JADE LAND PRESENTS
MALAYSIA: A FLOURISHING ECONOMY AND PROPERTY MARKET
PRIME PROPERTIES IN KUALA LUMPUR AND PENANG
Muze at PICC
(Penang International Commercial City)

The residential phase of a comprehensive mixed-use integrated development with smart city features – the first of its kind in Penang!

- Steps away from the prestigious Penang Golf Club and Convention Centre
- Directly connected to an LRT station
- Comprising of a shopping mall, medical centre, 5-star hotel, A-grade offices and Central Park
- Scenic views of the golf course, sea and city
- Sizes from 1,087 to 1,862 sq. ft.

For inquiries, visit Jade Land’s Gallery & Event Space in Central! We have property models, 3D VR touch-screen videos, one-on-one presentations and much more.

Address: UG/Floor, Winway Building, 50 Wellington Street, Central
Inquiries/appointment: Call 2869 6683 / Whatsapp 9873 0332 / Email info@jlgroup.hk

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Malaysia real estate market outlook

Malaysia is a hidden gem for affordable properties with capital appreciation potentials, says Dr. Theresa Fok, Founder and Managing Director of Jade Land Properties (HK) Limited.

A promising investment destination

According to The World Bank, Malaysia's economy has been on a gradual upward trajectory since the Asian financial crisis of 1997-1998, averaging a growth of 5.3 percent in 2018. There are indicators of improvement in the property market. The persistent pursuit of large-scale projects and a high-value economy will facilitate new growth drivers and opportunities.

For Kuala Lumpur, the government seeks to transform the capital city into a major financial hub in Asia through the construction of the Tun Razak Exchange (TRX). The initiative has attracted more and more professionals to work in the city, as well as investment from foreign corporations. Kuala Lumpur, for instance, is home to Alibaba Group’s first office in southeast Asia.

Of all the property sectors, the hotel industry is among the best performing. The overall hotel occupancy rate in Kuala Lumpur City Centre remains resilient at 79%. Due to Malaysia’s natural geographical and cultural diversity, tourism continues to be an important economic activity, driven by popular states such as Malaka, Penang, Borneo and others.

Penang, the Silicon Valley of the East, received the highest approved foreign direct investments in the country at RM6.5 billion in 2017. This favourable indicator reflects that the general sentiments are improving. With the expansion of the Penang International Airport enabling more international airlines to fly directly into the state, tourist arrivals are forecasted to increase from the existing annual visitors of 7.8 million to 16 million. The RM46 billion Penang Transport Master Plan will further upgrade the city’s infrastructure with the addition of LRT systems.

“Given the rapid development as a result of the government’s commitment to stimulating and sustaining economic growth, Malaysia is a sound and secure choice for investors seeking diversification in their portfolios,” says Fok.

The Ringgit has weakened against international currencies over the past 5 years. Nevertheless, main capital market financial activities and monetary policies will influence emerging market currencies. Financial activities and monetary policies in the main capital markets will continue to influence the currencies of emerging markets such as Malaysia. Due to the central bank, Ringgit recovery is observable in the recent period. Active surveys by Bank Negara will help to ensure the stability of Malaysia’s financial system.

Similarities to Hong Kong

Malaysia is a short and easy flight from Hong Kong with a host of daily flights between the two places. Malaysia has a young population with a median age of 33.3 years, which bodes well for future economic growth, and creates a strong demand for properties from first-time home buyers.

Furthermore, the government’s Malaysia My Second Home (MM2H) programme offers a 10-year renewable visa for foreigner to stay in the country. Aimed at promoting Malaysia as an ideal place to stay and invest, the initiative has successfully attracted many Hongkongers in their search for a safe haven for their family.

“With a predominant Chinese population, Penang does not pose a culture shock for Hongkongers,” Fok observes. “In fact, the place feels like home and my clients are able to quickly and seamlessly adapt to the pleasant and congenial living environment.”

Setting new trends

Founded by Dr. Fok in 1993, Jade Land Properties is an award-winning boutique real estate consultancy in Hong Kong with a 10-year history in Malaysia. Since then, Jade Land has carved a niche as a purveyor of Malaysian properties in Hong Kong. The company inspires others with a vision of integrated development with smart city features.

Their third development is the flagship project by reputable listed developer, GuocoLand (Malaysia) Group: DC Residensi at Damansara Heights – a sought after, high-end residential district in Kuala Lumpur.

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Handpicked projects

Jade Land has partnered with Hunza Properties Group, a renowned developer in Malaysia, to be the exclusive agent for their Penang Integrated Commercial City (PICC) – Penang’s first comprehensive mixed-use integrated development with smart city features. The company has also collaborated with international residential design brand YOO in another development. YOO Serviced by Kempinski.

Jade Land has maintained a dedication to providing personalized service while being a proficient supplier of international properties. ‘An understanding of clients’ needs and an absolute mastery of the property market are instrumental in driving Jade Land’s success,” Fok notes.

Jade Land: a brand of distinction

Identifying quality overseas property investments is no easy task, and requires serious due diligence. In-depth market research is conducted by Fok and her professional team, and it is only after they are satisfied with their findings that the properties are offered to clients.

“Our property presentation isn’t merely about a specific building or apartment; it is about a country’s economy, legal system and its environs – the whole package,” says Charlene Ng, General Manager of Jade Land.

Understanding the hurdles of buying overseas properties, Jade Land makes it their mission to making the process transparent and simple through engaging clients through a multitude of levels, including social media, private dinners, public exhibitions and their very own radio programs. To effectively allow customers to gain a firsthand experience, Jade Land arranges customized overseas site visits, so that prospective customers can make informed decisions.

Jade Land is dedicated to providing a one-stop, hassle-free service for both developers and purchasers, including buying and selling, relocation, interior design and renovation, tenancy and property management.

Such a trailblazing business model has won the company many accolades and market recognition. Their most recent crop of awards include the '5-Star Best Real Estate Agency Marketing Hong Kong for Allazia and YOO8 Serviced by Kempinski' in the 2019-2020 Asia-Pacific Property Awards; and ‘Excellent Overseas Property Agency Brand’ at the Metro Finance Leaders’ Choice Awards in 2020.

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YOO8 Serviced by Kempinski

The collaboration between world-renowned residential design brand YOO and Europe’s most established hospitality brand Kempinski Hotels has resulted in a top-of-the-line mixed-use integrated development in the Central Business District of Kuala Lumpur: YOO8 Serviced by Kempinski at 8 Conlay.

A unique concept in a privileged locale
YOO8 Serviced by Kempinski is the branded residence with hotel service component of 8 Conlay. In broad terms, branded residences are normally a partnership between a prestigious brand – often a hotel operator – and a developer. They are particularly favored by purchasers and tenants as they guarantee high-quality service, facilities and security delivered by trusted brands.

