research hypothesis, significance of the study, chapter layout and conclusion.

1.1 Research Background

A house is essential for everyone, as it is the most important basic human need for survival. It not only provides a shelter for people but also a peaceful and comfortable space for every family. Therefore, there are many factors that influence people's decisions before buying the house of their choice. These factors can also vary from person to person. For example, according to a study by Abdullah et al. (2012), they explored the decision-making factors of first-time home buyers. The results of the study showed that house price is the most important factor in the decision making process of first time home buyers. In addition, based on Mariadas et al.'s (2019) study, it also showed that middle-income earners consider two main factors before deciding to purchase a home, which are finances and neighborhood. On the other hand, in Żróbek et al. (2015) research also shows that home buyers in Poland are also mainly influenced by house prices when choosing a residence. Therefore, house prices will be one of the main concerns of this study.

Housing price, as the name implies, is the amount of money spent on the purchase or sale of a home. In the property market, the housing price is not static. It may rise

slowly as a community continues to grow and develop, but it may also fall due to poor economic conditions in the country or other unfavorable external factors. Additionally, if there is an oversupply of housing in a particular area, prices can rise dramatically; otherwise, prices can fall or stay the same. Therefore, it is important to understand the factors that influence housing prices, whether as a homebuyer, a real estate investor, or someone interested in market trends. So far, there have been many studies on house prices in the literature. For example, the study of Binti Amit et al. (2020) examined the factors affecting housing prices in Malaysia. The results show that financial assistance, housing performance, housing incentives, housing market and housing policies have a significant impact on housing prices. In addition, in the study of Sabrina Abdul Latif et al. (2020), it was also found that the other five factors which are Foreign Direct Investment (FDI), Gross Domestic Product (GDP), interest rate, unemployment and inflation also change the price of housing. On the other hand, another study in Olanrewaju et al. (2018) examined the reasons why housing prices continue to increase despite the control measures taken by the government. Whereas the findings of this study revealed that shortage of materials, quality of materials, strategic factors, location of housing and transportation system, also have an influence on housing prices.

Nowadays, every country is striving to develop transport systems to realize economic, social and environmental benefits, such as promoting tourism, improving connectivity and reducing environmental impacts. Transportation systems are mainly concerned with the provision of a range of transportation services, such as road, rail and air transportation, within a given area to meet people's travel needs (Cascetta, 2001). Therefore, having a good transportation system is extremely important for the development of a city. Furthermore, as mentioned earlier, there is also a close relationship between transportation systems and housing prices. As the population continues to grow, all countries are facing problems such as traffic congestion and air pollution caused by private vehicles. Therefore, when a region has good transportation facilities, the accessibility and proximity of the transportation network can be improved, so that people can not only avoid these problems but also reach more places within a certain travel time, thus saving a lot of commuting time and money. As a result, people tend to choose residential areas that are conveniently located. When the demand for housing

increases significantly, the price of housing will also increase. In addition, the convenience of transportation also makes the local and regional economies more prosperous, which increases the value of land and naturally increases the price of housing.

Malaysia, which is located in Southeast Asia and has a population of more than 32 million, is still a developing country. While Malaysia's property market has been one of the major contributors to its sustained economic growth and development. According to a report provided by the National Property Information Center (NAPIC), due to the expansion of the country's domestic demand, improvement in the labor market, and revival of tourism activities, etc., the country's economic performance in 2022 has risen to 8.7% compared to 2021. Correspondingly, the total volume and value of transactions in its real estate market increased significantly by 29.5% and 23.6% respectively (Valuation and Property Services Department, 2023). In terms of the residential real estate market, a number of states such as Penang, Johor, Perak, Kuala Lumpur and Selangor saw a significant increase in the number of transactions. This is due to the increase in the number of loan applications and approvals in the country as well. On the other hand, the Malaysian House Price Index (MHPI) is 208.4 points in 2022 (Valuation and Property Services Department, 2023). It shows that Selangor has the highest annual growth rate of 3.4%, followed by Penang (3.2%) and Johor (2.2%), while Kuala Lumpur declined by 0.2%. As far as the rental market is concerned, it is generally stable, except for some areas with good accessibility as well as near educational institutions and medical centers.

As for Malaysia's transportation system, the construction of railroads is an ongoing development project of the government. It is a mode of transporting people and goods in a safe and fast manner by running wheeled vehicles on tracks. It is cost-effective, whether it is for long or short distances. It can achieve maximum efficiency when it is transferring a large number of people and goods (Lim et al., 2019). The rail transportation that is already available in our country includes different types of heavy rail, Light Rail Transit (LRT), Mass Rapid Transit (MRT) and monorail. The development of rail transportation can bring various benefits to a region or place, such as alleviating traffic congestion caused by urban

development, reducing greenhouse gas emissions and road traffic accidents. In addition, a well-developed rail transit can also promote local economic activities, thus attracting foreign investors to invest and live in the area. Combining these benefits, the development of rail transit will have indirect benefits for housing price.

1.2 Problem Statement

Based on the above research background, it is clear that having a good transportation system plays an important role in a country, city, house and even people. Therefore, nowadays, some urban areas in Malaysia, such as Selangor, Kuala Lumpur, etc., are actively developing the railroad system, especially the MRT infrastructure, so that each area can be better connected to other strategic areas in the future. This will also help to protect the environment by avoiding heavy traffic congestion and reducing carbon emissions. As a result, the improved accessibility and quality of life in the city is likely to increase buyer demand and push up the price of nearby land. When the price of land rises, naturally the housing prices in the area will rise as well.

Hence, in recent years, many academic studies have been conducted to demonstrate the relationship between rail transit and housing prices. In Song et al. (2019) study, it was found that in London's T Docklands, housing prices were positively affected for every 100 meters of proximity to a light railway station. In addition, Dziauddin (2019) estimated the land value uplift of the LRT station around Kuala Lumpur by using a geographically weighted regression. The study shows that there is a positive premium of up to 8 percent when lower middle and upper middle income neighborhoods are located in close proximity to the LRT station. While in another study, he explored the effect of urban LRT on the value of double-storey terraced properties in the Greater Kuala Lumpur area of Malaysia. The results of that study also showed a positive and significant effect on the price of double-storey terraced homes within 1000 meters and 1001-2000 meters from the LRT station (Dziauddin, 2021a). Furthermore, in Kuala Lumpur, Malaysia, Faris Dziauddin & Ridzuan (2022)

study shows that condominiums or service apartments located 0.4 km from the nearest MRT station can gain a premium of about 9.5%.

However, rail transit can also have a negative effect on housing prices. This is because when rail transit facilities are too close to a residential area, it can create certain noise pollution, visual obstruction, traffic congestion near the station, increased crime rate and other negative situations that bring unnecessary disturbance to the residents of that area. At the same time, people nowadays also pay more attention to their physical and mental health, so people will also include these negative factors in their purchasing decisions when buying a house, which will affect the price of the area. For example, Mulley et al. (2018) investigated whether light rail benefited residential property prices in Sydney by using geographically weighted regressions and found that property appreciation within 100 meters of a station would be reduced. In Qiu & Tong (2021) assessed the effect of light rail transit on property values using a difference-in-difference approach and found that the new subway line, Edmonton's Metro Line North (EMLN), would negatively affect the value of detached homes. The study by Hewitt & Hewitt (2012) also showed a significant negative effect when homes were located closer to rail transit and conversely a significant increase in areas further away.

Besides, the effect on housing price can also differ during the different periods of rail transit infrastructure development. The periods can be divided into three parts, namely the planning, construction and operation periods. By using hedonic method to analyze the effect of metro stations on commercial property values in New Delhi, Singhal & Tyagi (2021) found that the prices tended to be negative during the period of planning and construction of Mass Rapid Transit System (MRTS). However, by the time the MRTS was in operation, there was a significant positive effect on land prices at that particular location. Furthermore, the distance between residential properties and the station also indirectly effects the price of the property.

Based on previous studies have all come up with different conclusions indicating that rail transportation may have a positive, negative or even no effect on housing in various ways. Other than that, most of the studies are foreign based, with only 3

research projects from Kuala Lumpur, Malaysia, occurring in 2019, 2021 and 2022. Among these three studies, two of the studies analyzed the effect of LRT on the land value and housing price, while just one explored the effect of MRT on the price of condominiums or service apartments. This shows that there is a lack of empirical studies on the effect of MRT on housing prices in Malaysia. Therefore, it is crucial to study the effect of MRT station development on house prices.

1.3 Research Questions

Related to the problem statement, the research questions will include:

1. What are the factors that effect MRT station development on housing prices?
2. How does the MRT stations development effect the nearby housing prices?

1.4 Research Objectives

The research is aimed at achieving the following specific objectives:

1. To determine the factors that effect MRT station development on housing price.
2. To analyze the effect between MRT stations and nearby housing price.

1.5 Significance of the Study

There are several stakeholders that can benefit from studying the effect of the MRT station development on housing prices.

First of all, valuers in both the government and private sectors can benefit greatly from the study. This is because they can use the information in the study and incorporate it into their valuation models to get a more accurate assessment of the housing prices in the vicinity of existing or planned MTR stations. In this way, valuers will also be able to provide buyers and sellers with valuable insights into

the effect of MRT station development on housing prices, benefiting both parties. Besides, the study will also give them a better understanding of how the proximity of a MRT station affects the price and demand for properties, which will allow them to provide their clients with more informed advice and recommendations.

Furthermore, the study provides significant advantages to government agencies. This is because, using the study's data, urban planners may identify regions for MRT station construction that are likely to have a beneficial influence on housing prices. This will not only increase accessibility but will also maximize the benefits of the mass transportation system and minimizing the impact on nearby residential neighborhoods. On the other hand, the study may help the government better establish housing affordability initiatives that will help to moderate growing housing prices and guarantee that more citizens have access to homes.

Lastly, the study will also benefit property investors. This is because investors may use the study's information and findings to make better informed investing decisions. In this way, real estate investors may not only avoid losing money on their investments, but also greatly boost their return on investment. Furthermore, the study assists investors in assessing the potential risk of investing in housing near MRT stations so that they may make well-informed choices and efficiently manage their investment risks.

1.6 Chapter Layout

The report will be divided into five chapters. First of all, Chapter 1 is a brief introduction to the research, outlining the relationship between rail transit and housing prices. It is also accompanied by a description of the questions to be answered and the objectives to be achieved by the research. Then comes Chapter 2, the Literature Review, which brings together all the scholarly articles and journals on the MRT station development and housing prices to serve as a basis for the entire study. While Chapter 3 will explain the techniques used in the data collection of the study in order to explain the research methodology used throughout the study. Next,

the Chapter 4 will focus on the results obtained through the use of Statistical Package for the Social Sciences (SPSS) as well as the recommendations for analysis. Finally, Chapter 5 will provide a summary of the study based on the findings.

1.7 Conclusion

In summary, Chapter 1 is mainly focused on the background of the study, problem statement, research questions and objectives, significance of this study and chapter layout, which analyzes the relationship between rail transit and housing prices. While the Chapter 2 will examine the collected articles and journals to gain a better understanding of the relationship between the MRT station development and housing prices.

CHAPTER 2: LITERATURE REVIEW

2.0 Introduction

In this chapter, a literature review will be provided for the study on the effects of MRT station development towards housing prices in order to help understand the whole ideas and process of the study. Therefore, this chapter will focus on housing, types of housing, housing prices, factor affecting housing price, transportation, the effect of transportation on housing prices, types of railways in Malaysia and MRT Sungai Buloh–Kajang Line (SBK). In addition, the chapter will also discuss the relevant conceptual framework.

2.1 Housing

Housing is an essential need in human life because it not only provides a place to stay, but also a sense of belonging and security. Therefore, housing is an important fixed asset for human beings. According to National Property Information Centre's (NAPIC) annual report, Malaysia recorded a total of 243,190 transactions in 2022, with a total value of RM94.28 billion. Compared to 2021, the year had a bright performance, i.e., its transaction volume and value increased by 22.3% and 22.6%, respectively (Valuation and Property Services Department, 2023). In addition, when it comes to transactions by state, all states saw an increase in market volume, except WP Labuan, which saw a decrease in market volume. Among them, Selangor contributed the highest market share in terms of volume and value in the country, with 56,514 transactions valued at RM30.58 billion, while WP Kuala Lumpur ranked second with 13,182 transactions valued at RM1.79 billion (Valuation and Property Services Department, 2023). On the other hand, in 2022, more than 54,000 first-hand housing units will be available for people to choose and buy. This shows that housing is one of the most important parts of people's lives and economic development.

2.2 Type of Housing

There are several types of housing in Malaysia, namely bungalows, semi-detached, detached houses, terrace houses, townhouses, condominiums, service residence, apartments and flat. The details of each type of housing are discussed in below:

2.2.1 Bungalow

First of all, bungalow is a property that is built in the middle of a piece of land and is not connected to the neighboring units, it is a standalone property. It can be a single-story or a multi-story house. Compared to condominiums, townhouses, etc., it offers owners maximum privacy and exclusivity due to its independence. In addition, some bungalows can be customized according to the owners' own design preferences. However, the bungalow is mostly not cheap. Based on Brickz's 4,615 transactions in Malaysia from May 2022 to April 2023, the median total price of bungalows sold was RM450,000, while the most popular bungalow for sale during this period was Bandar Tasik Senangin in Lengengeng, Negeri Sembilan, with a total of 53 bungalows sold. The following area was Taman Sri Lambak, Simpang Rengam, Johor, with a total of 33 bungalows sold. On the other hand, bungalows generally have a built-up area ranging from 2,000 sq ft to 12,500 sq ft and are still expandable, allowing them to provide more spacious living space for the owners (Karr Wei, 2022).

2.2.2 Semi-Detached

Semi-detached house is also commonly referred to as Semi-D, and as the name suggests, it means that the home shares a wall with its attached unit on one side and owns a plot of land and a fence or wall on the other side. In terms of floor space as well as luxury, a semi-detached home is just a step

below a bungalow. In addition, semi-detached also offers a degree of privacy to the owner. Based on the 7,799 transactions conducted by Brickz in Malaysia between May 2022 and April 2023, the median total price of semi-detached sold currently stands at RM485,000. The most popular area for semi-detached houses during this period was Kuala Berang in Terengganu, with 50 sold, followed by Batu Rakit in Terengganu, with 35 sold. Due to its high transaction volume, it is clear that semi-detached properties are one of the favorites amongst Malaysian property buyers. The built-up area of semi-detached houses can range from 2,300 sq ft to 5,600 sq ft (Karr Wei, 2022).

2.2.3 Detached House

A detached house is a mixture of a semi-detached house and a bungalow. This is because a detached house will have exactly the same design as its neighbor's house but differs from a semi-detached house in that it does not share a wall with the adjoining unit. On the other hand, a detached home is only surrounded by gardens on three sides, while the other side is usually the driveway of the house that is shared with its neighbors. In view of this, it is not similar to a bungalow. A detached home also offers maximum privacy and freedom to the owner (Murat Padar, 2021). The floor area, as with semi-detached houses, can range from 2,300 sq ft to 5,600 sq ft (Karr Wei, 2022).

2.2.4 Terrace House

Terrace houses are properties that will be built side-by-side and extended along a residential street; therefore, they share two walls with the neighboring houses. Terrace houses can be categorized into three types: intermediate, end lot and corner lot. Usually, the floor area of a terrace house located on a corner lot is wider than the other two types of houses because it has a certain amount of land on the side. Terrace houses are also very

popular among homeowners in Malaysia. This is due to the fact that terrace houses are usually less expensive and relatively easier to maintain. Furthermore, it also offers owners the potential for a certain level of high-value growth. According to data provided by Brickz for Malaysia for the period May 2022 to April 2023, a total of 42,758 transactions were conducted and the median total price of terrace houses sold is currently RM360,000. The residential areas of Taman Bukit Indah and Taman Kota Masai in Johor had the highest number of transactions, with 316 and 203 transactions respectively. As for its built-up area, it generally ranges between 750 sq ft and 1,600 sq ft (Karr Wei, 2022).

2.2.5 Townhouse

Townhouse is a multi-story house that can accommodate two or more families living under one roof. Owners of the ground floor units can enter their house through the front door, but the units will be smaller in size. The owner of the upper unit can enter the house through the back door or the staircase next to the front door, depending on the developer's house design. The size of the upper unit will be larger compared to the lower unit, allowing the owner to enjoy a more spacious living space. Due to the different entrance design, it provides each homeowner private space as they can directly enter their house without disturbing each other. Aside from that, the ground floor and top floor units will not share any interior space. However, townhouses can also bring certain disadvantages to homeowners such as renovation restrictions and lack of a certain level of privacy (Pete Wong, 2021). Based on the 715 transactions conducted by Brickz in Malaysia from May 2022 to April 2023, the median total price of townhouse sold is RM390,000 and the most popular area for townhouses for sale during this period is Leisure Farm, Gelang Patah in Johor with a total of 17 townhouses sold. The next most popular area for townhouse sales was Sri Awana in Skudai, Johor with a total of 13 townhouses sold. The built-up area of townhouses ranges from 2,000 square feet to 12,500 square feet (Karr Wei, 2022).

2.2.6 Condominium

A condominium is a large property complex consisting of multiple individual units and is a high-rise strata-titled residential development. Each unit is individually owned by the owner and all residents can share the common areas of the condominium such as swimming pools, gymnasiums, and so on. Besides that, each unit usually has a designated parking space, while some condominiums give more than one parking space to owners of larger units. Residents who live in a condominium are required to pay regular maintenance fees and sinking funds. The management of the condominium is usually made up of a committee of owners who are responsible for overseeing the day-to-day operations of the condominium. This type of housing is also popular among Malaysian homeowners as it not only offers a wide range of amenities, but also has a high quality security system such as 24-hour security guards so that residents can live in peace of mind. Based on the Brickz's 6,705 transactions in Malaysia between May 2022 and April 2023, the median total price of condominium units sold is currently RM495,000. The most popular area for condominium units during this period was Palm Spring, Kota Damansara, Selangor with 61 units sold, followed by Residensi South Brooks in Desa Park City, Kuala Lumpur with a total of 51 units sold. Condominium units' range in size from 650 square feet to 1,500 square feet (Karr Wei, 2022).

2.2.7 Service Residence

Serviced residences are also large property complexes consisting of multiple individual units, and residents can share common areas and amenities as well as their own parking spaces. Although serviced residences are generally similar to condominiums, they are often considered to be the higher-end version of condominiums. This is because the services offered by a serviced residence are similar to those offered by a hotel, with a reception area,

receptionist, the ordering of meals, housekeeping and other room services. Apart from that, the land status of condominiums is classified as "residential title", but the land status of serviced residences is "commercial title" (Fahri Ahmed, 2022). As a result, factors of personalized service and commercial title result in residents living in serviced residences typically paying higher utilities, rents, maintenance fees, etc. than those living in condominiums. On the other hand, some of the serviced residences are connected to nearby shopping malls or office buildings, which greatly enhances the convenience of the residents. It also has a comprehensive security system so that residents can be assured of their safety. According to Brickz data for Malaysia for the period May 2022 to April 2023, there were 3,363 transactions conducted, and the median total price of serviced residence units sold was RM480,000. The service residence areas of OUG Parklane and The Scott Garden in Kuala Lumpur had the highest number of transactions, with 92 and 60 transactions, respectively.

2.2.8 Apartment

Apartment is mainly a medium value property. Thus, compared to condominiums and serviced apartments, apartments are more affordable, making it affordable for many income groups. However, most apartments are relatively high density and lack of amenities. Apartments in Malaysia are usually equipped with open parking areas and playgrounds for the use of the residents. As a result, the maintenance and service fees for residents living in apartments are relatively inexpensive. As for security, most of the apartments also have 24-hour security guards to ensure the safety of the residents' properties. Based on the 8,173 transactions conducted by Brickz in Malaysia from May 2022 to April 2023, the median total price of apartments sold is RM275,000 and the most popular area for apartments sold during this period is Flora Damansara Apartment in Damansara Perdana, Selangor. It was followed by Pangsapuri Ladang Tok Pelam in Kuala Terengganu, Terengganu, with a total of 62 condominium units sold.

Apartments are generally small in size, ranging from 550 square feet to 1,200 square feet (Karr Wei, 2022).

2.2.9 Flat

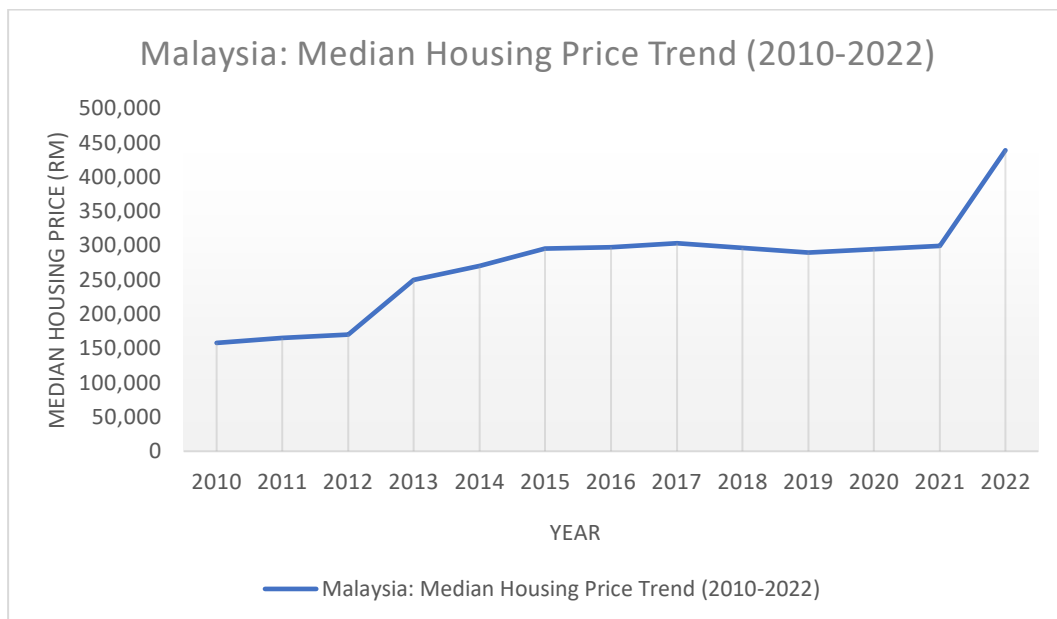
Flats are mainly public housing, which are affordable housing at a lower price. Most of the flats in Malaysia are only four to five storeys high and therefore they do not have elevator facilities. Besides that, the interior design of flats is simple and most of them do not have balconies. As for the parking area, flats usually do not have a designated parking spot for each unit. As a result, problems such as insufficient parking spaces can easily occur. On the other hand, flats are less secure than condominiums, service residences, and apartments because they do not have security features such as guard rooms and security guards to keep an eye on the units. Maintenance fee is low as there are no facilities in the flat. According to Brickz data for Malaysia for the period May 2022 to April 2023, there were a total of 6,225 transactions conducted and the median total price of flats units sold so far is RM138,000. The most popular area for flat units during this period was Taman Ungku Tun Aminah in Johor with 97 units sold, followed by Taman Terubong Indah in Penang with 70 units sold.

2.3 Housing Price

The housing price is one of the factors that most home buyers will consider before deciding to purchase a home. They will focus on whether they can afford to buy a house within their financial capabilities as well as whether they can pay the mortgage in the future. Nowadays, the housing price in Malaysia is constantly on the rise, even more than the growth of most household incomes (Kathy B., 2023). Based on Figure 1, it is clear that the overall trend of median housing prices in Malaysia from 2010 to 2022 has continued to increase, and the highest increase is in 2013 and 2022, with 47.06% and 46.3%, respectively. Moreover, according to Nuradzimmah Daim and Hana Naz Harun's (2023) report, as of the second quarter

of 2023, Malaysian house prices had risen by more than 4.1% compared to the previous years, which is twice as much as the increase in people's income. As a result, it can be seen that the rise in housing prices is a huge problem for low and middle-income earners as well as first-time home buyers in Malaysia, i.e., they may face the situation of not being able to afford to buy a house.

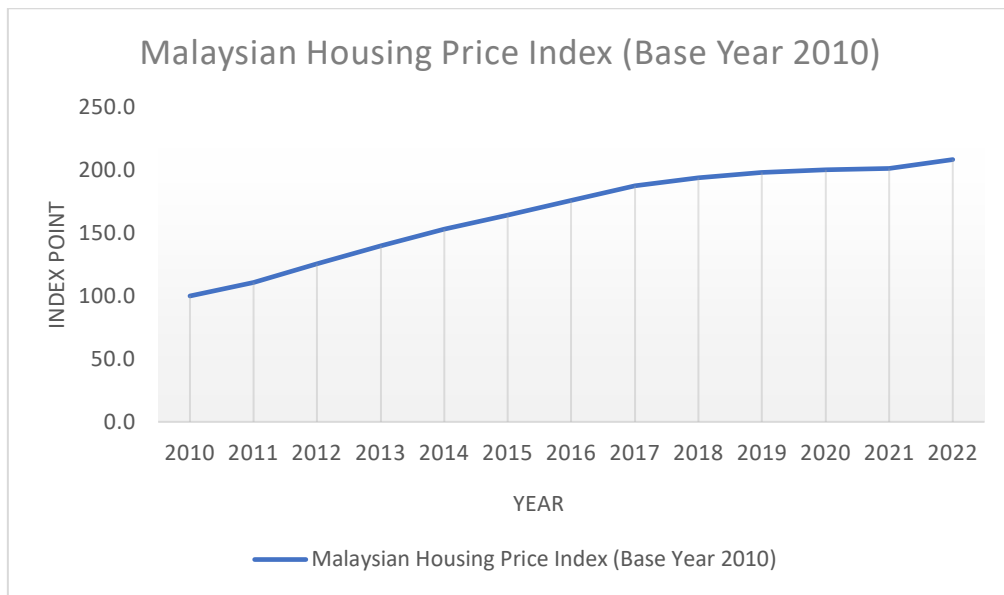
Figure 1 Malaysia: Median housing price trend (2010-2022)



Source: National Property Information Centre

On the other hand, the Housing Price Index (HPI) is an indicator that is widely used in the real estate market and reflects the overall volatility of housing prices over time (Kassim et al., 2017). According to Figure 2, the housing price index in Malaysia is also increasing steadily from 2010 to 2022. Besides, different housing types also have different annual housing price growth rates. According to the Valuation and Property Services Department's (2023) annual report, the highest annual growth rate of housing prices in Malaysia is 3.7% for terrace houses, followed by high-rise residential and semi-detached houses at 3.4% and 2.9%, respectively. Therefore, in order to solve the problem of high housing prices, the government has formulated policies and programmes such as PRIMA (1Malaysian People's Housing Programme), First Home Scheme, PPA1M (1Malaysian Civil Servant Housing Programme) and so on to help Malaysians to get a place to live.

Figure 2 Malaysia housing price index (2010-2022)



Source: National Property Information Centre

2.4 Factors Affecting Housing Price

There are several factors affecting housing price in Malaysia, namely economic factors and housing performance. The details of each factor are discussed in below:

2.4.1 Economic Factors

The economy is one of the factors that can affect the movement of housing prices. This is because when a region or country has a positive economic situation it means that people have more money to spend on purchasing a house and it also means that people have a more positive attitude towards major financial commitments such as investing in property. According to a study by Sabrina Abdul Latif et al. (2020), the relationship between the economy and housing prices can be demonstrated through the following points such as foreign direct investment (FDI), gross domestic product (GDP), interest rates, unemployment rates and inflation.

Foreign direct investment, as the name implies, is a foreigner's investment in real estate of a country. When a region has a less elastic supply of housing and holds lower housing prices, aggressive FDI can drive housing prices up quickly. At the same time, FDI can also reduce the homeownership rate in the area, making it necessary for local residents to pay higher prices for their houses in order to avoid being squeezed out of the market. However, the impact is less pronounced in areas with less elastic supply but with high housing prices.

As far as GDP is concerned, in a study by Kok et al, (2018), they concluded that the impact of real GDP on housing prices and transaction volumes lasts longer and stronger. This is because when a country's GDP is growing steadily, it means that its economic activities, employment opportunities and people's income have increased. As incomes increase, people have more confidence in their economic situation, which leads to investment and housing purchases, resulting in a surge in demand for housing and pushing up house prices.

Interest rate plays an important role in the determinants of housing prices. It is controlled and monitored by Bank Negara Malaysia (BNM) to ensure the economic stability of the country. Whenever interest rates rise, it means that the cost of mortgages and loans will increase, thus creating a situation where people will choose to stay on the sidelines, resulting in a significant increase in the supply of housing and a fall in housing prices. Conversely, when interest rates decrease, people will choose to make the decision to purchase a house because they can afford to take out a loan with a low interest rate, causing housing prices to rise rapidly. Whereas the overview can be corroborated in the same way from the study of Wang et al. (2020)

Unemployment rate also affects house prices to some degree. In a study by Mohan et al. (2019), it was shown that a positive shock to the unemployment rate significantly reduces housing prices. This is because when the unemployment rate rises, people expect less security in their jobs and the economy, which reduces their willingness to buy a home or make an

investment. As a result, the housing market at this point becomes flooded with a large supply of housing, causing housing prices to fall.

Lastly, another economic factor that affects housing prices is inflation. Apart from the fact that people will face inflation for their daily necessities, the construction costs of housing, such as labor, materials and equipment, are no exception. When construction costs increase, developers do not bear the increase in material costs by themselves but pass the costs on to home buyers through increased housing prices, thereby creating a high housing price situation (Sabrina Abdul Latif et al., 2020b).

2.4.2 Housing Performance

a. Physical Attributes

The important factors affecting housing prices also include housing performance, i.e., the physical attributes and location conditions of the house (Sabrina Abdul Latif et al., 2020b). First of all, physical attributes usually refer to the living area of the house, the number of bedrooms and bathrooms, the age of the house and other characteristics that can affect the transaction of the house. Since these features truly reflect the intrinsic qualities of the house, they can have a significant impact on the price of the house. For example, a new house with more bedrooms and bathrooms will naturally be priced higher than a second home with fewer bedrooms and bathrooms.

b. Location

The location of the housing, especially in residential areas, is also a key factor in the price of the house. When a house is situated in a perfect location, i.e., an area that is interconnected with other strategic areas, has good transportation, low crime rate and good amenities, it is better able to attract people to buy a house in the area or invest in it, which may lead to an increase in the price of the house in the area. As an example, if the house is closer to locations and amenities such as workplaces, shopping centers,

central business districts, educational institutions, major highways, LRT stations, MRT stations, etc., the house price will also be increased to a certain extent. A similar point was made in a study by Anacker (2019).

2.5 Transportation

Nowadays, people have also begun to pay more and more attention to their personal quality of life, and one of the main indicators for assessing personal quality of life, especially in urban areas, is the degree of accessibility (X. Albacete et al., 2017). As a result, people are taking accessibility into consideration when buying a house to achieve a better quality of life.

In Malaysia, road transportation is the most primary mode of transportation. This is largely influenced by the topographical features of Malaysia. The South China Sea divides Malaysia into two geographical regions and it has a total land area of nearly 330,000 square kilometers. The road network is Malaysia's main asset and the driving force behind its economic and social development. However, dependence on cars has been seen as a potential threat to Malaysia's urban areas by increasing traffic congestion, increasing accident rates, inefficiently utilizing urban land, polluting the environment, generating negative economic impacts, etc. (Ghapar Othman & Hj Ali, 2020). Therefore, the Malaysian government is now actively developing and promoting the use of public transportation to reduce the negative impacts of cars.

2.6 The Effect of Transportation on Housing Prices

Based on the Aliyu et al. (2018) study, the effect of transportation on housing prices can be grouped into two broad categories, namely distance and nuisance quality. The details of each effect are discussed in below:

2.6.1 Distance

First of all, the distance between the train station and the house will affect the housing price to some extent. Some studies have shown that the closer a house is to a train station, the higher the house price will be (Dziauddin, 2019). This is mainly due to the railways improving accessibility and reducing the cost of transportation, which makes people tend to choose houses close to the train stations, thus leading to an increase in housing prices. For example, in a study by Song et al. (2019), which explores the relationship between public transport accessibility and housing price increases by using a hedonic pricing method, it is found that housing prices in London's Docklands increase for every 100 meters closer to the station. In addition, studies by Mulley et al. (2018), Pan (2019), and Faris Dziauddin & Ridzuan (2022) also used the hedonic pricing method to examine the relationship between train station and housing prices and discovered that housing prices increased between 0.5% and 39% when housing was located between 100 meters and 400 meters from rail transit. Additionally, a study by Dziauddin (2021) examined the impact of urban light rail transit on the price of double-story houses in the Greater Kuala Lumpur, Malaysia, and found that double-story houses within 1,000 meters of the nearest LRT station and between 1001 and 2,000 meters could be priced at a premium of 12.3% and 9.8%, respectively.

However, there is also a part of the research that shows that when the houses are closer to the train stations, the prices of the houses are lower (Qiu & Tong, 2021). The main reason for this is mainly attributed to the fact that the various negative impacts of train stations, such as noise pollution, visual disturbances, air pollution, etc., make people less likely to choose houses close to train stations, which leads to a decrease in housing prices (Diao et al., 2023). For example, in Chun-Chang et al.'s (2020) study, a hedonic pricing approach was used to examine whether the opening of a new MRT section in Taiwan had a positive impact on nearby housing prices. The study found that residential properties within 600 meters of a metro station had a

significant negative impact on prices, while residential properties 600 meters away had no significant change in price. In the studies of Mohammad et al. (2017), Wagner et al. (2017) and Qiu & Tong (2021), it was also shown that residential properties located in the vicinity of a train station had a significant negative impact on prices, while those located farther away had a significant increase in price.

