

PROGRAMME

TIME	PROGRAMME	SPEAKERS
08:00 am – 09:00 am (1 hour)	REGISTRATION	
THEME: SHIFTING FUNDAMENTALS?		
09:00 am – 09:10 am (10 min)	Opening Remarks by Organising Chairman	Elvin Fernandez
09:10 am – 09:40 am (30 min)	Overview of the Malaysian Property Market for the 1 st Half Year of 2016	Datuk Faizan Bin Abdul Rahman
09:40 am – 10:00 am (20 min)	COFFEE BREAK / PRESS CONFERENCE	
10:00 am – 10:45 am (45 min)	An Overview of the Global, Regional and Local Economies as a Broad Framework for Understanding Real Estate in Malaysia	Dato' Steven C.M. Wong
10:45 am – 11:15 am (30 min)	Malaysia Residential: Where are we in the cycle?	Sarah Lim Fern Chieh
11:15 am – 11:45 am (30 min)	Office Market Performance and Outlook	Christopher Boyd
11:45 am – 12:15 pm (30 min)	How Consumer Behaviour has implication towards the Development of Shopping Centres	Rebecca Phan May Ling
12:15 pm – 01:00 pm (45 min)	Interview on BREXIT	David Green-Morgan
01:00 pm – 02:00 pm (1 hour)	LUNCH	
02:00 pm – 02:30 pm (30 min)	Hospitality & Resorts Market Performance and Outlook	James Wong Kwong Onn
02:30 pm – 03:00 pm (30 min)	Industrial Market Performance and Outlook	Siva Shanker
03:00 pm – 03:30 pm (30 min)	Regional Market Performance and Outlook – Northern Region	Dr. Jason Teoh Poh Huat
03:30 pm – 04:00 pm (30 min)	COFFEE BREAK	
04:00 pm – 04:30 pm (30 min)	Regional Market Performance and Outlook – Southern Region	Samuel Tan Wee Cheng
04:30 pm – 05:00 pm (30 min)	Regional Market Performance and Outlook – Sabah	Liaw Lam Thye
05:00 pm – 05:30 pm (30 min)	Plantation Values with Some Reference to the Distinction between Market Value and Market Value for the Existing Use	Balanehru a/l K Palasingam
05:30 pm – 05:40 pm (10 min)	Closing Remarks by Immediate Past President of PEPS	Datuk Siders Sittampalam

WHO SHOULD ATTEND

Bankers • Real Estate Developers • Builders • Real Estate Analysts • Real Estate Investors • Corporate Leaders
Investment Advisors • Fund Managers • Property Consultants • Valuers • REIT Players
Retail Consultants • Asset Managers • and others

SUPPORTED BY:



Persatuan Penilai, Pengurus Harta, Ejen Harta & Perunding Harta Swasta Malaysia

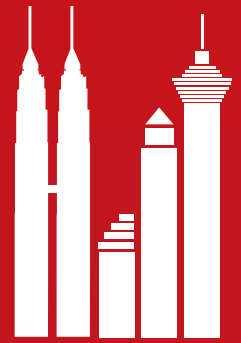
(Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector, Malaysia)

P-2-7, Block P, Plaza Damas, No. 60 Jalan Sri Hartamas 1, Sri Hartamas, 50480 Kuala Lumpur

Tel: +603 6201 8200 | Fax: +603 6201 8300 | Email: sekretariat@peps.org.my



Association of Valuers, Property Managers,
Estate Agents and Property Consultants
in the Private Sector, Malaysia



MID-YEAR REVIEW

MALAYSIAN 2
PROPERTY 0
SUMMIT 1
6

Malaysian Property Summit

Mid-Year Review 2016

WEDNESDAY
JULY | 27 | 2016

SIME DARBY CONVENTION CENTRE
KUALA LUMPUR

MEDIA PARTNERS:

THE EDGE
MALAYSIA

THE EDGE
PROPERTY.COM
MAKE BETTER DECISIONS

INTRODUCTION

This year, PEPS (The Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector Malaysia) has decided to undertake a mid-year review of the property market for Malaysia. We believe that with the greater flow of quality property information and analyses into the market, it will assist in increasing the general efficiency of the property market as the market grapples with slowdowns in some sub-sectors of the market and in oversupply conditions in other sub-sectors.