According to Knight Frank’s ‘Global Branded Residences – 2019’ report, branded residences are growing exponentially and boast increased capital appreciation potential, with branded residences in Kuala Lumpur recording 69% price premium against non-branded luxury residences.

As a freehold project, YOO8 Serviced by Kempinski is situated in the heart of Kuala Lumpur City Centre (KLCC) – Kuala Lumpur’s most prestigious neighbourhood. 8 Conlay consists of two residential towers, a five-star Kempinski Hotel and a lifestyle retail quarter.

YOO8 is distinguished by its unique curvaceous design that sets a new record as the world’s tallest spiralled twin residential towers upon completion. A covered pedestrian walkway gives residents direct access to the iconic Pavilion shopping center at the famed Bukit Bintang shopping street, as well as the new Conlay MRT station within 5 minutes. The Petronas Twin Towers is within 10-minute walking distance. With such a prime locale, the rental yield for YOO8 is forecasted to be 6 to 7% above the 5 to 6% average for non-branded residences.

YOO8 offers a sleek exterior matched by the modern, artfully crafted interior and furnishings by Kelly Hoppen. As a Member of The Order of the British Empire in recognition of her distinguished service to the interior design, Hoppen is famed for applying a neutral color palette on minimalistic forms to induce tranquility and create balance whilst drawing inspiration from Eastern cultures.

Residents can look forward to the impeccable service by legendary luxury hospitality group Kempinski Hotels. Founded in 1897, Europe’s oldest hotel brand is bringing its signature ‘Lady in Red’ hotel ambassadors to YOO8. On top of basic services such as valet parking, concierge, and shuttle bus, special à la carte services such as a butler on call, private chef service, housekeeping, and emergency maintenance service are available upon request.

Sky facilities
There are also abundant facilities for residents to indulge in. The 26th floor features the Water Lounge, an opulent pool and spa area inspired by the vast Malaysian rainforest, Jacuzzis, wading pools, and pod-shaped cabanas serving as the recluse needed for a lazy afternoon, while the 25-meter lap pool is a pleasure for those with an active lifestyle.

The 44th floor features the Green Refuge, a multi-tiered park suspended midair with magnificent views of the city. There are many more amenities included, such as a 165-meter elevated jogging path, gymnasium, multi-purpose room, yoga deck, library, games area, and resting nooks – all thoughtfully engineered for residents’ enjoyment.

Added-value features
As in any other Central Business District around the world, commercial units in KLCC are plentiful. Residential projects situated in this prime location aim to support the increasing demand from professionals who value a convenient home near their workplace.

They are equipped with notable brands, including Gaggenau and Bosch kitchen appliances, Crosswater sanitary fittings and Duravit sanitary wares. Embrace contemporary living with Lutron smart home features fitted into each apartment. YOO8 Serviced by Kempinski is the embodiment of contemporary city living in terms of convenience and chic architectural design.
Introducing the residential component of the first mixed-use integrated development in the highly sought-after Damansara Heights – a high-end residential district in Kuala Lumpur. Damansara City, or DC, is a HK$5 billion mixed-use commercial development set on 8.5 acres – approximately 370,000 sq. ft. – of prime freehold land in the upscale residential district of Damansara Heights. Known to be the top choice for the rich and famous to live, DC represents a golden opportunity to own a piece of real estate in this coveted district where land is extremely scarce.

A notable resident of Damansara Heights is popular national badminton player, Datuk Lee Chong Wei. One can draw similarities between the look of Damansara Heights and Hong Kong’s prestigious Jardine’s Lookout neighborhood – imagine being surrounded by an abundance of multi-million-dollar low-rise mansions and rolling lush green mountains!

Close to everything
Aside from the locale’s exclusive status, the development also benefits from an advantageous location. It is only steps away from an MRT station: 2-stations from the main railway interchange station, KL Sentral; 3-stations from Kuala Lumpur International Airport; and 5-stations to the Bukit Bintang shopping street in Kuala Lumpur City Centre. Alternatively, residents can reach Kuala Lumpur City Centre in a mere 15-minute drive.

DC Residensi
DC Residensi consists of two 28-storey towers, Tower A and B, providing 370 residential units in total. While the typical unit sizes range from 904 to 2,982 sq. ft., the penthouse units amass from 2,788 (for simplex) to 4,855 sq. ft. (for duplex). In providing higher privacy, four lifts are serving eight units per floor, with private lifts for selected units. The property has come fully furnished.

Inside, the units are tastefully geared with such branded appliances as Poggen Pohl, Gessi Emporio and Miele. The contemporary minimalistic interiors, coupled with generous floor-to-ceiling windows, cultivates a chic and comfy living environment. With each unit coming with a balcony, one can take in the panoramic views of Damansara Heights.

Residents can avail of the multi-faceted amenities, encompassing concierge service, 50-meter saltwater infinity pool, children’s wading pool and play area, aqua gym room, sauna and steam room, child care centre and BBQ area; as well as a function room, private dining room, function hall, private theatre and games room for a multitude of social events.

All other components of Damansara City – Two A-grade Towers, DC Mall and Sofitel Hotel – are owned by Hong Leong Group, guaranteeing strong building upkeep and brand image.

Renowned developer
GuocoLand (Malaysia) Berhad, listed on the Main Market of Bursa Malaysia, is the property arm of Hong Leong Group. The company is an established property developer specializing in community-centric residential townships as well as innovative commercial and integrated development projects in Malaysia. GuocoLand Malaysia is a subsidiary of the Singapore-based GuocoLand Limited – the multi-award-winning premier regional property player with established operations in Singapore, China and Vietnam.

DC RESIDENSI AT DAMANSARA CITY

Address: Damansara Heights, Kuala Lumpur, Malaysia
Size: 904 to 2,982 sq. ft., plus larger penthouse units
Layout: 1 to 3 bedrooms plus study room options
Developer: GuocoLand (Malaysia) Group
Website: https://jadeland.hk/overseas_properties/dc-residensi-damansara-city-kuala-lumpur/
Enquiry: Call +852 2869-6683 / Whatsapp +852 9873-0332
Email: info@jlgroup.hk
Special Feature

Holistic marketing and personalized service

From radio programmes, private dinners, public exhibitions to customized overseas viewing trips, Jade Land’s holistic manner towards engaging their clients creates optimal conditions for people to experience new markets. The company caters towards growing public demand for informative and quality content.

Radio presence

Well-known on the airwaves, Theresa Fok, together with Khor Tze Ming and Lily Tan – the Executive Directors of Hunza Properties Group – have been sharing their insights into overseas property investment on two Metro Finance programmes co-owned by Jade Land and Hunza: ‘Finding Properties in Malaysia’ on FM104 focusing on Malaysia property news and its economic development; and ‘Happy Living in Malaysia’ on FM 997 specializing in lifestyle, culture and food.