2.6.2 Nuisance Quality

On the other hand, a few studies have also shown that transportation nuisance can have a negative impact on housing prices. First, traffic congestion often occurs at transit stations, especially during peak hours, which makes travel time and costs more expensive for nearby residents. In addition, at transit stations, especially train, MRT, LRT stations, there is a great deal of noise generated by vehicle and passenger activity, which causes some level of disruption to residents near the station. Vehicle traffic is also relatively high near transit stations, resulting in higher levels of air pollution in the area, which negatively impacts the health of residents. As a result of these negative impacts, the demand for housing decreases as it gets closer to transit stations, and housing prices fall. In the study of Diao et al. (2023) shows a variety of inconveniences associated with living near Singapore's MRT system, which can lead to a decrease in demand and prices.

Table 1 List of variable and author

Variable	Author
Distance	Mohammad et al., 2017
	Wagner et al., 2017
	Mulley et al., 2018
	Pan, 2019
	Song et al., 2019
	Dziauddin, 2019
	Chun-Chang et al., 2020

	Dziauddin, 2021
	Qiu & Tong, 2021
	Faris Dziauddin & Ridzuan, 2022
	Diao et al., 2023
Built-up area	Sabrina Abdul Latif et al., 2020
Year	Wadu Mesthrige & Maqsood, 2022
	Singhal & Tyagi, 2021
Source: Developed for research, 2023	

2.7 Types of Railways in Malaysia

Railways are a form of public transportation that connects cities and regions as well as making it easier to transport people and products. Railways may also impact urbanization and economic growth at the same time. There are several types of railways in Malaysia, namely KTM Komuter, KTM Monorail, Light Rail Transit (LRT) and Mass Rapid Transit (MRT). The details of each type of railway are discussed in below:

2.7.1 KTM Komuter

KTM Komuter is a heavy rail public transport in Malaysia and is currently operated by Keretapi Tanah Melayu (KTM). It was started in 1995 to provide local rail service to Kuala Lumpur and the surrounding suburbs of the Klang Valley. KTM Komuter can reach a maximum speed of 175 km/h and has a total of 57 stations connected to the line (KTM Berhad, 2018). It consists of two routes, namely the Batu Caves - Tampin/Pulau Sebang and the Tanjung Malim - Port Klang, which covers the entire Klang Valley area. In addition, in order to allow passengers to reach a wider range of places, it therefore has four main interchange stations, namely Putra Station, Bank Negara Station, Kuala Lumpur Station and KL Sentral. It is worth noting that KL Sentral is the main transportation hub where passengers can switch

to other public transportation routes. KTM Komuter uses air-conditioned electric multiple units in 3- and 6-car configurations (KTM Berhad, 2018). On the other hand, it also offers different facilities to the public such as "Park & Ride" facilities, a list of on-board facilities, designated ladies coach and seating areas, OKU-friendly coach and 24/7 CCTV surveillance to ensure that the passengers have a comfortable and safe journey. The introduction of the KTM Komuter makes it possible to reduce road traffic congestion, both regionally and locally, as well as providing a degree of accessibility for those who do not have private transportation. According to the Ministry of Transportation's statistics in the fourth quarter of 2017, it was found to have transported 37,235,000 passengers.

2.7.2 Kuala Lumpur (KL) Monorail

KL Monorail is an urban monorail system in Malaysia, currently owned by Prasarana Malaysia Sdn Bhd and operated by its subsidiary Rapid Rail. It commenced operations on 31st August 2003, as part of the Klang Valley Integrated Transportation System. KL Monorail's route number is 8 and its color is light green on the official transport map of KL Monorail. Its maximum speed is only 60 kilometers per hour, and it has a total length of 8.6 kilometers with 11 stations (Ministry of Transport Malaysia, 2023). KL Monorail mainly serves the area from KL Sentral to Titiwangsa, which also passes through the Golden Triangle, KL's Central Business District (CBD), namely Imbi, Bukit Bintang and Raja Chulan. The distance between each station ranges from 0.5km to 1km and the frequency varies according to the time of the day (MyRapid, 2023a). For example, during peak hours, the frequency is every seven minutes, while during normal hours, it is every ten minutes (MyRapid, 2023a). KL Monorail currently operates 12 sets of the four-car trains with a capacity of 158 passengers per car (MyRapid, 2023a). On the other hand, most of its stations are elevated structures with platforms located on the top floors, while the ground or first floors are mainly used for ticketing services. All stations are equipped with CCTV cameras on the

platforms and the platforms are fenced off from the line in order to ensure the safety of the public.

2.7.3 Light Rail Transit (LRT)

The LRT is a medium-capacity light rail transit system in Malaysia. It is owned by Prasarana Sdn Bhd and operated by Rapid Rail Sdn Bhd. It is also part of the Klang Valley Integrated Transportation System (KVITS). LRT consists of three main lines, namely Kelana Jaya Line, Ampang Line and Sri Petaling Line, and these lines will meet at Masjid Jamek Station and Putra Height Station where passengers can switch to other lines.

LRT Kelana Jaya Line was introduced in 1998 and is the first fully automated pilotless rail system in the Klang Valley, Malaysia (Ministry of Transport Malaysia, 2023). Its line number shown on transport maps is 5 and its color is ruby. In 2016, the line was extended so that it now has 46.4 kilometers of grade-separated track running mainly on underground and elevated guideways with 37 stations (MyRapid, 2023b). It can reach a top speed of only 80 km/h. LRT Kelana Jaya Line is routed through Putra Heights through Kelana Jaya to Gombak, providing rail service mainly to the Subang Jaya and Petaling Jaya districts in the south, and low-density residential areas in Kuala Lumpur. The frequency of the train also changes with different time periods. During peak hours, its frequency will be every five minutes, while during normal hours it will be every seven minutes (MyRapid, 2023b). It will currently use two-car and four-car trainsets.

LRT Ampang Line and LRT Sri Petaling Line are a combined light rail line. They were launched in 1996 and 1998 respectively and were the first railroads in Malaysia to use standard gauge track and semi-automated trains (MyRapid, 2023b). The LRT Ampang Line's line number is 3 and is colored in orange. While LRT Sri Petaling Line's line number is 4 and is colored in maroon. In June 2016, the line was also extended so that it is now 45.1 kilometers long with 36 stations (MyRapid, 2023b). Its average maximum

speed is only 60 km/h. The LRT Ampang Line starts at Ampang Station, and the LRT Sri Petaling Line starts at Putra Heights Station, and the two lines merge at Chan Sow Lin Station. The combined line runs north to Sentul Timur Station and the frequency of the train varies according to the area and time of the day. Trains located in the Central Business District (CBD) run every three minutes during peak hours and every five minutes during normal hours. On the other hand, the non-CBD peak hour frequency is every six minutes, while the normal frequency is every ten minutes (MyRapid, 2023b). Currently, it is operated predominantly with six-car trainsets.

Thus, it can be seen that the LRT line is designed to serve mainly localized areas, is shorter in length, and runs at a slower speed than the Mass Rapid Transit (MRT) line, but with more stops and easier access to local residential areas.

2.7.4 Mass Rapid Transit (MRT)

MRT is a rapid transit system in Malaysia and is owned and fully operated by MRT Corporation. It plays an important role in the Klang Valley Integrated Transportation System (KVITS). This is because the main purpose of MRT is to alleviate the problems of traffic congestion and environmental pollution due to rapid population growth. The MRT project started in early 2010 and it consists of three lines, namely MRT Kajang Line and MRT Putrajaya Line and MRT Circle Line. However, the MRT Circle Line is still under construction. On the other hand, most of the MRT stations are equipped with additional parking areas and feeder buses to facilitate people arriving and departing from the stations. The information on the MRT Kajang Line will be discussed in detail in Section 2.8.

MRT Putrajaya Line, also known as MRT 2, is the second MRT line in the Klang Valley, Malaysia. It is also the 3rd MRT line in the country with a fully automated pilotless rail system. MRT 2 has a line number of 12 and is indicated by yellow color. The first phase of the line project, from Kwasa

Damansara to Kampung Batu, started operations on June 16, 2022, while the second phase, from Kentonmen to Putrajaya Sentral, began operations on March 15, 2023, (Mass Rapid Transit Corporation, 2023b). MRT 2 is 57.7 kilometers long and has 36 stations, of which 9 are underground. It has a maximum speed of 100 kilometers per hour and a journey time of 84 minutes (MyRapid, 2023c). The route will run from Kwasa Damansara through dense residential and commercial areas to Putrajaya Sentral. There are five temporary stations, namely RRI, Bandar Malaysia Utara, Bandar Malaysia Selatan, Taman Teknologi and Taman Universiti. Teknologi, for future use. MRT 2 also provides 10 interchanges stations for commuters to ensure that they can switch routes more easily. On the other hand, the route has 17 stations with park-and-ride facilities, with a total of 5,878 parking spaces (MyRapid, 2023c). The frequency of trains also varies according to the time of day, i.e., 5-minute headways during peak hours and 10-minute headways during off-peak hours (MyRapid, 2023c). MRT 2 operates with 4-car trains with a total capacity of 1,200 passengers (Mass Rapid Transit Corporation, 2023b).

2.7.5 Express Rail Link (ERL)

ERL is a Malaysian airport railway connecting Kuala Lumpur International Airport (KLIA) and KLIA2, and it has two different train services, namely KLIA Ekspres and KLIA Transit. Both services are owned and operated by a company called Express Rail Link Sdn Bhd. It is also part of the Klang Valley Integrated Transportation System (KVITS). KLIA Ekspres and KLIA Transit were launched on April 14, 2002, and June 20, 2002, respectively (Ministry of Transport Malaysia, 2023). KLIA Ekspres is numbered 6 and is colored purple, while KLIA Transit is numbered 7 and is colored teal.

KLIA Ekspres is an airport express line serving Kuala Lumpur International Airport in Malaysia. It is long 57 kilometers and has 3 stations, namely KL Sentral, KLIA Terminal 1 and KLIA Terminal 2. While KLIA Transit shares the same track as KLIA Ekspres, but stops at all the stations along the line,

so it has a total of 6 stations, namely KL Sentral, Bandar Tasik Selatan, Putrajaya and Cyberjaya, Salak Tinggi, KLIA Terminal 1 and KLIA Terminal 2. They can reach a maximum speed of up to 176km/hr. The frequency of the two trains varies according to the time of the day, i.e., during peak hours, trains run every 15 minutes and conversely, every 30 minutes. In addition, KLIA Ekspres and KLIA Transit are four-car electric trains with a total seating capacity of 156 seats (Ministry of Transport Malaysia, 2023).

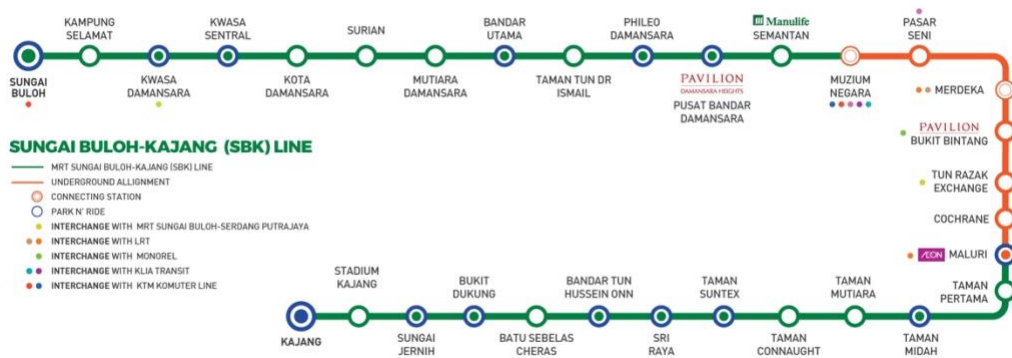
2.8 Case Study: MRT Sungai Buloh-Kajang Line

MRT Sungai Buloh-Kajang Line (SBK), also known as MRT 1, is one of the Mass Rapid Transit (MRT) lines in the Klang Valley, Malaysia. After the LRT Kelana Jaya Line, it is the second fully automated pilotless rail system in the Klang Valley. The route number will be shown as 5 on the transport map and its color is green. The line project was officially launched on July 8, 2011, by Razak (Mass Rapid Transit Corporation, 2023a). Its first phase, from Sungai Buloh to Semantan, was operational on December 16, 2016, while the second phase, from Semantan to Kajang, became operational on July 17, 2017, (Mass Rapid Transit Corporation, 2023a).

MRT 1 has a total length of 51 kilometers with 31 stations, which 7 of them are underground, namely Muzium Negara Station, Pasar Seni Station, Merdeka Station, Bukit Bintang Station, Tun Razak Exchange Station and Maluri Station (Mass Rapid Transit Corporation, 2023a). It can reach a maximum speed of 100 km/h and the journey time is 88 minutes (Mass Rapid Transit Corporation, 2023a). Based on Figure 3, it is clearly seen that the route starts from Sungai Buloh and travels through the center of Kuala Lumpur towards Kajang. When the route passes through the center of Kuala Lumpur, it will mainly run underground for about 9.5 kilometers, while the rest of the route will be on an elevated road. On the other hand, all carriages in MRT 1 are equipped with OKU-friendly facilities to ensure a safer and more comfortable journey for disabled persons. In addition, there are 12 stations on

the route with park-and-ride facilities for passengers to arrive and depart from the station by Taxi or Grab Car. The frequency of the train varies with the time and days. The frequency is every six minutes during peak hours from Monday to Friday and every ten minutes during normal hours. However, on Saturdays to Sundays and public holidays, it standardizes its frequency to every ten minutes. Each set of trains on this line has four cars and a total capacity of 1,200 passengers (Mass Rapid Transit Corporation, 2023a). According to MRT Corporation, the route is expected to have a daily ridership of approximately 400,000 passengers.

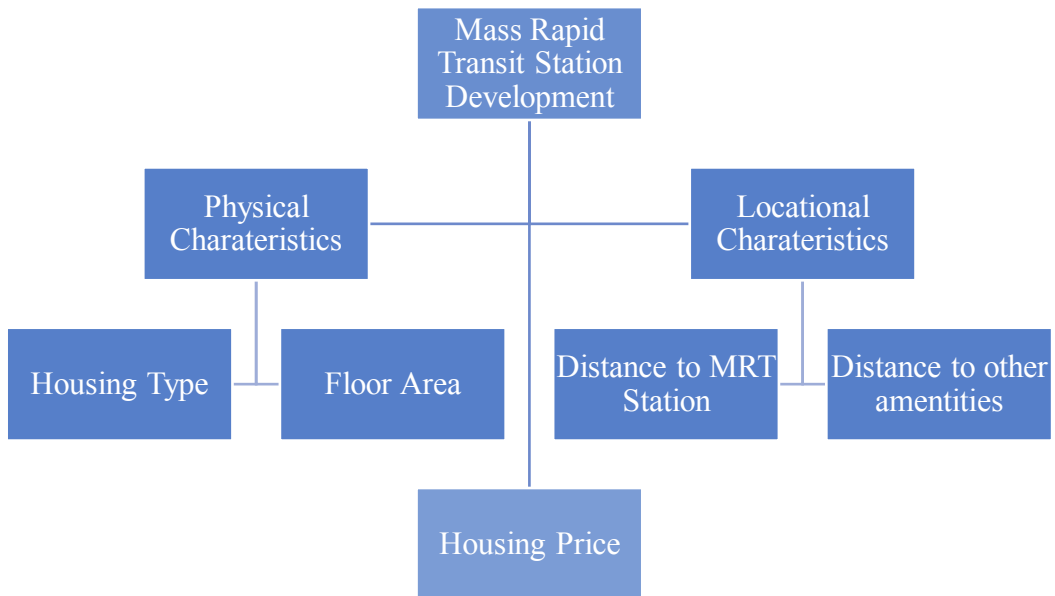
Figure 3 MRT Sungai Buloh-Kajang Line route map



Source: MRT Corporation, 2023

2.9 Conceptual Framework

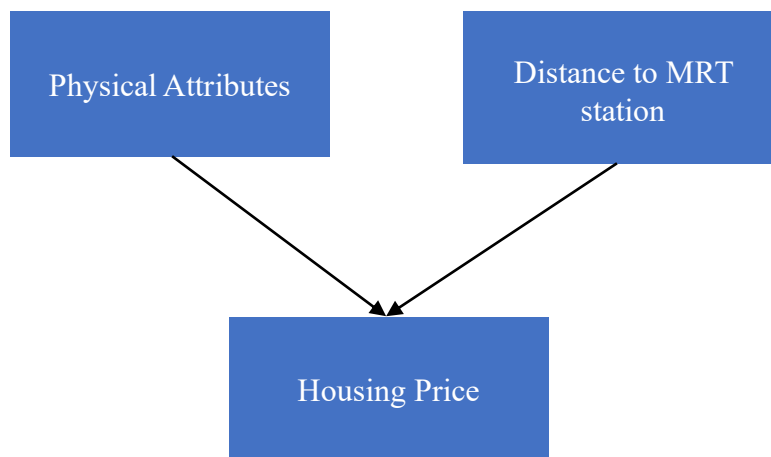
Figure 4 Conceptual framework



Source: Faris Dziauddin & Ridzuan, 2022, Estimating the Impact of Mass Rapid Transit (MRT) on Residential Property Prices in Greater Kuala Lumpur, Malaysia.

2.10 Proposed Framework

Figure 5 Proposed framework



Source: Developed for research, 2023

Based on Figure 5 above, the proposed conceptual framework aims to illustrate the relationship between the various elements of this study. Physical attributes and the

distance to MRT station are the independent variable of this study, while housing price is the dependent variable.

The physical attributes consist of three elements, i.e., housing type, title interest and year of transaction. According to the results of the Forouhar (2016), Forouhar & Hasankhani (2018) and Dziauddin (2019) studies, it was found that different housing types have different effects on MRT development stations. Additionally, the title interest will also give certain degree of influence to the housing price, therefore, it needs to be taken into consideration. For the years, older homes may be outdated in terms of design, amenities, etc., leading to a preference for newer homes. This leads to a situation where the newer the house, the higher the price.

In terms of distance, a part of the study shows that the closer the housing is to the MRT station, the higher the price of the housing will be. At the same time, another part of the study shows that the closer the MRT station is, the lower the price of the housing will be (Mulley et al. 2018; Pan 2019; Chun-Chang et al. 2020).

As for the nuisance quality, it is a control variable. However, it was excluded from the research analysis due to the difficulty in determining the quality of the disturbance and the lack of data support.

In conclusion, through the conceptual framework proposed in this study, it is hoped that there will be a clearer concept so as to better analyze the effect of MRT station development on housing prices.

2.11 Conclusion

In conclusion, the literature review not only introduced housing, housing types, housing prices, and factor affecting housing price, but also discussed transportation, the effect of transportation on housing prices, types of railways in Malaysia, and MRT Sungai Buloh-Kajang Line. Besides, these studies were also used to help develop the conceptual framework. After Chapter 2, the study is ready to proceed to the methodology section in Chapter 3.

CHAPTER 3: METHODOLOGY

3.0 Introduction

This chapter will primarily provide an introductory overview of the research methodology. Therefore, the chapter will begin with the research design, followed by the data collection methods, methodology framework as well as the statistical analysis.

3.1 Research Design

A research design is the framework of research methods and techniques that a researcher chooses to accomplish the research. Therefore, having a good research design can lay the foundation for the success of that research. First of all, deciding the research methodology is the most important among the whole design. It can be categorized into qualitative and quantitative methods. Qualitative methods are used to draw conclusions by collecting participants' perceptions, experiences, and behaviors regarding the research question (Tenny et al., 2023). However, quantitative methods are used to draw research findings by utilizing and analyzing the collected numerical data through the use of specific statistical techniques (Apuke, 2017).

Based on the research questions, this study decided to use quantitative method to determine the effect of MRT station development on housing prices. This is because due to the precise measurement of variables and data in the quantitative approach, the possibility of deviation can be greatly reduced for the study, making the results more reliable. Besides, the objectivity of quantitative methods is more appropriate for this study compared to qualitative methods. This is because quantitative methods are more dependent on logical and statistical techniques that can help eliminate bias in research, which can lead to more accurate findings.

3.2 Data Collection Methods

Data collection is the process of collecting and measuring information on relevant variables through an established and systematic way in order to answer the research questions and assess the results (Muhammad & Kabir, 2016). The goal of data collection is to obtain high-quality evidence, which can then be transformed into a rich data analysis that provides persuasive and reliable findings. Therefore, accurate data collection is critical to the integrity of the research. In this research, the data collection will be mainly based on secondary data.

3.2.1 Secondary Data

Secondary data are the data that have been previously collected by other researchers, research institutes, or organizations, as well as the data from published sources such as reference articles, journals, conference papers, magazines, and so on. In brief, when primary data from one research project is used in another study, it becomes secondary data. According to Ajayi (2017b), secondary data are freely available but not pure. This is because these data are generated from several calculations and adjustments made by other researchers. Therefore, researchers should scrutinize the secondary data carefully when using it by determining what type of data it is and what value it has in order to avoid the problem of data errors, which can lead to the failure of the research. Compared to primary data, secondary data is more cost-effective and takes less time to acquire. This is because secondary data can be easily accessed through the internet or a library.

Therefore, in this study, data such as transaction price, analysis by share, building type, floor area, lease type, transaction of year, etc. will be collected through the Valuation Management System (VMS). The VMS can be considered as a reliable database because all the information it has is obtained from the Valuation and Property Management Department (JPPH).

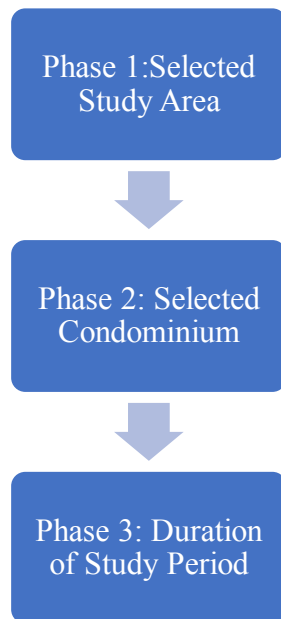
As for the built year of the house, it is obtained through internet searches such as Property Guru (<https://www.propertyguru.com.my/>) and iProperty (<https://www.iproperty.com.my/>). Property Guru and iProperty websites are also considered as reliable internet sources among online real estate portals.

Lastly, the distance between the houses and the MRT station is obtained by pinpointing each condominium on a map by using geographic coordinates that can be obtained from Google Maps.

3.3 Methodology Framework

A methodology framework plays an important role in every research project. It is a set of procedures, methods and tools that guide the entire research process in a systematic and structured way, providing a clear and coherent structure for the research (Muhammad Hassan, 2023). Therefore, when a research project has a proper methodological framework, it can effectively help the researcher to avoid confusion, inconsistency or bias in his/her research, which can lead to poor quality research. Furthermore, a good research framework can also make it clearer and easier for researchers to communicate their findings to others, such as readers, peers, and reviewers (Muhammad Hassan, 2023). Hence, before conducting a research project, researchers need to think carefully and develop a framework that fits their research project to enable the results to be more accurate and reliable (McMeekin et al., 2020). In this study, its methodological framework was divided into several phases, i.e., the selected study area, the selected condominium, and the duration of the study (see Figure 6). Each phase is discussed in detail below:

Figure 6 Methodology framework



Source: Developed for research, 2023

3.3.1 Selected Study Area

In order to better analyze the effect of MRT station development on housing prices, this study will focus on the MRT Sungai Buloh-Kajang Line's (SBK) stations. As mentioned in Section 2.8 of Chapter 2, there are a total of 31 stations on MRT SBK Line. However, only one station will be selected as the study area in this research. Besides, there are some criteria that must be met in order to ensure the validity of the findings of this research. Since the target groups of this study are mainly high-rise residences. Therefore, based on this consideration, the study area will be selected mainly for high-rise residential buildings. After the observations, Pusat Bandar Damansara MRT station would be the most suitable location for an in-depth case study in this research project.

Pusat Bandar Damansara, also known as Damansara Town Centre, is a township located in the Segambut constituency of Kuala Lumpur, Malaysia (StarProperty, 2023). It was built between 1981 and 1984 and was mainly used as a government office building. However, most of the government offices were later relocated to Putrajaya, resulting in many vacant units in

the area. Subsequently, Pusat Bandar Damansara saw the rise of real estate development projects and commercial buildings, which led to the rapid growth of the area. Today, Pusat Bandar Damansara is a well-established and affluent area. Pusat Bandar Damansara is strategically located. This is due to its location between the affluent neighbourhoods of Damansara Heights and Bangsar and its proximity to the Kuala Lumpur Central Business District (CBD), which creates a higher level of economic vitality in the area. The area also offers various amenities, such as HELP University and the Damansara City Mall (DC Mall), to cater to the needs of residents in the area and neighbouring areas. On the other hand, residents can access the area via the Sprint Highway, North Klang Valley Expressway (NKVE), and the Duta-Ulu Kelang Expressway (DUKE). As for public transportation, the area is also served by a Pusat Bandar Damansara MRT station, which offers great convenience to workers, students, and travellers, resulting in a surge in demand for properties in the neighbourhood.

Pusat Bandar Damansara MRT Station, also known as Pavilion Damansara Heights-Pusat Bandar Damansara MRT Station, is part of the MRT Kajang Line, which mainly serves Pusat Bandar Damansara, Damansara Heights, and Bangsar. The station commenced operations on December 16, 2016, and its station code is KG13. The Pusat Bandar Damansara MRT station is one of the highest stations in MRT Kajang Line in terms of height above ground, using a standard elevated station design and standing above the two-level Maarof Interchange of the Sprint Expressway (Mass Rapid Transit Corporation Sdn. Bhd., 2023). The station provides a number of facilities and services for the convenience of the users, such as feeder buses, park and ride, bicycle parking, etc. The Pusat Bandar Damansara station has two entrances: Entrance A and Entrance B. Entrance A is located on the west side of the Sprint Highway and provides access to places such as Help Residence, Menara Bangsar, Bangsar Shopping Center, etc. However, Entrance B is located on the east side of the Sprint Highway and provides access to Damansara City Mall, Twins@Damansara Heights, Wisma Lensa, and more. Currently, Entrance B is closed due to construction work at Pavilion Damansara Mall.

Due to its prime location and easy accessibility to the Pusat Bandar Damansara MRT station, a large number of condominiums have emerged in the vicinity of the area. For example, Twins@Damansara Heights, One Menerung Condominium, Serai Bukit Bandaraya, Sri Kasturina Condominium, Inara Condominium, Sri Penaga, etc. are located near the MRT station. However, in this study, only two condominiums will be selected. The details will be presented in Section 3.3.2.

3.3.2 Selected Condominium

The selection of suitable condominium is also crucial in analyzing the effect of MRT station development on housing prices. Therefore, in this study, the six condominiums located near the Pusat Bandar Damansara MRT station will be selected for the study. Similarly, in order to ensure the validity of the results of this study, the selected condominiums must meet a number of criteria. Firstly, the condominiums must have been completed before 2010. Then, some of the selected condominiums should be within 500 meters from the Pusat Bandar Damansara MRT station. The others selected condominium must be outside 500 meters from the Pusat Bandar Damansara MRT station.

This criterion was developed to better explore and compare the effects of MRT station development on housing prices. The findings of previous studies on the relationship between rail transit and housing prices have tended to vary. Some of the studies have found that housing prices are positively affected by proximity to MRT stations. In studies by Mulley et al. (2018), Pan (2019) , and Faris Dziauddin & Ridzuan (2022), they all used hedonic pricing method to explore the relationship between rail transit and housing prices. The results of the study found that residential properties can experience an increase in housing prices ranging from 0.5% to 39% within a range of 100 meters to 400 meters from rail transit. However, there are also several studies that have found that rail transit has a negative impact on

housing prices, such as Mohammad et al. (2017), Chun-Chang et al. (2020) and Qiu & Tong (2021) identified that residential properties within 600 meters of a MRT station had a significant negative impact on prices, while residential properties outside of the 600-meter distance had a positive impact on housing prices. This negative impact can be attributed to noise pollution, visual disturbances, air pollution and other issues that lead to a fall in housing prices.

Therefore, based on these published academic studies, this study examines the relationship between rail transportation and housing prices by using condominiums within and outside a 500-meter of a MRT station as the primary criteria. Hence, the six selected condominiums in this study are Menara Bangsar, Bangsar Puteri, Sri Penaga, Cascadium, One Menerung and Tivoli Villas. The various details of the condominium will be listed in the table below:

Table 2 The details of selected condominiums

Condominium Name	Developer	Location	Completion Year	Lease Type	Distance to MRT station
Menara Bangsar	BRDB Development Sdn Bhd	Jalan Maarof, Bangsar, KL	1985	Freehold	190 meters
Bangsar Puteri	Bandar Raya Development Sdn Bhd	Jalan Medang Serai, Bangsar, KL	1987	Freehold	500 meters
Sri Penaga	Bandar Raya Development Sdn Bhd	Jalan Medang Serai, Bangsar, KL	1996	Freehold	500 meters
Cascadium	Sunrise Berhad	Jalan Penaga, Bukit Bandaraya, KL	1991	Freehold	600 meters
One Menerung	BRDB Development Sdn Bhd	Jalan Menerung, Bangsar, KL	2009	Freehold	650 meters
Tivoli Villas	BRDB Development Sdn Bhd	Jalan Medang Tanduk, Bangsar, KL	1993	Freehold	1.1 kilometers

Source: Property Guru, 2023

As a result, there were a total of 459 condominium transaction records collected as well as used in the final analysis.

3.3.3 Duration of Study Period

The duration of the study also needs to be considered before beginning to analyze the research question. Since the focus of this study is on the effect of MRT station development on housing prices, the duration of the study will be based on the timing of MRT station development. There are several studies that show that the development of MRT stations at different stages will also have a certain effect on housing prices. For example, Wadu Mesthrige & Maqsood, (2022) study found that for every 1% reduction in the distance between a residential property and an MRT station in Hong Kong (within 400 meters), the price of the property increased by 6.5%, 1.2%, and 6.7% in the pre-development, mid-development, and post-development phases, respectively. The Abidoeye et al. (2022) study found that Australian properties within a 400 meter radius of a station were 3.3% more expensive than properties within a 400-800 meter radius during the announcement phase. During the construction phase, properties within a 0-400 meter radius of the station sold for 3.1% more than properties within a 400-800 meter radius.

Therefore, based on the publication of these academic studies, this study divides the timeline of the MRT Kajang Line station development into two periods: 2011 to 2017 during the construction period; and 2018 to 2023 after the MRT Kajang Line station construction has been completed and is operational.

3.4 Statistical Analysis

Statistical analysis, also known as statistics, refers to the analysis and interpretation of large amounts of collected data. Its main purpose is to enable researchers to better

identify patterns and trends and provide valuable findings (Jeremy Bender, 2023). Statistical analysis gives meaning to meaningless numbers, thus bringing life to lifeless data (Ali & Bhaskar, 2016). Whereas the most accurate results and inferences can be drawn only when researchers use statistical tests appropriately. Other than that, statistical analysis can also be used to predict potential trends in the future, thereby reducing risks. Nowadays, statistical analysis can be carried out by using software such as Microsoft Excel, Statistical Package for the Social Sciences (SPSS), Matrix Laboratory (MATLAB), and Statistical Analysis System (SAS), which makes the whole process of analyzing data simpler and more precise (Ali & Bhaskar, 2016). Therefore, in this study, the hedonic pricing method will be used for statistical analysis in order to ensure the quality of the study.

3.4.1 Hedonic Pricing Method (HPM)

The Hedonic Pricing Method (HPM), also known as the Hedonic Regression Method (HRM) and the Hedonic Demand Method (HDM), is used to estimate the extent to which various factors affect housing prices (Kanojia et al., 2016). The use of the HPM to assess housing prices is based on a combination of internal characteristics of the product it sells and external factors that affect the product. Therefore, this method has been widely used in real estate and housing market studies in many previous studies. It is applied to decompose the components of a property and estimate the contributing value of each feature (Kanojia et al., 2016). Moreover, it is relatively simple to use the HPM to estimate housing prices because it mainly relies on actual market prices and a comprehensive set of available data. Therefore, this paper will use the HPM to study the effect of MRT station development on housing prices.

In this analysis, the selling price of a property is the dependent variable, while the confounding factors affecting house prices are the independent variables, such as structural features and location attributes. The estimated coefficients for the variables may then be translated into the price per unit

of the attribute with which it is connected. The hedonic pricing method can be expressed as follows:

$$P = f(S, L)$$

Where P is the selling price of the condominium; S is the property physical attribute; and L is the distance to the nearest MRT station.

3.5 Determination of Variable

Researchers and statisticians commonly use variables to describe and measure the items, places, people, or opinions they are studying. A variable is any kind of attribute or characteristic that is attempted to be measured, manipulated and controlled in statistics and research (Pritha Bhandari, 2022). Choosing the right variables to measure can lead to more accurate statistical analysis and results for that project. Besides, the value of a variable can change from group to group or over time. Therefore, researchers usually manipulate or measure independent and dependent variables in their studies to test for causality.

A dependent variable is a variable that changes as a result of manipulating the independent variable in a study (Pritha Bhandari, 2022). It is called "dependent" because it depends on what the independent variable in the study affects. Therefore, housing price is considered as dependent variable in this research.

While an independent variable is a variable that is manipulated or changed in a study to explore its effects (Pritha Bhandari, 2022). It is referred to be "independent" because it is unaffected by any other variable in the research. Therefore, in this study, the development of MRT stations is the independent variable. The more details of variables for the model are presented in Table 3.