For the past 9 years, PEPS has in fact organised an annual event, usually in the month of January, in Kuala Lumpur, and these events have become an industry torch bearer in that the quality of information and analyses of the property market has increased substantially, from year to year, and accordingly the number of attendees have also increased. At each of the events, participants not only get to follow the proceedings for the usual one full day Summit, but are provided with the papers and powerpoint presentations for subsequent reference and use. The materials provided are of high quality as they are usually done by our senior practising Valuers and Consultants.

At present the property market in Malaysia is facing many new challenges as it grapples with forces and factors that may underlie an indication of "Shifting Fundamentals?", a term we now adopt as the Theme for the Mid-Year Review. There is a general slowdown of the economy, the Ringgit depreciation, lower oil prices, a persistently high household debt, rising costs to households and businesses, slower consumer spending, a contraction in the oil and gas sector and many such challenges.

From the regional and global perspective there are equal challenges such as in the United States, Europe, Japan and China, along with much of the rest of the world as they attempt to shake off the after effects of the Global Financial Crisis of 2008. The United States which is the leading economic power house globally has yet to normalise its interest rates and while in December 2015 it initiated an upward movement in the interest rates regime, from the ultra-low levels since the crisis, it has not been able to continue with the promised upward trajectory, indicating clearly the parlous state of the global economy.

Europe is beset with a chronic malaise of threatened deflation and it

has resorted to negative interest rates as a measure to turn away from the threat. Japan has also experimented with negative interest rates and is still relying on Abenomics to drag itself out of any deflationary tendencies. China which has been a strong global economic partner for many countries, especially in this region has markedly slowed down as it transits from its export driven model to a domestically driven model, with the consequent enormous negative implications for other emerging markets and markets such as the commodities markets.

We cannot look at the Malaysian Property Market and its various sub-sectors in isolation. It is but a cog in an overall economic ecosystem and the PEPS yearly summits have been designed with just that in mind.

Our Mid-Year Review will, as usually, adopt a top down approach in looking at the property market. We will look at global forces and factors, regional issues and national challenges as we analyse the final down-the-line numbers in the property market and the various sub-sectors of the property market in Malaysia. We intend to cover, all the regions of Peninsular Malaysia and East Malaysia, as well as each of the major sub-sectors of the market.

For each sub-sector, our invited speakers will do the following:

- Outline the historical background with data and analysis;
- Look at the geographical spread and classifications;
- Delve into its relative importance to the industry;
- Examine the relationship of the sector to the economy and the overall market;
- Highlight the last three years' activities;
- Give opinions on what has transpired including an analyses of the drivers affecting the sector;
- Outline the key drivers that will propel the sector in the future;
- State opinions on what direction the market will take based on his or her analysis.

The Malaysian Property Summit – Mid-Year Review 2016 (MPS-MYR2016) is a property conference that must not be missed and we look forward to your attendance.

OPENING REMARKS BY ORGANISING CHAIRMAN



ELVIN FERNANDEZ

Elvin is the Managing Director of Khong & Jaafar Group of Companies. He was the Past President of PEPS for the term 2000-2002 and is a current PEPS Executive Committee Member.

CLOSING REMARKS BY IMMEDIATE PAST PRESIDENT OF PEPS



DATUK SIDERS SITTAMPALAM

Datuk Siders is the Managing Director of PPC International Sdn Bhd. He is the Immediate Past President of PEPS and he sits in PEPS Executive Committee as an Ex-Officio.

SPEAKERS



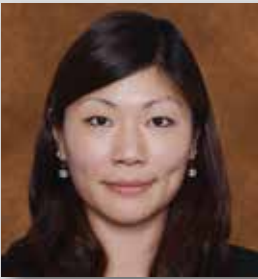
DATUK FAIZAN BIN ABDUL RAHMAN is the Director General, Valuation and Property Services Department in the Ministry of Finance Malaysia. He started his career as a Valuation Officer in April 1979 after graduating from the University of Technology Malaysia. Datuk Faizan also has a Master of Science in Facilities Management and Asset Maintenance which he obtained from Heriot-Watt University, Scotland in 1996.