Besides, Jade Land’s own radio programme ‘Superior International Property Investment’ on FM104 is solely hosted by the company to share a wider range of properties around the world. By presenting their team as key opinion leaders, Jade Land connects directly with customers, building a long-lasting relationship with their followers to influence purchasing behavior in the long term.

In-house sales gallery

Making its debut in 2019 within Winway Building in Central is Jade Land’s Gallery & Event Space, the company’s very own private venue to host clients and distinguished guests alike. The versatile open-plan space can be transformed according to the event nature, be it an exhibition, seminar, casual get-together or cocktail reception. Through the use of projectors, computer touch-screen panels and property models, clients embark on a virtual tour of international developments. It’s the next best thing to visiting the property in person, much ahead of agents who are still trying to sell with maps and brochures at the street level.

“By hosting fun events, we are able to build a community consisting of existing buyers and our developer partners, making the property purchase an enjoyable experience which in turn facilitates referral and repeat purchases,” Ng explains.

Customized overseas site visit

To help clients grasp the cultural nuances and lifestyle choices they can expect in their new home in Malaysia, Jade Land spares no effort in organizing customized overseas site visits which take care of everything, including flights, airport pick-up, accommodation and transportation.

As opposed to hard selling the property, Jade Land has thoughtfully designed the trips to showcase every facet of the city. For families with kids, the tour includes visits to international schools and medical centres. For young couples or professionals, visits are arranged to the central business district and neighbouring amenities.

Ng points out that serious clients shun group tours put together for the mass market. That’s why Jade Land puts a strict limit on the number of participants so that they can be accorded personal attention. “Clients appreciate the extra personal touch,” she notes. “Having gained a holistic view and had their questions answered, they are much more confident that they are making the right decision.”

Long-term partnerships

Being a seasoned professional in the property industry, Fok is pleased to share her business philosophy: “The real estate business is ultimately a people industry, so we place immense value on customers no matter who they are, or where they come from,” she emphasizes. “To me, the person-to-person interaction is pivotal to any business transaction, and cultivating a positive relationship means more to me than other considerations.”

“At Jade Land, our goal is to help clients make a sound judgement and an informed decision in any property purchase,” Fok concludes. “After all, what we reap is what we sow, and I’m happy to say that many of our clients have become friends for life.”

‘Three Property Angels’ (from left to right): Lily Tan, Theresa Fok, Khor Tze Ming
Studio fr £542,000
1 Bed fr £569,000
2 Bed fr £704,000
3 Bed fr £1,260,000
Deposit fr 5%
HKD fr 25M

Aspen is a lifestyle
The residents’
amenities provide
spaces to relax
or entertain,
work or merely
indulge. Adjoining
are the facilities of
the stunning
Dorsett Hotel.

POUND STERLING HITS WEAKEST LEVEL
BANK OF ENGLAND BASE RATE 0.1%
A GREAT OPPORTUNITY
FOR SHREWDEST INVESTORS!

London Zone 2

Birmingham Head Office: Unit 2 Wyo Business Centre, 276 Theilswode Lane, B7 3HQ
Birmingham Chinatown Office: Unit 2 Laiyeha House, 20 Main Street, Birmingham, B5 4BN
Manchester Office: Unit 501 One Quayside, Transport House, Manchester Quay, Salford M6 3QS
Hong Kong Office: Rm 224, Ph 2000 Complex Tower, 138 Ho Chi Minh Rd., Kwun Tong, Hong Kong
Editor's Message

Keeping a level head

The double whammy of social unrest and coronavirus epidemic has caught the economy unawares, and the property market is not immune from the strong negative impact. The only consolation is perhaps that instead of a precipitous plunge as witnessed in other sectors, the property market has, except for retail shops, recorded only moderate declines.

As we have pointed out previously, the local property market is characterized by having a strong base with a high proportion of the properties having paid off their mortgage loans. There is also a healthy margin with most mortgage loans due to judicious control of the monetary authorities and the conservative approach of banks, so default loans are negligible, and there are very few ‘fire sales’.

What is clear is that the strong underlying demands for property have remained unabated. Market performance in the last few months has shown that once community concerns for law and order receded, the market had responded instantly for the better, especially if new developments were priced realistically, or secondary property owners were willing to make concessions in asking prices.

The current coronavirus epidemic has depressed market sentiments and created logistical problems with the normal conduct of business. But there is already light at the end of the tunnel with China leading the charge in suppressing the spread of the virus. Once the epidemic is out of the way, and everybody is looking forward to the arrival of summer as a possible turning point, investors will find there are plenty of supplies at more affordable price levels for their selection.

Let’s keep a level head and hope for the best!

Features Editor
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The pinnacle of luxury living

Perched majestically on The Peak, Chelsea Court provides residents with good reasons to live it up and soak up the grandeur.

The Peak is, first and foremost, the most coveted residential address in all of Hong Kong, and Chelsea Court lives up to the prestige of this distinguished district. The quality residence is nestled among the lush green hills of Mount Kellett, with Pokfulam Country Park in its vicinity.

Chelsea Court features eight duplexes and twelve simplexes. Units range from 1,509 to 3,123 sq ft in gross area, with exceptionally high ceilings for enhanced perspectives. The duplex units provide spacious living and dining areas plus four large ensuite bedrooms, each unit also comes with the exclusive use of 811 to 1,872 sq ft gross of private garden, or roof terrace, reached via an internal staircase. For residents who regularly entertain, the garden and roof terrace is the ideal location, where guests can take in the spectacle of a glorious sunset – an additional reason for convivial gatherings. Likewise, the simplexes offer two ensuites.

Looking out onto the horizon, residents can revel in the panoramic views of the glistening waters of the East Lamma Channel and the South China Sea. The expansive windows draw the vast natural beauty of the sea and sky into the rooms like a framed picture.

All apartments are furnished to a high standard with well-equipped kitchen and bathrooms. Newly renovated, the kitchens include a Miele fridge, dishwasher, microwave oven and built-in oven; and Gaggenau gas hob and induction cooktop. The newly renovated bathroom will bring refreshing relaxation for residents to indulge in.

Outside of the units, residents can enjoy the 20-meter lap swimming pool and a spacious stone-paved sunning deck where they can cool off, or work on their tan. Vehicles are taken care of in the underground carpark, with its electronically-coded lifts for convenience, privacy and security.

Chelsea Court
63 Mount Kellett Road, The Peak

PRESTIGIOUS & TRANQUIL PANORAMIC SEA VIEW APARTMENTS ON THE PEAK

- 1,509-1,522 sqf simplex units with 2 ensuites
- 3,109-3,123 sqf duplex units with 4 ensuites, 800-1,800 sqf private garden / roof terrace & ample storage space
- 20-meter lap swimming pool with spacious stone-paved sundeck area
- Ample covered carparking spaces
- Professional managed with 24-hour security
- Close to Peak Galleria & schools

Leasing Enquiry: (852) 2118 8048
residential@harrimanleasing.com

www.chelseacourt.com.hk

CHELSEA COURT
Address
63 Mount Kellett Road, The Peak, Hong Kong

Layout
Two to four bedrooms

Website
www.chelseacourt.com.hk

Enquiry
+852 2118 8048

Email
residential@harrimanleasing.com
There’s no place like home

D’HOME understands its residents’ desires for homely comfort, attentive service and convenience, and meets their requirements with a choice of two well-appointed apartments in town.