Table 3 List of variables and their definition

Variable	Definition
----------	------------

PRICE	Housing price – dependent variable (Y)
BUILT-UPAREA	Size of floor (in square feet)
ANALYSIS	Analysis per Share (in Ringgit Malaysia)
LEASETYPE	Dummy variable for ownership status (1 if freehold, 0 otherwise)
DISTANCE	0 if the property is within 500m from the MRT station, 1 if the property is out of 500m from the MRT station
YEAR	0 if it is sold in 2011, 1 if it is sold in 2012, 2 if it is sold in 2013, 3 if it is sold in 2014, 4 if it is sold in 2015, 5 if it is sold in 2016, 6 if it is sold in 2017, 7 if it is sold in 2018, 8 if it is sold in 2019, 9 if it is sold in 2020, 10 if it is sold in 2021, 11 if it is sold in 2021, 12 if it is sold in 2023

Source: Developed for research, 2023.

3.6 Conclusion

In summary, this chapter illustrates the research design, data collection, methodology framework and analysis methods that have been used in this study to ensure that the findings are accurate and reliable. In the following Chapter 4, data analysis will be highlighted.

CHAPTER 4: DATA ANALYSIS

4.0 Introduction

This chapter will analyze the 459 transaction records that were collected from Valuation Management System (VMS). The accumulated data will be examined, identified and results derived through the use of SPSS software. This chapter consists of two main sections, namely descriptive and inferential analysis.

4.1 Descriptive Analysis

Descriptive analysis are brief information coefficients used to generalize a given data set, either representing the entire population or a subset of the population (Adam Hayes, 2023). It can be categorized into measures of central tendency and measures of variation.

4.1.1 Central Tendencies Measurement of Constructs

The central tendency measure, also known as the measures of central location, is used to identify the representative values of a data set (Mishra et al., 2019). The three main types that it contains are mean, median and mode. By using central tendency measure, it gives a mean or median of the distribution to represent the entire distribution. These representative values of the distribution allow researchers to make better comparisons between two or more groups. Moreover, it also helps in further statistical analysis such as skewness, correlation, t-test, ANOVA test and other statistical analysis techniques which are calculated using central tendency measure. Therefore, central tendency measure is also known as measures

of the first order. Whereas, in this study, the main analysis will be done with the mean, standard deviation, minimum and maximum variables.

Table 4 provides the summary statistics of the dependent and independent variables used in this study. The mean price of condominium units in this study is nearly 1.83 million Malaysian Ringgit with a standard deviation of 1.84 million. As for the floor area, the average floor area of condominium units is about 1,807.29 square feet with a standard deviation of 1,107.50 square feet. However, there are also units as small as 493.96 square feet as well as large as 5,220.83 square feet. Based on square footage, the average price of condominiums in this study is RM881.28 with a standard deviation of close to RM295.

Table 4 Descriptive statistics of dependent and independent variables (n=459)

	Mean	Std. Deviation	Minimum	Maximum
Property Price (RM)	1,829,055.03	1,840,828.83	28,600.00	10,400,000.00
Built-up Area (sq.feet)	1,807.29	1,107.50	493.96	5,220.83
Analysis by Share (RM)	881.28	294.82	57.90	2,045.31
MRT station	.57	.50	0.00	1.00

Source: Developed for research, 2023.

4.2 Normality Analysis

In statistics, the normality test is used to determine whether a data set is normally distributed and to calculate how likely it is that the random variables contained in the data set are normally distributed (Mishra et al., 2019). In SPSS, the Kolmogorov-Smirnov (K-S) test and the Shapiro-Wilk test are the main tests for assessing normality, The Shapiro-Wilk test is for small sample sizes, i.e., less than 50 samples, but it can also be applied to larger sample sizes. Whereas Kolmogorov-Smirnov test is only applicable for more than 50 samples. For both of these tests, the null hypothesis assumes that the data come from a normally distributed population. The data is said to be normally distributed when its p-value is greater

than 0.05, otherwise it is not normally distributed (Mishra et al., 2019). As for this study, since its sample is larger than 50, we will use the Kolmogorov-Smirnov test to see whether the dataset is normally distributed.

Table 5 The test of normality (n=459)

	Kolmogorov-Smirnov ^a			Shapiro-Wilk		
	Statistic	df	Sig.	Statistic	df	Sig.
Area (sq.ft.)	.196	459	<.001	.826	459	<.001
Distance of MRT Station	.379	459	<.001	.629	459	<.001
YEAR	.141	459	<.001	.931	459	<.001
Lease Type	.	459	.	.	459	.

a. Lilliefors Significance Correction

Source: Developed for research, 2023.

As shown in Table 5, the p-value from Kolmogorov-Smirnov test is less than 0.05. While according to the theory mentioned above, the data should be termed as non-normally distributed. But in the central limit theorem states that violation of normality is not a big problem when the sample size is 100 observations or more (Mishra et al., 2019). Since the sample size for this study was 459, the data can still be considered normally distributed.

4.3 Inferential Analysis

Regression is a statistical method for determining the strength and character of the relationship between a dependent variable, usually denoted by Y, and a set of other variables, known as independent variables, denoted by X (Brian Beers, 2023). It is also known as simple or linear regression which is the most common form of statistical technique. Linear regression determines the linear relationship among two variables based on the line of best fit. Thus, the graph of linear regression is a straight line whose slope defines how changes in one variable affect changes in the other. It also can capture correlations between variables that identified in a data set

and evaluate whether these correlations are statistically significant by utilizing regression. The two basic types of regression are simple linear regression and multiple linear regression. In this paper, multiple linear regression will be used to evaluate the impact of MRT plus shadows on condominium pricing. The final form of its equation can be written as follows:

$$Y = a + b_1X_1 + b_2X_2 + b_3X_3 + \varepsilon$$

The details of the coding of the formula are given below:

Table 6 List of formula coding and their definitions

Code	Definition
Y	Condominium pricing in Ringgit Malaysia
X_1	Built-up area of the property in square feet
X_2	Distance to the MRT station
X_3	Year of transaction of the property
a	The y-intercept
b	Coefficient values of the slope of the explanatory variables
ε	Model's error term

Source: Developed for research, 2023.

In addition, this paper also employs a variance inflation factor (VIF) to detect correlations between the independent variables used for the inclusion in the final model. VIF is a measurement of the degree of multicollinearity in regression analysis. In general term, when R_i^2 is equal to 0, the VIF equal to 1 which means that the variables are not correlated. If the VIF is between 1 and 5, the variables are moderately correlated. The variables are highly correlated only when VIF is greater than 5. In summary, the higher the VIF, the greater the likelihood of multicollinearity. However, if the VIF is greater than 10, there is an obvious multicollinearity, which needs to be corrected or deleted.

Table 7 Model summary (n=459)

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.920 ^a	.847	.846	723102.3606759

a. Predictors: (Constant), YEAR, Distance of MRT Station, Area (sq.ft.)

Source: Developed for research, 2023.

Table 8 ANOVA^a (n=459)

	Sum of Squares	df	Mean Square	F	Sig.
Regression	1314093020190914.80	3	438031006730304.94	837.732	<.001 ^b
Residual	237909045926830.84	455	522877024015.01		
Total	1552002066117745.50	458			

a. Dependent Variable: Property Price

b. Predictors: (Constant), YEAR, Distance of MRT Station, Area (sq.ft.)

Source: Developed for research, 2023.

Table 9 Result of the hedonic pricing model (n=459)

Variables	Unstandardized Coefficients		Standardized Coefficients		Sig.	VIF
	B	Std. Error	Beta	t		
(Constant)	-1252936.080	95033.435		-13.184	<.001	
AREA	1508.859	31.386	.908	48.075	<.001	1.058
DISTANCE	254374.384	69821.490	.068	3.643	<.001	1.047
YEAR	36652.126	10328.343	.066	3.549	<.001	1.012

a. Dependent Variable: Property Price

Source: Developed for research, 2023.

Based on the result, the hedonic price model on the effect of MRT station development toward housing price will be:

$$Y = -1252936.08 + Area(1508.86) + Distance(254374.38) + Year(36652.13) + \varepsilon$$

The r-squared and the adjusted r-squared is relatively high, with a value of 0.85. This means that 85% of the variance in the data is explained by the linear regression. In other words, the linear regression model fits the data well.

From Table 9, it can be seen that all the estimated coefficients are less than 0.01, which means that all the variables have a significant effect on the dependent variable. In addition, they have good VIF values which conclude that there is no multicollinearity in the model. On the other hand, the signs of all coefficients are as expected. Since this is a semi-logarithmic form of specification, the coefficients of the independent variables are related to the proportion of their impact on prices. Among the physical attribute variables, the estimated coefficients of the property size measured by floor area are positive. Without considering other factors, the square foot of floor area will increase the value of the property by approximately RM1,509. In addition, the estimated coefficient of the transaction year of the property is also positive. The value of the property increases by about RM36,652 for every subsequent year of the transaction year, regardless of other factors. As for the property title, it will not be taken into account as the six apartments were selected to be freehold.

As for the distance variable, properties that are closest to MRT stations have a positive impact on their value. Without considering other factors, proximity to an MRT station will increase the property price by RM254,374. This shows that the distance of the property from the MRT station is the most significant factor that affects the house price in the area when compared to the floor area and the year of transaction.

4.4 Conclusion

In conclusion, this chapter focuses on the data analysis and results of the study. These results have contributed to the realization of the objectives of this research project. Further discussion and analysis will be presented in Chapter 5.

CHAPTER 5: DISCUSSION, CONCLUSION AND IMPLICATIONS

5.0 Introduction

This chapter will relate to the themes of the previous chapter as well as the objectives and outline of the organization of Chapter 5. Therefore, there are 5 major parts of the chapter which are summary of statistical analysis, discussion of major findings, implication of the study, limitation of the study and suggestions for future research.

5.1 Summary of Statistical Analyses

In the descriptive analysis part, the study mainly used the central tendency measurement of constructs, i.e., mean, standard deviation, minimum, and maximum, to analyse the data collected for the research. While its findings show that the mean value of condominium unit prices in the study area, which is near Pusat Bandar Damansara MRT station, is about RM 1.83 million with a standard deviation of 1.84 million. In addition, it has an average built-up area of 1807.29 square feet with a standard deviation of 1107.50 square feet. Nevertheless, it can range from 493.96 square feet to 5220.83 square feet. On the other hand, the average price per square foot of condominiums in this study is RM 881.28, with a standard deviation of almost RM 295.

As for the inferential analysis, this study mainly used multiple linear regression to assess the effects of MRT distance, floor area and year of transaction on condominium price. Thus, the independent variables of this study (denoted by X) are MRT distance, floor area and transaction year, while condominium prices are the dependent variable (denoted by Y). In addition to this, this study also used the

Variance Inflation Factor (VIF) to detect multicollinearity among independent variables. The results of the study indicated that the model used explained 85% of the variance in the data. Furthermore, all estimated coefficients were statistically significant and the VIF values were good, indicating the absence of multicollinearity. The positive coefficients for floor area and year of transaction indicate that they have a positive impact on property values. However, it is worth noting that proximity to a MRT station has a negative impact on property prices. Every 100 meters of proximity to a MRT station reduces RM254,374. Compared to floor area and transaction year, the distance to the MRT station was found to have a significant effect on property prices.

5.2 Discussion of Major Findings

This section focuses on the key findings of the objectives of this study. This study has two objectives, namely Research Objective 1 and Research Objective 2. The main findings of these two research objectives are discussed in detail below:

5.2.1 Research Objective 1 (RO1)

The RO1 of the study focuses on determining the factors that affect the development of MRT stations on house prices. Through literature review, the study obtained several influencing factors. Firstly, the physical attributes can be categorized into four parts: type of housing, title interest, year of transaction and built-up area. Based on the study of Forouhar (2016), Forouhar & Hasankhani (2018) and Dziauddin (2019), it shows that different types of housing and title will have different effects on the housing price when facing the MRT station development. In addition, when the transaction year is moved back by one year, the price of the house will fluctuate with the economic factors such as inflation, interest rate and so on (Wadu Mesthrige & Maqsood, 2022; Singhal & Tyagi, 2021). As for the floor area, the larger the living area, the higher the price will be compared to a smaller house (Sabrina Abdul Latif et al., 2020).

In addition, the distance to the MRT station also affects the housing price. According to Song et al. (2019), Mulley et al. (2018), Pan (2019), and Faris Dziauddin & Ridzuan (2022), the study indicated that the closer the house is to the MRT station, the higher the house price will be. This is mainly due to the fact that MRT improves accessibility and reduces the cost of transportation, which makes people tend to choose houses close to the MRT station, which leads to an increase in housing prices. However, in the studies of Diao et al. (2023), Chun-Chang et al. (2020), Mohammad et al. (2017), Wagner et al. (2017) and Qiu & Tong (2021) elaborated that the closer the houses are to the MRT station, the housing prices have a significant negative impact.

In conclusion, the physical attributes of housing and the distance to the MRT station are the factors that effect MRT station development on housing price, where the results are fulfilled the RO1.

5.2.2 Research Objective 2 (RO2)

In addition, the RO2 of this study was mainly to analysis the effect between MRT stations and nearby housing price.

Table 10 Result of the effect of MRT stations towards housing price (n=459)

Variables	Unstandardized Coefficients		Standardized Coefficients			
	B	Std. Error	Beta	t	Sig.	VIF
(Constant)	-1252936.080	95033.435		-13.184	<.001	
AREA	1508.859	31.386	.908	48.075	<.001	1.058
DISTANCE	254374.384	69821.490	.068	3.643	<.001	1.047
YEAR	36652.126	10328.343	.066	3.549	<.001	1.012

a. Dependent Variable: Property Price

Source: Developed for research, 2023.

Table 10 provides the results of the hedonic pricing model used by the study. It shows that the price of housing closest to the MRT station (within 500 meters) has a significant positive impact. Without taking other factors into consideration, the price of a house close to the MRT station increases by RM254,374. Apart from that, the result also shows that the distance between property and MRT station is the first factor that affects the housing price in the area, while the year of transaction and the size of the built-up area are the second and third factors.

The price of housing within 500 meters of a MRT station may be positively affected by several factors. First, the proximity of a housing area to a MRT station can provide a certain level of convenience and accessibility to nearby residents. For example, residents can more easily take the MRT to schools, companies or to other places for activities. Additionally, living near a MRT station also allows residents to walk to the station, thus saving them time on their daily commute, such as avoiding the need to take other modes of transportation to get to the station. Not only that, walking to and from the MRT station also contributes to a more positive lifestyle and promotes good health. Moreover, proximity to MRT station also reduces the need for residents to use their cars more frequently, thereby saving on fuel and parking costs.

In terms of the living environment, the quality of life in the nearby housing areas will be improved as the MRT facilities can effectively reduce traffic pressure and avoid air and noise pollution caused by daily traffic congestion, thus forming a better quality of life. In this case, as people today also pay more and more attention to their physical and mental health, so the demand for housing near the MRT station will greatly increase, thus forming an undersupply and making housing prices rise.

In conclusion, although there is a part of the research such as Mulley et al. (2018), Qiu & Tong (2021), Hewitt & Hewitt (2012) and so on, which stated that the closer the MRT station, the lower the price of the house is, this study

concludes that the closer the MRT station, the house price will have a significant upward trend. The result of this study is in line with the study of Song et al. (2019), Dziauddin (2019), Faris Dziauddin & Ridzuan (2022), etc. The MRT stations in Malaysia do have a positive impact on nearby house prices.

5.3 Implication of the Study

The significance of this study is that it will be beneficial to a wide range of people including urban planners, valuers and investors. Urban planners can use the results of the study to identify areas where MRT stations can be built that may have a favorable impact on housing prices. In addition, they can know what types of housing are suitable to be developed near MRT stations. On the other hand, for valuers, they can use the information from the study and incorporate it into their valuation models to provide more accurate assessments and insights into the prices of houses near MRT stations that are being planned. Besides, investors can utilize the study's information and results to make more wise investment decisions and eliminate potential risks, thereby increasing their return on investment.

5.4 Limitation of the Study

There are three main limitations of this study. First, the scope of this study is limited to the vicinity of Pusat Bandar Damansara MRT stations. Since demographics, household incomes, and other information vary from one area to another, this study cannot represent that housing prices near MRT stations in other areas will also have a positive impact.

Second, the type of housing selected. In this study, condominiums were used as the main subject, while other housing types, such as detached houses, terrace houses, serviced apartment, etc., were not included. Since different housing types have

different characteristics, condominiums are not representative of other housing types that would have a good impact in the vicinity of a MRT station.

Finally, in this study, only a few factors were focused on, i.e., price of the house, title interest, floor area, year of transaction, and distance between the house and MRT station. Therefore, this study may not be able to fully reflect its effects, as house prices may also be affected by other factors, such as age of the house, facilities, distance to schools and shopping centers, and so on.

5.5 Recommendations for Future Research

Regarding the limitations mentioned above, the following recommendations are made for future research. Future researchers could try to study the effects of MRT stations in different areas on different houses in their neighbourhoods. This would allow for a more comprehensive study of whether the development of MRT stations has a positive or negative impact on housing prices, thus providing more accurate information to the public. Besides, future researchers can try to include other factors such as the age of the house, facilities, and distance to schools, shopping centre, hospitals, etc., in order to better identify whether the MRT station is the most important factor that affects the housing price or not.

5.6 Conclusion

In summary, this study has investigated the effect of MRT station development towards housing price. This study fulfilled all the research objectives. The first research objective (RO1) was derived from document analysis. The second research objective (RO2) was achieved by multiple regression. For RO1, the study found that structural characteristics of housing and distance are factors that affect the effect of MRT station development on housing prices. In the case of RO2, the results show that the housing located closest to the MRT station (within 500 meters) has a significant positive effect on housing prices. Lastly, this study also presents the

implications and limitations of the study, as well as recommendations for future research.

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APPENDICES

Appendix 1.1 Transaction Data of Menara Bangsar

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Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Str/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
1 85B	KUALA LUMPUR B-11-01, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,741.60 sq f	RM1,900,000.00 RM574.18	1/2 28/03/2023	21.0 LOT TUNGGAL	41276(M2/10/1) NO. STRATA	79401	SOO KAN HOY LEE JOHN CHARLES	Freehold	
2	KUALA LUMPUR 297-16-2, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,610.28 sq f	RM1,465,000.00 RM909.78	1/1 07/01/2022	24.0 LOT TUNGGAL	41276(M2/15/2) NO. STRATA	10020	LINNKRISHNAN DAMODARAN VASANTA KUMARI AP N N PILLAY	Freehold	
3 85B	KUALA LUMPUR 299-19-4, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,622.12 sq f	RM1,250,000.00 RM770.60	1/1 08/04/2021	21.0 LOT TUNGGAL	41276(M1/18/4) NO. STRATA	79401	INTAN FUHAIRA BINTI HASSAN RAJESH SINGH BHINDER AL PRETAM SINGH	Freehold	
4 85B	KUALA LUMPUR 297-14-2, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,610.28 sq f	RM1,500,000.00 RM931.51	1/1 03/08/2020	21.0 TUNGGAL	41276(M2/13/2) NO. STRATA	79401	LIMA REVATHI AP SIVENGANDASS SAMEET KAUR SIDHU + 2	Freehold	
5 85B	KUALA LUMPUR 297-04-4, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,622.12 sq f	RM1,200,000.00 RM739.77	1/1 20/07/2020	21.0 1,622.12 TUNGGAL	41276(M2/3/4) NO. STRATA	79401	WONG CHIN HOONG ALPINE HOLDING SDN BHD	Freehold	
6	KUALA LUMPUR 298-20-1 (A-20-1), JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,741.60 sq f	RM1,000,000.00 RM574.18	1/1 13/03/2020	22.0 1,741.60 TUNGGAL	41276(M1/19/1) NO. STRATA	79401	BROB DEVELOPMENTS SDN BHD BREAKAWAY HOLIDAYS (MALAYSIA) SDN BHD	Freehold	
7 85B	KUALA LUMPUR 297-23-4, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,622.12 sq f	RM225,500.00 RM139.02	1/1 31/07/2019	21.0 1,622.12 TUNGGAL	41276(M2/22/4) NO. STRATA	10020	BLACKTOP INDUSTRIES SDN BHD BLACKTOP CEMENT BRICKS SDN BHD	Freehold	
8 85B	KUALA LUMPUR 297-20-2, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,610.28 sq f	RM1,530,000.00 RM950.14	1/1 15/04/2019	21.0 1,610.28 TUNGGAL	41276(M2/19/2) NO. STRATA	10020	BHAGWAN AL BULCHAND VALERIE LEE AI KHM	Freehold	
9	KUALA LUMPUR B-06-02, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,610.28 sq f	RM1,375,000.00 RM853.89	1/1 10/12/2018	23.0 1,610.28 TUNGGAL	41276(M2/5/2) NO. STRATA	10020	TENGGU AZLAN BIN TENGGU UJWAL MEHTA	Freehold	
10	KUALA LUMPUR 297-8-3, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,104.38 sq f	RM980,000.00 RM887.38	1/1 06/08/2018	23.0 1,104.38 TUNGGAL	41276(M2/7/3) NO. STRATA	10020	PETER CHAN NGAI CHONG LAI SIEW YING	Freehold	
11 85B	KUALA LUMPUR A-19-1, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,741.60 sq f	RM1,840,000.00 RM941.66	1/1 24/07/2018	21.0 1,741.60 TUNGGAL	41276(M1/18/1) NO. STRATA	10020	SEOW MEI LEE ROOBIN STEPHANIE SITTAMPALAM	Freehold	

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1 of 3

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Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Str/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
12 85B	KUALA LUMPUR A-21-3, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,741.60 sq f	RM1,650,000.00 RM947.40	1/1 07/02/2017	21.0 1,741.60 TUNGGAL	41276(M1/20/3) NO. STRATA	10020 D	ASOK KUMAR AL HARILAL HIRA KUNASINGAM AL V SITTAMPALAM	Freehold	
13 85B	KUALA LUMPUR A-21-3, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,741.60 sq f	RM1,650,000.00 RM947.40	1/1 07/02/2017	21.0 1,741.60 TUNGGAL	41276(M1/20/3) NO. STRATA	10020	ASOK KUMAR AL HARILAL HIRA KUNASINGAM AL V SITTAMPALAM	Freehold	
14	KUALA LUMPUR 299-8-4, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,622.12 sq f	RM1,250,000.00 RM770.60	1/1 28/12/2016	23.0 1,622.12 TUNGGAL	41276(M1/5/4) NO. STRATA	10020	SANJOY DATTA TAN CHUAN LI	Freehold	
15 85B	KUALA LUMPUR 297-19-2 (B-19-2), JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,610.28 sq f	RM1,550,000.00 RM962.56	1/1 01/08/2016	23.0 1,610.28 TUNGGAL	41276(M2/18/2) NO. STRATA	10020	SUKHPINDER KAUR + 1 BREAKAWAY HOLIDAY (MALAYSIA) SDN BHD	Freehold	
16	KUALA LUMPUR A16-2, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,612.43 sq f	RM1,350,000.00 RM837.24	1/1 15/04/2016	23.0 1,610.28 TUNGGAL	41276(M1/15/2) NO. STRATA	10020	MISHAL KOTHARI AL BABU + 1 NAVIN @ DATESH AL DANESHWAR	Freehold	
17	KUALA LUMPUR B10-4, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,622.12 sq f	RM1,060,000.00 RM653.47	1/1 30/03/2016	23.0 1,622.12 TUNGGAL	41276(M2/9/4) NO. STRATA	10020	MANOHARAN AL SHUNMUGAN VIMALAN AL RAMASUNDRAM	Freehold	
18 85B	KUALA LUMPUR A-20-3, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,741.60 sq f	RM1,250,000.00 RM717.73	1/1 03/02/2016	21.0 1,741.60 TUNGGAL	41276(M1/19/3) NO. STRATA	10020	DATO' SERI SHARIFAH SALMAH BINTI SYED AHMAD ALKAFI RAJAT CHHABRA + 1	Freehold	
19 85B	KUALA LUMPUR A-10-2, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,610.28 sq f	RM1,560,000.00 RM968.78	1/1 28/04/2015	21.0 1,610.28 TUNGGAL	41276(M1/9/2) NO. STRATA	10020	ANNIE NG @ NG AI CHEEN MANJIT KAUR AP AMAR SINGH + 1	Freehold	
20 85B	KUALA LUMPUR 297-07-2, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,610.28 sq f	RM1,200,000.00 RM745.21	1/1 23/03/2015	21.0 1,610.28 TUNGGAL	41276(M2/6/2) NO. STRATA	10020	LIM HUCK CHIN ANIM BINTI HASSAN	Freehold	
21 85B	KUALA LUMPUR A-19-1, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,741.60 sq f	RM1,650,000.00 RM947.40	1/1 01/04/2014	21.0 1,741.60 TUNGGAL	41276(M1/18/1) NO. STRATA	10020	ADRIAN LOH WYE JIN + 1 SEOW MEI LEE	Freehold	

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2 of 3

Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Str/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
22	KUALA LUMPUR A16-2, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,612.43 sq f	RM960,000.00 RM595.37	1/1 20/08/2013	23.0 1,612.43 TUNGGAL	41276(M1/15/2) NO. STRATA	GERAN 10020	CHEW WEI LEE SONIA SHAH +1	Freehold	
23	KUALA LUMPUR 297-B-3, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,104.38 sq f	RM750,000.00 RM679.12	1/1 12/04/2013	23.0 1,104.38 TUNGGAL	41276(M2/7/3) NO. STRATA	GERAN 10020	CHAI WAY CHENG PETER CHAN NGAI CHOONG	Freehold	
24	KUALA LUMPUR B-7-1, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR 85B	KEDIAMAN KONDOMINIUM	1,722.23 sq f	RM1,450,000.00 RM841.93	1/1 27/03/2013	21.0 1,741.60 TUNGGAL	41276(M2/6/1) NO. STRATA	GERAN 10020	SHREELAL NANDIAL BHATTER +1 S.K THERESA A/P SAVRIMUTHU	Freehold	
25	KUALA LUMPUR A-20-2, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,610.28 sq f	RM11,000.00 RM503.84	1/1 30/6/2013	22.0 1,610.28 TUNGGAL	41276(M1/19/2) NO. STRATA	GERAN 10020	BANDAR RAYA DEVELOPMENTS BERHAD ARIFUR RAHMAN	Freehold	
26	KUALA LUMPUR B-16-1, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,741.60 sq f	RM1,020,000.00 RM585.67	1/1 10/6/2013	23.0 1,741.60 TUNGGAL	41276(M2/17/1) NO. STRATA	GERAN 10020	FATIMAH BINTI ABU BAKAR KAUSTUBH ARUN PATHAK	Freehold	
27	KUALA LUMPUR B-16-1, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,741.60 sq f	RM1,104,000.00 RM633.90	1/1 12/11/2012	23.0 1,741.60 TUNGGAL	41276(M2/15/1) NO. STRATA	GERAN 10020	KHONG CHYE HUAT +1 CHAN WEI YEE	Freehold	
28	KUALA LUMPUR B14-3, JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,741.60 sq f	RM1,100,000.00 RM631.60	1/1 12/11/2012	24.0 1,741.60 TUNGGAL	41276(M2/13/3) NO. STRATA	GERAN 10020	ALINA LEE BINTI ABDULLAH @ LEE OI LING LEE HOONG KEE	Freehold	
29	KUALA LUMPUR 297-22-2 (B-22-2), JALAN MAAROF MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,610.28 sq f	RM1,100,000.00 RM683.11	1/1 05/10/2012	23.0 1,612.00 TUNGGAL	41276(M2/21/2) NO. STRATA	GERAN 10020	ABDUL AZIZ BIN ABDUL KADR BAJAN BROTHERS SDN BHD	Freehold	
30	BANDAR KUALA LUMPUR 22-7, JALAN KLANG LAMA MENARA BANGSAR KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,237.85 sq f	RM540,000.00 RM436.24	1/1 09/06/2011	15.0 TUNGGAL	421(M1/23/128) NO. STRATA	GERAN 70064	GABUNG WAJIB SDN BHD AUGUSTA KHEW POH YEN	Freehold	

Appendix 1.2 Transaction Data of Bangsar Puteri

Date Printed: 2 Oct 2023, 8:13 p.m.



Mukim/RBS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Sht/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
1 KUALA LUMPUR 85B	45-9-1, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,754.52 sq.f	RM900,000.00 RM512.96	1/1 05/07/2023	5.0 LOT TUNGGAL	50353/M3/2/99 NO. STRATA	80551	KHAW & NGIAM HOLDINGS SDN. BHD. KHAW KAI LEE + 1	Freehold	
2 KUALA LUMPUR 85B	49-2-9, JALAN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	742.71 sq.f	RM895,000.00 RM935.76	1/1 10/04/2023	4.0 LOT TUNGGAL	50353/M5/2/172 NO. STRATA	80551	LAVISH AURA SDN. BHD. BEATRICE GRACE CHAN HUI RHU	Freehold	
3 KUALA LUMPUR 85B	41-7-1, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,453.13 sq.f	RM1,080,000.00 RM743.22	1/1 13/03/2023	18.0 LOT TUNGGAL	50353/M1/6/13 NO. STRATA	80551	KASHIMA (MALAYSIA) SDN. BHD. CHEONG WENG HONG + 1	Freehold	
4 KUALA LUMPUR 85B	43-3-7, JALAN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM820,000.00 RM769.50	1/1 01/03/2023	4.0 LOT TUNGGAL	50353/M2/3/79 NO. STRATA	80551	ONG CHA BOON @ ONG CHA BOOH + 1 USHARANI A/P P NAVARATNAM	Freehold	
5 KUALA LUMPUR 85B	43-3-11, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM860,000.00 RM807.94	1/1 21/02/2023	5.0 LOT TUNGGAL	50353/M2/3/77 NO. STRATA	13823	HO HUEI PING NUR SABREENA BINTI MOHD NASIR	Freehold	
6 KUALA LUMPUR 85B	47-2-(D2-2-3), NO. 41, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,732.99 sq.f	RM910,000.00 RM525.10	1/1 22/07/2022	5.0 LOT TUNGGAL	50353/M4/2/133 NO. STRATA	13823	FARIZ BIN ABDUL RANI + 1 NIGEL WILLIAM KRAAL	Freehold	
7 KUALA LUMPUR 85B	47-2-4, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,754.52 sq.f	RM950,000.00 RM541.46	1/1 12/05/2022	5.0 LOT TUNGGAL	50353/M4/2/134 NO. STRATA	13823	NISHA BINTI KHRUDIN ELFIE JANE JINIK	Freehold	
8 KUALA LUMPUR 85B	43-3-1, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM830,000.00 RM778.88	1/1 30/12/2021	4.0 LOT TUNGGAL	50353/M2/3/82 NO. STRATA	13823	TAN HOCK SEW LAVANYA A/P NARAYANAN	Freehold	
9 KUALA LUMPUR 85B	41-5-1, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,453.13 sq.f	RM970,000.00 RM667.53	1/1 17/12/2021	17.0 LOT TUNGGAL	50353/M1/4/5 NO. STRATA	13823	OON SUM CHUAN AZMAL BIN YAHYA	Freehold	
10 KUALA LUMPUR 85B	41-18-3, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,517.71 sq.f	RM960,000.00 RM625.94	1/1 21/10/2021	18.0 LOT TUNGGAL	50353/M1/15/52 NO. STRATA	13826	TAY KAY LIAN+1 LEE HAN PING	Freehold	

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1 of 6

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Mukim/RBS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Sht/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
11 KUALA LUMPUR 85B	41-6-2 (A6-2), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,485.42 sq.f	RM1,180,000.00 RM794.39	1/1 18/10/2021	18.0 LOT TUNGGAL	50353/M1/5/10 NO. STRATA	13823	CHOO KWOK YIN JENNA LAU SAI CHENG	Freehold	
12 KUALA LUMPUR 85B	49-3-2, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM1,000,000.00 RM938.41	1/1 23/04/2021	5.0 LOT TUNGGAL	50353/M5/3/177 NO. STRATA	13823	SHARON BIN MOHAMED HANIFFA NG ZHEE CHING	Freehold	
13 KUALA LUMPUR 85B	45-1-2, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,732.99 sq.f	RM875,000.00 RM389.50	1/1 17/12/2020	5.0 TUNGGAL	50353/M3/1/96 NO. STRATA	13823	WOODCEM REALTY HOLDINGS SDN BHD LIM TETT HIN	Freehold	
14 KUALA LUMPUR 85B	47-05-05(D5-5), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM885,000.00 RM642.81	1/1 23/10/2020	5.0 TUNGGAL	50353/M4/5/156 NO. STRATA	13823	HA MAY KING+1 KUAN YUE SHERN	Freehold	
15 KUALA LUMPUR 85B	45-3-1, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM895,000.00 RM839.88	1/1 04/10/2020	5.0 TUNGGAL	50353/M3/3/110 NO. STRATA	13823	GOVALUPILLAY AL PERIANNIA JUITA BINTI MOHAMAD	Freehold	
16 KUALA LUMPUR 85D	47-3-8(D3-8), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM775,000.00 RM727.27	1/1 28/06/2020	4.0 1,065.63 TUNGGAL	50353/M4/3/138 NO. STRATA	13823	GOVALUPILLAY AL PERIANNIA + 1 LAVANYAN A/P NARAYANAN	Freehold	
17 KUALA LUMPUR 85D	47-5-4, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM687,000.00 RM644.69	1/1 26/06/2020	5.0 1,065.63 TUNGGAL	50353/M4/5/152 NO. STRATA	13823	GOVALUPILLAY AL PERIANNIA + 1 LIM YI YIN + 2	Freehold	
18 KUALA LUMPUR 85B	49-4-3, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM1,000,000.00 RM938.41	1/1 05/06/2020	5.0 1,065.63 TUNGGAL	50353/M5/4/199 NO. STRATA	13828	BERNARD WONG SHOON TET CHAN AI LIN, ANNE	Freehold	
19 KUALA LUMPUR 85B AB/5	41-5-1, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,453.13 sq.f	RM950,000.00 RM584.95	1/1 01/11/2019	17.0 1,453.13 TUNGGAL	50353/M1/4/5 NO. STRATA	13823	GLB (M) SDN BHD OON SUM CHUAN + 1	Freehold	
20 KUALA LUMPUR 85B AB/5	41-14-2, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,485.42 sq.f	RM600,000.00 RM403.93	1/1 01/03/2019	4.0 1,485.42 TUNGGAL	50353/M1/13/42 NO. STRATA	13823	LAU YE @ LOW BOON YE LOY HOM MOOI	Freehold	

