

Feng Shui Hotspots Powered by Market Data

The Speakers' Presentation Slides



MARKET DATA FENG SHUI **HOTSPOT** !!

CHAPTER 5

What is Environmental Feng Shui?

Our life fortune is affected by the environment we reside in. From a Fengshui perspective, the environment can be divided into BIG environment and SMALL environment. Generally speaking,

**BIG environment
affects people in a macro
SMALL environment
affects people in the details.**



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What are the big and small environments in property investment?

Big Environments

District, Area, 'Taman' or
Township

Small Environments

High-Rise Building, Landed Unit
or High-Rise Unit



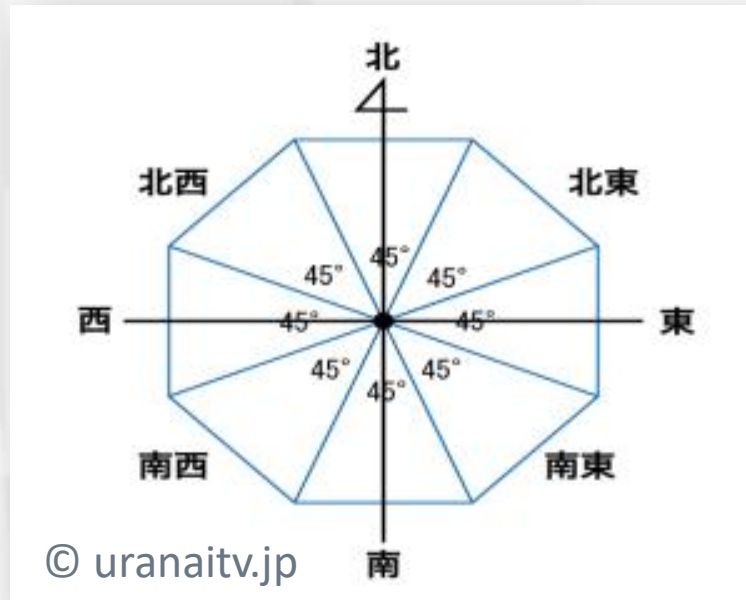
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Property Investment – Must Know

- 1 In the same BIG environment, the fengshui of the small environment has a decisive impact on the fortunes of people, because each person resides' in different small environment within the big environment, and the natural magnetic field received is different.
 - 2 It is for this reason that the fortunes of the households on the same floor are different, and the fortunes of the family members in the same house are also different.
 - 3 Although the small environment has a great impact on people, it must be known that big environmental Fengshui supersedes small environment.
- ★ Therefore, when choosing a property with Fengshui's consideration, you must first study the big environment before the small environment.

Big Environmental Feng Shui

2 considerations



Orientation

The direction or location against its surroundings



Terrain

Steepness and elevation against its surroundings.



***BIG ENVIRONMENTAL FENGSHUI
of***

Mutiara Rini

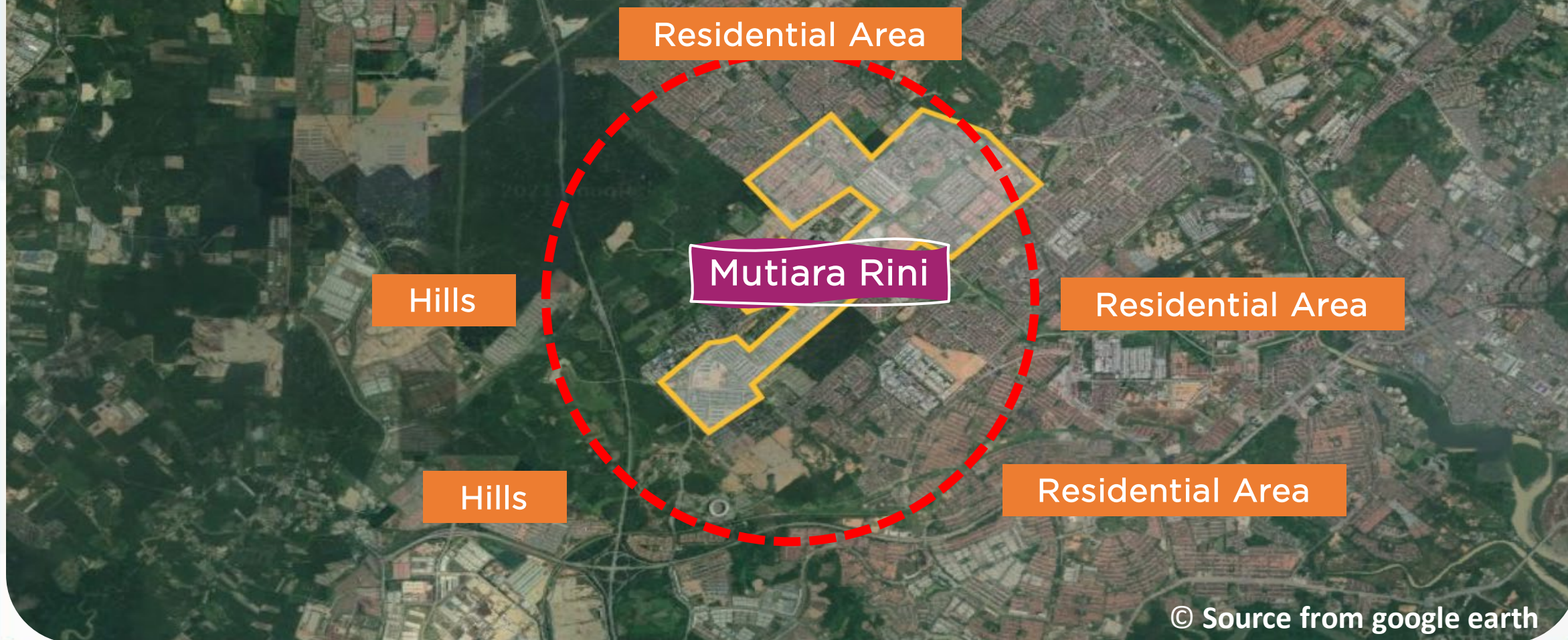


Mutiara Rini is located in Skudai District, West of Johor Bahru.