Cozy and convenient

Nothing can match the feeling of contentment when you return to a welcoming home at the end of the day. And fortunately for guests of D’HOME, this is exactly what awaits them in their cozy and comfortable accommodation. Developed by Nan Fung Group, the apartments at two of the most prestigious locations on Hong Kong Island are available for both short and long-term leasing.

City dwellers will appreciate the accessibility and vibrant lifestyle at D’HOME Wan Chai. The neighbourhood abounds with dining, entertainment and cultural hot spots, while the MTR station and the extensive transportation network on their doorstep provide convenient access to wherever one wishes to go.

Well-rounded facilities

For those who prefer a quieter environment, the two sleek, high-rise towers of D’HOME in Mid-Levels provide the perfect solution. Located on Robinson Road, residents can enjoy the best of both worlds: a peaceful setting with stunning views of Victoria Harbour, yet still within a stone’s throw of the city’s financial centre.

From home entertainment system to fully-equipped kitchens and a wealth of impressive in-room facilities, all these spacious residences come with high-specification fittings to cater to every need. Selected apartments come with a 3D LED TV and a surround-sound entertainment unit so that residents and their guests can enjoy the pleasures of top flight entertainment in a home setting.

The health conscious will delight in the indoor thermostatic pool with Jacuzzi and sauna, world-class gym, bowling alleys, squash court and billiard room. Leisurely moments can best be spent in the reading room or in the landscaped garden, while children have a playroom to meet their needs.

D’HOME understands its residents’ desires for homely comfort, attentive service and convenience, and meets their requirements with a choice of two well-appointed apartments in town.

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<td>Enquiries</td>
<td>852 3108 3636</td>
<td>Email</td>
<td><a href="mailto:info@dhome.com.hk">info@dhome.com.hk</a></td>
</tr>
</tbody>
</table>

A TREASURY OF THE FINEST HOMES FURNISHED APARTMENTS

WANCHAI

MID-LEVELS

ENQUIRY:  www.dhome.com.hk  |  info@dhome.com.hk  |  852 3108 3636

D’HOME

www.dhome.com.hk
Offering an unparalleled living experience in vintage inspired apartments that take you back to the elegance and charm of 1930s Hong Kong and Shanghai – a stay at Apartment O at Causeway Bay or Happy Valley is like travelling back in time.

Borrowing from the luxurious style of yesteryear’s most fashionable Chinese cities, Apartment O at both locations are also equipped for modern-day guests. All apartments come with complimentary WiFi, cordless phone, Hi-Fi and housekeeping service. Residents can choose from over 100 international TV channels on a 42-inch smart TV (Netflix included).

For those who want to stay in shape, Apartment O offers 5-star hotel gym facilities.

Other facilities include a lounge, cigar room, business centre and rooftop BBQ facilities to suit your leisure and business needs.

**Apartment O at Causeway Bay**

Situated in a quaint area in the midst of bustling Causeway Bay and comprising just 15 units, these pet-friendly apartments range from one to two bedroom options which include a terrace or balcony, an ensuite master bathroom with Jacuzzi, a fully functional kitchenette and separate dining area. The rooms are themed in two styles: Classic Shanghai and Old Hong Kong, where architecture used by the affluent are preserved and represented by a combination of the finest quality furnishings and art work.

The decor includes hand-painted tiles, paintings from the Qing dynasty, traditional Chinese wooden furniture, Western leather sofas, wooden louver doors, lace curtains and more.

Conveniently located near Causeway Bay MTR station and some of the city’s top-notch shopping centres – Hysan Place and Times Square – Apartment O at Causeway Bay provides just the right amount of modern-day conveniences with historical luxe.

**Apartment O at Happy Valley**

Apartment O at Happy Valley comprises 22 fully furnished units. Overlooking the racecourse, these comfy apartments offer ultimate privacy with merely a unit per floor.

Strategically situated in Happy Valley, a popular residential district favored by expats, local celebrities and pet owners in Hong Kong, Apartment O at Happy Valley provides luxury and private homes alongside an upscale suburbia neighbourhood brimming with trendy cafes, restaurants, hip bars, and boutiques.

<table>
<thead>
<tr>
<th>Address</th>
<th>No. of units</th>
<th>Area</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 Hoi Ping Road, Causeway Bay</td>
<td>15</td>
<td>1,020 - 1,500 sq. ft.</td>
<td>1 - 2 bedrooms</td>
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<tr>
<td>25 Wong Nai Chung Road, Happy Valley</td>
<td>22</td>
<td>600 sq. ft.</td>
<td>1 bedroom</td>
</tr>
</tbody>
</table>

**Enquiries** +852 9165 6769
**Website** www.apartmento.hk
**Email** info@apartmento.hk
Located in Tseung Kwan O – one of the most popular locales among homebuyers in recent years, O’East OCEAN MARINI by Wheelock Properties boasts a panoramic seascape, verdant greenery, easy access to community facilities, along with superb connectivity to other urban hubs.

The project of OCEAN MARINI provides 503 units, with most of them being two-bedroom and three-bedroom flats.

A show flat, that the Group has opened, represents flat B on the 38th floor of Tower 1A, which is a three-bedroom unit that provides an area of 814 square feet, including a spacious guest room. The flat comes with a Netgear Orbi mesh Wi-Fi system.

The rectangular kitchen is fitted with a light-colored kitchen cabinet. There are also several electrical appliances including a cooker hood, a gas cooker, a microwave oven, a 2-in-1 washer dryer, a refrigerator and a steam oven. There is also a bathroom in the storage room.

While the showflat of OCEAN MARINI is unfurnished, one could take reference from a furnished unit of MARINI opened last year. The show flat represents flat A on the 38th floor of Tower 3A, which is a two-bedroom unit that provides an area of 545 square feet.

The spacious three-bedroom show flat of OCEAN MARINI comes with fitted bathrooms and kitchen.

Revel in an elegant seaside living

The serene harbourfront living is augmented by the soon-to-be-completed water sports centre, providing even more alternatives to connect with nature. Pet lovers will have a field day in the 12,000-sq. m Wan Po Road Pet Garden, while sports lover can gain easy access to the Clearwater Bay Golf Club, as well as the myriad sporting facilities in nearby Sai Kung.