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2 of 6

Mubin/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Let status	Lot/Pl No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
21 KUALA LUMPUR	41-6-4, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,453.13 sq.f	RM950,000.00 RM653.76	1/1 17/10/2018	7.0 1,453.13 TUNGGAL	50353/M1/5(11) NO. STRATA	GERAN 13823	TAKAYASU YOSHIOKA DHARAMVIR SINGH GODFREY + 1	Freehold	
22 KUALA LUMPUR	49-2-3, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM880,000.00 RM825.80	1/1 08/10/2018	5.0 1,065.63 TUNGGAL	50353/M5/2(175) NO. STRATA	GERAN 13823	NG KOOI BEE KEAT LEONG PROPERTIES SDN BHD	Freehold	
23 KUALA LUMPUR	43-4-1, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM940,000.00 RM82.11	1/1 29/08/2018	5.0 1,065.63 TUNGGAL	50353/M2/4(94) NO. STRATA	GERAN 13823	R A JAYASEELAN AL APPOO TAN SAN LI	Freehold	
24 KUALA LUMPUR	49-5-3, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM880,000.00 RM825.80	1/1 07/02/2018	5.0 1,065.63 TUNGGAL	50353/M3/5(125) NO. STRATA	GERAN 13823	HARINDER-DEV SINGH HEW YEE TANN + 1	Freehold	
25 KUALA LUMPUR 85B ABIS	45-1-4, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,754.52 sq.f	RM570,000.00 RM324.88	1/2 08/12/2017	5.0 1,754.52 TUNGGAL	50353/M3/1(98) NO. STRATA	GERAN 13823	ALISON YONG SUT MEI LIM SAY HAW	Freehold	
26 KUALA LUMPUR 85B ABIS	43-3-12, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM850,000.00 RM797.65	1/1 31/10/2017	5.0 1,065.63 TUNGGAL	50353/M2/3(78) NO. STRATA	GERAN 13823	LIM POH CHIN ANGAU @ CHA YUEN SHEONG + 1	Freehold	
27 KUALA LUMPUR 85B ABIS	47-1-3(D-1-3), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,732.99 sq.f	RM720,000.00 RM415.47	1/1 28/08/2017	5.0 1,732.99 TUNGGAL	50353/M4/1(29) NO. STRATA	GERAN 13823	HARUL NIZAR BIN TAMADDUN WOON CHEN HOONG	Freehold	NONE
28 KUALA LUMPUR 85B ABIS	43-02-06, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM380,000.00 RM356.60	1/1 08/02/2017	5.0 1,065.63 TUNGGAL	50353/M2/2(61) NO. STRATA	GERAN 13823.0	VIJAYA KUMAR AL T. CHORNALINGAM PRIYA NARAYANAN	Freehold	
29 KUALA LUMPUR 85B ABIS	49-4-3 (E-4-3), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM950,000.00 RM891.49	1/1 16/12/2016	4.0 1,065.63 TUNGGAL	50353/M4/1(99) NO. STRATA	GERAN 13823	CHAN SUI KIN + 2 BERNARD WONG SHOOK TET	Freehold	NONE
30 KUALA LUMPUR 85B ABIS	41-5-3(A5-3), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,485.42 sq.f	RM1,070,000.00 RM720.34	1/1 25/08/2016	17.0 1,485.42 TUNGGAL	50353/M1/4(8) NO. STRATA	GERAN 13823.0	YELNH KEOW YAN LEONG KIN LING + 1	Freehold	

Mubin/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Let status	Lot/Pl No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
31 KUALA LUMPUR	43-4-7, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM900,000.00 RM750.73	1/1 23/07/2016	5.0 1,065.63 TUNGGAL	50353/M2/4(91) NO. STRATA	GERAN 13823	YAYASAN MELAKA MOHD NIZAM BIN ABDUL RAHM	Freehold	
32 KUALA LUMPUR 85B ABIS	43-1-1, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,754.52 sq.f	RM1,350,000.00 RM769.44	1/1 07/03/2016	5.0 1,754.52 TUNGGAL	50353/M2/1(53) NO. STRATA	GERAN 13823	TROY JUSTIN YOUNGNICKEL JOTHMANI AP K MUNIANDY	Freehold	
33 KUALA LUMPUR 85B ABIS	47-1-2, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,732.99 sq.f	RM890,000.00 RM513.56	1/1 03/07/2015	5.0 1,732.99 TUNGGAL	50353/M4/1(128) NO. STRATA	GERAN 13823	WOO HOI YUEN HENRY EWAN GOLDING	Freehold	
34 KUALA LUMPUR	45-3-1, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM10,000.00 RM760.12	1/1 15/06/2015	5.0 1,065.63 TUNGGAL	50353/M3/3(110) NO. STRATA	GERAN 13823	CHEAH PHEK CHOO GOVALUPELLAY AL PERIANNAN	Freehold	
35 KUALA LUMPUR 85D ABIS	41-7-3, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,485.42 sq.f	RM1,100,000.00 RM740.53	1/1 20/04/2015	17.0 1,485.42 TUNGGAL	50353/M1/6(16) NO. STRATA	GERAN 13823	RESIDENCE PARK SDN BHD NASRIN THAKER	Freehold	
36 KUALA LUMPUR	47-5-1 (D5-1), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM70,000.00 RM816.42	1/1 12/03/2015	5.0 1,065.63 TUNGGAL	50353/M4/5(158) NO. STRATA	GERAN 13823	RICHARD RIOT ANAK JAEM KOK HOWE SEN	Freehold	
37 KUALA LUMPUR 85B	45-3-6 (C3-6), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM720,000.00 RM75.66	1/1 05/02/2015	5.0 1,065.63 TUNGGAL	50353/M3/3(105) NO. STRATA	GERAN 13823	SELVARATNAM SELVARAJAH GOVALUPELLAY AL PERIANNAN	Freehold	
38 KUALA LUMPUR	49-4-12 (E4-12), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM700,000.00 RM656.89	1/1 12/11/2014	4.0 1,065.63 TUNGGAL	50353/M5/4(194) NO. STRATA	GERAN 13823	MAZHAR BT MOHD DARUS BOEY LI PING	Freehold	
39 KUALA LUMPUR 85D ABIS	41-9-2 (A-9-2), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,485.42 sq.f	RM1,050,000.00 RM706.87	1/1 05/11/2014	17.0 1,485.42 TUNGGAL	50353/M1/8(22) NO. STRATA	GERAN 13823	JASVEEN KALUR MARNE TRACEY LILIAN SURIN	Freehold	
40 KUALA LUMPUR 85B ABIS	41-8-1, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,453.13 sq.f	RM1,100,000.00 RM756.99	1/1 05/09/2014	18.0 1,453.13 TUNGGAL	50353/M1/7(17) NO. STRATA	GERAN 13823	YEW LAI CHOON + 1 TAN E HUN	Freehold	

Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	Lot/Pl No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
41 KUALA LUMPUR 85B AB5	45-1-(C1-1), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,754.52 sq.f	RM1,000,000.00 RM569.96	1/1 23/07/2014	5.0 1,754.52 TUNGGAL	50353/M3/195 NO. STRATA	GERAN 13823	MALCOLM LEON D'SILVA + 1 LING KLUAK HSU + 1	Freehold	
42 KUALA LUMPUR 85B AB5	43-3-1, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM650,000.00 RM609.97	1/1 21/07/2014	4.0 1,065.63 TUNGGAL	50353/M2/382 NO. STRATA	GERAN 13823	TAN CHENG KHENG TAN HOCK SIEW	Freehold	
43 KUALA LUMPUR 85B AB5	41-8-4, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,453.13 sq.f	RM1,030,000.00 RM708.82	1/1 27/06/2014	17.0 1,453.13 TUNGGAL	50353/M1/719 NO. STRATA	GERAN 13823	ISABELLE NATHALIE MORARU EMELISA BINTI WAN SALLEH	Freehold	
44 KUALA LUMPUR 85B AB5	47-2-4, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,754.52 sq.f	RM820,000.00 RM467.36	1/1 10/04/2014	5.0 1,754.52 TUNGGAL	50353/M4/2/134 NO. STRATA	GERAN 13823	MOHD HANAFIAH BIN ABDUL JALIL NISHA BIN KHRUDIN	Freehold	
45 KUALA LUMPUR 85B AB5	49-3-1, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM750,000.00 RM703.81	1/1 20/11/2013	4.0 1,065.63 TUNGGAL	50353/M5/3/186 NO. STRATA	GERAN 13823	PREFERRED SAGE SDN BHD LIM SIEW CHOON	Freehold	
46 KUALA LUMPUR 85B AB5	47-5-1 (D5-1), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM695,000.00 RM52.20	1/1 17/10/2013	5.0 1,065.63 TUNGGAL	50353/M4/5/158 NO. STRATA	GERAN 13823	DOWNEY MARY RICHARD RIOT ANAK JAEM	Freehold	
47 KUALA LUMPUR 85B AB5	45-5-8, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM22,000.00 RM583.69	1/1 16/10/2013	4.0 1,065.63 TUNGGAL	50353/M3/5/122 NO. STRATA	GERAN 13823	MAHIR INDERA SDN BHD PRESHIA REDDY A/P GOVINDARAJOO + 1	Freehold	
48 KUALA LUMPUR 85B AB5	45-5-8, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM22,000.00 RM583.69	1/1 16/10/2013	4.0 1,065.63 TUNGGAL	50353/M3/5/122 NO. STRATA	GERAN 13823	MAHIR INDERA SDN BHD PRESHIA REDDY A/P GOVINDARAJOO+1	Freehold	
49 KUALA LUMPUR 85B AB5	43-4-3 (B4-3), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM690,000.00 RM47.51	1/1 21/06/2013	4.0 1,065.63 TUNGGAL	50353/M2/4/93 NO. STRATA	GERAN 13823	CHOONG MEI CHUN CHONG PAUL WEE	Freehold	
50 KUALA LUMPUR 85B AB5	47-0-4 (D4-6), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,754.52 sq.f	RM700,000.00 RM56.89	1/1 27/05/2013	5.0 1,065.63 TUNGGAL	50353/M4/4/145 NO. STRATA	GERAN 13823	AU SING CHOY LOW AH MOI @ LOW AH POI	Freehold	

Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	Lot/Pl No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
51 KUALA LUMPUR 85D AB5	41-9-2 (A-9-2), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,485.42 sq.f	RM850,000.00 RM572.23	1/1 23/05/2013	17.0 1,485.42 TUNGGAL	50353/M1/8/22 NO. STRATA	GERAN 13823	NG PIK YEN JASVEEN KAUR MARNE	Freehold	
52 KUALA LUMPUR 85B AB5	41-15-3, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,517.71 sq.f	RM830,000.00 RM546.88	1/1 14/03/2013	5.0 1,517.71 TUNGGAL	50353/M1/14/48 NO. STRATA	GERAN 13823	YAMAGATA (M) S/B NANNITA A/P TKAMDAS SURATMAL GOPWANI	Freehold	
53 KUALA LUMPUR 85B AB5	48-4-12 (E4-12), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM404,000.00 RM379.12	1/1 27/02/2013	4.0 1,065.63 TUNGGAL	50353/M5/4/194 NO. STRATA	GERAN 13823	MAZNAH BT MOHD DARUS RJ PROPERTIES SDN BHD	Freehold	
54 KUALA LUMPUR 85B AB5	49-4-6, JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq.f	RM560,000.00 RM525.51	1/1 19/12/2012	5.0 1,065.63 TUNGGAL	50353/M5/4/191 NO. STRATA	GERAN 13823	MARINA TECH LI PIN THIRUVENKATHAN AL NARAYANASAMY & 1 LAIN	Freehold	
55 KUALA LUMPUR 85D	41-9-4 (A-9-4), JLN MEDANG SERAI BANGSAR PUTERI KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,453.13 sq.f	RM500,000.00 RM344.09	1/1 29/06/2011	16.0 1,453.13 TUNGGAL	50353/M1/8/23 NO. STRATA	GERAN 13823	KOVIZAVANY A/P KRISHNASAMY GUNASEHA S/O SENIVASAN + 1	Freehold	

Appendix 1.3 Transaction Data of Sri Penaga

Date Printed: 2 Oct 2023, 8:13 p.m.



Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/ Lot status	LotPt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
1	KUALA LUMPUR 37-7-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,400,000.00 RM718.59	1/1 16/06/2023	24.0 LOT TUNGGAL	52008(M1/841) NO. STRATA	GERAN 34127	INTRIA GLOBAL CONNECTIONS SDN BHD JEGATHESAN AL N M VASAGAM @ MANIKAVASAGAM	Freehold	
2	KUALA LUMPUR 33-02-7, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,050,000.00 RM894.94	1/1 16/06/2023	23.0 LOT TUNGGAL	52008(M3/166) NO. STRATA	GERAN 34127	TAN BEE HUIJ + 1 LONG HOI SAN	Freehold	
3	KUALA LUMPUR 37-11-4, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM1,210,000.00 RM1,050.59	1/1 15/05/2023	24.0 LOT TUNGGAL	52008(M1/1266) NO. STRATA	GERAN 34127	MANI VANNAN AL M SUBRAMANIAM ANITHA BAKHTANI	Freehold	
4	KUALA LUMPUR 37-10-6, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,740,000.00 RM893.10	1/1 11/04/2023	24.0 LOT TUNGGAL	52008(M1/1162) NO. STRATA	GERAN 34127	SUMITRA CHAN WAI YIN EVA ELLA MC GOVERN	Freehold	
5	KUALA LUMPUR 33-18-7, JALAN MEDANG SERAI OFF JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,150,000.00 RM960.17	1/1 23/03/2023	23.0 LOT TUNGGAL	52008(M3/20284) NO. STRATA	GERAN 34127	CHUA SHAW HUI SHARIFAH MUNIRA BINTI SYED KECHIK ALEKUSARY	Freehold	
6	KUALA LUMPUR 33-12-6, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,850,000.00 RM949.56	1/1 25/10/2022	24.0 LOT TUNGGAL	52008(M3/13234) NO. STRATA	GERAN 34127	SOHEILA SHARAT PANAHY SOO HUI CHIA	Freehold	
7	KUALA LUMPUR 27-12-3, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,750,000.00 RM898.23	1/1 08/09/2022	23.0 LOT TUNGGAL	52008(M1/1372) NO. STRATA	GERAN 34127	KARINA ANG LI LI SEAN GREGORY LINKLETER + 1	Freehold	
8	KUALA LUMPUR 37-21-3, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,795,000.00 RM921.33	1/1 23/08/2022	24.0 LOT TUNGGAL	52008(M1/22135) NO. STRATA	GERAN 34127	YUEN CHEONG SWING KARINA ANG LI LI	Freehold	
9	KUALA LUMPUR 33-2-3, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,850,000.00 RM949.56	1/1 13/06/2022	24.0 LOT TUNGGAL	52008(M3/1162) NO. STRATA	GERAN 34127	WYONG ZI KIN DEVENDRAN AL K MAHENDRAN	Freehold	
10	KUALA LUMPUR 37-18-4, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM1,080,000.00 RM937.71	1/1 03/06/2022	24.0 LOT TUNGGAL	52008(M1/19115) NO. STRATA	GERAN 34127	MARIAM SULEMAN HOLDINGS SDN BHD REN WEI GUO	Freehold	
11	KUALA LUMPUR 33-17-2, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM1,000,000.00 RM977.93	1/1 11/05/2022	24.0 LOT TUNGGAL	52008(M3/16265) NO. STRATA	GERAN 34127	NGU UEN WOO LAI CHUI KENG+1	Freehold	

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1 of 11

Date Printed: 2 Oct 2023, 8:13 p.m.



Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/ Lot status	LotPt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
12	KUALA LUMPUR 37-16-2, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM800,000.00 RM782.34	1/1 25/03/2022	24.0 LOT TUNGGAL	52008(M1/7199) NO. STRATA	GERAN 34127	DEVAN NAIR AL N. GENGATHARAN CHO WAI SAN	Freehold	
13	KUALA LUMPUR 33-8-3, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,925,000.00 RM988.06	1/1 21/03/2022	24.0 LOT TUNGGAL	52008(M3/10211) NO. STRATA	GERAN 34127	MARTIN JOHN ROBINSON KOK MING -NEE	Freehold	
14	KUALA LUMPUR 33-4-7, JALAN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM850,000.00 RM724.47	1/1 22/11/2021	23.0 LOT TUNGGAL	52008(M3/5180) NO. STRATA	GERAN 34127	TAN HOW KOHENG + 1 CHAN YOKE YIN	Freehold	
15	KUALA LUMPUR 37-13-1, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,454.17 sq f	RM1,930,000.00 RM786.42	1/1 16/11/2021	24.0 LOT TUNGGAL	52008(M1/1477) NO. STRATA	GERAN 34127	WAN CHOONG HOE + 1 TEH BENG HOOI +1	Freehold	
16	KUALA LUMPUR 37-11-7, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,090,000.00 RM929.03	1/1 05/08/2021	24.0 LOT TUNGGAL	52008(M1/1269) NO. STRATA	GERAN 34127	NG FOOK NEONG CHOW JUN WHYIE JASON	Freehold	
17	KUALA LUMPUR 37-7-5, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM990,000.00 RM968.15	1/1 15/03/2021	24.0 LOT TUNGGAL	52008(M1/840) NO. STRATA	GERAN 34127	MAURO GEORGE BROOKS THAM YING HOONG + 1	Freehold	
18	KUALA LUMPUR 37-2-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,830,000.00 RM939.30	1/1 29/12/2020	24.0 LOT TUNGGAL	52008(M1/38) NO. STRATA	GERAN 34127	GRAHAM AUBREY CADMAN +1 LEE KEMP +1	Freehold	
19	KUALA LUMPUR 33-6-7, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,180,000.00 RM1,005.74	1/1 13/10/2020	24.0 TUNGGAL	52008(M3/7194) NO. STRATA	GERAN 34127	TING YONG GINN ONG KOK KUAN	Freehold	
20	KUALA LUMPUR 33-6-1, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,131.25 sq f	RM1,670,000.00 RM783.58	1/1 08/10/2020	24.0 TUNGGAL	52008(M3/7188) NO. STRATA	GERAN 34127	ZALINA BINTI KASSIM + 1 M NIAZ ASADULLAH	Freehold	
21	KUALA LUMPUR 37-10-4, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM1,280,000.00 RM1,111.36	1/1 23/12/2019	24.0 TUNGGAL	52008(M1/1160) NO. STRATA	GERAN 34127	BEST REWARD CAPITAL SDN BHD LIM CHEE KEONG + 1	Freehold	
22	KUALA LUMPUR 33-14-3, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,960,000.00 RM1,006.02	1/1 03/12/2019	24.0 TUNGGAL	52008(M3/15245) NO. STRATA	GERAN 34127	YONG POK KUIK + 1 RAVINDRAN AL RAJANNIRAN	Freehold	

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2 of 11



Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shi/Dt	Stry/BU/Lot status	LotPI No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
23	KUALA LUMPUR 37-13-5, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM1,075,000.00 RM1,051.27	1/1 02/12/2019	24.0 1,022.57 TUNGGAL	S2008/M1/1481 NO. STRATA	34127	YUEN YEW PENG @ YUEN YU PING CHEW YI HANG	Freehold	
24	KUALA LUMPUR 37-3-5, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM1,050,000.00 RM1,026.82	1/1 27/11/2019	24.0 1,022.57 TUNGGAL	S2008/M1/412 NO. STRATA	34127	ANDREW AL LURUTAS ANUSHA NAIR A/P SREDHARAN	Freehold	
25	KUALA LUMPUR 37-12-5, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM1,037,000.00 RM1,014.11	1/1 25/09/2019	24.0 1,022.57 TUNGGAL	S2008/M1/1374 NO. STRATA	34127	CHEAH POH GEK YIP WAH CHEONG	Freehold	
26	KUALA LUMPUR 35-5-12, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,647.92 sq f	RM2,302,890.00 RM869.70	1/1 10/09/2019	24.0 2,647.92 TUNGGAL	S2008/M2/6157 NO. STRATA	34127	SUGUNAMALAR A/P M VLARATNAM LIM YANG KIND	Freehold	
27	KUALA LUMPUR 37-8-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,900,000.00 RM975.23	1/1 30/08/2019	24.0 1,948.27 TUNGGAL	S2008/M1/948 NO. STRATA	34127	CHIN LIN THAI SUNITA KAUR AHLUWALA	Freehold	
28	KUALA LUMPUR 33-22-1, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,389.59 sq f	RM2,350,000.00 RM983.43	1/1 11/06/2019	24.0 2,389.59 TUNGGAL	S2008/M3/2301 NO. STRATA	34127	AIRNAGA SDN BHD YONG JING TING + 1	Freehold	
29	KUALA LUMPUR 33-2-4, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM1,100,000.00 RM955.08	1/1 23/04/2019	24.0 1,151.74 TUNGGAL	S2008/M3/163 NO. STRATA	34127	MY CARTEL SDN BHD TECH THIAM HENG	Freehold	
30	KUALA LUMPUR 37-21-5, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM998,000.00 RM975.97	1/1 05/04/2019	24.0 1,022.57 TUNGGAL	S2008/M1/22137 NO. STRATA	34127	FONG JOE KING HONG ANN LEE + 1	Freehold	
31	KUALA LUMPUR 37-04-6, JALAN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM769,000.00 RM394.71	1/1 15/02/2019	23.0 1,948.27 TUNGGAL	S2008/M1/520 NO. STRATA	34127	BROB DEVELOPMENTS SDN BHD POH SENG POL	Freehold	
32	KUALA LUMPUR 37-6-6, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,830,000.00 RM939.30	1/1 27/12/2018	24.0 1,948.27 TUNGGAL	S2008/M1/734 NO. STRATA	34127	HAN ANN BOO + 1 SUPREET NARULA	Freehold	
33	KUALA LUMPUR 37-14-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,888,000.00 RM969.07	1/1 14/12/2018	24.0 1,948.27 TUNGGAL	S2008/M1/1589 NO. STRATA	34127	REYNALDO TAN GADI NIRMALJIT SINGH NARULA	Freehold	



Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shi/Dt	Stry/BU/Lot status	LotPI No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
34	KUALA LUMPUR 33-19-1, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,152.78 sq f	RM2,208,888.00 RM1,026.06	1/1 06/08/2018	24.0 2,152.78 TUNGGAL	S2008/M3/20278 NO. STRATA	34127	CHANG TAU CHEN MARIANI ANNE GIMBR GRACE + 1	Freehold	
35	KUALA LUMPUR 33-20-3, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,800,000.00 RM923.90	1/1 11/07/2018	24.0 1,948.27 TUNGGAL	S2008/M3/21287 NO. STRATA	34127	AGA & SONS SDN BHD KEITH ANICETUS VAZ	Freehold	
36	KUALA LUMPUR 33-02-5, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM1,030,000.00 RM1,007.26	1/1 29/03/2018	24.0 1,022.57 TUNGGAL	S2008/M3/3164 NO. STRATA	34127	MY CARTEL SDN BHD KJLENDIREN AL SELVANANDAM	Freehold	
37	KUALA LUMPUR 33-11-02, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM1,300,000.00 RM1,271.30	1/1 20/12/2017	23.0 1,022.57 TUNGGAL	S2008/M3/12224 NO. STRATA	34127	CHAM YOKE CHOO + 1 MELANI MCKINNEY + 1	Freehold	
38	KUALA LUMPUR 33-22-2, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,314.24 sq f	RM1,900,000.00 RM821.00	1/1 18/12/2017	24.0 2,314.24 TUNGGAL	S2008/M3/23299 NO. STRATA	34127	TANG LYE FUN KOK YEW HOONG, ALBERT	Freehold	
39	KUALA LUMPUR 37-15-5, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM1,075,000.00 RM1,051.27	1/1 16/12/2017	24.0 1,022.57 TUNGGAL	S2008/M1/1696 NO. STRATA	34127	SHAHRIAN ADZLY BIN SAINUDDIN CHAI CHING SHUN	Freehold	
40	KUALA LUMPUR 33-15-1, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,152.78 sq f	RM2,250,000.00 RM1,045.16	1/1 12/12/2017	24.0 2,152.78 TUNGGAL	S2008/M3/16250 NO. STRATA	34127	AIRNAGA SDN BHD CHAN DANNY CHING HONG	Freehold	
41	KUALA LUMPUR 33-2-3, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,630,000.00 RM836.64	1/1 20/09/2017	24.0 1,948.27 TUNGGAL	S2008/M3/3162 NO. STRATA	34127	TAN HOW KHENG + 1 WONG ZI KIN	Freehold	NONE
42	KUALA LUMPUR 37-12-7, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,300,000.00 RM1,108.02	1/1 05/09/2017	24.0 1,173.27 TUNGGAL	S2008/M1/1376 NO. STRATA	34127	TEE SHEAU NEE (P) MKYEONG KIM (P)	Freehold	
43	KUALA LUMPUR 37-4-7, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,200,000.00 RM1,022.79	1/1 08/06/2017	23.0 1,173.27 TUNGGAL	S2008/M1/521 NO. STRATA	34127	KAUSHALYA A/P GANASAN + 1 CHAN JEH YEU	Freehold	NONE
44	KUALA LUMPUR 37-16-1, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,152.78 sq f	RM2,100,000.00 RM975.48	1/1 22/05/2017	24.0 2,152.78 TUNGGAL	S2008/M3/17257 NO. STRATA	34127	THOMAS GEORG BAAKE + 1 KHOO LAY SENG	Freehold	NONE



Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	LotPI No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
45	KUALA LUMPUR 37-15-7, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,320,000.00 RM1,125.06	1/1 26/04/2017	24.0 1,173.27 TUNGGAL	52008/M1/16/97 NO. STRATA	GERAN 34127	STEPHANIE CHAI MEI LING AMANDA JEAN PRIOR	Freehold	NONE
46	KUALA LUMPUR 33-7-5, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM1,100,000.00 RM1,075.72	1/1 18/04/2017	24.0 1,022.57 TUNGGAL	52008/M3/9/199 NO. STRATA	GERAN 34127	CHAN KHIN LIEM EUGENE + 1 PETER ROBERT GROENEWOUD + 1	Freehold	NONE
47	KUALA LUMPUR 33-08-02, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM1,150,000.00 RM1,124.62	1/1 10/03/2017	24.0 1,022.57 TUNGGAL	52008/M3/9/203 NO. STRATA	GERAN 34127.0	CHEW WAI LING REGINALD BONAVENTURE (JR) SHARMLA AP DEVADAS	Freehold	
48	KUALA LUMPUR 33-08-02, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM1,150,000.00 RM1,124.62	1/1 10/03/2017	24.0 1,022.57 TUNGGAL	52008/M3/9/203 NO. STRATA	GERAN 34127	CHEW WAI LING REGINALD BONAVENTURE (JR) SHARMLA AP DEVADAS	Freehold	
49	KUALA LUMPUR 33-18-1, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,152.78 sq f	RM2,100,000.00 RM975.48	1/1 27/01/2017	25.0 2,152.78 TUNGGAL	52008/M3/13/229 NO. STRATA	GERAN 34127	BRBD DEVELOPMENT SDN BHD NG CHUEI NI	Freehold	
50	KUALA LUMPUR 33-18-1, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,152.78 sq f	RM2,100,000.00 RM975.48	1/1 27/01/2017	25.0 2,152.78 TUNGGAL	52008/M3/13/229 NO. STRATA	GERAN 34127.0	BRBD DEVELOPMENT SDN BHD NG CHUEI NI	Freehold	
51	KUALA LUMPUR 33-4-1, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,131.25 sq f	RM1,900,000.00 RM891.49	1/1 25/01/2017	24.0 2,131.25 TUNGGAL	52008/M3/7/188 NO. STRATA	GERAN 34127.0	TAN SIM YEE ZALINA BT KASSIM + 1	Freehold	
52	KUALA LUMPUR 33-4-1, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,131.25 sq f	RM1,900,000.00 RM891.49	1/1 25/01/2017	24.0 2,131.25 TUNGGAL	52008/M3/7/188 NO. STRATA	GERAN 34127	TAN SIM YEE ZALINA BT KASSIM + 1	Freehold	
53	KUALA LUMPUR 33-17-4, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM1,370,000.00 RM1,189.51	1/1 08/01/2017	24.0 1,151.74 TUNGGAL	52008/M3/18/267 NO. STRATA	GERAN 34127	ALEXANDER CHOO TSE LOONG + 1 GAN SIEW LI + 1	Freehold	NONE
54	KUALA LUMPUR 33-20-7, JLN MAAROF SRI PENAGA KUALA LUMPUR 85B	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,300,000.00 RM1,108.02	1/1 05/12/2016	24.0 1,173.27 TUNGGAL	52008/M3/2/1291 NO. STRATA	GERAN 34127	WONG KEN SENG LEE SU MAY + 1	Freehold	NONE
55	KUALA LUMPUR 37-21-06, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,850,000.00 RM949.56	1/1 30/11/2016	24.0 1,948.27 TUNGGAL	52008/M1/22/138 NO. STRATA	GERAN 34127	MARIANNA MA WAI MEI BORIS VUJOVIC	Freehold	



Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	LotPI No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
56	KUALA LUMPUR 37-21-06, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,850,000.00 RM949.56	1/1 30/11/2016	24.0 1,948.27 TUNGGAL	52008/M1/22/138 NO. STRATA	GERAN 34127	MARIANNA MA WAI MEI BORIS VUJOVIC	Freehold	
57	KUALA LUMPUR 33-16-3, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,900,000.00 RM975.23	1/1 26/09/2016	24.0 1,948.27 TUNGGAL	52008/M3/17/259 NO. STRATA	GERAN 34127	CHANG KUEI LIEN LEE LEE CHEW @ LEE LAY NGO	Freehold	
58	KUALA LUMPUR 37-17-104, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,270,000.00 RM1,082.45	1/1 13/09/2016	24.0 1,173.27 TUNGGAL	52008/M1/17/104 NO. STRATA	GERAN 34127	LIM HON LING + 1 K KAMISVARAN A/L KALIPERMAL	Freehold	
59	KUALA LUMPUR 33-3-3, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,650,000.00 RM846.91	1/1 02/09/2016	24.0 1,948.27 TUNGGAL	52008/M3/4/169 NO. STRATA	GERAN 34127	TENG U HENG SHANTI RANI AP P. KULASAGARAN	Freehold	
60	KUALA LUMPUR 37-16-3, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR 85B	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM2,000,000.00 RM1,026.55	1/1 29/06/2016	24.0 1,948.27 TUNGGAL	52008/M1/17/100 NO. STRATA	GERAN 34127.0	PATRICK LIM SOO KIT MITUL ASHOKKUMAR LAKHANI + 1	Freehold	
61	KUALA LUMPUR 37-16-3, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR 85B	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM2,000,000.00 RM1,026.55	1/1 29/06/2016	24.0 1,948.27 TUNGGAL	52008/M1/17/100 NO. STRATA	GERAN 34127	PATRICK LIM SOO KIT MITUL ASHOKKUMAR LAKHANI + 1	Freehold	
62	KUALA LUMPUR 37-13-2, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM1,110,000.00 RM1,085.50	1/1 23/05/2016	23.0 1,022.57 TUNGGAL	52008/M1/1/478 NO. STRATA	GERAN 34127	ANNE JACQUELINE AP JAMES PAUL + 1 CHONG KAIN HUAT	Freehold	
63	KUALA LUMPUR 33-4-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,740,000.00 RM893.10	1/1 22/04/2016	24.0 1,948.27 TUNGGAL	52008/M3/9/207 NO. STRATA	GERAN 34127	CHIN LIN THAI LIM PHANG HONG	Freehold	
64	KUALA LUMPUR 37-19-7, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,300,000.00 RM1,108.02	1/1 22/04/2016	24.0 1,173.27 TUNGGAL	52008/M1/20/125 NO. STRATA	GERAN 34127	MANGALESWARY AP PONNAMPALAM JAMES CRAIG BODDY	Freehold	
65	KUALA LUMPUR 37-18-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,820,000.00 RM934.16	1/1 14/03/2016	24.0 1,948.27 TUNGGAL	52008/M1/19/117 NO. STRATA	GERAN 34127	JOHN EDWARD SHFFNER HEE KANG + 1	Freehold	
66	KUALA LUMPUR 33-18-1, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,152.78 sq f	RM977,500.00 RM454.06	1/2 26/01/2016	25.0 2,152.78 TUNGGAL	52008/M3/19/271 NO. STRATA	GERAN 34127	ONG GEORGE LIP JIN WONG WING CHENG	Freehold	



Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	LotPI No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
67	KUALA LUMPUR 33-18-1, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,152.78 sq f	RM977,000.00 RM454.06	1/2 26/01/2016	25.0 TUNGGAL	52008(M3/19/271) NO. STRATA	GERAN 34127	ONG LAY KOON WONG WING CHENG	Freehold	
68	KUALA LUMPUR 33-18-1, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,152.78 sq f	RM1,955,000.00 RM908.13	1/1 26/01/2016	25.0 TUNGGAL	52008(M3/19/271) NO. STRATA	GERAN 34127	ONG GEORGE LIP JIN + 1 WONG WING CHENG	Freehold	
69	KUALA LUMPUR 37-20-4, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM1,200,000.00 RM1,041.90	1/1 28/12/2015	24.0 TUNGGAL	52008(M12/12/09) NO. STRATA	GERAN 34127	YUEN AU - YANG LAI BING LEE MEI SHI + 1	Freehold	
70	KUALA LUMPUR 37-10-5, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM884,000.00 RM864.49	1/1 30/09/2015	24.0 TUNGGAL	52008(M1/11/81) NO. STRATA	GERAN 34127	BUSBY HOLDINGS SDN BHD ANURA MICHELLE MANUEL	Freehold	
71	KUALA LUMPUR 33-05-5, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM1,000,000.00 RM977.93	1/1 21/08/2015	24.0 TUNGGAL	52008(M3/8/185) NO. STRATA	GERAN 34127	KHADIA KALIMUDDIN LIM CHIN WOON+1	Freehold	
72	KUALA LUMPUR 33-5-1, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,152.78 sq f	RM1,635,000.00 RM759.48	1/1 06/08/2015	23.0 TUNGGAL	52008(M3/6/181) NO. STRATA	GERAN 34127	MOHAMED HAFIZ AIO FAZAL ELLAH ASHISH KOHLI	Freehold	
73	KUALA LUMPUR 33-12-3, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,750,000.00 RM898.23	1/1 07/07/2015	23.0 TUNGGAL	52008(M3/13/231) NO. STRATA	GERAN 34127	LANDSWELL CORPORATION SDN BHD YEO KIM SWEE	Freehold	
74	KUALA LUMPUR 37-18-7, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,225,000.00 RM1,044.09	1/1 30/04/2015	24.0 TUNGGAL	52008(M1/19/118) NO. STRATA	GERAN 34127	KEDAR ANIL WAGLE TAN CHOONG MIN + 1	Freehold	
75	KUALA LUMPUR 37-10-1, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,454.17 sq f	RM2,080,000.00 RM847.54	1/1 02/12/2014	24.0 TUNGGAL	52008(M1/11/57) NO. STRATA	GERAN 34127	LINDATEX SDN BHD HUI HOONG KEONG	Freehold	
76	KUALA LUMPUR 33-21-7, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,150,000.00 RM980.17	1/1 05/11/2014	24.0 TUNGGAL	52008(M3/22/098) NO. STRATA	GERAN 34127	TAN SOO KHAN + 2 TIAH OON LING	Freehold	
77	KUALA LUMPUR 33-8-5, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM880,000.00 RM860.58	1/1 03/11/2014	24.0 TUNGGAL	52008(M3/9/206) NO. STRATA	GERAN 34127	VIDONRAJA SRI DEVAN + 1 CHANG CHERNG PHIN	Freehold	



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78	KUALA LUMPUR 37-8-4, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM1,300,000.00 RM1,128.73	1/1 21/10/2014	24.0 TUNGGAL	52008(M1/9/48) NO. STRATA	GERAN 34127	SYED MUHAMMAD SHAH FOO SIU MEI	Freehold	
79	KUALA LUMPUR 33-16-7, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,350,000.00 RM1,150.63	1/1 20/10/2014	24.0 TUNGGAL	52008(M3/7/263) NO. STRATA	GERAN 34127	LEE HANG SIANG RHOO LAY BENG	Freehold	
80	KUALA LUMPUR 37-12-1, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,454.17 sq f	RM950,000.00 RM387.10	1/1 18/09/2014	24.0 TUNGGAL	52008(M1/13/70) NO. STRATA	GERAN 34127	WORLD NETWORK SDN BHD LAILY AMINI + 1	Freehold	
81	KUALA LUMPUR 37-16-1, JALAN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,454.17 sq f	RM1,000,000.00 RM407.47	1/1 18/08/2014	24.0 TUNGGAL	52008(M1/7/98) NO. STRATA	GERAN 34127	MARCUS LIP KA WAI WONG MUN YEE	Freehold	
82	KUALA LUMPUR 37-15-3, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,770,000.00 RM908.50	1/1 05/08/2014	24.0 TUNGGAL	52008(M1/16/93) NO. STRATA	GERAN 34127	DAVID LINGAM AL SOCKALINGAM ROSELEENDA BINTI NORDIN	Freehold	
83	KUALA LUMPUR 33-02-1, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,152.78 sq f	RM1,680,000.00 RM780.39	1/1 11/07/2014	24.0 TUNGGAL	52008(M3/3/160) NO. STRATA	GERAN 34127	SUAN WAI PENG + 1 TAN CHOONG MIN + 1	Freehold	
84	KUALA LUMPUR 37-15-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,550,000.00 RM795.58	1/1 11/07/2014	24.0 TUNGGAL	52008(M1/16/96) NO. STRATA	GERAN 34127	MRAN NAWAZ AIO MUHAMMAD NAWAZ + 1 BENSON YEO KAI LEE	Freehold	
85	KUALA LUMPUR 37-20-2, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM930,000.00 RM909.47	1/1 18/06/2014	24.0 TUNGGAL	52008(M12/1/127) NO. STRATA	GERAN 34127	ANDREW LEE KOK WAH DEVINDER KAUR A/P MAHINDER SINGH	Freehold	
86	KUALA LUMPUR 37-13-1, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,454.17 sq f	RM1,880,000.00 RM766.04	1/1 23/05/2014	24.0 TUNGGAL	52008(M1/14/77) NO. STRATA	GERAN 34127	EFOGEN SDN BHD WAN CHOONG HOE + 1	Freehold	
87	KUALA LUMPUR M1-21-126, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,454.17 sq f	RM1,750,000.00 RM713.07	1/1 19/05/2014	24.0 TUNGGAL	52008(M12/1/126) NO. STRATA	GERAN 34127	FABERANGE HOLDINGS SDN BHD TAN KENG JOO + 1	Freehold	
88	KUALA LUMPUR 37-5-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,500,000.00 RM769.91	1/1 15/04/2014	24.0 TUNGGAL	52008(M18/27) NO. STRATA	GERAN 34127	RESIDENCE PARK SDN BHD SEOW MEI LEE	Freehold	



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89	KUALA LUMPUR 37-4-1, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,454.17 sq f	RM1,550,000.00 RM531.58	1/1 26/03/2014	24.0 2,454.17	52008(M15/15) NO. STRATA	GERAN 34127	ROBERT TAN CHONG VUI KHIONG @ RICHARD + 1	Freehold	
90	KUALA LUMPUR 37-06-3, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,525,000.00 RM782.75	1/1 10/03/2014	24.0 1,948.27	52008(M17/731) NO. STRATA	GERAN 34127	CHNG HOCK LAI + 1 TOMMASO BRUZZESE	Freehold	
91	KUALA LUMPUR 37-10-3, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,600,000.00 RM821.24	1/1 25/02/2014	24.0 1,948.27	52008(M11/159) NO. STRATA	GERAN 34127	HELEN JANE APPLEBY + 1 LIM CHOO WAH (JLN CURKUA)	Freehold	
92	KUALA LUMPUR 33-21-7, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,070,000.00 RM911.98	1/1 10/01/2014	24.0 1,173.27	52008(M32/298) NO. STRATA	GERAN 34127	HELEN JANE APPLEBY + 1 TAN SOO KHAN + 2	Freehold	
93	KUALA LUMPUR 33-13-06, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,650,000.00 RM846.91	1/1 10/01/2014	24.0 1,948.27	52008(M31/4241) NO. STRATA	GERAN 34127	DAVID LINGAM AL S SOCKALINGAM + 1 VENUS INTEGRATED SDN HD	Freehold	
94	KUALA LUMPUR 37-12-2, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM950,000.00 RM929.03	1/1 31/12/2013	24.0 1,022.57	52008(M11/13/71) NO. STRATA	GERAN 34127	JAMES SLOAN NOBUHRO KIKUYA	Freehold	
95	KUALA LUMPUR 37-10-6, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,730,000.00 RM887.97	1/1 24/12/2013	24.0 1,948.27	52008(M11/162) NO. STRATA	GERAN 34127	DAVID LINGAM AL S SOCKALINGAM + 1 ALAIN PEUREUX	Freehold	
96	KUALA LUMPUR 37-08-7, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM1,100,000.00 RM937.55	1/1 23/12/2013	24.0 1,173.27	52008(M15/949) NO. STRATA	GERAN 34127	KOH MARY TAN GEOK HWA	Freehold	
97	KUALA LUMPUR 37-14-2, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM900,000.00 RM880.13	1/1 18/12/2013	23.0 1,022.57	52008(M11/585) NO. STRATA	GERAN 34127	WEE MING LEE + 1 HENG CHOO CHAI	Freehold	
98	KUALA LUMPUR 33-21-3, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,680,000.00 RM862.30	1/1 26/11/2013	24.0 1,948.27	52008(M32/294) NO. STRATA	GERAN 34127	WILLIAM ROBERT ALVISSE + 1 RODNEY JOHN BRANDBURG	Freehold	
99	KUALA LUMPUR 33-8-1, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,152.78 sq f	RM1,850,000.00 RM859.35	1/1 28/10/2013	24.0 2,152.78	52008(M31/0209) NO. STRATA	GERAN 34127	CHONG THM SIN @ CHONG KAM SOO +1 CHERYL LIM FANG FEN +1	Freehold	



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100	KUALA LUMPUR 37-8-3, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,430,000.00 RM733.99	1/1 04/10/2013	24.0 1,948.27	52008(M15/945) NO. STRATA	GERAN 34127	RICHARD IMRAN DING ANAND SACHITHANANDAN	Freehold	
101	KUALA LUMPUR 37-15-2, JLN MEDAN SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM920,000.00 RM899.69	1/1 25/09/2013	24.0 1,022.57	52008(M11/16/92) NO. STRATA	GERAN 34127	ZAM BINTI KAMARULZAMAN VASANTHI AP THIRUNAVUK ARASOO	Freehold	
102	KUALA LUMPUR 33-2-3, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,650,000.00 RM846.91	1/1 27/08/2013	24.0 1,948.27	52008(M3/162) NO. STRATA	GERAN 34127	TAN LEE HONG TAN HOW KHENG + 1	Freehold	
103	KUALA LUMPUR 33-14-5, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM940,000.00 RM919.25	1/1 14/08/2013	24.0 1,022.57	52008(M31/5247) NO. STRATA	GERAN 34127	KAVITA GOPINATHAN MEHRNOOSH BESTAR	Freehold	
104	KUALA LUMPUR 37-14-3, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,375,000.00 RM705.76	1/1 01/08/2013	24.0 1,948.27	52008(M11/588) NO. STRATA	GERAN 34127	MOHAMAD ABDUL HALIM BIN AHMAD+1 NEOH CHING CHING	Freehold	
105	KUALA LUMPUR 37-3-7, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM845,000.00 RM824.14	1/1 05/06/2013	24.0 1,173.27	52008(M14/14) NO. STRATA	GERAN 34127	SARABJEET SINGH AL MAHINDER SINGH LOW MN YEE	Freehold	
106	KUALA LUMPUR 37-2-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,500,000.00 RM769.91	1/1 04/06/2013	24.0 1,948.27	52008(M12/9) NO. STRATA	GERAN 34127	PATRICK YKIN GROVE GRAHAM AUBREY CADMAN + 1	Freehold	
107	KUALA LUMPUR 33-5-3, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,625,000.00 RM834.07	1/1 03/06/2013	24.0 1,948.27	52008(M3/6183) NO. STRATA	GERAN 34127	SHYAMALA DEVI AIP VAITHILINGAM YVONNE GATELY	Freehold	
108	KUALA LUMPUR 33-6-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,450,000.00 RM744.25	1/1 31/05/2013	24.0 1,948.27	52008(M3/6188) NO. STRATA	GERAN 34127	PATRICK YKIN GROVE LIM SENG CHYE + 1	Freehold	
109	KUALA LUMPUR 37-8-2, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM850,000.00 RM831.24	1/1 30/05/2013	24.0 1,022.57	52008(M19/944) NO. STRATA	GERAN 34127	MEOH CHING CHING CHIN CHON YOUNG + 1	Freehold	
110	KUALA LUMPUR 37-17-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,480,000.00 RM759.65	1/1 03/05/2013	24.0 1,948.27	52008(M18/110) NO. STRATA	GERAN 34127	POOJA HARESH WADHWANI DATO' TAN HENG CHEW	Freehold	



Mukim/RSS/ Grid	Property Address	Land User/ Building Type	Area	Price/Analysis	Shr/Dt	Strg/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp D/Year	Crop/Remarks
111	KUALA LUMPUR 33-22-5, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,314.24 sq f	RM1,780,000.00 RM769.15	1/1 27/03/2013	24.0 2,314.24 TUNGGAL	52008(M3/23/302) NO. STRATA	GERAN 34127	GLOBE BARGAINS SDN BHD CHAN KHIN LIEM EUGENE	Freehold	
112	KUALA LUMPUR 33-05-7, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,173.27 sq f	RM860,000.00 RM818.23	1/1 12/03/2013	23.0 1,173.27 TUNGGAL	52008(M3/6/187) NO. STRATA	GERAN 34127	DEBRA TYE TUCK TUE TEOH POH MEI	Freehold	
113	KUALA LUMPUR 33-6-5, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM880,000.00 RM860.58	1/1 30/01/2013	24.0 1,022.57 TUNGGAL	52008(M3/9/206) NO. STRATA	GERAN 34127	LOO YEW KEONG VIDONDARAJA SIRI DEWAN + 1	Freehold	
114	KUALA LUMPUR 33-15-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,550,000.00 RM795.58	1/1 25/01/2013	24.0 1,948.27 TUNGGAL	52008(M3/6/255) NO. STRATA	GERAN 34127	GARY GEORGE ALLEN+1 KEITH ANICETUS VAZ	Freehold	
115	KUALA LUMPUR 37-14-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,400,000.00 RM718.59	1/1 11/01/2013	24.0 1,948.27 TUNGGAL	52008(M1/15/89) NO. STRATA	GERAN 34127	ANG POH SEOW + 1 REYNALDO TAN GADI	Freehold	
116	KUALA LUMPUR 33-4-5, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM895,000.00 RM875.24	1/1 08/01/2013	24.0 1,022.57 TUNGGAL	52008(M3/5/178) NO. STRATA	GERAN 34127	CRAFT OF LIVING SDN BHD CHOW POH JIN + 1	Freehold	
117	KUALA LUMPUR 33-12-6, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,750,000.00 RM898.23	1/1 02/01/2013	24.0 1,948.27 TUNGGAL	52008(M3/13/234) NO. STRATA	GERAN 34127	ANG AH KIAN SOHEILA SHARIAT PANAHY	Freehold	
118	KUALA LUMPUR 37-2-4, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM1,000,000.00 RM868.25	1/1 26/12/2012	24.0 1,151.74 TUNGGAL	52008(M1/3/4) NO. STRATA	GERAN 34127	GURMIT KAUR DIO SOHAN SINGH JEREMY TING YEW CHONG	Freehold	
119	KUALA LUMPUR 37-7-6, JLN MEDANG SERAI SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,948.27 sq f	RM1,400,000.00 RM718.59	1/1 12/13/2012	24.0 1,948.27 TUNGGAL	52008(M18/4/1) NO. STRATA	GERAN 34127	RESIDENCE PARK SDN BHD INTRA GLOBAL CONNECTIONS SDN BHD	Freehold	
120	KUALA LUMPUR 33-15-2, JLN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM855,000.00 RM836.13	1/1 26/09/2012	24.0 1,022.57 TUNGGAL	52008(M3/6/251) NO. STRATA	GERAN 34127	JAN ELMER MELIER FRANCINE CLAUDIE CASSEREAU EP MAUIER	Freehold	
121	KUALA LUMPUR 37-16-1, JALAN MAAROF SRI PENAGA KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,454.17 sq f	RM1,350,000.00 RM550.08	1/1 25/03/2010	24.0 2,454.17 TUNGGAL	52008(M1/17/98) NO. STRATA	GERAN 34127	TAMAN EQUINE (M) SDN BHD MARCUS LIP KA WAI	Freehold	

Appendix 1.4 Transaction Data of Cascadium

Date Printed: 2 Oct 2023, 8:14 p.m.



Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp D/Year	Crop/Remarks
1 KUALA LUMPUR 85B	1-02, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,108.68 sq.f	RM850,000.00 RM766.68	1/1 16/01/2023	10.0 LOT TUNGGAL	51609(M1A/5/10) NO. STRATA	18619	CHUAH KAY LEONG TAN TEOH GUAN + 1	Freehold	
2 KUALA LUMPUR 85B	5-7, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq.f	RM1,100,000.00 RM955.08	1/1 21/05/2022	10.0 LOT TUNGGAL	51609(M1B/9/104) NO. STRATA	18619	BERNADETTE SUN FU LING + 1 LIONEL SPENCER CHOW	Freehold	
3 KUALA LUMPUR	5-9, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	753.47 sq.f	RM760,000.00 RM1,008.66	1/1 19/01/2022	14.0 LOT TUNGGAL	51609(M1B/9/102) NO. STRATA	18619	YONG TZYY HWA LOH SAU YUE	Freehold	
4 KUALA LUMPUR 85B	5-12A, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,087.15 sq.f	RM850,000.00 RM781.86	1/1 03/01/2022	10.0 LOT TUNGGAL	51609(M1A/9/41) NO. STRATA	18619	SUNRISE BERHAD POSITIVE DIRECTION SDN BHD	Freehold	
5 KUALA LUMPUR	28-0-09A & 28-0-09B, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	721.18 sq.f	RM860,000.00 RM1,192.49	1/1 12/08/2021	12.0 LOT TUNGGAL	51609(M1B/4/87) NO. STRATA	18619	KEE ENG SIM + 1 CHONG HUI	Freehold	
6 KUALA LUMPUR 85B	28-8-1, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq.f	RM1,400,000.00 RM1,215.55	1/1 06/01/2021	10.0 TUNGGAL	51609(M1A/10/44) NO. STRATA	18619	CHRISTINA FOO LIM HWA KENT	Freehold	
7 KUALA LUMPUR	5-10, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,259.38 sq.f	RM1,050,000.00 RM833.75	1/1 14/12/2020	12.0 TUNGGAL	51609(M1B/9/101) NO. STRATA	18619	JEP BRINK JEDECADI SDN BHD	Freehold	
8 KUALA LUMPUR 85B	5-3, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,140.97 sq.f	RM1,060,000.00 RM929.03	1/1 02/11/2020	10.0 TUNGGAL	51609(M1A/9/39) NO. STRATA	18619	LEE SOO FONG JEDECADI SDN BHD	Freehold	
9 KUALA LUMPUR 85B	28-1-7 (M4-4) C, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq.f	RM800,000.00 RM894.60	1/1 28/09/2020	12.0 TUNGGAL	51609(M1/5/76) NO. STRATA	18619	K K WONG ENTERPRISE SDN BHD WONG YEN LING+2	Freehold	
10 KUALA LUMPUR 85B	4-1 (S 7-5), JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq.f	RM850,000.00 RM738.01	1/1 13/08/2020	12.0 TUNGGAL	51609(M1B/9/30) NO. STRATA	18619	RAYMOND JIEW CHONG TAT JOHN JIEW CHONG LUKE	Freehold	

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1 of 5

Date Printed: 2 Oct 2023, 8:14 p.m.



Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp D/Year	Crop/Remarks
11 KUALA LUMPUR 85B BCIS	28-7-7, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq.f	RM850,000.00 RM738.01	1/1 16/07/2020	12.0 TUNGGAL	51609(M1/11/1/17) NO. STRATA	18619	AU YEONG THONG YOKE MAHAVEER SINGH SIDHU + 1	Freehold	
12 KUALA LUMPUR	28-10, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,259.38 sq.f	RM1,220,000.00 RM968.73	1/1 02/03/2020	12.0 TUNGGAL	51609(M1B/5/73) NO. STRATA	18619	GOVINDASAMY EPOUSE DAMOUR JESSIE VASANTHE LEONG SOOK LEI	Freehold	
13 KUALA LUMPUR	28-8-12A, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,087.15 sq.f	RM1,050,000.00 RM965.62	1/1 22/01/2020	12.0 LOT TUNGGAL	51609(M1A/12/59) NO. STRATA	18619	SUNRISE BERHAD LUO FENG	Freehold	
14 KUALA LUMPUR	5-5, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,108.68 sq.f	RM1,000,000.00 RM901.97	1/1 06/12/2019	12.0 TUNGGAL	51609(M1B/9/99) NO. STRATA	18619	CHEW YAN YOON + 2 JEDECADI SDN BHD	Freehold	
15 KUALA LUMPUR 85B BCIS	28-0-8(N3-3), JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,087.15 sq.f	RM1,065,000.00 RM979.62	1/1 28/05/2019	10.0 TUNGGAL	51609(M14/98) NO. STRATA	18619	NG CHEW YAN HARIS BIN ABDUL HALIM	Freehold	
16 KUALA LUMPUR 85B BCIS	4-1 (S 7-5), JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq.f	RM850,000.00 RM738.01	1/1 26/11/2018	10.0 TUNGGAL	52609(M1B/30) NO. STRATA	18619	RAYMOND JIEW CHONG TAT JOHN JIEW CHONG LUKE	Freehold	
17 KUALA LUMPUR 85B BCIS	28-7-11, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,259.38 sq.f	RM1,230,000.00 RM976.67	1/1 09/11/2018	14.0 TUNGGAL	51609(M1A/11/56) NO. STRATA	18619	ANGELA SABINE MAUER HANIM BT HAMZAH + 1	Freehold	
18 KUALA LUMPUR 85B BCIS	28-03-06, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,119.45 sq.f	RM1,400,000.00 RM1,250.62	1/1 15/08/2018	10.0 TUNGGAL	51609(M1B/4/86) NO. STRATA	18619	YEO ENG LAM ERIC DAUMERES	Freehold	
19 KUALA LUMPUR	4-4, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,140.97 sq.f	RM1,180,000.00 RM1,034.20	1/1 26/06/2018	12.0 TUNGGAL	51609(M1B/9/91) NO. STRATA	18619	TANG HSU PING CHUA BOON HUI	Freehold	

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2 of 5



Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
20 KUALA LUMPUR 85B BCS	28-7-9, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	753.47 sq f	RM885,000.00 RM909.12	1/1 26/01/2018	10.0 753.47 TUNGGAL	51609(M1B/11/115) NO. STRATA	18619	BADARIAH BINTI MMBAR ADELEENA LIM HWEI NI	Freehold	
21 KUALA LUMPUR 85B BCS	28-3-6, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM1,000,000.00 RM868.25	1/1 26/12/2017	10.0 1,151.74 TUNGGAL	51609(M1B/7/86) NO. STRATA	18619	MAH SOOK MEI SIM EE CHEW	Freehold	
22 KUALA LUMPUR 85B BCS	6-6, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM950,000.00 RM824.84	1/1 29/11/2017	10.0 1,151.74 TUNGGAL	51609(M1B/10/107) NO. STRATA	18619	CHRISTOPHER JOHN HAHN RAVENESAN AL SVANESAN	Freehold	
23 KUALA LUMPUR 85B BCS	28-7-2, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,483.89 sq f	RM1,350,000.00 RM922.20	1/1 05/12/2016	10.0 1,483.89 TUNGGAL	51609(M1/11/52) NO. STRATA	18619	LOKE YUEN YOW PHILIP JOSEPH	Freehold	
24 KUALA LUMPUR	28-0-10, JLN PENAGA BANGSAR CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	493.96 sq f	RM44,000.00 RM89.08	1/1 24/10/2016	10.0 312.15 TUNGGAL	51609(M1/4/7) NO. STRATA	18619	SUNRISE BERHAD ANDREW NATHAN ARUL	Freehold	
25 KUALA LUMPUR	28-0-10, JLN PENAGA BANGSAR CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	493.96 sq f	RM28,600.00 RM57.90	1/1 24/10/2016	10.0 312.15 TUNGGAL	51609(M1/4/7) NO. STRATA	18619	SUNRISE BERHAD KRISHNEWENI AP THANGARAJA	Freehold	
26 KUALA LUMPUR	28-6-8, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,212.23 sq f	RM890,000.00 RM734.18	1/1 30/01/2015	12.0 1,212.23 TUNGGAL	51609(M1/01/10) NO. STRATA	18619	PAN FORTUNE ACRES SDN BHD LEE ENG GUAN	Freehold	
27 KUALA LUMPUR 85B BCS	3-3, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,140.97 sq f	RM750,000.00 RM657.33	1/1 09/01/2015	10.0 1,140.97 TUNGGAL	51609(M1/7/25) NO. STRATA	18619	PHANG YAT HONG @ PANG YUT HOONG + 1 PHANG SIEW LING PATRICIA + 1	Freehold	
28 KUALA LUMPUR	28-4-9, JLN PENAGA BANGSAR CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	753.47 sq f	RM675,000.00 RM895.85	1/1 24/11/2014	10.0 753.47 TUNGGAL	51609(M18/9/6) NO. STRATA	18619	YAP SEA KUAN PHILIP JOSEPH	Freehold	



Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
29 KUALA LUMPUR 85B BCS	28-2-10, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,259.38 sq f	RM1,000,000.00 RM783.45	1/1 17/11/2014	12.0 1,259.38 TUNGGAL	51609(M16/80) NO. STRATA	18619	LEE SOO FONG CHU SU KEN @ KELVIN	Freehold	
30 KUALA LUMPUR 85B BCS	28-1-6 (M4-7 (C)) JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM1,050,000.00 RM911.67	1/1 09/09/2014	12.0 1,151.74 TUNGGAL	51609(M15/72) NO. STRATA	18619	OUI TAT SENG + 1 LEO ANTHONY A.L DANAM ANTONI + 1	Freehold	
31 KUALA LUMPUR	28-3-2, JLN PENAGA BANGSAR CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,108.68 sq f	RM1,000,000.00 RM901.97	1/1 14/03/2014	10.0 1,108.68 TUNGGAL	51609(M17/24) NO. STRATA	18619	LM ENG KEONG FRANK MICHAEL BROUWERS + 1	Freehold	
32 KUALA LUMPUR 85B BCS	7-14(P-10-4(C)) JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM850,000.00 RM738.01	1/1 11/03/2014	10.0 1,151.74 TUNGGAL	51609(M11/53) NO. STRATA	18619	FREDRIK WALTER BETTS HARDIP SINGH GENDH + 1	Freehold	
33 KUALA LUMPUR	N6-5, JLN PENAGA BANGSAR CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,108.68 sq f	RM920,000.00 RM829.81	1/1 05/03/2014	10.0 1,108.68 TUNGGAL	51609(M1/10/106) NO. STRATA	18619	ASTRAL LAND SDN BHD VINCENT CHIN YONG HUI	Freehold	
34 KUALA LUMPUR	4-7, JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM800,000.00 RM694.60	1/1 28/01/2014	12.0 1,151.74 TUNGGAL	51609(M18/97) NO. STRATA	18619	CHU SIEW HWA LEOW JOO JAN	Freehold	
35 KUALA LUMPUR	28-5-9, JLN PENAGA BANGSAR CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	753.47 sq f	RM655,000.00 RM669.31	1/1 03/01/2014	10.0 753.47 TUNGGAL	51609(M19/102) NO. STRATA	18619	KEW KOK PEN + 1 YONG TZYY HWA	Freehold	
36 KUALA LUMPUR	BLOCK NORTH 3-7, JLN PENAGA BANGSAR CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM895,000.00 RM777.09	1/1 11/10/2013	10.0 1,151.74 TUNGGAL	51609(M17/90) NO. STRATA	18619	MAHR INDERA SDN BHD OW HWEI GUIN	Freehold	
37 KUALA LUMPUR	2-11, JLN PENAGA BANGSAR CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,259.38 sq f	RM1,030,000.00 RM817.86	1/1 06/09/2013	10.0 1,259.38 TUNGGAL	51609(M16/22) NO. STRATA	18619	YONG YOK LIAN (P) JULYANA (P)	Freehold	
38 KUALA LUMPUR	28-5-7(NB-4), JLN PENAGA CASCADIUM KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM800,000.00 RM694.60	1/1 19/07/2013	12.0 1,151.74 TUNGGAL	51609(M19/104) NO. STRATA	18619	WINSTON CHEN E MENG BERNADETTE SUN FUI LING + 1	Freehold	



Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp DS/Year	Crop/Remarks
39 KUALA LUMPUR	28-9-12A, JLN PENAGA BANGSAR	KEDIAMAN	1,087.15	RM10,000.00	1/1	10.0	51609(M1/4/5)	GERAN	SENG JEE OUN	Freehold	
	CASCADILUM	KONDOMINIUM	sq.f	RM745.06	03/04/2013	1,087.15	NO. STRATA	18619	LIEW OOI HANN + 1		
	KUALA LUMPUR					TUNGGAL					
40 KUALA LUMPUR	28-5-12, JLN PENAGA BANGSAR	KEDIAMAN	753.47	RM700,000.00	1/1	10.0	51609(M1/9/42)	GERAN	LAU CHOON PON @ LIEW CHOON POH	Freehold	
	CASCADILUM	KONDOMINIUM	sq.f	RM929.03	14/03/2013	775.00	NO. STRATA	18619	ZHANG CHIEN		
	KUALA LUMPUR					TUNGGAL					
41 KUALA LUMPUR	28-6-12(S-9-2), JLN PENAGA BANGSAR	KEDIAMAN	920.31	RM625,000.00	1/1	10.0	51609(M1/10/49)	GERAN	JACQUELINE KAREN DAWSON A/P EDMOND	Freehold	
	CASCADILUM	KONDOMINIUM	sq.f	RM679.12	01/03/2013	753.47	NO. STRATA	18619	KOK JOWE SEN		
	KUALA LUMPUR					TUNGGAL					
42 KUALA LUMPUR 85B BC/5	28-5-8, JLN PENAGA	KEDIAMAN	1,151.74	RM750,000.00	1/1	14.0	51609(M1/9/100)	GERAN	CHONG VON YAU	Freehold	
	CASCADILUM	KONDOMINIUM	sq.f	RM651.19	29/01/2013	1,151.74	NO. STRATA	18619	HOR YOON FUN		
	KUALA LUMPUR					TUNGGAL					
43 KUALA LUMPUR	28-3-9, JALAN PENAGA	KEDIAMAN	753.47	RM621,585.00	1/1	12.0	51609(M1/7/88)	GERAN	DOMINIC LIM TSE LYN	Freehold	
	CASCADILUM	KONDOMINIUM	sq.f	RM624.96	19/12/2012	753.47	NO. STRATA	18619	JEDECADI SDN BHD		
	KUALA LUMPUR					TUNGGAL					
44 KUALA LUMPUR	28-3-10, JLN PENAGA	KEDIAMAN	1,259.38	RM1,048,415.00	1/1	12.0	51609(M1/7/87)	GERAN	DOMINIC LIM TSE LYN	Freehold	
	CASCADILUM	KONDOMINIUM	sq.f	RM632.49	19/12/2012	1,259.38	NO. STRATA	18619	JEDECADI SDN BHD		
	KUALA LUMPUR					TUNGGAL					
45 KUALA LUMPUR 85B BC/5	28-7-5, JLN PENAGA	KEDIAMAN	1,463.89	RM1,250,000.00	1/1	12.0	51609(M1/11/112)	GERAN	LAU CHOON POH @ LIEW CHOON POH + 1	Freehold	
	CASCADILUM	KONDOMINIUM	sq.f	RM653.89	12/09/2012	1,463.89	NO. STRATA	18619	HARUO TAMURA + 1		
	KUALA LUMPUR					TUNGGAL					

Appendix 1.5 Transaction Data of One Menerung

Date Printed: 2 Oct 2023, 8:14 p.m.



Mukim/RSSI/ Grid	Property Address	Land User/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
1 KUALA LUMPUR 85B	A-2-1, 1, JALAN MENERUNG, BUKIT BANDARAYA, ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM4,000,000.00 RM1,242.85	1/1 18/04/2023	23.0 LOT TUNGGAL	58578/M1B(3/17) NO. STRATA	GERAN 73452	LOW MUJ PING+1 LOKE KAR CHEE	Freehold	
2 KUALA LUMPUR 85B	A-18-3A, 1, JALAN MENERUNG, BUKIT BANDARAYA, ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM3,740,000.00 RM1,162.06	1/1 27/03/2023	23.0 LOT TUNGGAL	58578/M1B(19/84) NO. STRATA	GERAN 73452	KUHAN ARUNASALAM AL PORAWIAPPAN THAM HSUE-SHEN	Freehold	
3 KUALA LUMPUR 85B	A-26-3, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,900,000.00 RM1,228.21	1/1 14/02/2023	23.0 LOT TUNGGAL	58578/M1B(27/115) NO. STRATA	GERAN 73452	TENGGU RAHMAH BINI SULTAN MAHMUD + 1 KAREN NG POOI LENG + 1	Freehold	
4 KUALA LUMPUR 85B	A-11-2, 1, JALAN MENERUNG, BUKIT BANDARAYA, ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM5,200,000.00 RM1,637.61	1/1 29/11/2022	23.0 LOT TUNGGAL	58578/M1B(12/54) NO. STRATA	GERAN 73452	KWONG TIONG HOCK+1 JOSEPH KURIAN NAGAE+1	Freehold	
5 KUALA LUMPUR 85B	C-10-1, 1, JALAN MENERUNG, BUKIT BANDARAYA, ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM7,893,000.00 RM1,837.80	1/1 08/11/2022	23.0 LOT TUNGGAL	58578/M1D(11/155) NO. STRATA	GERAN 73452	TAM CHECK WING+1 TAN YI-SHENG	Freehold	
6 KUALA LUMPUR 85B	A-15-3A, 1, JALAN MENERUNG, BUKIT BANDARAYA, ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM3,900,000.00 RM1,211.78	1/1 22/08/2022	23.0 LOT TUNGGAL	58578/M1B(16/72) NO. STRATA	GERAN 73452	KRISTINE GOH MEI YIN+1 CHOONG WAI LING	Freehold	
7 KUALA LUMPUR 85B	A-17-3A, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM3,920,000.00 RM1,217.99	1/1 24/05/2022	30.0 LOT TUNGGAL	58578/M1B(18/80) NO. STRATA	GERAN 73452	NODA TAMOTSU TIONG CHIZ XIAN	Freehold	
8 KUALA LUMPUR 85B	A-13-1, JALAN MENERUNG, BUKIT BANDARAYA, ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM5,400,000.00 RM1,677.85	1/1 09/05/2022	23.0 LOT TUNGGAL	58578/M1B(14/61) NO. STRATA	GERAN 73452	PHOYA YIN MENG VICTORIA WONG WJAI QUAN	Freehold	
9 KUALA LUMPUR 85B	D-07-01, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,112.86	RM8,685,000.00 RM1,698.66	1/1 29/10/2021	23.0 LOT TUNGGAL	58578/M1E(8/189) NO. STRATA	GERAN 73452	NG TIAN SANG @ NG KEK CHUAN KOON POH KEONG	Freehold	

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1 of 12

Date Printed: 2 Oct 2023, 8:14 p.m.