Throughout his career with the Government, he has served in many places and was steadily promoted to his current position. Datuk Faizan has also received commendations for Excellent Service Awards in 1987/88 and 2001 and the 'Bintang Ahli Mahkota Perak' by HRH Sultan of Perak in April 1992 as well as the 'Bintang Kesatria Mangku Negara' in June 2006 and 'Panglima Mahkota Wilayah' in February 2016 by HRH Seri Paduka Baginda Yang Di Pertuan Agong. Datuk Faizan is also the President of the Board of Valuers, Appraisers & Estate Agents Malaysia (BOVAEA)



DATO' STEVEN CM WONG is the Deputy Chief Executive of the Institute of Strategic and International Studies (ISIS) Malaysia. He also heads the economics division of the Institute. He has been involved in the public policy arena for more than two decades, 5 years of which has been with ISIS. He spent a further eight years in the private sector where he held positions in management consultancy, economic research, fund management, corporate finance and capital markets.

He was a member of the Ministry of Human Resource's Technical Committee for the Minimum Wage and Tenaga Nasional Berhad's Economic Council. He has served as the Secretary-General of the Malaysian National Committee for Pacific Economic Co-operation, the Malaysian Committee for Pacific Basin Economic Co-operation, and was on the secretariats of two ASEAN Eminent Persons Groups. He is currently a columnist for the New Straits Times.



SARAH LIM FERN CHIEH graduated with BSc in Mathematics, Operational Research, Statistics and Economics and MSc in Engineering Business Management from the University of Warwick, UK. She started her career in Kenanga Research as an Analyst covering the Property, Real Estate Investment Trusts (REIT) and Power sector back in 2007.

She is now the Head of Equity Research at Kenanga Investment Bank Bhd and covers Property, Plantations, Construction, Building Materials, MREITs, Packaging and Aviation companies locally as well as overseas.



CHRISTOPHER BOYD is the Executive Chairman of Savills Malaysia Sdn Bhd and a practicing Property Consultant and Valuer since 1970 with working experience in the UK, Australia, Singapore and Malaysia. A British citizen, upon his arrival in Malaysia, he had held senior positions in two international property consultancy firms from 1974 to 1995 before he joined MUI Properties Bhd as their Managing Director from 1995 to 2001.

Chris is a Fellow of the Royal Institution of Surveyors Malaysia (RISM) and the Royal Institution of Chartered Surveyors UK (RICS). He is a Registered Valuer and Registered Estate Agent with the Board of Valuers, Appraisers & Estate Agents Malaysia (BOVAEA). Chris is a regular speaker at property forums and seminars and has extensive experience in the acquisition and disposal of property investments in many countries.



REBECCA PHAN MAY LING has had more than 24 years of experience in the Retail Consultancy industry in Malaysia where she expertly manages pre / post- retail consultancy and advisory services to clients' development consultancy.

Rebecca has vast knowledge in lease management, tenant representation, tenants mix, merchandise mix, retail theme and concept advisory, retail market research and consumer survey, shopping mall (centre) management, A&P advisory and retail consultancy training. Rebecca heads Knight Frank Malaysia's Retail Consultancy and Development Department as Associate Director.



DAVID GREEN-MORGAN is the Global Capital Markets Research Director of Jones Lang LaSalle. David supports the 1,500 professionals that make up the Global Capital Markets team at JLL. He provides up to the minute market information as well as macro trend and strategy insights to teams at the local, regional and global level. David's expertise lies in the movement of capital across borders and between regions, and he works closely alongside JLL's International Capital Group for clients looking to invest in real estate outside of their domestic market.