For their everyday needs, residents can simply nip over next door to The LOHAS, a shopping mall currently under construction that will provide a one-stop destination of fashion boutiques, eateries, and entertainment. And if that’s not enough, the large-scale mall PopCorn is just one MTR stop away.

With the LOHAS Park MTR Station almost at their doorstep, residents will have rapid access to virtually every district of the metropolis via seamless connections to other lines, while the new Tseung Kwan O tunnel will provide an easy alternative for road transport.
Wing Tai Properties (0369) has opened a show flat for its OMA OMA in Tuen Mun, a unit which features a balcony and a modern design.

The project at So Kwun Wat Road provides a total of 466 units, ranging from studio flats to four-bedroom flats which are expected to be completed by the end of June next year.

The show flat represents room G on the 19th floor of block 2B, a three-bedroom unit with a storeroom, providing a saleable area of 750 square feet.

The flat uses white as the main tone to highlight its modern decor, with timber flooring. An artistic pendant lamp brings a warm vibe to the living room.

Some colored cushions placed on a dark gray fabric sofa embellishes the living room, while a light-colored carpet lies in front of the sofa. The tea table made of marble and metal also echoes the modern theme.

A metal decoration with geometric patterns and lines, as well as a pink theme abstract painting hanging on the opposite walls, meanwhile, add a modern artistic atmosphere to the living room.

Apart from the high ceiling, the floor-to-ceiling glass door linking the living room and the outdoor balcony also creates a sense of spaciousness.

In the center of the dining room stands a round table for four with gray dining chairs; the pendant lamp is of the same style as that in the living room.

The master bedroom is spacious, with enough room on three sides of a double bed for bedside tables. A storage cabinet with a mirror surface visually amplifies the room size.

Another bedroom features a design for children, with a light blue metal frame bed that looks like a house. Both the carpet with an alphabet printed on it and toys create a relaxing and playful space for children.

The developer also provides another decoration plan by designing the other bedroom as a study with a metal frame bookshelf.

The unit also has a closed kitchen with ample cooking area for a few people, which is rare for new projects in recent years. The kitchen has cabinets, wall cupboards and an oven, providing ample storage space.

In the bathroom, gray marble walls add a touch of luxury. The master bathroom comes with a bathtub.

The developer has sold over 80 percent of the units in the project so far, totaling over HK$2 billion. Separately, a special unit with a rooftop, sized 1,094 sq ft, was sold for HK$18.9 million, or HK$17,276 per sq ft by tender, the highest for the project.

<table>
<thead>
<tr>
<th>Address</th>
<th>108 So Kwun Wat Road, Tuen Mun</th>
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<tbody>
<tr>
<td>No. of Units</td>
<td>466</td>
</tr>
<tr>
<td>Saleable sq ft</td>
<td>254 sq. ft. - 1,659 sq. ft.</td>
</tr>
<tr>
<td>Price</td>
<td>HK$3.61 million - HK$10.33 million (list price)</td>
</tr>
<tr>
<td>Price per sq ft</td>
<td>HK$16,369 - HK$16,594</td>
</tr>
<tr>
<td>Developer</td>
<td>Wing Tai Properties (0369)</td>
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The beginning of a new decade saw UK house prices rise at their fastest pace in 18 months, with industry observers noting that the London market has rebounded “at an astounding rate” after three years of flat performance. According to the latest figures from Nationwide, prices are rising by 2.3% year on year, which is the biggest annual jump since July 2018.

The Royal Institution of Chartered Surveyors (RICS) attributes the optimism to easing uncertainty about the general election and Brexit, while various surveys have suggested the UK housing market has seen a pick-up following the general election.

Joyce Lin, Sales Director of Ying Wah Property, the Midlands Estate agent in the UK, points out that some buyers withdrew their purchase after the Brexit referendum, for fear of an economic downturn dragging down the property market. Of greater concern, however, is the spread of the coronavirus and its impact on the economy, not just in the UK, but also in Europe and other parts of the world. “But the epidemic seems to have affected only specific sectors of the market,” she explains. “The luxury market, for instance, has suffered because of the unwillingness or inability of potential buyers to make site visits.”

So how will the UK property market respond to these challenges, and what should overseas investors take into consideration when planning to enter the market?

**Falling exchange rate**

Since the referendum of more than three years ago, the pound sterling has fallen by 15% against the euro. On average, the pound is now weaker than it was at the height of the financial crisis. With the spread of the epidemic on a global basis, the pound exchange rate has continued its steady decline.

**The housing shortage crisis**

According to the analysis from National Housing Federation, the housing shortage crisis has impacted all age groups across the country; it has existed for many years and is unlikely to be resolved easily. Almost every Prime Minister has promised to make housing affordable, especially for young people, but has invariably failed in increasing the number of new homes. The reality is that there is a shortage of construction workers and building material, and the market suffers from a slow approval process, and limited supply of land. Unless these issues are addressed, it will be difficult to fundamentally solve the housing shortage crisis.

**SDLT surcharge on non-UK residents**

The new 2% land tax (effective April 2021) levied on non-resident buyers may not be particularly significant, however, agents expect a flurry of purchase by overseas buyers before the official implementation date. In the long run, with the steady development of the economy after Brexit, the UK’s real estate market looks set for a sound performance, and, at the same time, the pound is expected to return to its pre-Brexit level.

**Rate cut**

The latest interest rate cut is good news for investors as it eases the burden on mortgage repayments.
Due diligence required on immigration consultants

The prolonged social unrest has prompted a more than usual number of people looking at emigration options, with some enlisting the help of immigration consultants to navigate through the complex web of procedures.

A shifting demand

“There has always been a pool of people who likes to plan ahead in terms of immigration options, in case of changes in political and economic conditions,” David Hui, Managing Director of Centaline Immigration Consultants (HK) Limited, observes. “Although, of late, we find that some are starting to turn their traditional wait-and-see attitude into action, which is not surprising considering the tumultuous events in the last few months.”

But many immigration hopefuls soon find that there are many hurdles that need to be overcome, as rules and regulations have been tightened up in many ‘hot’ immigration countries. Although the U.S. and U.K. continue to be among the most popular countries to emigrate to, Hui points out that their qualification thresholds have risen drastically in recent years.

“An overseas right of residence in Asian countries often serves as a backup plan for some, hence the rising interest to buy a property, rent it out initially, then reside in it after retirement,” Hui notes. “In this respect, Malaysia and Taiwan are especially favourable given their low requirement and simple procedures.”

Be an astute customer

When applying for immigration, many choose to seek the help of an immigration consultant to assist them in determining eligibility, filling out their immigration application forms, translating documents, and gathering evidence. This demand has led to a proliferation of immigration consultancy firms in town due to the lack of government regulation. “There is a very low threshold in terms of setting up such companies,” Hui notes. “So you often find one-man bands advertising themselves as experts.”