Mutiara Rini

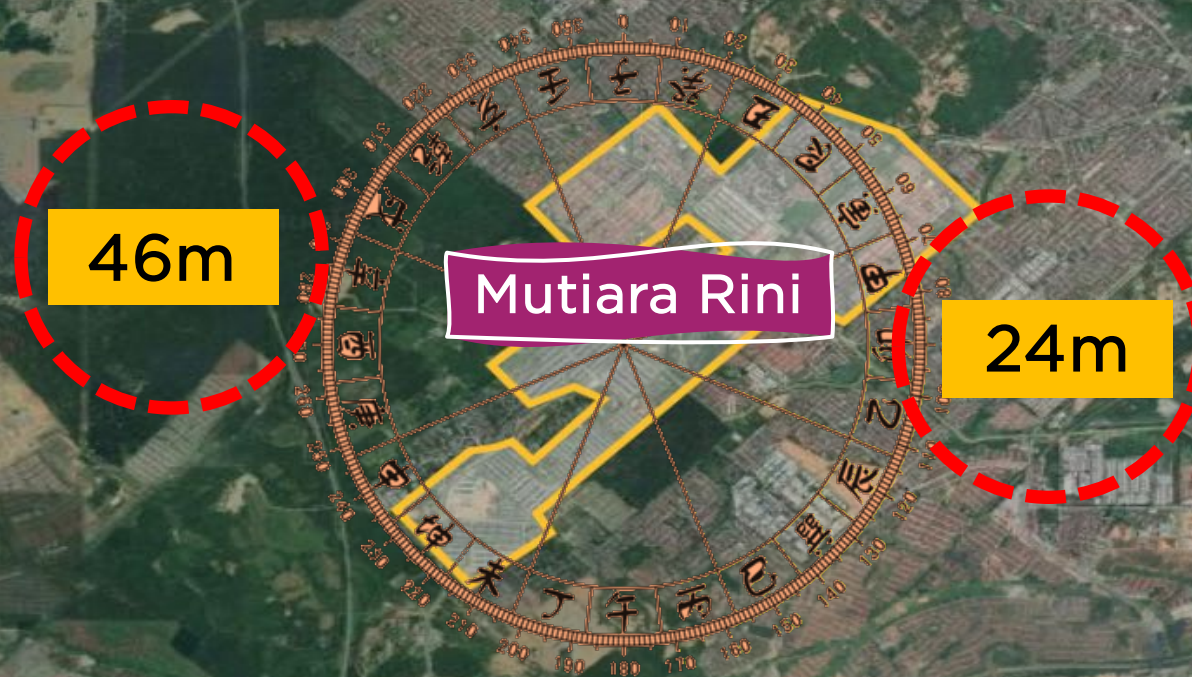
© Source from google earth

Mutiara Rini is township surrounded by hills and mature residential areas that form a natural barrier. This well-protected formation forms stable, good Feng Shui that promotes safety and health.



© Source from google earth

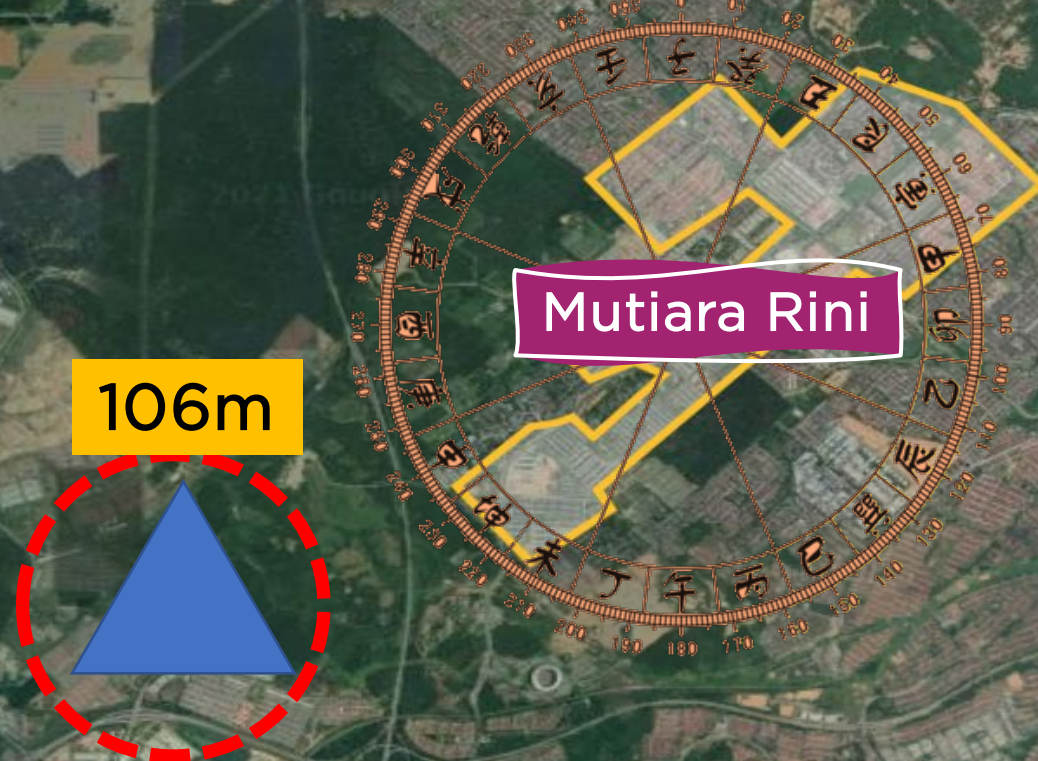
The terrain of Mutiara Rini is higher in the west and lower in the east. This topography will boost the fortune of those who wish to work abroad. It is also beneficial to residents who are into internet, e-commerce business.