David is also a member of the JLL Global Capital Markets Board, and works with colleagues and clients to prepare detailed investment strategies at both regional and global levels. Both a regular presenter and attendee at real estate industry events, David is also the author of the market leading JLL Global Capital Flows report as well as numerous market-leading research papers. David's 18 years of experience is truly global having lived and worked within the real estate industry in London, San Francisco, Vancouver, Sydney and now Singapore. He holds a BA and MSc in Economics from London and Aberystwyth Universities and is currently a member of the Society of Property Researchers and the Urban Land Institute.

SPEAKERS



JAMES WONG KWONG ONN is the Managing Director of VPC Alliance (Malaysia) Sdn Bhd and is the current International Director of VPC Asia Pacific Ltd, a regional grouping of property consultants operating in eight countries in Asia. He is a practicing Property Consultant and Valuer since 1972 with working experience in Singapore and Malaysia.

James' core competencies are in valuation, investment sales and advice, market and feasibility studies and corporate transactions. James is a Fellow of RISM and was a two-term President of PEPS (2006-2010). He is a Registered Valuer and Registered Estate Agent with BOVAEA and was awarded the "Property Valuer for the Year 2014" by BOVAEA. James is a regular speaker at property conferences and seminars, both locally and overseas and his comments on the property market are featured regularly in the media and property magazines.



SIVA SHANKER is the Head of Investment at Axis REIT Managers Berhad. He is a Registered Estate Agent with BOVAEA and has more than 30 years of experience in the property industry, having worked in both large international property consultancies as well as small local outfits.

Siva has been an active member of Malaysian Institute of Estate Agents (MIEA) for many years and was the President for the Year 2013-2015. In recognition of his excellent services to the industry, Siva was awarded the Estate Agent of the Year 2014 by BOVAEA. Siva is also an accomplished speaker and real estate trainer. He was instrumental in the massive registration exercise for Real Estate Negotiators and was personally responsible for training more than 12,000 negotiators in the year 2013 and 2014.



DR. JASON TEOH POH HUAT is a Director of Henry Butcher Malaysia Penang who holds an MBA from Heriot Watt University, a Doctorate from the University of South Australia and a post graduate certificate in Real Estate Finance from the National University of Singapore (NUS). He is also a member of the New York based Urban Land Institute and FIABCI. Jason is a Registered Valuer with BOVAEA, a Fellow of RICS and RISM and a Member of The Chartered Institute of Marketing (UK).

Jason has more than 27 years of experience in property consultancy including asset valuation, research, investments and management and also a High Court appointed assessor and expert witness in land acquisition matters. He was a former Adjunct Professor in the Department of Real Estate Management, Faculty of Built Environment, Universiti Malaya. He has presented papers at national and international forums and conferences.



SAMUEL TAN WEE CHENG is the Executive Director of KGV International Property Consultants and is a Registered Valuer and Registered Estate Agent with BOVAEA. He is a Fellow of RISM and served previously as the Past Chairman of RISM, Johor Branch. He is also a licensed Auctioneer in the State of Johor since 1986. Samuel has accumulated over 30 years of experience in the property industry. He was involved in several major investment sales in Johor Bahru including the sale of Plaza Best World, Menara Landmark and Lot 1 Waterfront City.

He is also actively involved in presenting talks in property seminars. He sits as an ex-officio in Majlis Perbandaran Batu Pahat and is in the Think Tank Committee of Iskandar Regional Development Authority to advice on property policies. He is also an assessor in the High Court to assist the judge in land acquisition cases.



LIAW LAM THYE is the Principal Consultant of Taylor Hobbs. He is a fellow of RISM and a member of RICS. He hold a MBA in Construction and Real Estate from University of Reading and a RICS postgraduate diploma in Project Management from College of Estate Management.

He has 30 years of experience in general practice in the UK, Brunei and Malaysia. His main forte of work is in property management and marketing. He led the team in the research on the causes of rising property prices (2004-2014) in Sabah undertaken by RISM Sabah Branch. He has also undertaken a study to formulate a biomass policy for Sabah.



BALANEHRU A/L K. PALASINGAM is the Managing Director of City Valuers And Consultants Sdn Bhd which he founded in 1983. He has 37 years of experience in the fields of valuation, market research, property management and real estate agency involving all types of properties.