As there has been a rising number of fraud cases involving immigration consultants who flee or close down once the clients have paid their fees, Hui cautions that people must check out the immigration consultant’s background and see if they are registered with a license in Hong Kong. As an independent subsidiary of the Centaline group, Centaline Immigration Consultants (Hong Kong) Limited is a reputable immigration consultancy company with more than 10 years of experience. Since its establishment in 2008, the company has maintained an excellent record of helping clients obtain foreign residency. Their professionalism and experience have earned the trust of the community over the years.

When considering immigration, it is essential to examine all the details involved in daily lives, such as education for the children, possible taxation, and whether one can secure employment overseas. Official immigration websites, Hui says, is a useful information channel. “As much as we encourage clients to do their homework, we are committed to making the process a hassle-free experience,” he adds.

Priding itself on reliability, Centaline Immigration Consultants always ask clients to think clearly before proceeding to document preparation, which usually involves high cost. “As a well-known brand among Hongkongers, we are devoted to planning out the most comprehensive consultancy plan, thereby fulfilling customers’ dream of emigrating abroad,” Hui concludes.

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A surge in foreign transactions is expected as investors aim to beat the April 2021 deadline.

British Chancellor Rishi Sunak has announced a two percent stamp duty increase for non-resident home buyers from April 2021 in the first Budget of the new Conservative government. This will affect all residential property transactions in England and Northern Ireland from next year, but not those in other UK regions. The Chancellor confirmed on Wednesday that money raised from this levy will contribute to building 6,000 new homes to help tackle the homeless issue in the UK.

An increase in stamp duty has long been anticipated, and this is lower than the three percent previously suggested in the Conservative party manifesto. Although tax increases are never popular, stamp duty on housing has proven a successful source of revenue for the government. Previous tax changes have been criticized for contributing to the slowdown of London property markets over the past few years, but the real impact on transaction volumes is unclear.

**How stamp duty works**

Stamp duty on UK property runs on a progressive rate system. Currently, there is no stamp duty on UK homes valued at less than £125,000. This increases up to 12 percent for homes costing more than £1.5 million and there’s an additional three percent surcharge when buying a second home.

However, from 1 April 2021, all non-UK residents buying residential property in England and Northern Ireland will have to pay a two percent surcharge on top of any stamp duty already chargeable on their purchase. Those who become UK residents after paying this surcharge may be entitled to claim a refund.

For example, if you buy a UK property at £1 million, the current effective rate of stamp duty for First-Time Buyer is 4.37 percent, while an additional 3 percent surcharge for a second-home buyer, which becomes 7.37 percent. If purchasing after April 2021, there will be another 2 percent surcharge for non-UK residents, which would be 9.37 percent as effective for a second-home buyer.

Real estate firms expect to see a surge in foreign transactions before the new tax rule comes into effect.

**UK property still affordable**

The stamp duty hike has faced criticism for potentially stifling the UK property markets just as they were beginning to recover from years of investor uncertainty. However, London will remain a competitive city by global standards even after the increase, especially in comparison to expensive alternatives such as Hong Kong, where overseas buyers pay an additional 33.3 percent tax on top of the purchase price. With foreign investors in the UK having benefitted from the weakened pound in recent years, the move is seen by some as leveling the playing field for domestic buyers.

Nick Whitten, Head of UK Living Research at Jones Lang LaSalle (JLL), said: “The change in the rate of stamp duty for international investors was anticipated as part of the government’s priority to ‘level up’ the distribution of wealth in the UK. However, it is vital to strike an appropriate balance in meeting this priority and enabling international investment which currently plays such a crucial role in unlocking the development of thousands of new homes in London and the UK’s major regional cities.”

“We welcome the delayed introduction until April 2021 to allow developers to explore options to adjust their delivery models. But time will tell what the long-term impact of the increase is, and whether it will threaten the future attractiveness of the UK and the viability of some housing schemes already in the pipeline.”

JLL forecasts moderate growth of one percent in the UK residential markets through 2020 as investor confidence slowly returns following Brexit. This is expected to increase to four percent per annum by 2022, when the more positive investment climate becomes better established.
FMI maintains a positive outlook on the Japanese property market

While the coronavirus has wreaked havoc in the Japanese economy and forced the postponement of the Tokyo Olympics, Amous Lee, Group CEO & Partner of FM Investment Group (FMI), believes the country will bounce back very rapidly once the virus is out of the way.

Lee notes that Hong Kongers have always had a strong affection for all things Japanese, and in recent years, it has extended this sentiment into its property. In this respect, they discover that the Japanese government adopts a proactive policy in favor of overseas investors.

Lee points out that property prices of Tokyo, Osaka and other major cities have registered a steady growth. He singles out Osaka as a stellar performer in terms of return on investment, as its property price is only 60% of Tokyo’s, but the rental return is as much as 90% of Tokyo’s. Osaka is also the only city that allows apartments to be rented out as guesthouses for 365 days per year, thereby raising rental yields. Demand for guesthouses is strong due to the rapid rise in tourist numbers in recent years.

Lee also points out that property prices of Tokyo, Osaka and other major cities have registered a steady growth. He singles out Osaka as a stellar performer in terms of return on investment, as its property price is only 60% of Tokyo’s, but the rental return is as much as 90% of Tokyo’s. Osaka is also the only city that allows apartments to be rented out as guesthouses for 365 days per year, thereby raising rental yields. Demand for guesthouses is strong due to the rapid rise in tourist numbers in recent years.

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Lee also makes the point that the current epidemic should not be viewed as an obstacle to investors, but an opportunity. “In view of the gloom in the market due to the current coronavirus outbreak, conservative owners in Japan are selling their property at a discount, so there is more room for bargaining,” he observes.

The Peak Namba

Developed by FMI, The Peak Namba is a brand new freehold development. It boasts 33 one-bedroom homes, ranging from 281 to 290 sq. ft. All units come with a free balcony and a 1LDK configuration (1 living area, 1 dining room and kitchen).

Lee points out that the development has a freehold tenure and an area of 25m2 or above, it qualifies for turning into a guesthouse and provides a higher return for investors.

The development comes with made-in Japan furniture, electronic home appliances and interior decorations. It is managed by a professional team in Osaka, putting investors’ mind at ease, no matter they are living in it, renting it out or turning the unit into a guesthouse, says Lee.

Priced from 40,000,000 JPY, the development is expected to be completed by September of 2021. The rental yield of the development is up to 9.5%, while its loan-to-value ratio is up to 60%.

Conveniently located near Namba Station in one of the city’s most vibrant entertainment districts, The Peak Namba boasts modern-day convenience with a host of trendy boutiques, restaurants, cafes and many more at its doorstep. The Namba Station is connected to 7 metro lines, taking you to the entire Kansai area and the upcoming casinos.