© Source from google earth

There is a small hill in the southwest of Mutiara Rini that will boost the romance luck & interpersonal relationships of its residents. It also foster wealth of its female residents.

One can benefit from investing in real estate.



© Source from google earth



***SMALL ENVIRONMENTAL FENGSHUI
of***

RINI HOMES 8

Small Environmental Feng Shui

3 considerations



Orientation

The direction or location against
its surroundings



Terrain

Steepness and elevation of its
surroundings.



Public Amenities

Example: Banks, Schools, LRT
Stations, High Tension Wires,
Hospitals, Cemeteries

Rini Homes 8 is located at the southwest corner of the Mutiara Rini.

Mutiara Rini

Rini Homes

8

© Source from google earth

An aerial photograph of a residential development. A yellow outline traces the boundary of a specific plot. At the top of this plot, a red dashed circle highlights a building, with a red arrow pointing to it from a blue text box. A red double-headed arrow spans the width of the plot at its top, with an orange text box below it. At the bottom of the plot, another red double-headed arrow spans its width, with an orange text box above it. The surrounding area includes other residential buildings, roads, and green spaces.

Rini Homes 8
Main Entrance

Narrow Top

The terrain of Rini Homes 8 is narrow at the top and wide at the bottom that resembles a bag. This is a prosperous layout that promotes wealth and career luck of its residents and future generations.

The wide bottom will shape its residents to be magnanimous and emphatic.

Wide Bottom

© Source from google earth

The main entrance of Rini Homes 8 is located in the north of the residential area.

It is recommended that couples communicate more when disagreement arises.



There is a beautiful hill in the southwest that will boost the career luck of people who own businesses especially female bosses or people who wish to start their own business.

This hill will also improve the earnings of salaried employees.



© Source from google earth

© Source from google earth



Hill

Qi (Good energy) flows from the top of the nearby hill to the bottom into the township.
The units within the township will collect these prosperous Qi, in other words, collect wealth.

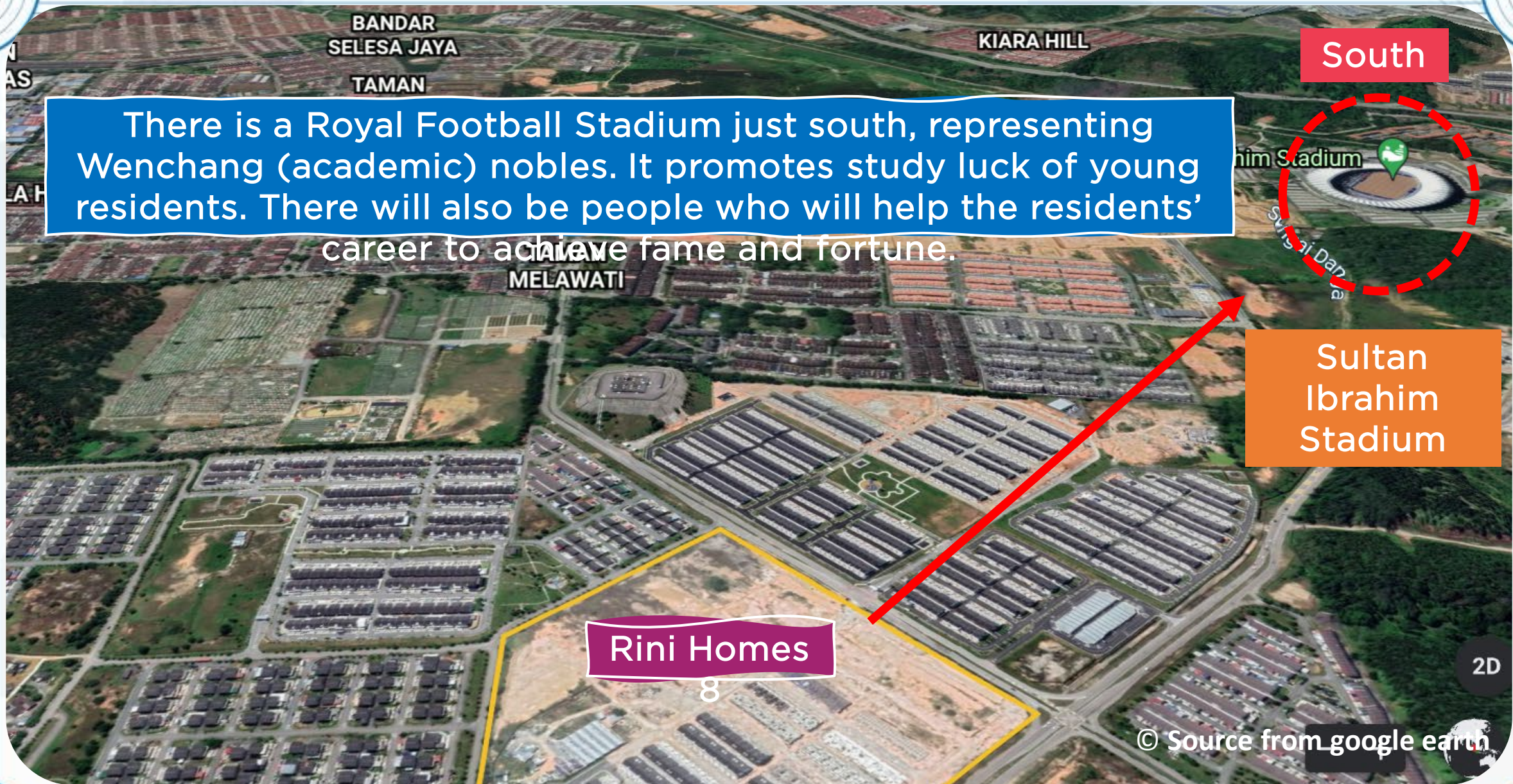
Future Launch

Rini Homes

8



Boustead Properties



There is a Royal Football Stadium just south, representing Wenchang (academic) nobles. It promotes study luck of young residents. There will also be people who will help the residents' career to achieve fame and fortune.

