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Gated and guarded community properties getting popular


By HOON HEE HUI, pehjee@thestar.com.my

PROPERTY trend changes with the community's needs, expectations and tastes.

Landed properties in a gated and guarded community concept which is increasingly popular in cities, are catching up fast in smaller towns as well.

Perak is a good example.

Hua Yang Berhad has two of such projects coming in Perak, one in Bercham, Ipoh and one in Bandar Universiti in Seri Iskandar (Bus), about a 25-minute drive from Ipoh via the Ipoh-Lumut Highway.



Investment in these houses of housing, offering good and guarded projects, attracting 100 units of semi-detached houses, six bungalows and bungalows in Bercham.

Hua Yang BHD Perak branch manager Tony Ng said there were many enquiries and requests for landed properties in a gated and guarded community concept.

"Both projects are set for launching next year," he said in an interview in Ipoh on Wednesday.

Ng said there would be 106 houses with the gated and guarded project located off the Bercham main road, comprising 134 units of clustered semi-detached, 19 units six bungalows and four units bungalows.

These freehold units are expected to be priced between RM500,000 and RM1.2mil, Ng said, adding that the project is located in a mature neighbourhood.

Its facilities would include 24-hour security surveillance, he added.

The houses, with an eco-friendly and tropical contemporary design also includes a courtyard, Ng said.



Hua Yang BHD Perak branch manager Tony Ng explaining the company's upcoming projects in Bandar Universiti, Seri Iskandar, Perak.

Bercham, next to Ipoh Garden, is a happening place, known for its wide varieties of good food all day long.

In fact, Bercham is very much alive with eateries and pubs doing a roaring business at night compared to the city centre, Ng said.

He said bus loads of tourists from Singapore and China were often seen going to Bercham for food.

"It is a good place to do business, to work, live, entertain and relax," he said of Bercham - a bustling place with all the convenience though it could be jammed at times.

This, he added, would boost property development and the company's up-coming launch of the gated and guarded community was a step in the right direction.

"The prices may be relatively more expensive compared to areas that are not gated or guarded, but the demand for this style of living is definitely there," he added.

Over in Bandar Universiti, Ng said the Eco-Lake@Busi homes is a prestigious gated and guarded community project with semi-detached houses and bungalows.

Targeted to be launched next year, the project comes with 24-hour security surveillance, he said, adding that house owners could enjoy the facilities at the Busi Homes Club House.

The project is located within the well-planned and developed 335ha Bandar Universiti.

In terms of ambience, it faces a 10ha lake, he said, adding that other details were under planning and would be revealed soon.

Ng said the customer profile in Bandar Universiti also changed, with more people from cities coming in due to the rapid economic development in Marang and also universities nearby.

As such the demand for properties, like the gated and guarded ones, would be in demand, he said.

Ng said they were able to include a gated and guarded project in Bandar Universiti because they have the land area to do the planning.

For instance, the fencing up of the project must not affect the road network in the area, he said.

Hua Yang, with more than three decades of track record in property development, was founded by the late Ho Joo Heng who believed in the vital role of a family and home as a basic unit that leads to a strong community and nation.

In Bandar Universiti alone, it is home for over 10,000 individuals and families.

Ng said the company started to develop Bandar Universiti in 2002, and have completed some 2,000 houses to date, or 40% of the land area.

He said the remaining 60% of land with about 4,000 houses would be completed in about 10 years' time.

Bandar Universiti is a self-contained mini township.

Hua Yang also has projects in the Klang Valley, Negri Sembilan and Johor.

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