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## Commercial values revealed

VALUES of commercial properties in locations such as Shah Alam in Selangor and the Golden Triangle in Kuala Lumpur are sometimes uncertain due to the infrequent transactions that take place.

But the recent sale by Malaysian Resources Corp Bhd (MRCB) of its 22-storey Menara MRCB reveals the value of such purpose-built office space in Shah Alam to be in the region of RM254psf.

Located along Jalan Majlis 14/10 in Seksyen 14, the building, which currently houses MRCB's headquarters, will be purchased by Idaman Unggul Sdn Bhd for a total cash consideration of RM55 million that includes rights to the 433-car-parking bays and all permanent fixtures and fittings.

The purchase consideration was arrived at based on a willing buyer and willing seller basis after taking into consideration the market value of RM63.5 million arrived at by Messrs Khong & Jaafar as per its valuation report dated Sept 28, 2000.

Owned by MRCB Selborn Corp Sdn Bhd, a 60 per cent subsidiary of MRCB, the 216,542sq ft building will become the headquarters of Idris Hydraulic (Malaysia) Bhd, whose listing status Idaman Unggul will be taking over.

Meanwhile, the restructuring plan for the financially-distressed watch dealer Woo Hing Brothers (M) Bhd has provided an indication of the values of the sought-after but rarely transacted retail space in Sungei Wang Plaza in KL.

The proposal put forward by the Special Administrators of Woo Hing, will see the company disposing of eight properties comprising retail lots in Sungei Wang Plaza and Kuala Lumpur Plaza, and shoplots in Changkat Bukit Bintang and Jalan Telawi, Bangsar for RM12.99 million.

The properties will be purchased by Reward Empire Sdn Bhd and Orbit Master Sdn Bhd both of which, are nominee companies of Olei Lah Sdn Bhd. Another Olei Lah nominee company, Tema Anggun Sdn Bhd in which Datuk Mokhzani Mahathir is a director, will acquire Woo Hing's watch business for RM5 million cash.

In this restructuring plan to repay a debt of RM58.42 million, Reward Empire will acquire two contiguous shoplots on the ground floor of Sungei Wang Plaza and two shoplots in Jalan Telawi for a total purchase consideration of RM7,329,100.

The shoplots in Sungei Wang Plaza which is used by Woo Hing as its watch retail outlet comprise an intermediate unit with a built-up area of 310.5sq ft pegged at RM557,680 and a corner lot of 379.5sq ft for 836,520sq ft. Based on this, value of the intermediate lot works out to be RM1,796psf while the corner unit is pegged at RM2,204psf. Meanwhile the corner and intermediate shoplots along Jalan Telawi have been pegged at RM3,857,685 and RM2,077,215 respectively.

The other four properties of which three are located along Changkat Bukit Bintang while the fourth is in Kuala Lumpur Plaza on Jalan Bukit Bintang will be sold to Orbit Master for RM5,670,900.

The properties in Changkat Bukit Bintang comprise three contiguous double-storey shoplots (two intermediate units and one corner) have been pegged at RM1,230,900 each while the Kuala Lumpur Plaza retail lot with a built-up area of 7,005sq ft has been valued at RM1,978,200 or RM282.40psf.

The purchase consideration for both the properties and the watch business was based on the highest offer received by the Special

Administrators in an expression of interest exercise conducted over January and February this year.

Also of interest is the disposal of the 14-storey Holiday Inn On The Park in Jalan Pinang, KL. The hotel which belongs to Worldwide Holdings Bhd-subsiidiary Central Holdings Bhd sits on three freehold parcels measuring 67,300sq ft will be sold to PRBF Properties Sdn Bhd for RM55 million. This puts the value of this piece of Golden Triangle real estate at RM817psf based on land area.

The purchase consideration was arrived at based on a willing buyer and willing seller basis after taking into consideration the market value of RM55 million as valued by Raine Horne International, Zaki + Partners on May 22, 2002.