South

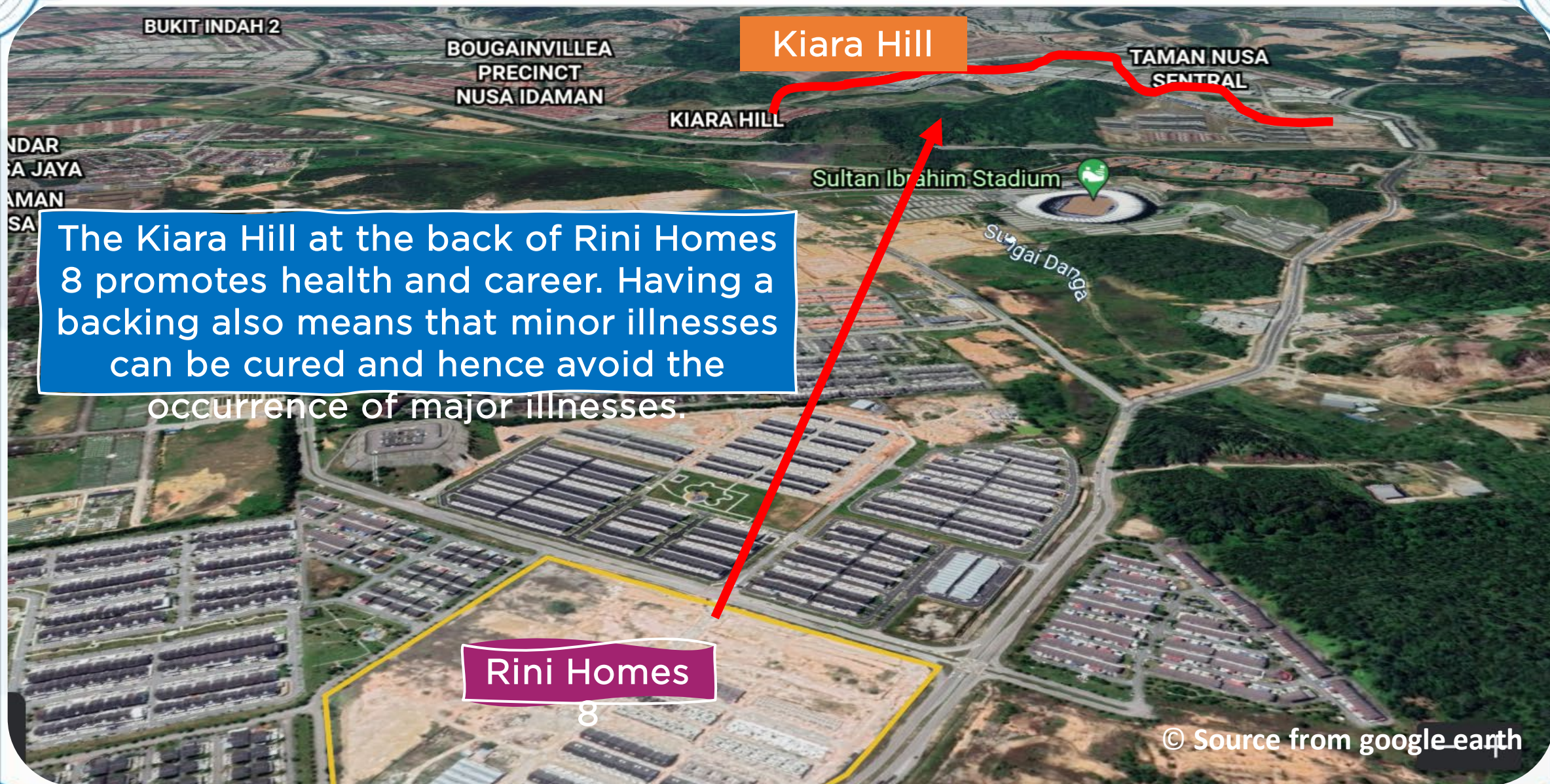
Sultan Ibrahim Stadium

Rini Homes

8

2D

© Source from google earth



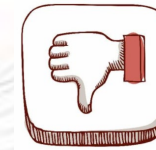
The Kiara Hill at the back of Rini Homes 8 promotes health and career. Having a backing also means that minor illnesses can be cured and hence avoid the occurrence of major illnesses.

© Source from google earth



Notable Strength

- ✓ Narrow Top, Wide Bottom
"Bag" shaped Terrain
😊 Promote Wealth & Prosperity
- ✓ Hill to the Southwest
😊 Boosts bosses' luck especially female bosses
- ✓ Qi from top of the hill
😊 Collects wealth
- ✓ Kiara Hill as "Back Support"
😊 Boosts fortune & career
- ✓ Royal Football Stadium on the South
😊 Achieve great heights in studies & receive help in career



Negligible Weakness

- ✗ Main Entrance at the North
😞 Couples need to communicate more when disagreement arises.

FENGSHUI SUMMARY

Rini Homes 8

There is no environment or building with perfect Fengshui. Unfavourable Fengshui aspects can be avoided or improved.

FENGSHUI TIPS



01

Do not place a mirror on both sides or opposite the bed as these will cause insomnia and nightmares.

02

Potted plants are good for the family but be sure to choose those evergreen, sturdy ones that will not wither easily.