Mukim/RSSI/ Grid	Property Address	Land User/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
10 KUALA LUMPUR 85B	A-23-3, 1, JALAN MENERUNG, BUKIT BANDARAYA, ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM4,000,000.00 RM1,259.70	1/1 31/05/2021	23.0 LOT TUNGGAL	58578/M1B(24/103) NO. STRATA	GERAN 73452	KHOO LAY BENG TRIPTA LALCHAND ASWANI	Freehold	
11 KUALA LUMPUR 85B	A-23A-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM5,300,000.00 RM1,646.78	1/1 29/12/2020	23.0 TUNGGAL	58578/M1B(25/105) NO. STRATA	GERAN 73452	LOW POH WENG ANITA FRANCES DE SOUZA	Freehold	
12 KUALA LUMPUR 85B	A-07-01, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM5,000,000.00 RM1,553.56	1/1 15/10/2020	23.0 TUNGGAL	58578/M1B(8/37) NO. STRATA	GERAN 73452	LOW KHEK HENG @ LOW CHOON HUAT ALPHA AUTOMATION PROPERTY SDN BHD	Freehold	
13 KUALA LUMPUR 85B	A-06-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM4,600,000.00 RM1,429.28	1/1 21/08/2020	23.0 TUNGGAL	58578/M1B(7/33) NO. STRATA	GERAN 73452	KUNCI BIDARA SDN BHD TEOH GIM LENG + 1	Freehold	
14 KUALA LUMPUR 85B	D-10-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,112.86	RM8,200,000.00 RM1,603.80	1/1 17/03/2020	23.0 TUNGGAL	58578/M1E(11/190) NO. STRATA	GERAN 73452	CARYN LIM SU YIN +1 UNITED RES'VEN SDN BHD	Freehold	
15 KUALA LUMPUR 85B	A-3-3, JALAN MENERUNG, BUKIT BANDARAYA, ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,200,000.00 RM1,007.76	1/1 13/03/2020	28.0 3,175.35 LOT TUNGGAL	58578/M1B(4/23) NO. STRATA	GERAN 73452	ZAHARIN BIN ZULKFLI NOR AZILAWATI BINI HABALI	Freehold	
16 KUALA LUMPUR 85B	C-13A-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,144.11	RM7,280,000.00 RM1,756.71	1/1 12/03/2020	28.0 4,144.11 LOT TUNGGAL	58578/M1D(15/183) NO. STRATA	GERAN 73452	LAI KOK PENG +1 GY VELIHM SDN BHD	Freehold	
17 KUALA LUMPUR 85B	D-1-1, 1, JALAN MENERUNG, BUKIT BANDARAYA, ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,112.86	RM6,500,000.00 RM1,271.30	1/1 19/12/2019	23.0 5,112.86 LOT TUNGGAL	58578/M1E(2/177) NO. STRATA	GERAN 73452	ALYA CHEW BINI ABDULLAH LIM CHERN YUAN	Freehold	
18 KUALA LUMPUR 85B	A-1-3, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,900,000.00 RM1,102.24	1/1 17/10/2019	23.0 3,175.35 LOT TUNGGAL	58578/M1B(2/15) NO. STRATA	GERAN 73452	RAJUN BIN DJALLI ATMOUSUMARTO TAN SENG KIT +1	Freehold	
19 KUALA LUMPUR 85B	C-6-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM7,450,000.00 RM1,734.66	1/1 15/07/2019	23.0 4,294.80 LOT TUNGGAL	58578/M1D(7/147) NO. STRATA	GERAN 73452	LAI KOK PENG + 1 BENEDICT LIP YAU TIM + 1	Freehold	

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2 of 12

Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	ShrDt	Stry/BU/Lot status	LotPI No./Sec.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
20 KUALA LUMPUR 85B	A-07-3A, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM3,400,000.00 RM1,056.42	1/1 08/07/2019	23.0 3,218.41 TUNGGAL	58578M18/9(42) NO. STRATA	GERAN 73452	SHEJUTI DAULAH TAY EK MING + 1	Freehold	
21 KUALA LUMPUR 85B	A-18-3, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,500,000.00 RM1,102.24	1/1 27/12/2018	23.0 3,175.35 TUNGGAL	58578M18/19(83) NO. STRATA	GERAN 73452	CHOO VEH BEN + 1 RIVER POINT INTERNATIONAL LIMITED	Freehold	
22 KUALA LUMPUR 85B	A-3A-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,398,000.00 RM1,070.12	1/1 03/12/2018	23.0 3,175.35 TUNGGAL	58578M18/5(26) NO. STRATA	GERAN 73452	BRDB DEVELOPMENTS SDN BHD OOI LAY HOCK + 1	Freehold	
23 KUALA LUMPUR 85B	D-16-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,091.33	RM10,400,000.00 RM2,042.69	1/1 07/11/2018	23.0 5,091.33 TUNGGAL	58578M1E/17(208) NO. STRATA	GERAN 73452	SPARKLE CORNER SDN BHD ANITA FRANCES DE SOUZA	Freehold	
24 KUALA LUMPUR 85B	D-17-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,112.86	RM8,528,750.00 RM1,276.93	1/1 29/10/2018	23.0 5,112.86 TUNGGAL	58578M1E/19(209) NO. STRATA	GERAN 73452	THE CHENG ENG + 1 TCE CAPITAL SDN. BHD.	Freehold	
25 KUALA LUMPUR 85B	A-20-3A, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM4,230,000.00 RM1,314.31	1/1 22/10/2018	28.0 3,218.41 TUNGGAL	58578M18/21(52) NO. STRATA	GERAN 73452	SAMI KHAN + 1 EMLAHANI YANG BINTI MOHD YATIM	Freehold	
26 KUALA LUMPUR 85B	A-15(2)PA-15-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM5,000,000.00 RM1,574.63	1/1 17/10/2018	23.0 3,175.35 TUNGGAL	58578M18/16(70) NO. STRATA	GERAN 73452	CHRISTOPHER NGHIA DO + 1 DELTON SEEDS SDN BHD	Freehold	
27 KUALA LUMPUR 85B	A-9-3, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,680,000.00 RM1,158.93	1/1 09/10/2018	23.0 3,175.35 TUNGGAL	58578M18/10(47) NO. STRATA	GERAN 73452	CHIA AH HOO + 1 KOH ENG WOH + 1	Freehold	
28 KUALA LUMPUR 85B	D-6-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,091.33	RM8,150,000.00 RM1,600.76	1/1 09/10/2018	23.0 5,091.33 TUNGGAL	58578M1E/17(188) NO. STRATA	GERAN 73452	BRDB DEVELOPMENTS SDN BHD SENTIENT LHAMO SDN BHD	Freehold	
29 KUALA LUMPUR 85B	A-3A-6, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,584.38	RM3,658,000.00 RM1,020.54	1/1 27/08/2018	23.0 3,584.38 TUNGGAL	58578M1A/5(7) NO. STRATA	GERAN 73452	BRDB DEVELOPMENTS SDN BHD LEN CHIA WEI	Freehold	

Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	ShrDt	Stry/BU/Lot status	LotPI No./Sec.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
30 KUALA LUMPUR 85B	C-9-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM8,900,000.00 RM1,808.59	1/1 25/07/2018	23.0 4,294.80 TUNGGAL	58578M1D/9(152) NO. STRATA	GERAN 73452	BRDB DEV SDN BHD TAN SOO KLUOK	Freehold	
31 KUALA LUMPUR 85B	C-18-01, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM7,086,545.00 RM1,650.03	1/1 14/02/2018	23.0 4,294.80 TUNGGAL	58578M1D/19(171) NO. STRATA	GERAN 73452	PANORAMA ALFA SDN BHD RADZAH BINTI RAHMAT	Freehold	
32 KUALA LUMPUR 85B	A-23-3, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,239.94	RM3,886,000.00 RM1,199.41	1/1 18/12/2017	4.0 3,175.35 TUNGGAL	58578M18/23(99) NO. STRATA	GERAN 73452	NG JOO KWEE HO SUE LENG + 1	Freehold	
33 KUALA LUMPUR 85B	C-05-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM8,500,000.00 RM1,513.46	1/1 22/11/2017	23.0 4,294.80 TUNGGAL	58578M1D/6(146) NO. STRATA	GERAN 73452	LAM CHUNG MING + 1 LING HEE LEONG + 1	Freehold	
34 KUALA LUMPUR 85B	A-5-3A, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,282.99	RM3,282,990.00 RM1,000.00	1/1 06/11/2017	23.0 3,282.99 TUNGGAL	58578M18/6(32) NO. STRATA	GERAN 73452	BRDB DEV SDN BHD LEE BOON GUAN + 1	Freehold	
35 KUALA LUMPUR 85B	D-3A-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,112.86	RM7,400,000.00 RM1,447.33	1/1 26/10/2017	23.0 5,112.86 TUNGGAL	58578M1E/5(183) NO. STRATA	GERAN 73452	CHRISTOPHER ANTHONY EWIN + 1 ROHANA BINTI TAN SRI DATUK HAJI ROZHAN	Freehold	
36 KUALA LUMPUR 85B	A-03-01, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM4,300,000.00 RM1,336.06	1/1 24/10/2017	23.0 3,218.41 TUNGGAL	58578M18/4(21) NO. STRATA	GERAN 73452	LEE BOON GUAN YEN FONG KENG	Freehold	
37 KUALA LUMPUR 85B	A-02-06, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,659.73	RM3,660,000.00 RM1,000.07	1/1 13/10/2017	23.0 3,659.73 TUNGGAL	58578M1A/3(3) NO. STRATA	GERAN 73452	BRDB DEV SDN BHD YAP LOK BIN	Freehold	
38 KUALA LUMPUR 85B	A-02-06, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,659.73	RM3,660,000.00 RM1,000.07	1/1 13/10/2017	23.0 3,659.73 TUNGGAL	58578M1A/3(3) NO. STRATA	GERAN 73452.0	BRDB DEV SDN BHD YAP LOK BIN	Freehold	
39 KUALA LUMPUR 85B	C-18-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,386.29	RM7,366,800.00 RM1,679.50	1/1 16/06/2017	23.0 4,294.80 TUNGGAL	58578M1D/19(172) NO. STRATA	GERAN 73452	OMEGA ESPRIT SDN BHD LAM CHUNG MING + 1	Freehold	NONE



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40	KUALA LUMPUR D-5-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,112.86	RM7,570,450.00 RM1,480.67	1/1 07/06/2017	23.0 5,112.86 TUNGGAL	58578(M1E/185) NO. STRATA	GERAN 73452	TSL & SONS HOLDINGS SDN BHD CMB COMMERCE TRUSTEE BERHAD	Freehold	NONE
41	KUALA LUMPUR A-16-02, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,207.65	RM4,858,500.00 RM1,514.66	1/1 08/05/2017	4.0 3,175.35 TUNGGAL	58578(M1B/1774) NO. STRATA	GERAN 73452	WONG YU CHOONG KAN KY-JIN + 1	Freehold	NONE
42	KUALA LUMPUR D-13A-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,091.33	RM9,050,000.00 RM1,777.53	1/1 09/11/2016	23.0 5,091.33 TUNGGAL	58578(M1E/15/204) NO. STRATA	GERAN 73452	LIM SIANG WEE + 1 KRISTINE GOH MEI-YIN	Freehold	
43	KUALA LUMPUR A-23-3A, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM4,100,000.00 RM1,273.92	1/1 17/08/2016	28.0 3,218.41 TUNGGAL	58578(M1B/24/104) NO. STRATA	GERAN 73452	SVABHAKINI AP THEVENDIRARAJ PRASHANT RAJNANKAT PATEL	Freehold	
44	KUALA LUMPUR D-18-02, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,091.33	RM8,400,000.00 RM1,649.86	1/1 28/06/2016	23.0 5,091.33 TUNGGAL	58578(M1E/20/214) NO. STRATA	GERAN MUKIM 73452	KIM KENNY + 1 ZETI AKHTAR AZIZ + 1	Freehold	
45	KUALA LUMPUR A-21-02, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM4,970,000.00 RM1,565.18	1/1 24/06/2016	4.0 3,175.35 TUNGGAL	58578(M1B/22/94) NO. STRATA	GERAN MUKIM 73452	TAN CHENG SWEE @ TAN CHENG HOR + 1 TAWFIQ AYMAN + 1	Freehold	
46	KUALA LUMPUR C-01-6, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM5,919,750.00 RM1,378.35	1/1 10/06/2016	23.0 4,294.80 TUNGGAL	58578(M1Q/2137) NO. STRATA	GERAN 73452	BRDB DEVELOPMENTS SDN BHD WANG JIH-WEI	Freehold	
47	KUALA LUMPUR A-25-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM4,950,000.00 RM1,538.03	1/1 03/05/2016	23.0 3,282.89 TUNGGAL	58578(M1B/26/109) NO. STRATA	GERAN 73452	ERIC OOI LIP AUN+1 DELUXE SENSATION SDN BHD	Freehold	
48	KUALA LUMPUR A-11-3, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,067.71	RM3,800,000.00 RM1,238.71	1/1 06/01/2016	4.0 3,067.71 TUNGGAL	58578(M1B/12/55) NO. STRATA	GERAN 73452	BRDB DEVELOPMENTS SDN BHD NINA SABRINA BINTI ISMAEL SABRI	Freehold	
49	KUALA LUMPUR A-17-3A, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM4,020,000.00 RM1,249.06	1/1 28/12/2015	30.0 3,218.41 TUNGGAL	58578(M1B/19/80) NO. STRATA	GERAN 73452	KEITH YIM WENG FOO NODA TAMOTSU + 1	Freehold	



Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	LotPI No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
50	KUALA LUMPUR A-12-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM4,200,960.00 RM1,305.29	1/1 11/11/2015	4.0 3,218.41 TUNGGAL	58578(M1B/13/57) NO. STRATA	GERAN 73452	BRDB DEVELOPMENT SDN BHD MARY ANNE CHOO HOI CHENG	Freehold	
51	KUALA LUMPUR A-01-6, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,584.38	RM3,800,000.00 RM1,060.15	1/1 09/10/2015	23.0 3,584.38 TUNGGAL	58578(M1A/2/1) NO. STRATA	GERAN 73452	NG PUAY YEE ANNIE CHRISTOPHER MAH SIEW HOUK	Freehold	
52	KUALA LUMPUR C-15-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,144.11	RM8,476,000.00 RM2,045.31	1/1 24/07/2015	23.0 4,144.11 TUNGGAL	58578(M1D/16/165) NO. STRATA	GERAN 73452	HARRY LEE VUI KHUIN GOLDEN INITIATIVE SDN BHD	Freehold	
53	KUALA LUMPUR A-19-3, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,500,000.00 RM1,102.24	1/1 13/07/2015	4.0 3,175.35 TUNGGAL	58578(M1B/20/87) NO. STRATA	GERAN 73452	BRDB DEVELOPMENTS SDN BHD OOI LAY HOCK + 1	Freehold	
54	KUALA LUMPUR A-15-3, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,550,000.00 RM1,117.99	1/1 01/04/2015	4.0 3,175.35 TUNGGAL	58578(M1B/16/71) NO. STRATA	GERAN 73452	GANGADHAR PURSHOTTAMAS SHARMA + 1 VINOD AGARWAL SDN BHD	Freehold	
55	KUALA LUMPUR A-16-03, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,401,937.00 RM1,071.36	1/1 16/01/2015	4.0 3,175.35 TUNGGAL	58578(M1B/17/75) NO. STRATA	GERAN 73452	GANGADHAR PURSHOTTAMAS SHARMA + 1 TAN KOK KOONG	Freehold	
56	KUALA LUMPUR C-13-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM7,500,000.00 RM1,746.30	1/1 31/12/2014	23.0 4,294.80 TUNGGAL	58578(M1D/14/761) NO. STRATA	GERAN 73452	YEE MEAN FONG + 1 LEE CHOU SARN @ LEE CHOU SUN	Freehold	
57	KUALA LUMPUR A-3A-1, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM4,180,000.00 RM1,298.78	1/1 17/10/2014	23.0 3,218.41 TUNGGAL	58578(M1B/5/25) NO. STRATA	GERAN 73452	CHAN OI CHEE BEACH CAPITAL SDN BHD	Freehold	
58	KUALA LUMPUR A-05-1, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM4,200,000.00 RM1,304.99	1/1 03/10/2014	23.0 3,218.41 TUNGGAL	58578(M1B/6/29) NO. STRATA	GERAN 73452	SHAHNAZ FAROUQUE BIN JAMMAL AHMAD + 1 NOORAZMAN BIN ABD AZIZ + 1	Freehold	
59	KUALA LUMPUR A-21-3A, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM3,610,000.00 RM1,121.67	1/1 20/08/2014	23.0 3,218.41 TUNGGAL	58578(M1B/22/96) NO. STRATA	GERAN 73452	CSL REALTY SDN BHD OMAR BIN MOHAMED SAID	Freehold	



Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Str/B/Lot status	LotPI No./Sec.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
60 KUALA LUMPUR 85B	A-03-01, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM4,190,000.00 RM1,273.92	1/1 14/08/2014	23.0 3,218.41 TUNGGAL	58578M18(4/21) NO. STRATA	GERAN 73452	LOO BOON SENG LEE BOON GUAN	Freehold	
61 KUALA LUMPUR 85B	A-22-3A, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM3,762,800.00 RM1,169.15	1/1 08/08/2014	23.0 3,218.41 TUNGGAL	58578M18(23/100) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENTS BERHAD TAN AIK KEONG	Freehold	
62 KUALA LUMPUR 85B	A-3A-3, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,368,000.00 RM1,029.18	1/1 04/08/2014	23.0 3,175.35 TUNGGAL	58578M18(5/27) NO. STRATA	GERAN 73452	LAU HOCK LEE LEE SUE WEE	Freehold	
63 KUALA LUMPUR 85B	C-06-02, JALAN MENERUNG, OFF JLN MAAROF ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM5,431,200.00 RM1,264.60	1/1 03/07/2014	21.0 4,294.80 TUNGGAL	58578M18(7/148) NO. STRATA	GERAN 73452	DHUKUTI INC ONG EE NAH	Freehold	
64 KUALA LUMPUR 85B	A-25-3, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,850,000.00 RM1,212.48	1/1 02/07/2014	23.0 3,175.35 TUNGGAL	58578M18(26/111) NO. STRATA	GERAN 73452	ANTHONY FRANCIS A/L THYRIAM XAVIER + 1 LEONG KHAI SHAUN + 1	Freehold	
65 KUALA LUMPUR 85B	A-2-5, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,595.15	RM4,000,000.00 RM1,112.61	1/1 03/06/2014	25.0 3,595.15 TUNGGAL	58578M1A(3/4) NO. STRATA	GERAN 73452	TUNKU NAQUIAH BINTI TUNKU JAWAFAR ONG BOON HAI + 1	Freehold	
66 KUALA LUMPUR 85B	A-18-1A, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM3,585,000.00 RM1,113.90	1/1 02/05/2014	23.0 3,218.41 TUNGGAL	58578M18(19/94) NO. STRATA	GERAN 73452	CHAI WOON CHET KUHAN ARUNASALAM A/L PORAVAPPAN	Freehold	
67 KUALA LUMPUR 85B	A-3A-3A, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM3,200,000.00 RM994.28	1/1 27/01/2014	23.0 3,218.41 TUNGGAL	58578M18(5/28) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENTS BERHAD INSPIRASI JERNIH SDN BHD	Freehold	
68 KUALA LUMPUR 85B	A-26-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM4,860,000.00 RM1,530.54	1/1 24/01/2014	23.0 3,175.35 TUNGGAL	58578M18(27/114) NO. STRATA	GERAN 73452	LUMAYAN NIKMAT SDN BHD CHEN MICHAEL CHI WAI + 1	Freehold	
69 KUALA LUMPUR 85B	A-12-3, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,200,000.00 RM1,007.76	1/1 27/12/2013	23.0 3,175.35 TUNGGAL	58578M18(13/59) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENTS BERHAD ALJAC SDN BHD	Freehold	



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70 KUALA LUMPUR 85B	C-3A-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM5,300,000.00 RM1,234.05	1/1 06/12/2013	23.0 4,294.80 TUNGGAL	58578M18(5/144) NO. STRATA	GERAN 73452	ANDREW RICHARD KELLY AKEL HASSAN BIN KALIMULLAH	Freehold	
71 KUALA LUMPUR 85B	C-19-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM6,756,450.00 RM1,573.17	1/1 03/12/2013	22.0 4,294.80 TUNGGAL	58578M18(20/173) NO. STRATA	GERAN 73452	MASTEY ENTERPRISE SDN BHD QUEK SIOW LENG + 1	Freehold	
72 KUALA LUMPUR 85B	A-08-3A, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM3,100,000.00 RM963.21	1/1 26/11/2013	23.0 3,218.41 TUNGGAL	58578M18(9/44) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENTS BERHAD VISVALINGAN A/L N. SUPPIAH	Freehold	
73 KUALA LUMPUR 85B	A-20-3, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,271,390.00 RM1,030.24	1/1 29/10/2013	23.0 3,175.35 TUNGGAL	58578M18(21/91) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENTS BERHAD LIM CHERN WOOI	Freehold	
74 KUALA LUMPUR 85B	A-01-5, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,595.15	RM3,000,000.00 RM834.46	1/1 22/10/2013	23.0 3,595.15 TUNGGAL	58578M1A(2/2) NO. STRATA	GERAN 73452	SERGE MAURICE, ALEXIS MANCIET + 1 ZEN KIARA SDN BHD	Freehold	
75 KUALA LUMPUR 85B	A-23-3, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,336,170.00 RM1,050.65	1/1 11/10/2013	23.0 3,175.35 TUNGGAL	58578M18(24/103) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENTS BERHAD KHOO LAY SENG	Freehold	
76 KUALA LUMPUR 85B	A-23A-3, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,300,000.00 RM1,039.25	1/1 17/09/2013	23.0 3,175.35 TUNGGAL	58578M18(25/107) NO. STRATA	GERAN 73452	EPECORP SDN BHD JAMES ARMAND MENEZES	Freehold	
77 KUALA LUMPUR 85B	A-3-2, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,724,850.00 RM1,173.05	1/1 09/08/2013	23.0 3,175.35 TUNGGAL	58578M18(4/22) NO. STRATA	GERAN 73452	TECH SIWEE IM + 1 IYANATHAN A/L AYASAMY + 1	Freehold	
78 KUALA LUMPUR 85B	D-10-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,112.86	RM7,522,000.00 RM1,471.19	1/1 05/07/2013	23.0 5,112.86 TUNGGAL	58578M18(11/1195) NO. STRATA	GERAN 73452	TAN THIAM HOCK + 1 QUEK SIOW LENG + 1	Freehold	
79 KUALA LUMPUR 85B	A-13-3A, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM751,160.00 RM233.39	1/2 23/06/2013	23.0 TUNGGAL	58578M18(14/64) NO. STRATA	GERAN 73452	EDDIE FOO AIK GHEE JIMMY POON	Freehold	



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80	KUALA LUMPUR 85B A-6-5, 1, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,595.15	RM4,162,804.00 RM1,157.90	1/1 11/06/2013	23.0 3,595.15 TUNGGAL	58578(M1A/712) NO. STRATA	GERAN 73452	RUPA SHRESTHA +1 TEE LENG CHOO +1	Freehold	
81	KUALA LUMPUR 85B A-08-2, 1, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM4,145,920.00 RM1,305.66	1/1 31/05/2013	23.0 3,175.35 TUNGGAL	58578(M1B/942) NO. STRATA	GERAN 73452	BANDARAYA DEVELOPMENT DATO' MAH POOI SOO REALTY SDN BHD	Freehold	
82	KUALA LUMPUR 85B A-5-2, 1, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,500,000.00 RM1,102.24	1/1 29/05/2013	23.0 3,175.35 TUNGGAL	58578(M1B/630) NO. STRATA	GERAN 73452	BANDAR RAYA DEV BHD LOW SENG CHEE + 1	Freehold	
83	KUALA LUMPUR 85B C-7-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,251.74	RM6,577,500.00 RM1,547.01	1/1 13/05/2013	22.0 4,251.74 TUNGGAL	58578(M1D/915) NO. STRATA	GERAN 73452	YAM SOW MEI LIM KIAN ONN + 1	Freehold	
84	KUALA LUMPUR 85B A-3A-5, 1, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,595.15	RM3,584,840.00 RM997.13	1/1 03/05/2013	23.0 3,595.15 TUNGGAL	58578(M1A/508) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENTS BERHAD TOP DRAGON RESOURCES SDN BHD	Freehold	
85	KUALA LUMPUR 85B D-5-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,091.33	RM6,000,000.00 RM1,178.47	1/1 17/04/2013	25.0 5,091.33 TUNGGAL	58578(M1E/186) NO. STRATA	GERAN 73452	BANDA RAYA DEV SDN BHD ZETI AKHTAR AZIZ +2	Freehold	
86	KUALA LUMPUR 85B D-3-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,220.83	RM5,429,840.00 RM1,040.03	1/1 08/04/2013	23.0 5,220.50 TUNGGAL	58578(M1E/4181) NO. STRATA	GERAN 73452	BANDAR RAYA DEV BHD HOO SEE AIK	Freehold	
87	KUALA LUMPUR 85B D-18-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,091.33	RM7,491,686.00 RM1,471.46	1/1 22/03/2013	23.0 5,091.33 TUNGGAL	58578(M1E/19212) NO. STRATA	GERAN 73452	JAGANATH DEBEK STEVEN SABAPATHY +1 HOO SEE AIK	Freehold	
88	KUALA LUMPUR 85B A-05-5, 1, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,652.19	RM3,652,191.00 RM1,000.00	1/1 18/03/2013	23.0 3,595.15 TUNGGAL	58578(M1A/610) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENT SDN BHD KONG KAI HUEY	Freehold	
89	KUALA LUMPUR 85B D-06-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,112.86	RM6,265,200.00 RM1,225.38	1/1 10/12/2012	25.0 5,112.86 TUNGGAL	58578(M1E/7187) NO. STRATA	GERAN 73452	BANDAR RAYA DEV. BERHAD HASHIM BIN HUSSEIN +1	Freehold	



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90	KUALA LUMPUR 85B C-12-2, JALAN MENERUNG, OFF JLN MAAROF ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,386.29	RM6,000,000.00 RM1,367.90	1/1 07/11/2012	21.0 4,386.29 TUNGGAL	58578(M1D/13160) NO. STRATA	GERAN 73452	BANDAR RAYA DEV BHD FAN CHOR WAH VINCENT	Freehold	
91	KUALA LUMPUR 85B C-08-02, JALAN MENERUNG, OFF JLN MAAROF ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM5,262,000.00 RM1,225.20	1/1 08/10/2012	21.0 4,294.80 TUNGGAL	58578(M1D/7148) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENT BERHAD DHUKUTI INC	Freehold	
92	KUALA LUMPUR 85B D-20-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	5,112.86	RM6,667,520.00 RM1,304.07	1/1 12/01/2012	25.0 5,112.86 TUNGGAL	58578(M1E/21216) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENT BERHAD AZIZ AYMAN	Freehold	
93	KUALA LUMPUR 85B D-15-2, 1, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,595.15	RM5,732,100.00	1/1 20/12/2011	23.0 TUNGGAL	58578(M1E/16206) NO. STRATA	GERAN 73452	BANDARAYA DEVELOPMENT BERHAD ALIF AYMAN AZIZ BIN TAWFIQ AYMAN	Freehold	
94	KUALA LUMPUR 85B A-1-2, 1, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,000,000.00 RM944.79	1/1 26/09/2011	23.0 3,175.35 TUNGGAL	58578(M1B/214) NO. STRATA	GERAN 73452	BRDS DEV SDN BHD ABDUL RAZAK BIN SHAKOR	Freehold	
95	KUALA LUMPUR 85B A-08-6, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,659.73	RM3,330,000.00 RM909.90	1/1 07/09/2011	25.0 3,659.73 TUNGGAL	58578(M1A/711) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENT BERHAD MUHD ANAS ZAWAWI BIN KHALID	Freehold	
96	KUALA LUMPUR 85B A-13-3A, JALAN MENERUNG, BUKIT BANDARAYA ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,282.99	RM2,725,720.00 RM830.25	1/1 31/12/2009	28.0 3,282.99 TUNGGAL	58578(M1B/2098) NO. STRATA	GERAN 73452	GARETT LIM BOON TAT WONG JEE LING	Freehold	
97	KUALA LUMPUR 85B A-22-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,282.99	RM3,872,760.00 RM1,179.64	1/1 28/12/2009	23.0 3,282.99 TUNGGAL	58578(M1B/2397) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENTS BERHAD KUNASEELAN AL SENATHIRAJAH & 1	Freehold	
98	KUALA LUMPUR 85B C-11-2, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM5,350,000.00 RM1,245.69	1/1 16/10/2009	23.0 4,294.80 TUNGGAL	58578(M1D/12158) NO. STRATA	GERAN 73452	BANDAR RAYA DEV BERHAD PRUDENT STAR SDN BHD	Freehold	
99	KUALA LUMPUR 85B C-13A-1, JALAN MENERUNG ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,239.90	RM4,600,000.00 RM1,084.93	1/1 29/09/2009	28.0 4,239.90 TUNGGAL	58578(M1D/15163) NO. STRATA	GERAN 73452	BANDAR RAYA DEV BERHAD LAI KOK PENG + 1	Freehold	



Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
100	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM2,953,800.00 RM917.78	1/1 13/08/2009	23.0 3,218.41 TUNGGAL	58578(M18/4/21) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENT S BERHAD LOO BOON SENG	Freehold	
101	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,322,300.00 RM1,046.28	1/1 10/08/2009	23.0 3,175.35 TUNGGAL	58578(M18/9/43) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENTS BERHAD TENGGU RAHMAH BINTI SULTAN MAHMUD	Freehold	
102	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM4,029,200.00 RM1,268.90	1/1 10/08/2009	23.0 3,175.35 TUNGGAL	58578(M18/27/115) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENT SDN BHD TENGGU RAHMAH BINTI SULTAN MAHMUD+1	Freehold	
103	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,239,860.00 RM1,020.31	1/1 03/08/2009	23.0 3,175.35 TUNGGAL	58578(M18/5/27) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENTS BERHAD LAU HOOK LEE	Freehold	
104	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,144.11	RM4,450,000.00 RM1,073.81	1/1 30/07/2009	23.0 4,144.11 TUNGGAL	58578(M10/16/165) NO. STRATA	GERAN 73452	BRDB DEVELOPMENT SDN BHD HARRY LEE VUI KHUN	Freehold	
105	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM3,065,000.00 RM965.25	1/1 28/06/2007	23.0 3,175.35 TUNGGAL	58578(M18/25/107) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENT BHD EPCORP SDN BHD	Freehold	
106	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM2,584,000.00 RM796.67	1/1 22/06/2007	23.0 3,218.41 TUNGGAL	58578(M18/12/58) NO. STRATA	GERAN 73452	BANDAR RAYA DEV BHD LEONG MEI CHENG	Freehold	
107	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,584.38	RM2,907,000.00 RM811.02	1/1 20/06/2007	23.0 3,584.38 TUNGGAL	58578(M1A/2/1) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENTS BERHAD NG PUAY YEE ANNIE	Freehold	
108	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM2,548,330.00 RM593.35	1/1 22/03/2007	23.0 4,294.80 TUNGGAL	58578(M1D/3/140) NO. STRATA	GERAN 73452	BANDAR RAYA DEV BHD SWIFTEARN GROUP LIMITED	Freehold	
109	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	4,294.80	RM2,556,400.00 RM595.23	1/1 22/03/2007	23.0 4,294.80 TUNGGAL	58578(M1D/4/142) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENTS BERHAD SWIFTEARN GROUP LIMITED	Freehold	



Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
110	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM2,050,000.00 RM636.96	1/1 02/02/2007	23.0 3,218.41 TUNGGAL	58578(M18/7/33) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENT BERHAD KUNCI BIDARA SDN BHD	Freehold	
111	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,175.35	RM2,110,000.00 RM664.49	1/1 26/01/2007	23.0 3,175.35 TUNGGAL	58578(M18/14/62) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENTS BERHAD PROPERTY PRESS SDN BHD	Freehold	
112	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,595.15	RM2,272,490.00 RM632.10	1/1 19/01/2007	23.0 3,595.15 TUNGGAL	58578(M1A/4/8) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENT BERHAD AZRAN BIN OSMAN RANI	Freehold	
113	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM		RM2,334,090.00 RM725.23	1/1 29/12/2006	23.0 3,218.41 TUNGGAL	58578(M18/21/89) NO. STRATA	ENTRY DAERAH REGISTRARY 773452	BANDAR RAYA DEVELOPMENT SDN BHD VIEW CIRCLE SDN BHD	Freehold	
114	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM2,189,590.00 RM680.33	1/1 29/12/2006	28.0 3,218.41 TUNGGAL	58578(M18/15/65) NO. STRATA	GERAN 73452	BRDB DEVELOPMENTS SDN BHD LEE CHIN CHAI	Freehold	
115	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM2,155,590.00 RM669.77	1/1 06/12/2006	28.0 3,218.41 TUNGGAL	58578(M18/11/49) NO. STRATA	GERAN 73452	BANDAR RAYA DEV. SDN BHD CHIANG MEI LENG	Freehold	
116	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM2,189,590.00 RM680.33	1/1 30/11/2006	28.0 3,218.41 TUNGGAL	58578(M18/21/92) NO. STRATA	GERAN 73452	BANDAR RAYA DEVPT BHD SAMI KHAN + 1	Freehold	
117	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM	3,218.41	RM2,317,090.00 RM719.95	1/1 16/11/2006	28.0 3,218.41 TUNGGAL	58578(M18/20/80) NO. STRATA	GERAN 73452	BANDAR RAYA DEVELOPMENT BERHAD NAM TUNG HEE @ GIAM TING HEE	Freehold	
118	KUALA LUMPUR ONE MENERUNG KUALA LUMPUR	KEDIAMAN KONDOMINIUM		RM2,758,270.00 RM642.23	1/1 30/06/2006	23.0 4,294.80 TUNGGAL	58578(M1D/14/162) NO. STRATA	GERAN 73452	BANDAR RAYA DEV SDN BHD BUM REWARD SDN BHD	Freehold	

Appendix 1.6 Transaction Data of Tivoli Villas

Date Printed: 2 Oct 2023, 8:15 p.m.



Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	LotPI No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
1 KUALA LUMPUR 85B	2-1-6, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq f	RM30,000.00 RM778.88	1/1 20/04/2023	9.0 LOT TUNGGAL	50355(M1C1/82) NO. STRATA	13825	BRDB DEVELOPMENTS SDN BHD ROSELEENDA BINTI NORDIN	Freehold	
2 KUALA LUMPUR 85B	4-6-2A, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	678.13 sq f	RM490,000.00 RM722.58	1/1 11/04/2023	14.0 LOT TUNGGAL	50355(M2A/9146) NO. STRATA	13825	TEE BEE YEE NADIA HENG MIN DERN	Freehold	
3 KUALA LUMPUR	8-6-5, JLN MEDANG TANDUK, BUKIT BANDARAYA TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,668.41 sq f	RM1,550,000.00 RM929.03	1/1 28/03/2023	14.0 LOT TUNGGAL	50355(M2D/63/375) NO. STRATA	13825	LEE TZE WEY CHAN SOO LING + 1	Freehold	
4 KUALA LUMPUR 85B	4-4-6, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	618.06 sq f	RM600,000.00 RM733.45	1/1 03/03/2023	14.0 LOT TUNGGAL	50355(M2A/71/27) NO. STRATA	13825	ALJANNA TENG SIEW LING KHAW HUI HUI	Freehold	
5 KUALA LUMPUR 85B	4-7-6A, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	678.13 sq f	RM500,000.00 RM737.33	1/1 20/02/2023	14.0 LOT TUNGGAL	50355(M2A/10/168) NO. STRATA	13825	MOHAMAD SHAH BIN HASSAN ANNONA CHOONG SHI YING	Freehold	
6 KUALA LUMPUR 85B	2-1-5, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq f	RM740,000.00 RM694.43	1/1 16/02/2023	9.0 LOT TUNGGAL	50355(M1C1/81) NO. STRATA	13825	RANCANG AWAL SDN BHD STEPHANIE LIM AI-LI	Freehold	
7 KUALA LUMPUR 85B	6-3-2 TIVOLI VILLAS, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,011.81 sq f	RM600,000.00 RM593.00	1/1 27/01/2023	9.0 LOT TUNGGAL	50355(M2C3/287) NO. STRATA	13825	PENNY YIP KIM LIN SHAREENJIT KAUR AIP SARJIT SINGH	Freehold	
8 KUALA LUMPUR 85B	8-8-7, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,809.38 sq f	RM1,825,000.00 RM649.61	1/1 16/01/2023	14.0 LOT TUNGGAL	50355(M2D/8/382) NO. STRATA	13825	LIM TEE YONG ANITA BINTI ALI	Freehold	
9 KUALA LUMPUR 85B	10-4-2 TIVOLI VILLAS, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	979.52 sq f	RM690,000.00 RM704.43	1/1 17/11/2022	9.0 LOT TUNGGAL	50355(M2/8/399) NO. STRATA	13825	MARY-ANN GOO PEI PEI MOHD EZAM BIN MAT ALI	Freehold	
10 KUALA LUMPUR 85B	2-3-16, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,076.39 sq f	RM375,000.00 RM348.39	1/2 09/09/2022	14.0 LOT TUNGGAL	50355(M1B/3/69) NO. STRATA	13825	TEOH WAN HAN LEE CHEE HING	Freehold	

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1 of 13

Date Printed: 2 Oct 2023, 8:15 p.m.



Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	LotPI No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
11 KUALA LUMPUR 85B	4-8-5, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	710.42 sq f	RM485,000.00 RM682.70	1/1 17/08/2022	14.0 LOT TUNGGAL	50355(M2A/11/179) NO. STRATA	13825	LEE YEW YOON OON JEN SEN	Freehold	
12 KUALA LUMPUR	2-3-16, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,076.39 sq f	RM375,000.00 RM348.39	1/2 01/08/2022	14.0 LOT TUNGGAL	50355(M1B/3/69) NO. STRATA	13825	TEOH WAN HAN LEE CHEE HING	Freehold	
13 KUALA LUMPUR	6-3-7, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,237.85 sq f	RM450,000.00 RM363.53	1/1 21/07/2022	7.0 LOT TUNGGAL	50355(M2D/3/352) NO. STRATA	13825	NURASHKIN ONG BINTI ABDULLAH LOO KIT BERN BRYAN	Freehold	
14 KUALA LUMPUR 85B	10-4-5, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	818.06 sq f	RM580,000.00 RM709.00	1/1 13/06/2022	14.0 LOT TUNGGAL	50355(M2B/8/229) NO. STRATA	13825	NICKY NG CHENG LOONG TAN SHI WEN	Freehold	
15 KUALA LUMPUR 85B	4-8-2, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,076.39 sq f	RM650,000.00 RM603.87	1/1 30/05/2022	14.0 LOT TUNGGAL	50355(M2A/11/387) NO. STRATA	13825	GAN GEOK LI + 1 LIEW RUI WEN	Freehold	
16 KUALA LUMPUR 85B	10-4-3, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	818.06 sq f	RM525,000.00 RM641.76	1/1 25/05/2022	14.0 LOT TUNGGAL	50355(M2B/8/225) NO. STRATA	13825	LAM YIN LENG TYE LEE PANG	Freehold	
17 KUALA LUMPUR	8-4-8A, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	624.31 sq f	RM398,200.00 RM637.83	1/1 08/05/2022	7.0 LOT TUNGGAL	50355(M2D/4/363) NO. STRATA	13825	LEE U-HANN JOANNE KAY KUAK ZHEN WEN	Freehold	
18 KUALA LUMPUR	10-9-2, JLN MEDANG TANDUK, BUKIT BANDARAYA TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,754.52 sq f	RM1,200,000.00 RM683.95	1/1 08/04/2022	14.0 LOT TUNGGAL	50355(M2/13/286) NO. STRATA	13825	LEE WAI WAI CHEONG YIT CHEUN+1	Freehold	
19 KUALA LUMPUR 85B	2-2-2, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,087.15 sq f	RM830,000.00 RM763.46	1/1 23/11/2021	9.0 LOT TUNGGAL	50355(M1C2/84) NO. STRATA	13825	RAJENDRAN AL K VELLU KATHLEEN SEE SU-MEEN	Freehold	
20 KUALA LUMPUR 85B	2-1-13, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,065.63 sq f	RM660,000.00 RM619.35	1/1 21/10/2021	14.0 LOT TUNGGAL	50355(M1B/1/53) NO. STRATA	13825	LAU PECK LIAN @ LEOW PECK LIAN FAM SWEE LING	Freehold	

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2 of 13



Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	LotPI No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
21 KUALA LUMPUR 85B	10-3-5, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,087.15 sq.f	RM700,000.00 RM643.88	1/1 27/08/2021	14.0 LOT TUNGGAL	50355/M2B/7(219) NO. STRATA	13825	JALEELUDEEN BIN ABU BAKER+1 SIVANANDHINI AP SUBRAMANIAM	Freehold	
22 KUALA LUMPUR 85B	4-6-6, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	968.75 sq.f	RM630,000.00 RM650.32	1/1 08/04/2021	9.0 LOT TUNGGAL	50355/M2A/9(156) NO. STRATA	13825	PHANG PEK YEE YONG SIN BOEY	Freehold	
23 KUALA LUMPUR 85B	8-3-3P-E3-3, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	624.31 sq.f	RM400,000.00 RM640.71	1/1 06/04/2021	7.0 LOT TUNGGAL	50355/M2/3(344) NO. STRATA	13825	LIEW SIT THAU @ LIEW SIT THAW CHAI KOH LIN	Freehold	
24 KUALA LUMPUR 85B	2-8-10, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,119.45 sq.f	RM850,000.00 RM759.30	1/1 03/03/2021	14.0 LOT TUNGGAL	50355/M1/8(64) NO. STRATA	13825	KUEH OH YOON GOWRI AP SUBBAYAH@SUPPIAH+1	Freehold	
25 KUALA LUMPUR 85B	10-5-1A, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	635.07 sq.f	RM495,000.00 RM779.44	1/1 11/09/2020	14.0 TUNGGAL	50355/M2B/9(236) NO. STRATA	13825	LEE BAN YONG @ LEE SOON YONG NADIA HENG MIN DERN	Freehold	
26 KUALA LUMPUR 85B	6-3-4, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	624.31 sq.f	RM415,000.00 RM664.74	1/1 08/09/2020	9.0 TUNGGAL	50355/M2/3(290) NO. STRATA	13825	QUAY KIM NEO HO KAH SING	Freehold	
27 KUALA LUMPUR 85B	4-3-3, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,087.15 sq.f	RM715,000.00 RM657.68	1/1 29/07/2020	9.0 1,087.15 TUNGGAL	50355/M2A/6(113) NO. STRATA	13825	MALINI AP SIVAPATHA SUNDARAM MICHAEL SAK CHENG CHOO +1	Freehold	
28 KUALA LUMPUR 85B	4-7-8A, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	635.07 sq.f	RM475,000.00 RM747.95	1/1 22/07/2020	9.0 635.07 TUNGGAL	50355/M2A/10(172) NO. STRATA	13825	LEE FUH YEN DAARSHINI AP SARATH SANDORAN + 1	Freehold	
29 KUALA LUMPUR 85B	8-7-5, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,883.68 sq.f	RM1,100,000.00 RM583.96	1/1 21/07/2020	9.0 1,883.68 TUNGGAL	50355/M2D/7(379) NO. STRATA	13825	NADRAN AHMAD BUSTAMI + 1 ADZM BIN AMIR HAMZAH + 1	Freehold	
30 KUALA LUMPUR 85B	8-4-4, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,011.81 sq.f	RM650,000.00 RM642.41	1/1 12/05/2020	9.0 1,011.81 TUNGGAL	50355/M2D/4(357) NO. STRATA	13825	NICHOLAS JONAS DE SOUZA TANG CHEE PING	Freehold	



Mukim/RSSI/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	LotPI No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
31 KUALA LUMPUR 85B	4-1-2, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,130.21 sq.f	RM650,000.00 RM575.11	1/1 08/05/2020	14.0 1,130.21 TUNGGAL	50355/M2A/4(102) NO. STRATA	13825	ANTHONY MICHAEL WINES JULIA BINTI MUSTAFFA	Freehold	
32 KUALA LUMPUR 85B	4-1-2, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,130.21 sq.f	RM650,000.00 RM575.11	1/1 08/05/2020	14.0 1,130.21 TUNGGAL	50355/M2A/4(102) NO. STRATA	13825	ANTHONY MICHAEL WINES JULIA BINTI MUSTAFA	Freehold	
33 KUALA LUMPUR 85B	6-7-6A, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	570.49 sq.f	RM390,000.00 RM663.63	1/1 17/03/2020	14.0 570.49 TUNGGAL	50355/M2C/7(327) NO. STRATA	13825	LEE TENG KANG + 1 NUR ZAHIRA BINTI ABD RAHMAN	Freehold	
34 KUALA LUMPUR 85B	4-8-7A, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	678.13 sq.f	RM538,000.00 RM793.36	1/1 05/03/2020	11.0 TUNGGAL	50355/M2A/1(1184) NO. STRATA	13825	TEOH SIM KEAT + 1 ISKANDAR LEONG BIN ABDULLAH + 1	Freehold	
35 KUALA LUMPUR 85B	6-4-2, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,130.21 sq.f	RM748,000.00 RM661.82	1/1 29/01/2020	14.0 1,130.21 TUNGGAL	50355/M2C/4(299) NO. STRATA	13825	TAN CHONG TIN KHOO BOO HIN + 1	Freehold	
36 KUALA LUMPUR 85B	4-6-7, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	968.75 sq.f	RM665,000.00 RM686.45	1/1 15/01/2020	14.0 968.75 TUNGGAL	50355/M2A/9(365) NO. STRATA	13825	ANUP PRAMANK DIANA CHARLES	Freehold	
37 KUALA LUMPUR 85B	4-2-6, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,356.25 sq.f	RM688,000.00 RM507.28	1/1 30/12/2019	14.0 1,356.25 TUNGGAL	50355/M2A/5(108) NO. STRATA	13825	ALIANNA TENG SIEW LING + 1 SIMON LING THIEN YIK + 1	Freehold	
38 KUALA LUMPUR 85B	10-8-5, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,411.12 sq.f	RM1,497,000.00 RM620.87	1/1 04/12/2019	11.0 2,411.12 TUNGGAL	50355/M2B/12(262) NO. STRATA	13825	CHIN WENG KIT MARTINA LOW SIU NING	Freehold	
39 KUALA LUMPUR 85B	2-5-14, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,119.45 sq.f	RM1,000,000.00 RM893.30	1/1 28/11/2019	14.0 1,119.45 TUNGGAL	50355/M1B/5(76) NO. STRATA	13825	CHRISTINE MARY LIM KIM BOEY CHRISTOPHER PAU KING LOONG + 1	Freehold	
40 KUALA LUMPUR 85B	8-4-7, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	624.31 sq.f	RM495,000.00 RM792.88	1/1 01/11/2019	9.0 624.31 TUNGGAL	50355/M2D/4(360) NO. STRATA	13825	CHAN BENG WAI +1 YEAH PEK ANN	Freehold	



Mukim/RSS/ Gird	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	Lot/Pt No./Sec.	Title No.	Vendor/Purchaser	Tenure/Exp D/Year	Crop/Remarks
41 KUALA LUMPUR 85B	4-7-5A, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	678.13 sq f	RM520,000.00 RM766.82	1/1 24/10/2019	9.0 678.13 TUNGGAL	50355/M2A/10/166 NO. STRATA	GERAN 13825	CHONG LEE YING MURAIYAH BINTI MUHAMMAD YUSOF	Freehold	
42 KUALA LUMPUR 85B	4-3-1A, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	818.06 sq f	RM460,000.00 RM562.31	1/1 16/10/2019	9.0 818.06 TUNGGAL	50355/M2A/6/110 NO. STRATA	GERAN 13825	CHEN WAJ KIT TANG PEAK KING + 1	Freehold	
43 KUALA LUMPUR 85B	2-3-9, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,076.39 sq f	RM680,000.00 RM631.74	1/1 27/08/2019	14.0 1,076.39 TUNGGAL	50355/M1A/3/7 NO. STRATA	GERAN 13825	TECH POH CHAN SHULI NG + 1	Freehold	
44 KUALA LUMPUR 85B	4-7-3, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	710.42 sq f	RM660,000.00 RM957.18	1/1 29/07/2019	9.0 710.42 TUNGGAL	50355/M2A/10/159 NO. STRATA	GERAN 13825	LEE TZE WEY HAR LI PHIN	Freehold	
45 KUALA LUMPUR 85B	10-3-7, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,130.21 sq f	RM660,000.00 RM583.96	1/1 27/07/2019	14.0 1,130.21 TUNGGAL	50355/M2B/7/221 NO. STRATA	GERAN 13825	LAU GEOK SHIN TAN JU YOONG	Freehold	
46 KUALA LUMPUR 85B	10-7-7, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,238.89 sq f	RM1,350,000.00 RM602.98	1/1 24/07/2019	11.0 2,238.89 TUNGGAL	50355/M2B/1/257 NO. STRATA	GERAN 13825	ECKART OTTO HEINRICH KOERNER + 1 GREGORY ALEXANDRE BOURNET + 1	Freehold	
47 KUALA LUMPUR 85B	2-2-3, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,087.15 sq f	RM800,000.00 RM735.87	1/1 22/07/2019	14.0 1,087.15 TUNGGAL	50355/M1C/2/85 NO. STRATA	GERAN 13825	WONG CHEE LING HAR YEE KEN + 1	Freehold	
48 KUALA LUMPUR 85B	2-8-8, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,119.45 sq f	RM800,000.00 RM714.64	1/1 03/05/2019	14.0 1,119.45 TUNGGAL	50355/M1A/8/42 NO. STRATA	GERAN 13825	VEEBEE ENTERPRISE SDN BHD NICKY NG CHENG LOONG	Freehold	
49 KUALA LUMPUR 85B	2-2-13, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	965.52 sq f	RM650,000.00 RM673.21	1/1 30/04/2019	14.0 1,087.15 TUNGGAL	50355/M1B/2/59 NO. STRATA	GERAN 13825	HO GUAT ENG SATPAL SINGH AL SURINDAR SINGH + 1	Freehold	
50 KUALA LUMPUR 85B	6-7-6, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	570.49 sq f	RM480,000.00 RM841.39	1/1 25/04/2019	14.0 570.49 TUNGGAL	50355/M2C/7/328 NO. STRATA	GERAN 13825	JEFFREY GERARD PERERA + 1 SEE VOON VOON	Freehold	



Mukim/RSS/ Gird	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BU/Lot status	Lot/Pt No./Sec.	Title No.	Vendor/Purchaser	Tenure/Exp D/Year	Crop/Remarks
51 KUALA LUMPUR 85B	4-6-1, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	678.13 sq f	RM462,000.00 RM710.78	1/1 07/12/2018	14.0 678.13 TUNGGAL	50355/M2A/9/143 NO. STRATA	GERAN 13825	KARAMJEET KAUR AP PRITAM SINGH GILL GOAY ZHU ER	Freehold	
52 KUALA LUMPUR 85B	4-2-4, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,130.21 sq f	RM950,000.00 RM840.55	1/1 28/11/2018	14.0 1,130.21 TUNGGAL	50355/M2A/5/106 NO. STRATA	GERAN 13825	JUSTIN ANANDAN SANTIAGO FARIZ ABDULLAH	Freehold	
53 KUALA LUMPUR 85B	10-10-8, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,270.14 sq f	RM900,000.00 RM708.58	1/1 15/08/2018	8.0 1,270.14 TUNGGAL	50355/M2/14/274 NO. STRATA	GERAN 13825	COLLIN SWEET LAY KEONG+1 LEE TSE YOON	Freehold	
54 KUALA LUMPUR 85B	4-9-4, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,087.15 sq f	RM650,000.00 RM597.89	1/1 31/07/2018	9.0 1,087.15 TUNGGAL	50355/M2A/12/190 NO. STRATA	GERAN 13825	BRDB DEV SDN BHD JASBIR KAUR DHALIWAL	Freehold	
55 KUALA LUMPUR 85B	2-4-11, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	850.35 sq f	RM650,000.00 RM764.39	1/1 27/06/2018	9.0 850.35 TUNGGAL	50355/M1A/4/16 NO. STRATA	GERAN 13825	LEE MEI PENG CHEW MOY HUA	Freehold	
56 KUALA LUMPUR 85B	6-3-5A, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	624.31 sq f	RM485,000.00 RM776.86	1/1 08/03/2018	14.0 624.31 TUNGGAL	50355/M2C/3/293 NO. STRATA	GERAN 13825	FOO YUEN NEE MMI CHOO SIOW CHENG @ MMI BINTI TAHSIN	Freehold	
57 KUALA LUMPUR 85B	10-6-5, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,152.78 sq f	RM1,300,000.00 RM603.87	1/1 06/03/2018	11.0 2,152.78 TUNGGAL	50355/M2B/10/250 NO. STRATA	GERAN 13825	LIM JENG CHEE JEFFREY ONG KUAN SENG	Freehold	
58 KUALA LUMPUR 85B	2-8-11, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,119.45 sq f	RM950,000.00 RM848.63	1/1 21/02/2018	14.0 1,119.45 TUNGGAL	50355/M1A/8/45 NO. STRATA	GERAN 13825	LINDA ANN THAZDAELUS @ LINDA ANN U REN SITY NURADILA BT ABDUL SATAR	Freehold	
59 KUALA LUMPUR	4-10-5, JLN MEDANG TANDUK, BUKIT BANDARAYA TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,076.39 sq f	RM920,000.00 RM854.71	1/1 30/01/2018	14.0 1,076.39 TUNGGAL	50355/M2/13/199 NO. STRATA	GERAN 13825	AVINASH LINNKRISHNAN WARRIOR MERVIN AL ALPOUNS	Freehold	
60 KUALA LUMPUR 85B	2-2-5, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,087.15 sq f	RM820,000.00 RM754.26	1/1 09/01/2018	14.0 1,087.15 TUNGGAL	50355/M1/2/87 NO. STRATA	GERAN 13825	YONG BOEY CHIN SALESH CHANDER	Freehold	



MakinRSS/ Gid	Property Address	Land Use/ Building Type	Area	Price/Analysis	ShrDt	Stry/BULot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp DfYear	Crop/Remarks
61	KUALA LUMPUR 85B 2-7-8, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,140.97 sq f	RM930,000.00 RM815.09	1/1 08/09/2017	14.0 1,140.97 TUNGGAL	50355/M1/736) NO. STRATA	13825	GERAN WONG SWEE YOON HO SU CHAN	Freehold	NONE
62	KUALA LUMPUR 85B 8-5-3, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,130.21 sq f	RM860,000.00 RM760.92	1/1 07/07/2017	8.0 1,130.21 TUNGGAL	50355/M2/9366) NO. STRATA	13825	GERAN NG SHU-THENG YEAK CHU KOONG + 1	Freehold	NONE
63	KUALA LUMPUR 85B 10-3-8, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,130.21 sq f	RM790,000.00 RM698.98	1/1 28/06/2017	10.0 1,130.21 TUNGGAL	50355/M2/7222) NO. STRATA	13825	GERAN MAHAN MAHMOUD TOUSERKANI + 1 CHOE SWEE SAN + 1	Freehold	NONE
64	KUALA LUMPUR 85B 6-2-6 (P.D2-7) 2B, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,237.85 sq f	RM885,000.00 RM714.95	1/1 17/05/2017	8.0 1,237.85 TUNGGAL	50355/M2/2492) NO. STRATA	13825	GERAN PHILIP ALAN KEARTON +1 DESMOND CHOE YONG LI	Freehold	NONE
65	KUALA LUMPUR 85B 6-7-4, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	570.49 sq f	RM460,000.00 RM806.33	1/1 07/04/2017	7.0 570.49 TUNGGAL	50355/M2/7324) NO. STRATA	13825	GERAN JEGATHESAN AL. N M VASAGAM @ MANKAVASAGAM BEATRICE GRACE CHAN HUI RHU	Freehold	
66	KUALA LUMPUR 85B 4-11-7(P-B-11-7), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,076.39 sq f	RM860,000.00 RM798.97	1/1 30/03/2017	14.0 1,076.39 TUNGGAL	50355/M2/14203) NO. STRATA	13825	GERAN TAN MIN YEE VINESH NAMBAR AL CHANDERA	Freehold	NONE
67	KUALA LUMPUR 85B 2-4-11A (A-4-11), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	839.59 sq f	RM820,000.00 RM738.46	1/1 29/12/2016	9.0 839.59 TUNGGAL	50355/M1/417) NO. STRATA	13825	GERAN LEE KAR YOONG DHASHANI AP SIVARATNAM	Freehold	
68	KUALA LUMPUR 85B 2-7-12 (A-7-6), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,140.97 sq f	RM730,000.00 RM639.80	1/1 29/11/2016	9.0 1,140.97 TUNGGAL	50355/M1/740) NO. STRATA	13825	GERAN JUSTINA AGNES AL VINCENT ANKIT R SANGHVI	Freehold	NONE
69	KUALA LUMPUR 85B 2-6-12(A-6-8), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	839.59 sq f	RM650,000.00 RM774.19	1/1 16/11/2016	9.0 839.59 TUNGGAL	50355/M1/634) NO. STRATA	13825	GERAN YEAP I BEE @ YEAP SOON BEE TAI KEN GHM	Freehold	
70	KUALA LUMPUR 85B 2-6-11(P-A-6-6), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	839.59 sq f	RM660,000.00 RM786.10	1/1 28/10/2016	9.0 839.59 TUNGGAL	50355/M1/632) NO. STRATA	13825	GERAN HO FOONK YANE + 2 POON CHOOI YING	Freehold	



MakinRSS/ Gid	Property Address	Land Use/ Building Type	Area	Price/Analysis	ShrDt	Stry/BULot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp DfYear	Crop/Remarks
71	KUALA LUMPUR 85B 8-6-6, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,688.41 sq f	RM1,010,000.00 RM605.37	1/1 25/10/2016	11.0 1,688.41 TUNGGAL	50355/M2/7375) NO. STRATA	13825	GERAN MURALITHARAN AL P. SUBRAMANIAM LEE TZE WEY	Freehold	
72	KUALA LUMPUR 85B 10-6-1, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,313.20 sq f	RM968,000.00 RM737.13	1/1 18/08/2016	11.0 1,313.20 TUNGGAL	50355/M2/12/259) NO. STRATA	13825	GERAN TANG YI-RU BONG CHOONG YEAN	Freehold	
73	KUALA LUMPUR 85B 4-9-7, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	710.42 sq f	RM620,000.00 RM872.73	1/1 18/07/2016	14.0 710.42 TUNGGAL	50355/M2/12/193) NO. STRATA	13825	GERAN YEE WAH HOONG CHAM SENG NGUAN	Freehold	
74	KUALA LUMPUR 85B 6-3-4A (D3-06), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	624.31 sq f	RM620,000.00 RM993.10	1/1 13/07/2016	7.0 624.31 TUNGGAL	50355/M2/3291) NO. STRATA	13825	GERAN RUBY JEYALAMAR MURTY WIDAT BINTI MD ALI	Freehold	
75	KUALA LUMPUR 85B 6-3-4A (D3-06), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	624.31 sq f	RM620,000.00 RM993.10	1/1 13/07/2016	7.0 624.31 TUNGGAL	50355/M2/3291) NO. STRATA	13825.0	GERAN RUBY JEYALAMAR MURTY WIDAT BINTI MD ALI	Freehold	
76	KUALA LUMPUR 85B 8-8-7, TIVOLI VILLAS, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	2,809.38 sq f	RM1,550,000.00 RM551.72	1/1 27/06/2016	9.0 2,809.38 TUNGGAL	50355/M2/8382) NO. STRATA	13825	GERAN CSE AUTOMOTIVE TECHNOLOGIES SDN BHD LIM TEE YONG	Freehold	
77	KUALA LUMPUR 85B 2-3-12, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,528.48 sq f	RM1,050,000.00 RM686.96	1/1 03/05/2016	14.0 1,528.48 TUNGGAL	50355/M1/310) NO. STRATA	13825	GERAN TEO WEE CHUN JOHAN ARIFIN SCRIEE BIN MOHAMED NOORDIN	Freehold	
78	KUALA LUMPUR 85B 2-9-11(P-A-9-5), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,162.50 sq f	RM1,000,000.00 RM860.21	1/1 23/03/2016	9.0 1,162.50 TUNGGAL	50355/M1/951) NO. STRATA	13825	GERAN CN BEAUTY SDN BHD VALIKOS GEORGE VALDIS	Freehold	
79	KUALA LUMPUR 85B 2-9-11(P-A-9-5), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,162.50 sq f	RM1,000,000.00 RM860.21	1/1 23/03/2016	9.0 1,162.50 TUNGGAL	50355/M1/951) NO. STRATA	13825.0	GERAN CN BEAUTY SDN BHD VALIKOS GEORGE VALDIS	Freehold	
80	KUALA LUMPUR 85B 8-2-6, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,151.74 sq f	RM780,000.00 RM677.24	1/1 21/12/2015	8.0 1,151.74 TUNGGAL	50355/M2/2340) NO. STRATA	13825	GERAN KHOO SIOK EU NUR AZLYN BINTI ABULLAH+1	Freehold	



Mukim/RSS/Grd	Property Address	Land Use/ Building Type	Area	Price/Analysis	ShrDt	Strg/BULot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Df/Year	Crop/Remarks
81	2-3-4, JLN MEDANG TANDUK	KEDIAMAN	1,087.15	RM950,000.00	1/1	9.0	50355(M1286)	GERAN	LEE YUEN WAN + 2	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM827.85	18/11/2015	1,087.15	NO. STRATA	13825	DHASHANI A/P SIVARATNAM		
82	10-3-4, JLN MEDANG TANDUK	KEDIAMAN	1,119.45	RM650,000.00	1/1	8.0	50355(M271218)	GERAN	BRDB DEV. SDN BHD	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM580.64	23/10/2015	1,119.45	NO. STRATA	13825	A RAJA RAJESVARI A/P P. ALAGENDRA + 1		
83	10-3-4, JLN MEDANG TANDUK	KEDIAMAN	1,087.15	RM650,000.00	1/1	8.0	50355(M271218)	GERAN	A RAJA RAJESVARI A/P P. ALAGENDRA + 1	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM597.89	23/10/2015	1,087.15	NO. STRATA	13825	CECELIA CHUAH YING SHI		
84	6-2(D2-3), JLN MEDANG TANDUK	KEDIAMAN	624.31	RM560,000.00	1/1	7.0	50355(M22280)	GERAN	YEAP LAI MOOI	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM896.99	29/09/2015	624.31	NO. STRATA	13825	YEW XI YUN		
85	6-3(D3-7), JLN MEDANG TANDUK	KEDIAMAN	624.31	RM470,000.00	1/1	7.0	50355(M23292)	GERAN	NITHYA KALYANI A/P NADESAN	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM752.83	01/09/2015	624.31	NO. STRATA	13825	KON YEE DEE		
86	8-4-5, JLN MEDANG TANDUK	KEDIAMAN	1,011.81	RM739,000.00	1/1	8.0	50355(M24358)	GERAN	CHIN WENG KIT + 1	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM730.38	30/07/2015	1,011.81	NO. STRATA	13825	DANNY TAN JU NGIAN		
87	8-4-5 (E4-2), JLN MEDANG TANDUK	KEDIAMAN	1,151.74	RM850,000.00	1/1	8.0	50355(M24355)	GERAN	AILENE YECH+1	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM738.01	06/07/2015	1,151.74	NO. STRATA	13825	PAWANJEET SINGH SATHAR+1		
88	8-05-2, JLN MEDANG TANDUK	KEDIAMAN	1,033.34	RM805,000.00	1/1	8.0	50355(M25965)	GERAN	AZIZ BIN MD YUSUFF	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM779.03	25/06/2015	1,033.34	NO. STRATA	13825	TERENCE KAM CHEE LING		
89	10-3-1A, JLN MEDANG TANDUK	KEDIAMAN	818.06	RM580,000.00	1/1	11.0	50355(M271214)	GERAN	TAN SOOK HUI	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM709.00	21/04/2015	818.06	NO. STRATA	13825	TAI ENG LAI		
90	2-4-15, JLN MEDANG TANDUK	KEDIAMAN	1,087.15	RM960,000.00	1/1	7.0	50355(M1473)	GERAN	WONG SOW MAY	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM901.44	20/04/2015	1,087.15	NO. STRATA	13825	ALIANNA TENG SIEW LING		