In terms of leisure pursuits, The Peak Namba is a mere 5-minute walk to the Namba Parks, a massive and opulent shopping and office complex; a 1-minute walk to the Nippombashi DENDEN which is one of the largest commercial districts for electronics in Japan; or a 10-minute walk to two popular department stores, Dayeh Takahayama and 1010.

Gourmands will be delighted to learn that the development is a 5-minute stroll to the renowned Kansai Market, which also known as ‘Osaka’s Kitchen’. The Kansai International Airport is a mere 34-minute drive away.

Factors to look out for in Japanese property investments

Put quality before price – Beware of ‘vintage’ apartments that are not earthquake-proof, as they may not qualify for mortgage loans or insurance coverage. They may be sold at a very low price, but are subject to higher maintenance fees.

Investors are recommended to purchase properties with freehold ownership, instead of leasehold ownership.

Look for developments that are within a 7-minute walk to the metro station; and in close proximity to metro station that is connected to multiple major metro lines.

Avoid developments that are in close proximity to red light districts, and opt for ones that are close to convenient stores.

Investors should check if the development is fire and earthquake-proof.
Singapore: a robust property market

Given its stable political situation and well-managed economy, Singapore has always had a strong demand for its real estate from investors all over the world. Crystal Yao, Sales & Marketing Manager of CK Global Property Limited, believes the Garden City will sustain its popularity as an investment destination.

A promising investment destination

Singapore is ranked #1 in investment prospects in the latest report of the Emerging Trends in Real Estate® Asia Pacific 2020. Rebounding strongly from the 21st position in the 2017 report, Singapore has reclaimed the top spot in city investment prospects for 2020, and the second spot in city development prospects.

Indeed, reports suggest that due to the social unrest in Hong Kong in recent months, Singapore has recorded an increase in foreign exchange deposits and fund inflows into Singapore’s banks. Whether these funds are parked on a temporary basis only remains to be seen.

In view of the extensive supply of public housing in Singapore, the locals there do not attach the same degree of urgency and priority to buying property as in Hong Kong. Nevertheless, the private property market remains resilient due to an increasing number of local and foreign investors diversifying their portfolios to property investment in the country.

“In privileged locations such as District 9, 10 and 11, as well as the Core Central Region (CCR), the rental demand is especially high, with a majority of tenants being expatriates working in multinational corporations,” Yao observes. “Although the Singapore government requires foreign buyers to pay high stamp duty on residential property purchase, it remains a popular investment destination given the safe investment environment under the stringent regulations of the government.”

One Holland Village

One Holland Village is a mixed-use integrated development reconstructed from the historical Holland Village. Located in Bukit Timah, a prime ‘Richmond’ in Singapore, it encompasses both commercial and residential uses, with grade-A office complexes housing some of the most renowned international corporations, including P&G and the upcoming Apple head office in the nearby One North Park. Their management and professional staff create a high demand for housing in the neighborhood.

The development is also in the vicinity of numerous world-class education institutes, such as Henry Park Primary School – one of the nine primary schools in Singapore that offers Gifted Education Programme (GEP), Singapore Polytechnic and National University of Singapore. “Singapore’s educational system is similar to Hong Kong in that admission priority is decided by the student’s domicile address,” Yao adds.

The development comprises 296 flats (from 484 sq. ft. to 3,503 sq. ft.) in a low-density setting. Diverse types of apartments are on offer, including serviced apartments in QUINCY, and LEVEN special units ranging over 1,000 sq. ft. and furnished with private balcony and garden.

Yao points out that the property has been positively received by the market, with half of the apartments having been sold. “The softening of the Singapore dollar in recent months and the low interest rate for mortgage offered by Singapore banks have provided a strong incentive to invest in properties in Singapore,” says Yao.
Expert tips on overseas relocation

We chat with Aaron Lin, China Sales Director of Speedway Logistics (Hong Kong) Limited, who shares with us the essentials of planning for relocation and selecting a moving company.

Pre-departure homework

What are the immigration requirements?

As the immigration policies of different countries are ever-evolving, updating oneself on the rules and regulations of the country should be a top priority.

“Before reaching out to us, the moving company, people need to indicate their relocation status — whether they are on a working visa or relocating as permanent residents — as it determines the bundle of services required,” Lin explains.

What personal belongings are you shipping?

“People need to consider the volume and nature of their cargo, especially where fragile and breakable articles are involved. A clear inventory will allow us to devise a custom-made cargo packing arrangement that aligns with specific customs rules,” says Lin.

Following an on-site inspection and evaluation, the moving company will be in a position to provide an accurate quotation.

Logistical considerations

Clients must provide a detailed address description following an on-site inspection and evaluation. The majority of countries only allow forwarding address change 30 days prior to departure.

Moving: a tailored solution

How to select a moving company?

The most important selection criterion is the experience of the moving company. They must possess ample local knowledge to obviate any unnecessary trial and error,” says Lin. “We care because we appreciate the fact that many of our clients’ belongings are priceless.”

Cautioning against scams, Lin points out that there are logistics companies which, because of their inexperience in international shipping, may ask for a subsequent additional fee due to estimation error, while others may incur delays due to documentation problems.

How to prepare for contingencies?

In some countries, the majority of relocation benefits given by the employer are considered taxable income which has to be declared to the authorities. These payments need to be addressed once you have settled down.

Post-moving paperwork

In some cases, arrangements must be made beforehand for temporary storage in a secure warehouse. Some clients may not be able to furnish a forwarding address at the destination, in which case, arrangements must be made beforehand for temporary storage in a secure warehouse.

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Cautioning against scams, Lin points out that there are logistics companies which, because of their inexperience in international shipping, may ask for a subsequent additional fee due to estimation error, while others may incur delays due to documentation problems.

How to prepare for contingencies?

In some countries, the majority of relocation benefits given by the employer are considered taxable income which has to be declared to the authorities. These payments need to be addressed once you have settled down.

Post-moving paperwork

In some cases, arrangements must be made beforehand for temporary storage in a secure warehouse. Some clients may not be able to furnish a forwarding address at the destination, in which case, arrangements must be made beforehand for temporary storage in a secure warehouse.

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Pampering you more than you can imagine ... in Vancouver!

Conveniently nestled on the western gateway to Burnaby, Vancouver, Gilmore Place has your every need integrated into one truly magnificent location.

Gilmore Place offers the effortless convergence of luxuriously appointed homes with modern shops, dining and office space. Situated in the accessible and thriving Brentwood community, Gilmore Place is a master-planned community that will transform Burnaby’s western gateway into an incredible urban hub for residents and visitors alike.

The development will ultimately comprise 10 high-rise with homes for more than 3,000 residents, more than 500,000 square feet of retail space and 1 million square feet of office space on the 12.5 acres site. The first phase of Gilmore Place calls for more than 1,550 suites in 3 high-rise concrete towers of 43, 51 & 64 storeys (one of the tallest residential buildings in Western Canada), which are currently under construction and is estimated to complete between 2023 to 2024.