03

Bathroom is a place where sewage is discharged. Ensure that it is clean, not damp and doesn't emit outdoor. Keep it clean and dry to retain wealth.

04

Keep in mind to position the stove higher than the sink in the kitchen to avoid being bullied by others at work or play.

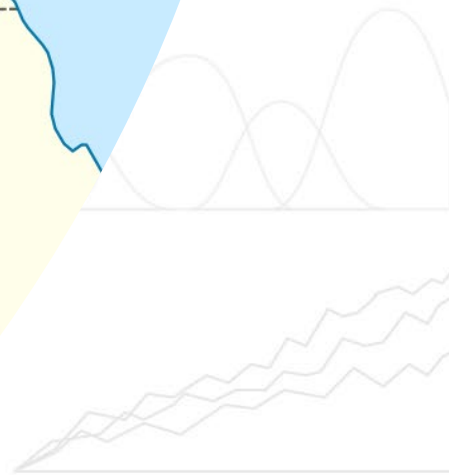
05

A bright living room will make you earn money faster, and a broken stove will make you harder to save money.

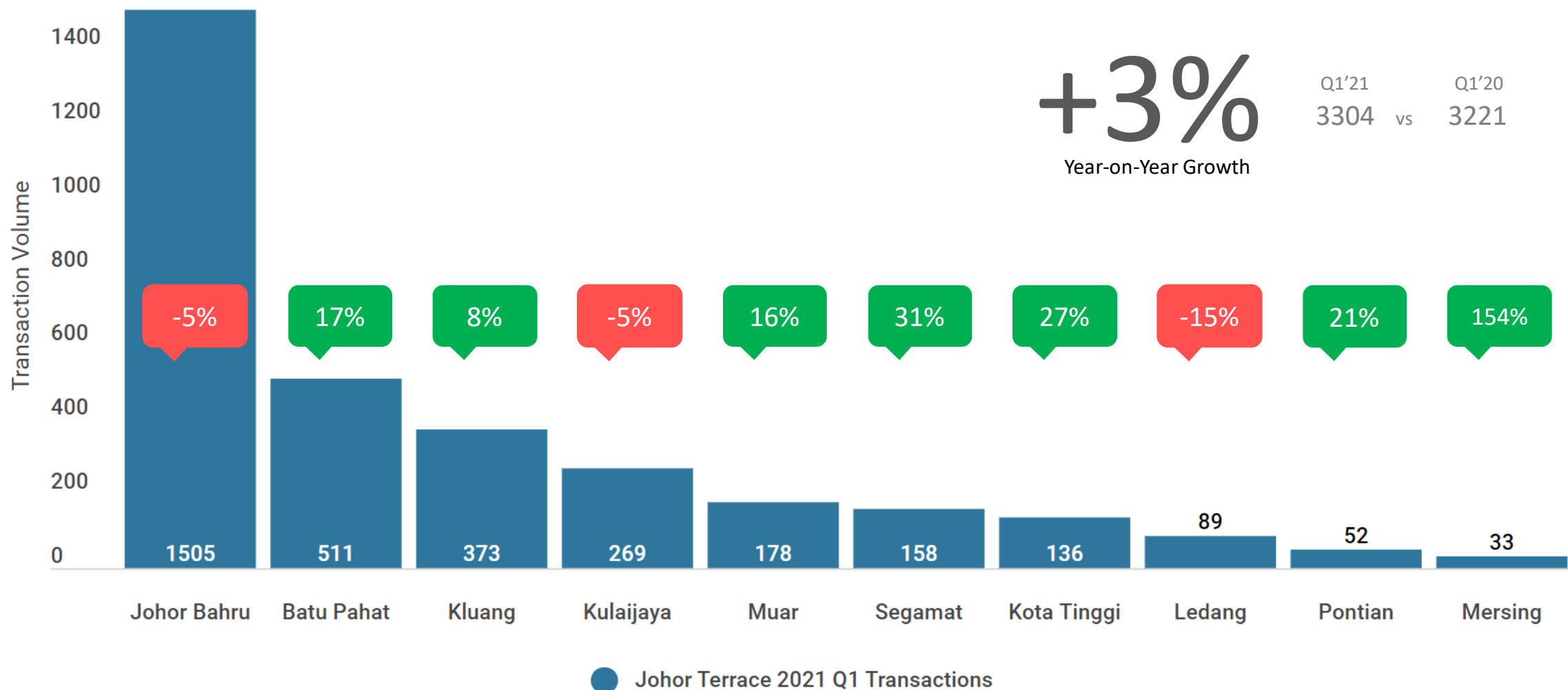


JOHOR

Terrace House Market Trends and Pricing

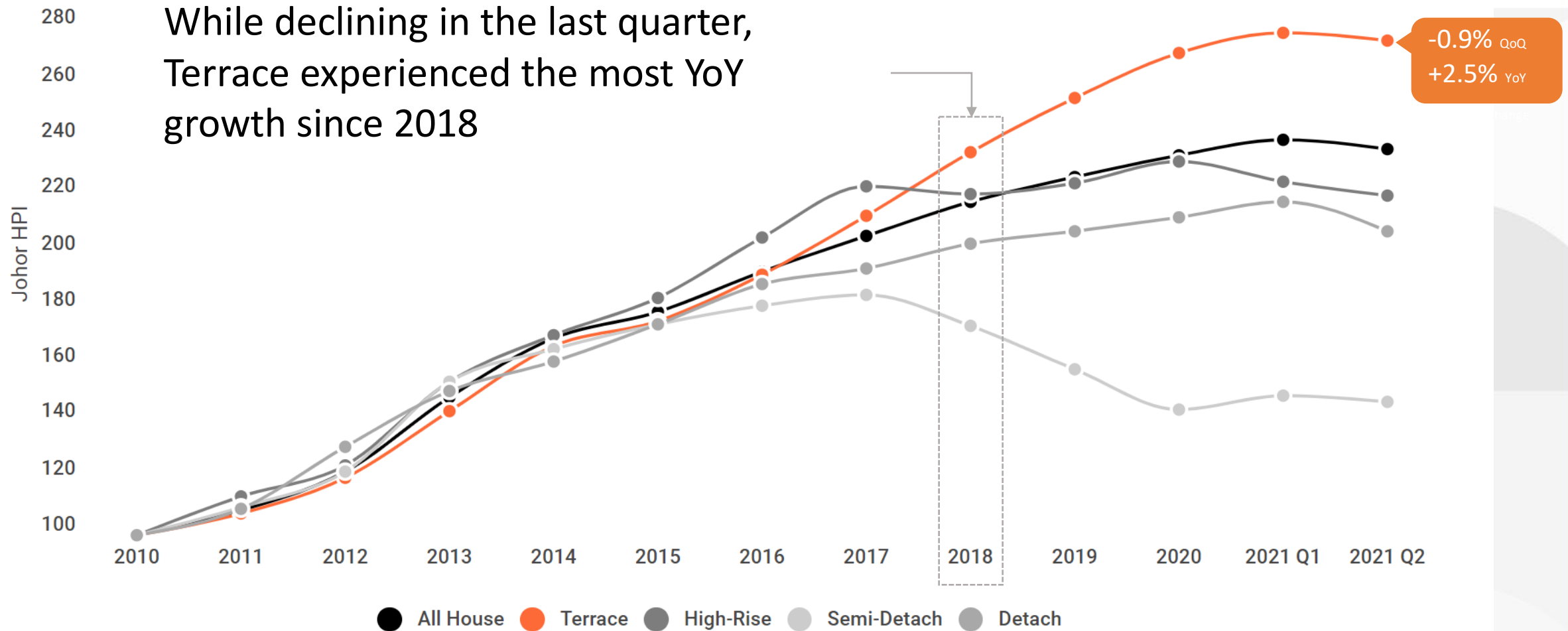


Terrace House Transactions—Johor Districts



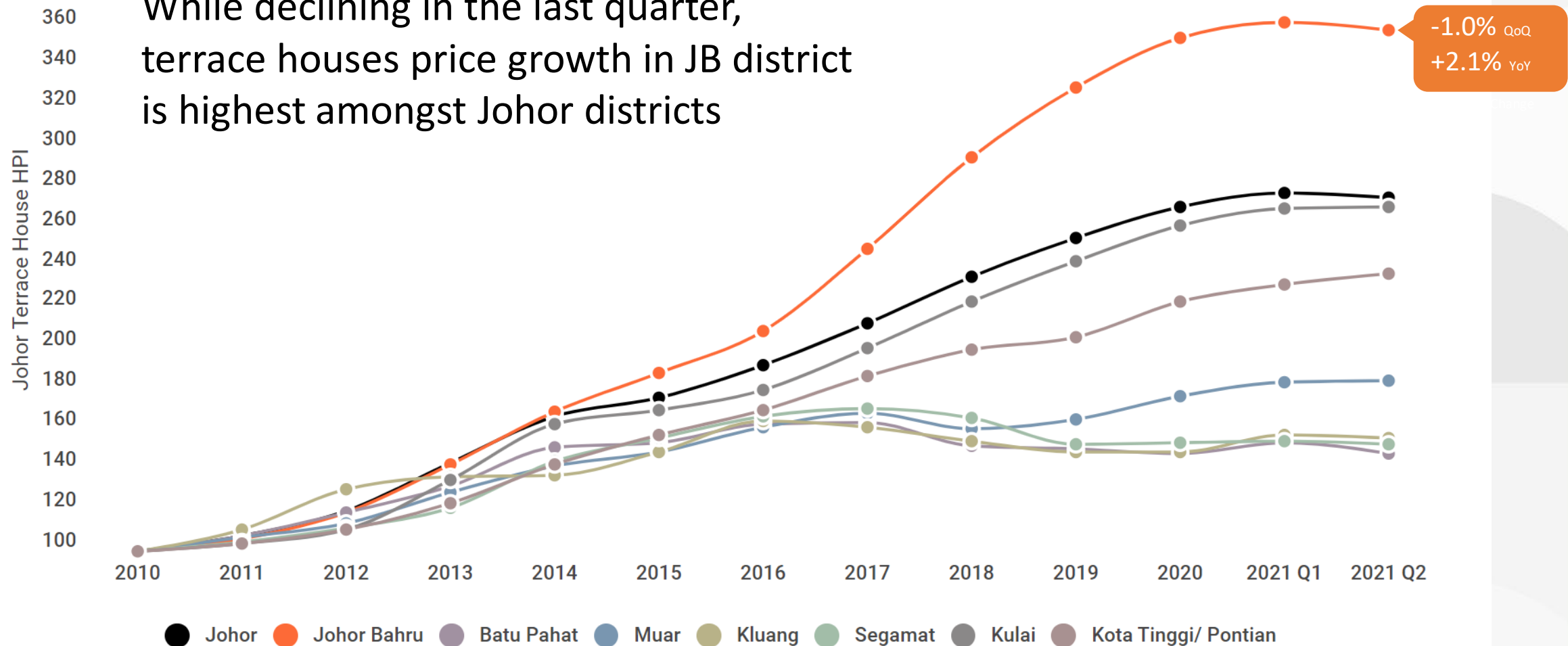
House Price Index – By residential type - Johor

While declining in the last quarter,
Terrace experienced the most YoY
growth since 2018

