

Plaza Damas @ Sri Hartamas

Newsletter • February 2009



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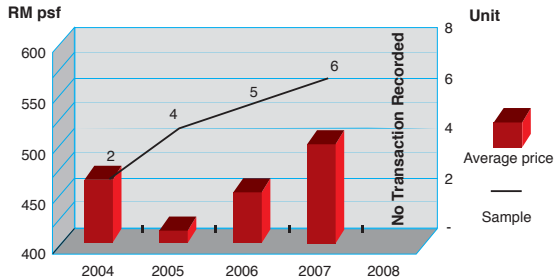
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Plaza Damas Market View 2008

These statistics, analyzed from recorded transactions extracted from the Department of Valuation & Property Services, Ministry of Finance provide an overview of Plaza Damas market. As this is the 1st issue, we include statistics in the last few years so you have a better overall picture of the market.

Plaza Damas Enbloc Sales - Shop Office



2007 witnessed the most number of enbloc sales with average price reaching almost RM500 psf. No sales were however recorded in 2008.

Plaza Damas Enbloc Sales - Shop Office

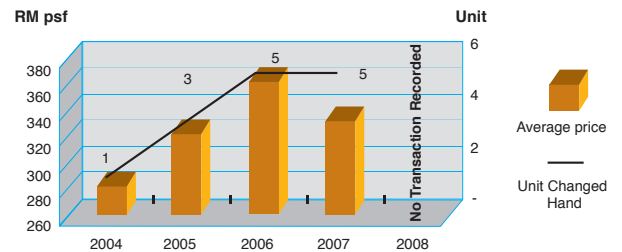
High & Low



Prices for en-bloc sales have been consistent & strong with prime or larger units sold for over RM2.0 million.

Generally shops and offices in Plaza Damas enjoy strong and consistent occupational demand. Occupancy is high and only a handful of units changes hands every year as they are tightly held. On the other hand, transactions and rentals of Dorchester and Mayfair service apartments are active. The newly completed Waldorf & Windsor Service Apartments also offer similar small units of 45 m² & 63 m² may add some pressure on rents and prices of Dorchester and Mayfair.

Plaza Damas Strata Offices



Similar with en-bloc sales, sales of strata offices were most active in 2006 & 2007. However, no sales were recorded in 2008.

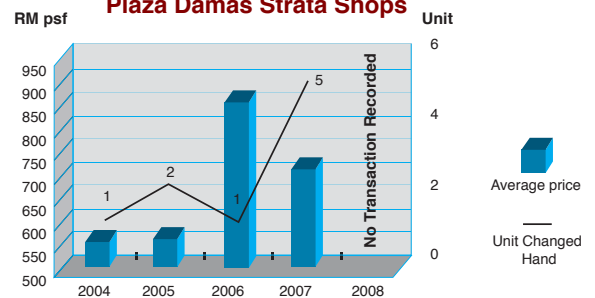
Dorchester - Studio Units

High & Low



Statistics are based on studio units excluding bigger units of 76m² and 81m².

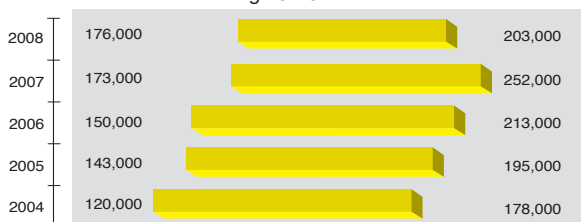
Plaza Damas Strata Shops



No sales were also recorded in 2008 for strata shops.

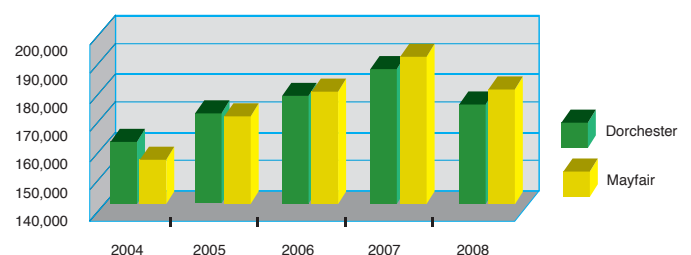
Mayfair - Studio Units

High & Low



Statistics are based on studio units excluding bigger units of 76m² and 81m².

Dorchester & Mayfair - Studio Average Price



Dorchester & Mayfair Service Apartments changed hands actively with prices appreciating 4% - 9% every year. However, statistics for 2008 see prices dipping some 2%. Statistics are based on studio units only. Bigger units of 76m² & 81m² are excluded from computing average prices.

New additions to Sri Hartamas skyline

11 @ MONT KIARA (U/C) BY SUNRISE
2 blocks 43 storeys
Condominium (320 units)

WINSOR & WALDORF SERVICE APARTMENTS

KENNY HEIGHTS ESTATE

KENNY HEIGHTS

PLAZA DAMAS

NEW ISTANA NEGARA
(Under Construction)



★ *Fivestar is here to grow with you*

Fivestar Properties have been in business since 2000, providing real estate related services focusing on agency, property management and valuation. We shifted to our existing premises in Plaza Damas in March 2008 realizing the potential in this area. We have since seen consistent growth in this area and in tandem with our long term aspiration, we intend to share this exciting journey with you.

For enquiries or any of your real estate needs, please feel free to call our friendly Ambassador in Plaza Damas,
Mr. Roy at 03-62011988 / 019-6628119
or drop by our office for coffee anytime.



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