Mukim/RSS/Grd	Property Address	Land Use/ Building Type	Area	Price/Analysis	ShrDt	Strg/BULot status	Lot/Pt No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Df/Year	Crop/Remarks
91	8-6 (E4-1), JLN MEDANG TANDUK	KEDIAMAN	1,420.84	RM900,000.00	1/1	8.0	50355(M28375)	GERAN	LIM KOK KHENG+1	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM633.43	30/03/2015	1,420.84	NO. STRATA	13825	MURALITHARAN A.L.P. SUBRAMANIAM		
92	10-5-5 (C4-2), JLN MEDANG TANDUK	KEDIAMAN	2,411.12	RM1,450,000.00	1/1	11.0	50355(M212282)	GERAN	LEE LEE CHEW @ LEE NGO	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM601.38	10/03/2015	2,411.12	NO. STRATA	13825	CHIN WENG KIT + 1		
93	4-4-5A, JLN MEDANG TANDUK	KEDIAMAN	818.06	RM828,000.00	1/1	11.0	50355(M27126)	GERAN	WONG BI HUEI	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM787.67	10/03/2015	818.06	NO. STRATA	13825	YEW AI LIN+1		
94	4-11-8, JLN MEDANG TANDUK	KEDIAMAN	1,078.39	RM950,000.00	1/1	11.0	50355(M214204)	GERAN	LUKE MANYAMUTHAN AL MANICKAM	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM882.58	09/02/2015	1,078.39	NO. STRATA	13825	KUEH WAN MING		
95	4-6-5A, JLN MEDANG TANDUK	KEDIAMAN	635.07	RM500,000.00	1/1	8.0	50355(M29152)	GERAN	WONG MON WAH+1	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM787.31	28/01/2015	635.07	NO. STRATA	13825	WELODY IVONNE TAN SUAT MAY		
96	4-3-8, JLN MEDANG TANDUK	KEDIAMAN	1,130.21	RM890,000.00	1/1	11.0	50355(M29118)	GERAN	RYAN RAYMOND HEALY	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM787.46	06/01/2015	1,162.50	NO. STRATA	13825	TAN GUAT TENG		
97	6-1-(D1-1), JLN MEDANG TANDUK	KEDIAMAN	1,237.85	RM888,000.00	1/1	7.0	50355(M21988)	GERAN	GOH SAY BOON	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM717.37	30/12/2014	1,237.85	NO. STRATA	13825	TRISHANT KAUR SANDHU A/P GURDASS SINGH		
98	6-3-7, JLN MEDANG TANDUK	KEDIAMAN	1,237.85	RM820,000.00	1/1	7.0	50355(M23404)	GERAN	KOIO BOON HAN	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM662.44	10/11/2014	1,237.85	NO. STRATA	13825	MONASHA GOPALAN		
99	A-5-3, JLN MEDANG TANDUK	KEDIAMAN	839.59	RM615,000.00	1/1	8.0	50355(M1519)	GERAN	CHAN KING WAH + 1	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM732.50	17/09/2014	839.59	NO. STRATA	13825	KAN MING CHOI		
100	10-5-1, JLN MEDANG TANDUK	KEDIAMAN	635.07	RM620,000.00	1/1	8.0	50355(M29235)	GERAN	PHANG MOI LEE	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM976.27	11/08/2014	635.07	NO. STRATA	13825	FARRAH HANI BINTI IMRAN		
101	2-3-10 (A-3-10), JLN MEDANG TANDUK	KEDIAMAN	1,078.39	RM950,000.00	1/1	9.0	50355(M138)	GERAN	ALEXIUS LIM CHONG JIN + 1	Freehold	
	TIVOLI VILLAS	KONDOMINIUM	sq.f	RM882.58	24/07/2014	1,078.39	NO. STRATA	13825	KARUNAJOTHI A/P KANDASAMY		

Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BULot status	Lot/Pt No./Sec.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
102	KUALA LUMPUR 10-4-5, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	818.06 sq f	RM500,000.00 RM611.20	1/1 18/07/2014	11.0 818.06	50355/M2/8(229) NO. STRATA	13825	GERAN KOK OI LENG NICKY NG CHENG LOONG	Freehold	
103	KUALA LUMPUR 10-5-5 (P, C-9-5), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR 85B	KEDIAMAN KONDOMINIUM	1,894.45 sq f	RM1,295,000.00 RM683.58	1/1 16/07/2014	11.0 1,894.45	50355/M2/13(297) NO. STRATA	13825	GERAN GOAY SAI TEAN LEE KUANG SHAN + 1	Freehold	
104	KUALA LUMPUR 6-3-5(D3-7), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	624.31 sq f	RM430,000.00 RM688.76	1/1 07/04/2014	7.0 624.31	50355/M2/3(292) NO. STRATA	13825	GERAN TANG FOOK LEONG NITHEYA KALYANI A/P NADESAN	Freehold	
105	KUALA LUMPUR 4-10-7(B-10-5), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,087.15 sq f	RM650,000.00 RM597.89	1/1 05/02/2014	11.0 1,087.15	50355/M2/13(201) NO. STRATA	13825	GERAN YUEN KAI KWONG SHANTI A/P SHANMUGAM	Freehold	
106	KUALA LUMPUR 2-7-9(A7-3), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,140.97 sq f	RM760,000.00 RM666.10	1/1 21/10/2013	10.0 1,140.97	50355/M1/7(37) NO. STRATA	13825	GERAN W.K TEH HOLDINGS SDN BHD CHEONG YUET MENG + 1	Freehold	
107	KUALA LUMPUR 6-5-6 (D-5-6(B)), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,108.68 sq f	RM668,000.00 RM602.52	1/1 23/09/2013	8.0 1,108.68	50355/M2/5(13) NO. STRATA	13825	GERAN HOH CHEE HONG MKE + 1 LIM SEE TOW	Freehold	
108	KUALA LUMPUR 10-3-3, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,087.15 sq f	RM725,000.00 RM666.88	1/1 16/08/2013	8.0 1,119.45	50355/M2/7(217) NO. STRATA	13825	GERAN YEOH GUAT LIM BON YOON MEI	Freehold	
109	KUALA LUMPUR 6-5-8 (D5-8), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,011.81 sq f	RM630,000.00 RM622.65	1/1 06/08/2013	7.0 1,011.81	50355/M2/5(15) NO. STRATA	13825	GERAN PANG YOON KWAN LEE HOAY CHIEN	Freehold	
110	KUALA LUMPUR 10-1-1, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR 85B	KEDIAMAN KONDOMINIUM	919.24 sq f	RM800,000.00 RM870.29	1/1 28/07/2013	8.0 1,130.21	50355/M2/5(205) NO. STRATA	13825	GERAN TAN JOON CHEE + 1 TAHRA KHANUM BINTI JALAL DIN	Freehold	
111	KUALA LUMPUR 4-5-8, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR 85B	KEDIAMAN KONDOMINIUM	818.06 sq f	RM586,000.00 RM716.33	1/1 15/07/2013	8.0 818.06	50355/M2/8(141) NO. STRATA	13825	GERAN VASANTHA KUMAR THARMALINGAM ANG LIT LEE	Freehold	
112	KUALA LUMPUR 8-3-1, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	925.70 sq f	RM600,000.00 RM648.16	1/1 02/07/2013	14.0 904.17	50355/M2/3(342) NO. STRATA	13825	GERAN CHAN TECK LING LILIAN WONG TAN LI + 1	Freehold	

Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Stry/BULot status	Lot/Pt No./Sec.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
113	KUALA LUMPUR 2-4-8A, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	839.59 sq f	RM565,000.00 RM672.95	1/1 01/07/2013	14.0 839.59	50355/M1/4(13) NO. STRATA	13852	GERAN FAM A/L M. KUNJU+1 TAN YEW WAYNE+1	Freehold	
114	KUALA LUMPUR 8-5 (IE-1), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,033.34 sq f	RM650,000.00 RM629.03	1/1 26/06/2013	8.0 1,033.34	50355/M2/5(364) NO. STRATA	13825	GERAN LOH SIOW KING + 1 CHAN WAN SEONG + 1	Freehold	
115	KUALA LUMPUR 8-7 (P-E7-3), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,786.81 sq f	RM660,000.00 RM537.27	1/1 06/06/2013	8.0 1,786.81	50355/M2/7(380) NO. STRATA	13825	GERAN ALAN TEOH KHENG HUAT LYE SEE MUN	Freehold	
116	KUALA LUMPUR 8-6 (IE-1), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR 85B	KEDIAMAN KONDOMINIUM	1,227.09 sq f	RM800,000.00 RM651.95	1/1 07/05/2013	8.0 1,227.09	50355/M2/6(372) NO. STRATA	13825	GERAN TAN KOK SIN CHNG YU XUJ	Freehold	
117	KUALA LUMPUR 10-5-2, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	635.07 sq f	RM470,000.00 RM740.06	1/1 26/04/2013	14.0 635.07	50355/M2/9(237) NO. STRATA	13825	GERAN HOO CHOON LIAN TENG SIEW YIN	Freehold	
118	KUALA LUMPUR 2-3-17, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,076.39 sq f	RM790,000.00 RM733.93	1/1 25/04/2013	14.0 1,076.39	50355/M1/3(70) NO. STRATA	13825	GERAN SAW EE CHEE @ SAW KENG WEE + 3 DESMOND CHOE YONG LI	Freehold	
119	KUALA LUMPUR 8-6-3 (E-6-3), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,765.28 sq f	RM840,000.00 RM475.84	1/1 25/04/2013	8.0 1,765.28	50355/M2/6(374) NO. STRATA	13825	GERAN CHOW FOONG WAN + 2 MOHD AZREEN BIN ABD MANAP	Freehold	
120	KUALA LUMPUR 10-2-5, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,130.21 sq f	RM600,000.00 RM530.87	1/1 06/03/2013	10.0 1,130.21	50355/M2/6(211) NO. STRATA	13825	GERAN CHN KAH YIN + 1 NEOH CHIA LEE	Freehold	
121	KUALA LUMPUR 6-5-1 (D5-1 (B)), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	1,022.57 sq f	RM700,000.00 RM684.55	1/1 31/01/2013	7.0 1,022.57	50355/M2/5(308) NO. STRATA	13825	GERAN LAI SIOW LIEN ONG PHEK HAH+1	Freehold	
122	KUALA LUMPUR 4-9-7A (B9-8-(1C)), JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR 85B	KEDIAMAN KONDOMINIUM	710.42 sq f	RM500,000.00 RM703.81	1/1 10/01/2013	14.0 796.53	50355/M2/12(194) NO. STRATA	13825	GERAN TAY YEW KHEM ANKBAR ALI	Freehold	
123	KUALA LUMPUR 4-5-1A, JLN MEDANG TANDUK TIVOLI VILLAS KUALA LUMPUR	KEDIAMAN KONDOMINIUM	635.07 sq f	RM420,000.00 RM661.34	1/1 07/01/2013	14.0 635.07	50355/M2/8(132) NO. STRATA	13825	GERAN GAN CHN HUAT LEONG KOK KENG	Freehold	



Mukim/RSS/ Grid	Property Address	Land Use/ Building Type	Area	Price/Analysis	Shr/Dt	Sty/BU/Lot status	Lot/Pl No./Sect.	Title No.	Vendor/Purchaser	Tenure/Exp Dt/Year	Crop/Remarks
124 KUALA LUMPUR	4-6-4A(B6-8), JLN MEDANG TANDUK	KEDIAMAN	645.83	RM418,000.00	1/1	14.0	50355(M2/9150)	GERAN	HENG FOOK SENG	Freehold	
	TIVOLI VILLAS KUALA LUMPUR	KONDOMINIUM	sq f	RM647.22	12/12/2012	645.83	NO. STRATA	13825	PHANG SIEW LI		
125 KUALA LUMPUR	6-7-3, JLN MEDANG TANDUK	KEDIAMAN	614.99	RM440,000.00	1/1	14.0	50355(M2/7322)	GERAN	EDWARD SOO HONG WAH	Freehold	
	TIVOLI VILLAS KUALA LUMPUR	KONDOMINIUM	sq f	RM715.46	20/11/2012	581.25	NO. STRATA	13825	ONG HOOI KOON		
126 KUALA LUMPUR	8-4-8A, JLN MEDANG TANDUK	KEDIAMAN	624.31	RM360,000.00	1/1	14.0	50355(M2/4363)	GERAN	LIM CHUN HENG +1	Freehold	
	TIVOLI VILLAS KUALA LUMPUR	KONDOMINIUM	sq f	RM576.64	01/11/2012	624.31	NO. STRATA	13825	LEE U-HANN		
127 KUALA LUMPUR	10-9-2, JLN MEDANG TANDUK, BUKIT BANDARAYA	KEDIAMAN	1,754.52	RM880,000.00	1/1	14.0	50355(M2/13266)	GERAN	LIEW WAI LING, YVONNE	Freehold	
	TIVOLI VILLAS KUALA LUMPUR	KONDOMINIUM	sq f	RM501.56	15/10/2012	1,754.52	NO. STRATA	13825	LEE WAI WAI		
128 KUALA LUMPUR	4-10-6, JLN MEDANG TANDUK	KEDIAMAN	1,076.39	RM480,000.00	1/1	14.0	50355(M2/13200)	GERAN	MCHD HRMAN BIN AB RAUB (PENCOLONG PENDAFTAR MAHKAMAH)	Freehold	
	TIVOLI VILLAS KUALA LUMPUR	KONDOMINIUM	sq f	RM445.93	11/06/2012	1,076.39	NO. STRATA	13825	ASLAM BIN ZAINUDDIN		
129 KUALA LUMPUR	41-4, JLN MEDANG TANDUK	KEDIAMAN	2,088.20	RM830,000.00	1/1	11.0	40492(M1/47)	GERAN	TAN JEE TIEN	Freehold	
	TIVOLI VILLAS KUALA LUMPUR	KONDOMINIUM	sq f	RM301.70	24/06/2009	2,088.20	NO. STRATA	7705	TAN JEE WANG		
130 KUALA LUMPUR	2-4-5, JLN MEDANG TANDUK	KEDIAMAN	1,087.15	RM350,000.00	1/1	8.0	50355(M1/497)	GERAN	BANDAR RAYA DEV. BERHAD	Freehold	
	TIVOLI VILLAS KUALA LUMPUR	KONDOMINIUM	sq f	RM321.94	11/11/1997	1,087.15	NO. STRATA	13825	TEOH SEE THONG		
131 KUALA LUMPUR	10-4-4A, JLN MEDANG TANDUK	KEDIAMAN	2,454.17	RM213,000.00	1/1	7.0	50355(M2/8228)	GERAN	BANDAR RAYA DEVELOPMENT BERHAD	Freehold	
	TIVOLI VILLAS KUALA LUMPUR	KONDOMINIUM	sq f	RM86.79	27/07/1990	2,454.17	NO. STRATA	13825	CASEYNISHUTHANAN AL SARAVANAN (SEBAGAI WASI)		
132 KUALA LUMPUR	4-3-2A, JLN MEDANG SERAI	KEDIAMAN	818.06	RM154,000.00	1/1	9.0	50355(M2/6112)	GERAN	BRDB DEVELOPMENTS SON BHD	Freehold	
	TIVOLI VILLAS KUALA LUMPUR	KONDOMINIUM	sq f	RM188.25	27/05/1985	818.06	NO. STRATA	13825	HARDEW KAUR AP HAZAR SINGH		

Appendix 2.1 SPSS Output - Descriptive Statistics

Descriptive Statistics					
	N	Minimum	Maximum	Mean	Std. Deviation
Area (sq.ft.)	459	493.96000000	5220.83000000	1807.2906754	1107.4963688
Property Price	459	28600.0000	10400000.000	1829055.0349	1840828.8349
Analysis by Share L/A (ft)	459	57.90	2045.31	881.2782	294.82009
Distance of MRT Station	459	0	1	.57	.495
Valid N (listwise)	459				

Appendix 2.2 SPSS Output - Explore

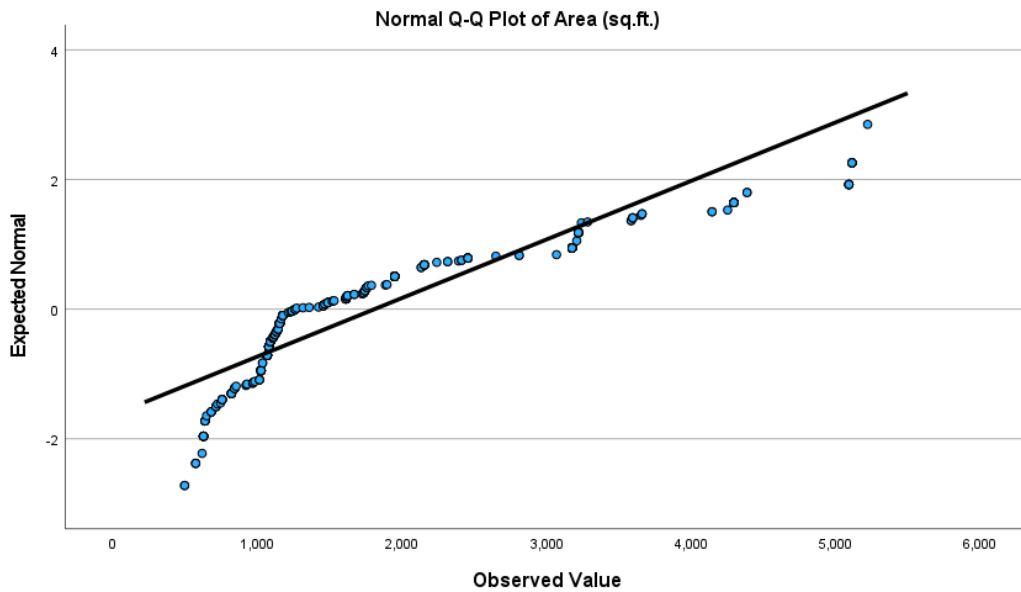
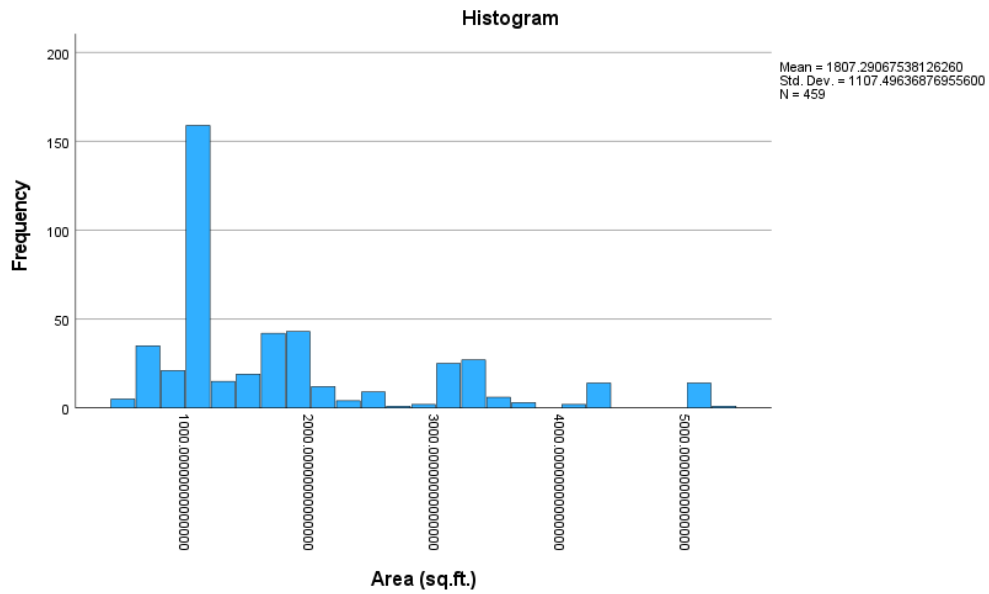
Case Processing Summary						
	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
Area (sq.ft.)	459	100.0%	0	0.0%	459	100.0%
Distance of MRT Station	459	100.0%	0	0.0%	459	100.0%
YEAR	459	100.0%	0	0.0%	459	100.0%
Lease Type	459	100.0%	0	0.0%	459	100.0%

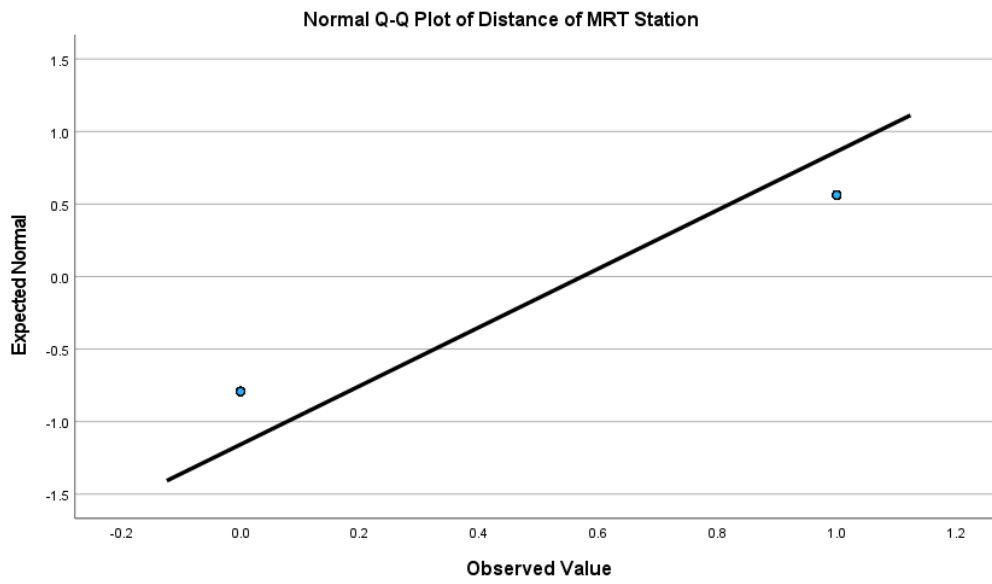
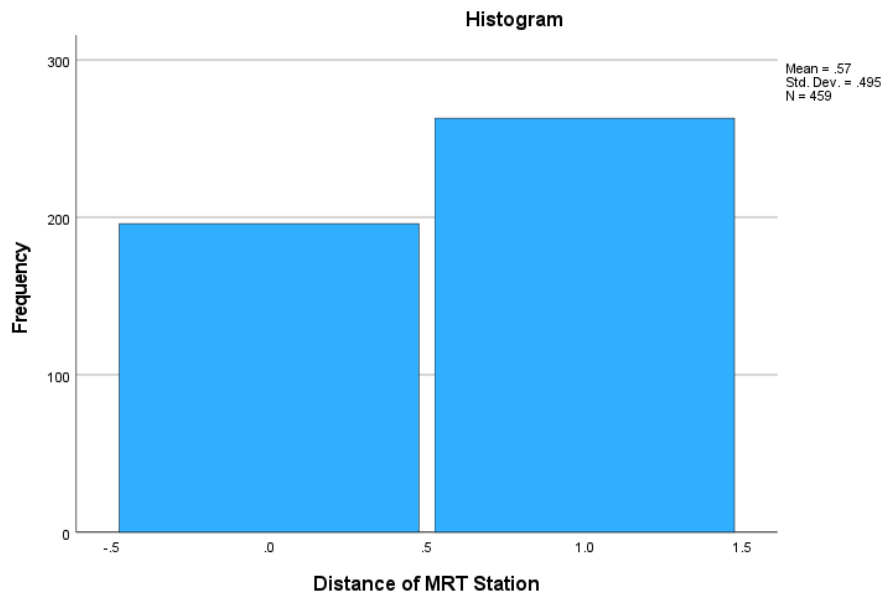
Descriptives			
		Statistic	Std. Error
Area (sq.ft.)	Mean	1807.2906754	51.693503611
	95% Confidence Interval for Mean	Lower Bound	1705.7048198
		Upper Bound	1908.8765309
	5% Trimmed Mean	1705.5595534	
	Median	1259.3800000	
	Variance	1226548.207	
	Std. Deviation	1107.4963688	
	Minimum	493.96000000	
	Maximum	5220.83000000	
	Range	4726.87000000	
	Interquartile Range	1087.15000000	
	Skewness	1.361	.114
	Kurtosis	1.128	.227
	Distance of MRT Station	Mean	.57
95% Confidence Interval for Mean		Lower Bound	.53
		Upper Bound	.62
5% Trimmed Mean		.58	
Median		1.00	
Variance		.245	
Std. Deviation		.495	
Minimum		0	
Maximum		1	
Range		1	
Interquartile Range		1	
Skewness		-.296	.114
Kurtosis		-1.921	.227
YEAR		Mean	5.71
	95% Confidence Interval for Mean	Lower Bound	5.41
		Upper Bound	6.01
	5% Trimmed Mean	5.63	
	Median	5.00	
	Variance	10.835	
	Std. Deviation	3.292	
	Minimum	0	
	Maximum	12	
	Range	12	
	Interquartile Range	5	
	Skewness	.360	.114
	Kurtosis	-1.061	.227
	Lease Type	Mean	1.00
95% Confidence Interval for Mean		Lower Bound	1.00
		Upper Bound	1.00
5% Trimmed Mean		1.00	
Median		1.00	
Variance		.000	
Std. Deviation		.000	
Minimum		1	
Maximum		1	
Range		0	
Interquartile Range		0	
Skewness		-	-
Kurtosis		-	-

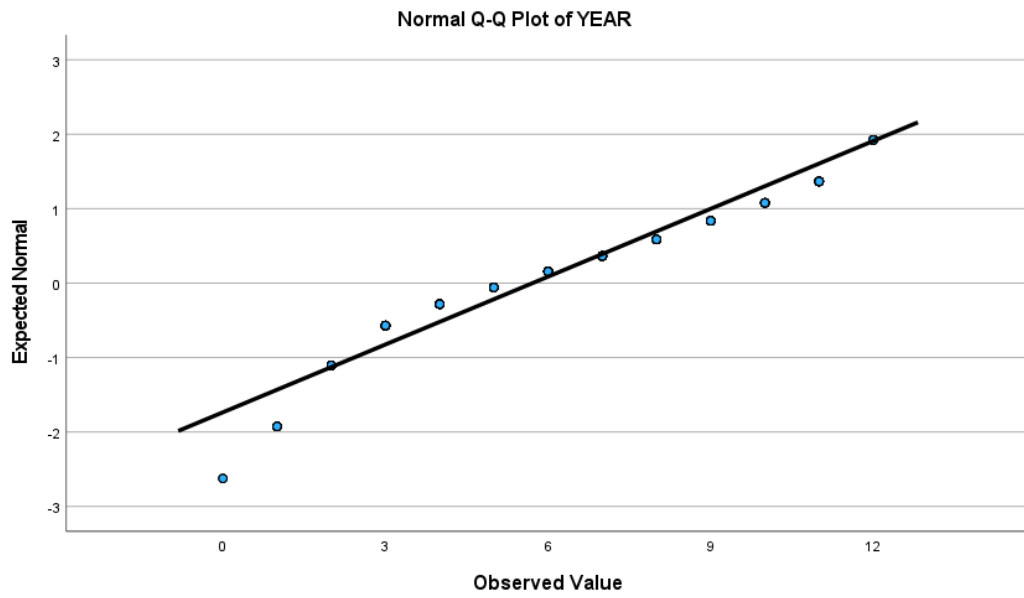
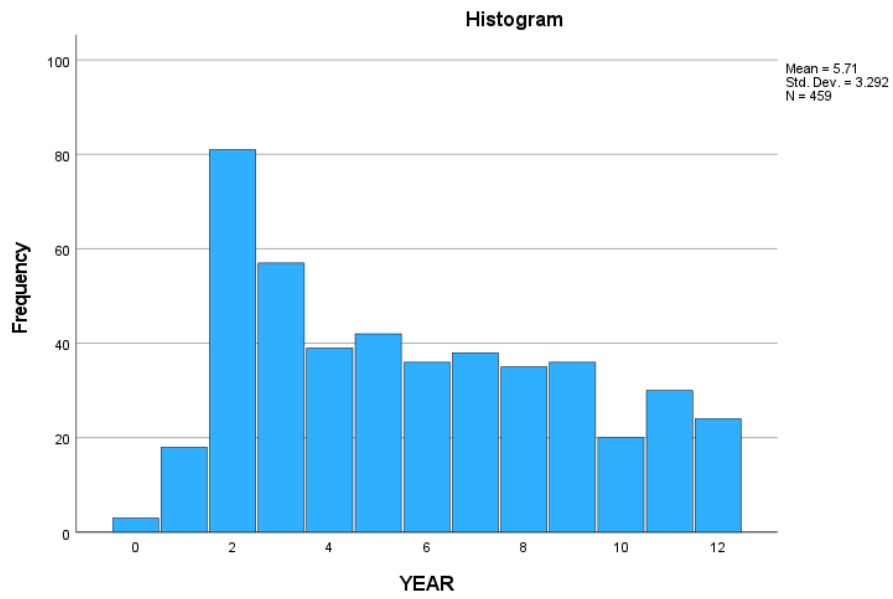
Tests of Normality

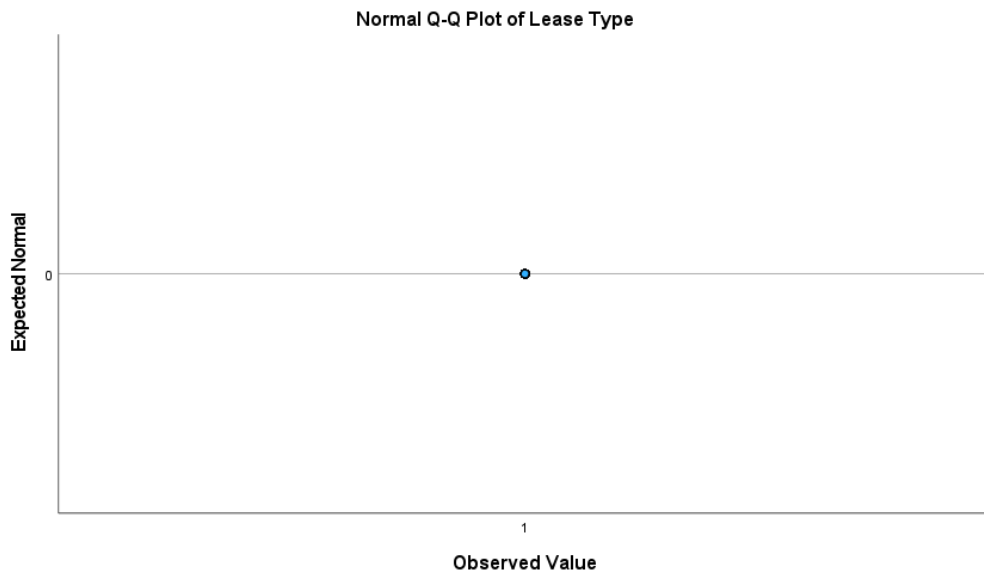
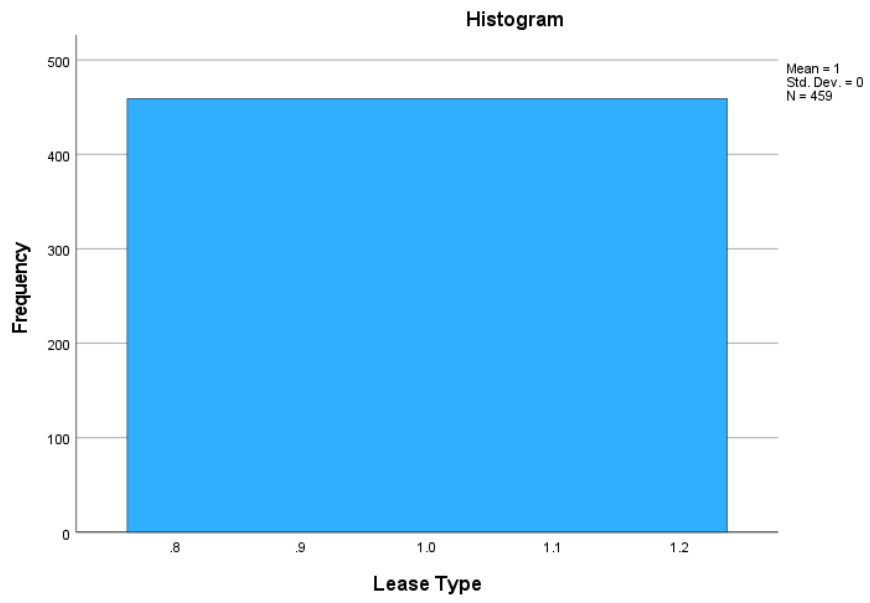
	Kolmogorov-Smirnov ^a			Shapiro-Wilk		
	Statistic	df	Sig.	Statistic	df	Sig.
Area (sq.ft.)	.196	459	<.001	.826	459	<.001
Distance of MRT Station	.379	459	<.001	.629	459	<.001
YEAR	.141	459	<.001	.931	459	<.001
Lease Type	.	459	.	.	459	.

a. Lilliefors Significance Correction









Appendix 2.3 SPSS Output - Multiple Regression Analysis

Warnings

For models with dependent variable Property Price, the following variables are constants or have missing correlations: Lease Type. They will be deleted from the analysis.

Variables Entered/Removed^a

Model	Variables Entered	Variables Removed	Method
1	YEAR, Distance of MRT Station, Area (sq.ft.) ^b	.	Enter

a. Dependent Variable: Property Price

b. All requested variables entered.

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.920 ^a	.847	.846	723102.36068

a. Predictors: (Constant), YEAR, Distance of MRT Station, Area (sq.ft.)

ANOVA^a

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	1.314E+15	3	4.380E+14	837.732	<.001 ^b
	Residual	2.379E+14	455	5.229E+11		
	Total	1.552E+15	458			

a. Dependent Variable: Property Price

b. Predictors: (Constant), YEAR, Distance of MRT Station, Area (sq.ft.)

Coefficients^a

Model		Unstandardized Coefficients		Standardized Coefficients Beta	t	Sig.	95.0% Confidence Interval for B		Collinearity Statistics	
		B	Std. Error				Lower Bound	Upper Bound	Tolerance	VIF
1	(Constant)	-1252936.083	95033.435		-13.184	<.001	-1439694.975	-1066177.192		
	Area (sq.ft.)	1508.859	31.386	.908	48.075	<.001	1447.179	1570.538	.945	1.058
	Distance of MRT Station	254374.384	69821.490	.068	3.643	<.001	117161.789	391586.978	.955	1.047
	YEAR	36652.126	10328.343	.066	3.549	<.001	16354.955	56949.296	.988	1.012

a. Dependent Variable: Property Price

Collinearity Diagnostics^a

Model	Dimension	Eigenvalue	Condition Index	Variance Proportions			
				(Constant)	Area (sq.ft.)	Distance of MRT Station	YEAR
1	1	3.288	1.000	.01	.02	.03	.02
	2	.356	3.037	.02	.00	.68	.24
	3	.269	3.499	.00	.59	.26	.19
	4	.087	6.148	.97	.39	.03	.55

a. Dependent Variable: Property Price