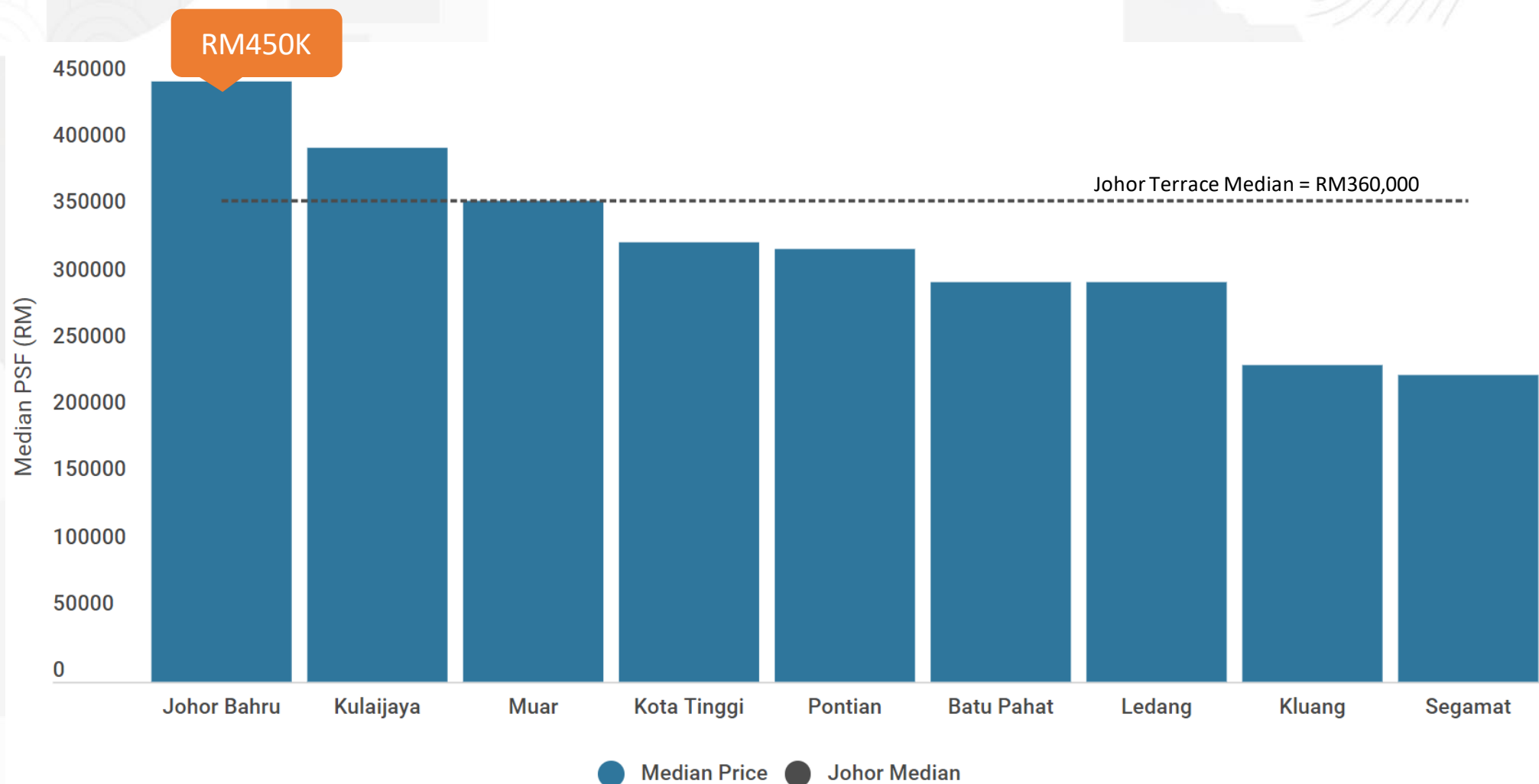


House Price Index – Terrace Houses by Johor Districts

While declining in the last quarter, terrace houses price growth in JB district is highest amongst Johor districts

