

# Opportunities for Engineers – Future Hotspots of Cities

URBAN ENGINEERING DEVELOPMENT SPECIAL INTEREST GROUP

reported by



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The Urban Engineering Development Special Interest Group (UEDSIG) invited Mr. Ishmael Ho, the CEO of Ho Chin Soon Research Sdn. Bhd., to give a pre-AGM talk on “Opportunities for Engineers – Future Hotspots of Cities” on 9 December, 2017. The event was well attended by 67 IEM members who were eager to learn more about the locations of the future hotspots of cities, specifically Kuala Lumpur, in the process of economic development.

Ho Chin Soon Research Sdn. Bhd. is a property information company that provides information on land use and ownership data to those in the property industry, including real estate developers, property consultants, real estate agents and related government departments. Incidentally, Mr. Ho is the son of Sr. Ho Chin Soon, Malaysia’s foremost map developer.

After session Chairman En. Azhar Azmi welcomed the participants and introduced the speaker, Mr. Ho began the talk with an introduction to Ho Chin Soon Research Sdn. Bhd. and explained the 3 real estate mantras/ determinants: Location, Timing and Branding.

He then elaborated on these three critical factors and pointed out past and present hotspots by making references to MRT 1, 2, 3 as well as branded developers and townships. Invariably, a successful project is one that is blessed with these three mantras/determinants coming together.



Participants at the UEDSIG pre-AGM

So how does one identify a hotspot? Mr. Ho ended his talk by predicting the locations of future hotspots in relation to the Kuala Lumpur-Singapore High Speed Rail (HSR) and the special development corridors resulting from it.

For the panel discussion that followed, Ir. Yam Teong Sian and Ir. Dr Wang Hong Kok were invited to join Mr. Ho on stage. Ir. Yam highlighted the factors which determined urban land use: General accessibility, special accessibility, additional factors and dynamic factors. As expected, the hotspots are commercial areas which enjoy the best connectivity with the rest of the city and their land value is the highest.

In an effort to link hotspots to the wealth generated by a city as a result of better connectivity, Ir. Dr Wang dealt with three concepts: Per capita in larger cities is higher, the theory of wealth refers to the price earned by an article and the house price decides the wealth of a city. Clearly, a city which is productive due to better connectivity is relatively wealthier.

After the panel discussion was the Q&A session, with lively engagement between the participants and the speakers. The talk ended with Ir. Dr Wang presenting a souvenir and a certificate of appreciation to Mr. Ho. ■