Gilmore Place is a transit-oriented project. It is conveniently located near the SkyTrain, just approximately 5 minutes away from Highway No. 1. It takes only about 15 minutes to downtown Vancouver, 15 minutes to the North Shore and 1 station away from the Brentwood Town Centre.

The three towers will be connected via a 6-floor podium that will serve as a base for 75,000 square feet of amenities. Those include outdoor & indoor swimming pools, 2 fitness centres, a bocce court, landscaped dog park, bowling alley, karaoke room, children’s outdoor play area, golf simulator, multi-purpose sport court, barbecue facilities, movie theatre, guest suites for visitors etc. In addition, the residents of Gilmore Place will also enjoy the beautiful ocean, mountains and downtown Vancouver views on the 35th floor Sky Lounge in Tower 2.

All three buildings will feature double-height lobbies and 24-hour concierge services. The homes have generous size balconies or terraces, expansive windows & 9-foot-high ceilings that will maximize natural light while capitalizing on the panoramic views. All homes have in-suite controlled air conditioning, heating & ventilation.

All homes come with a built-in nook with composite stone countertop, complete with plug-in USB outlet for your electronic devices. Top-notch European appliances include Fulgor Milano & Blomberg, with NuHeat heated floors in master or primary bathroom.

There is a selection of One Bedroom, Two Bedroom and Three Bedroom ranging from 550 to 1,090 square feet.

Golden Bay Area Property Investment

Developer

Onni Group, one of North America’s leading private real estate developer with more than half a century history.

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A world-renowned German manufacturer for bathrooms and kitchens, hansgrohe provides innovative solutions that infuse intelligent functionality, outstanding design, and enduring quality.

As an all-rounder for the modern family bathroom, the new Croma E range features SoftCube design with softly rounded corners. This product range boasts the usual outstanding hansgrohe spray technology, combined with optimal safety functions. Thanks to the CoolContact technology, the faucet never gets too hot, while the SafetyStop at the thermostat handle prevents any unexpected rise in water temperature, allowing parents to send their children off to the bathroom with no worries.

The CoolContact technology prevents the Ecostat E thermostat housing from heating up, keeping it cool to the touch at all times. The cold water flowing in at the wall connection on the right passes through the basic unit behind the entire front and top sections and towards the thermostat cartridge, which is installed on the left-hand side of the basic unit. The hot water is guided from the wall connection directly to the thermostat cartridge. The mixed water from the thermostat cartridge then passes through the back and bottom sections towards the right and on to the shut-off diverter valve.

The SafetyStop at the Ecostat E thermostat handle also prevents any unexpected rise in water temperature and eliminates the danger of an excessively hot shower.

With the new Showerpipe shower slide, the hand shower can be adjusted to the appropriate height with ease. The select function is integrated into the intuitive hand shower, making it simple to choose one of the three spray modes, viz. SoftRain, IntenseRain, and Massage, for an individual, extraordinary shower experience.

The only thing that could possibly top all that is the large head shower with the soft and voluminous RainAir spray for pure relaxation.

Thanks to the practical cleaning functions, such as the removable jet disc of the head shower and the QuickClean function, it’s easier than ever to remove dirt and limescale, leaving more time for the important things.

Hansgrohe introduces a safe and enjoyable shower experience with its Croma E and Ecostat E.

For an extraordinary shower experience

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axor-design.com
One light, four formats.

The brand new Dyson Lightcycle Morph™ light tracks natural day light and intelligently transforms for different uses – providing the right light at the right time, precisely where it is needed.

Fuelled by a frustration with things that don’t work properly and a relentless obsession with making them perform better, Jake Dyson introduced Dyson’s newest addition to its technology portfolio, the Dyson Lightcycle Morph™ light, to challenge the fundamental conventions of contemporary artificial lighting.

Engineered for versatility and inspired by natural light, the Dyson Lightcycle Morph™ has unique local daylight tracking and delivers light throughout a room in four different formats, as an indirect, task, feature or ambient light.

With the indirect light, the intelligent optical head smoothly rotates 360° to bounce light off walls, floors and ceilings.

The task light is a focused, powerful light for work, hobbies, make-up application and intricate tasks, engineered to help reduce eye strain and improve visual performance. In this mode, the Intelligent Optical Head produces a uniform distribution of high quality, powerful light, while achieving a low flicker score at full brightness (<1%) thanks to custom drivers and light engines. The Precision mode displays colour very close to daylight.

The feature light creates dramatic effects, highlighting art, colours and decorative features. Its 3-Point Revolve motion enables precise positioning.

The ambient light creates a comforting, orange glow. It is best for evening relaxation with its reduced blue light.

Harnessing technology

Dyson’s heat pipe technology draws heat away from the LEDs to provide a non-stop, energy-free cooling cycle, maintaining light quality for 65 years with light quality not diminishing over time.

Building on the core technologies of the Dyson Lightcycle™ task light launched in 2019, the Dyson Lightcycle Morph™ has the ability to emulate some of the properties of natural light in multiple different formats. Using Dyson’s unique Daylight Tracking algorithm and 3 warm, 3 cool LEDs, the Dyson Lightcycle Morph™ continually adjusts its colour temperature and brightness in relation to local daylight, providing the right light for the time of day depending on the user’s location.

The ambient stem demonstrates that form does not just follow function, but the two disciplines work hand in hand. The Dyson Lightcycle Morph™ is designed around a distinct aluminium-polycarbonate composite stem, rotationally perforated with 16,740 apertures. Mounted on the stem is an Intelligent Optical Head with 360° maneuverability. The stem is machined to a depth of just 0.7mm and formed of extruded aluminium to deliver a unique balance of high impact resistance and smooth light travel. The micro apertures create a soft gradient to the lit effect, and the highly reflective surface inside the aluminium core aids a flawless travel of light down the length of the stem.

Perfect lighting, just for you.

A 65-year-old needs up to four times more light than a 20-year-old. Personalised via the Dyson Link App, the Dyson Lightcycle Morph™ intelligently adjusts the brightness depending on the user’s task, age, mood and local daylight. Also, the Dyson Lightcycle Morph™ has pre-set modes: Study, Relax, Precision, Boost, Wake-up, Sleep and Away. It also has manual control with slide-touch dimming 360° maneuverability, providing customised light when and where it matters. All this, and with light quality that lasts decades, is made possible by Dyson’s pioneering Heat Pipe technology.

The Dyson Lightcycle Morph™ is now available in Hong Kong, priced at HK$4,980 for the Desk variant, and HK$6,580 for the Floor variant. It is available in Black/Black and White/Silver.

The brand new Dyson Lightcycle Morph™ light tracks natural day light and intelligently transforms for different uses – providing the right light at the right time, precisely where it is needed.
Property services made to measure

one unique property: Yours

Your property is unique.

But most property management companies don’t see it that way.

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