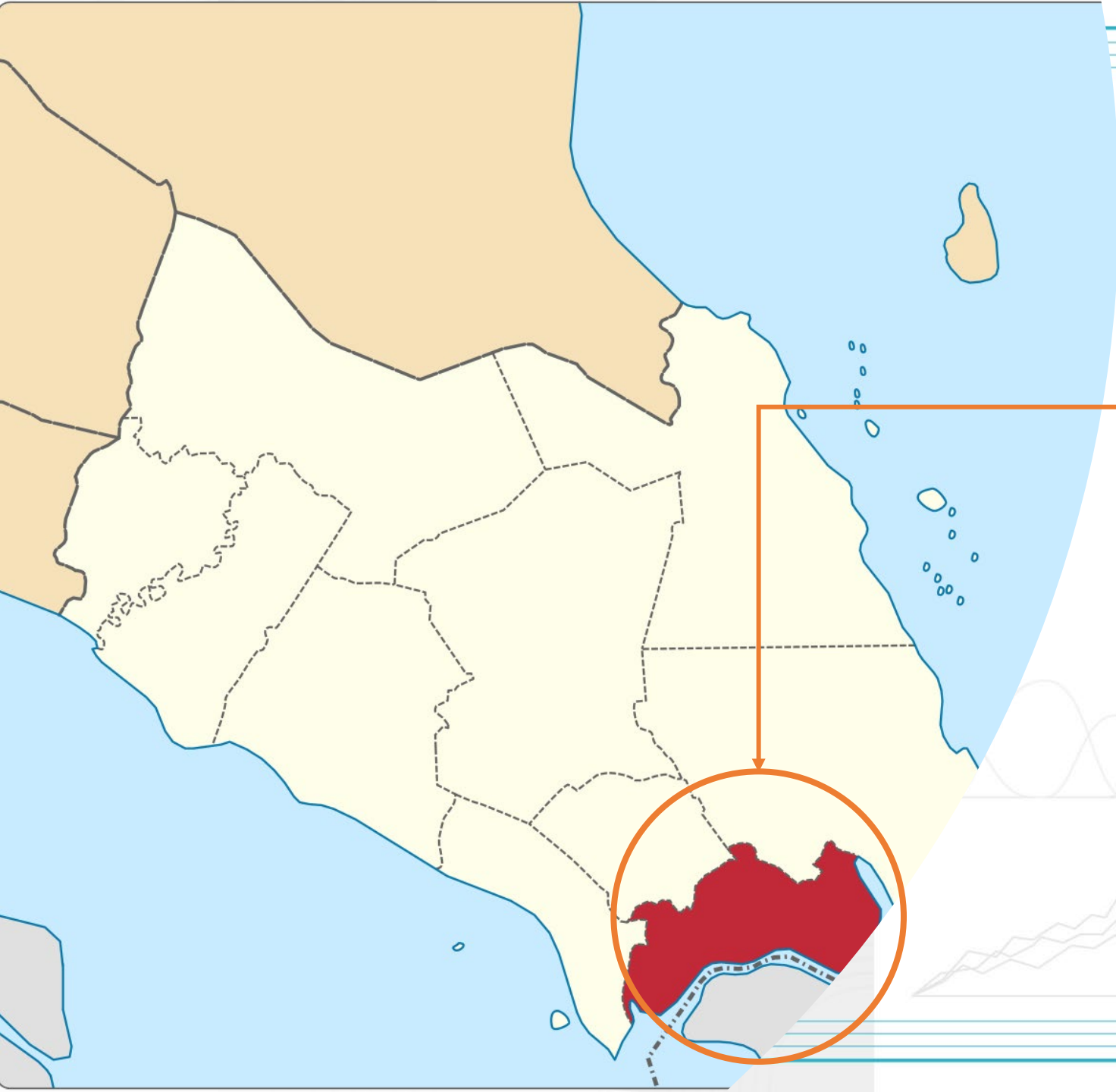


Terrace Houses Median Pricing – By District



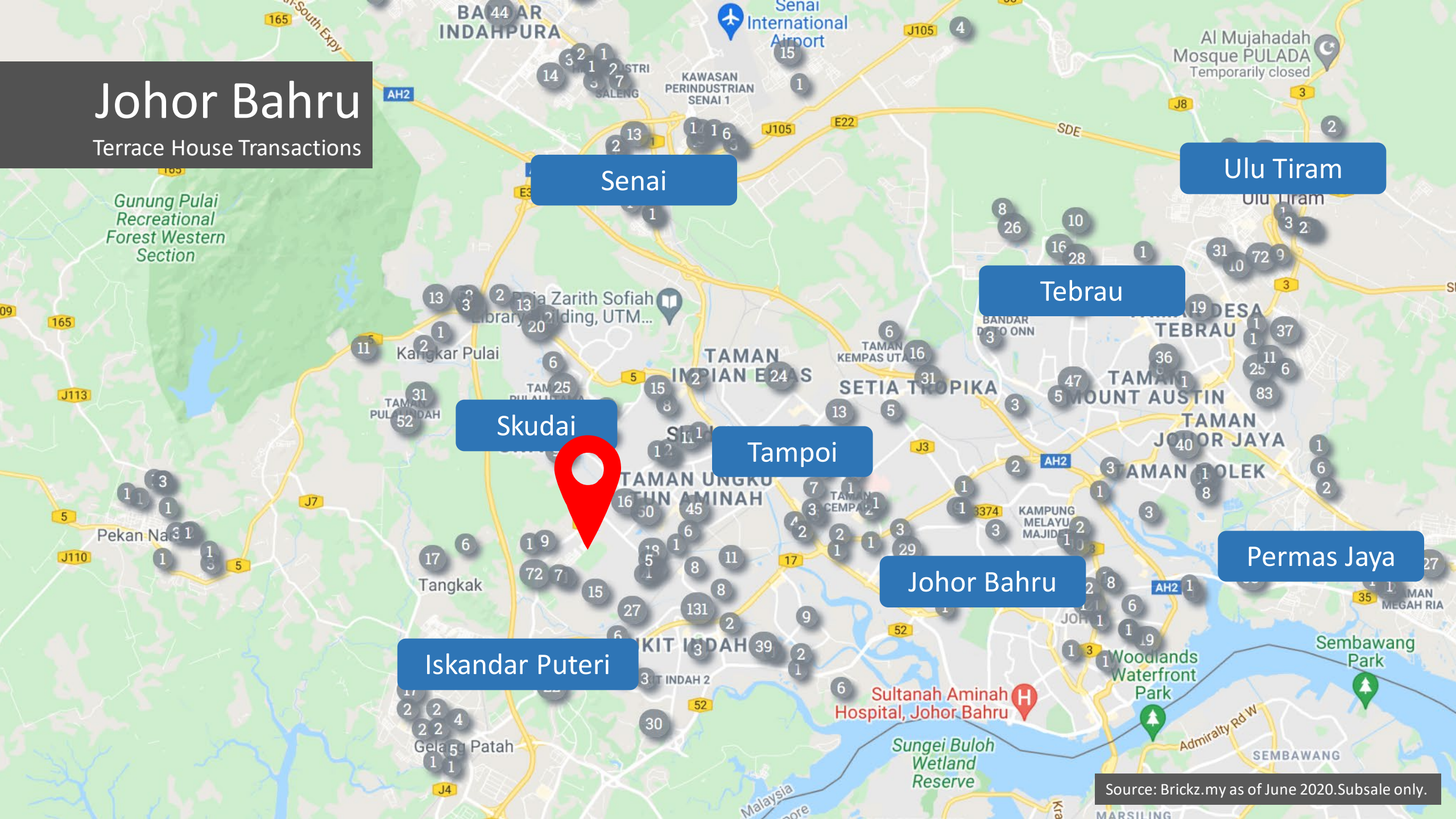
Johor Bahru

Transactions and pricing



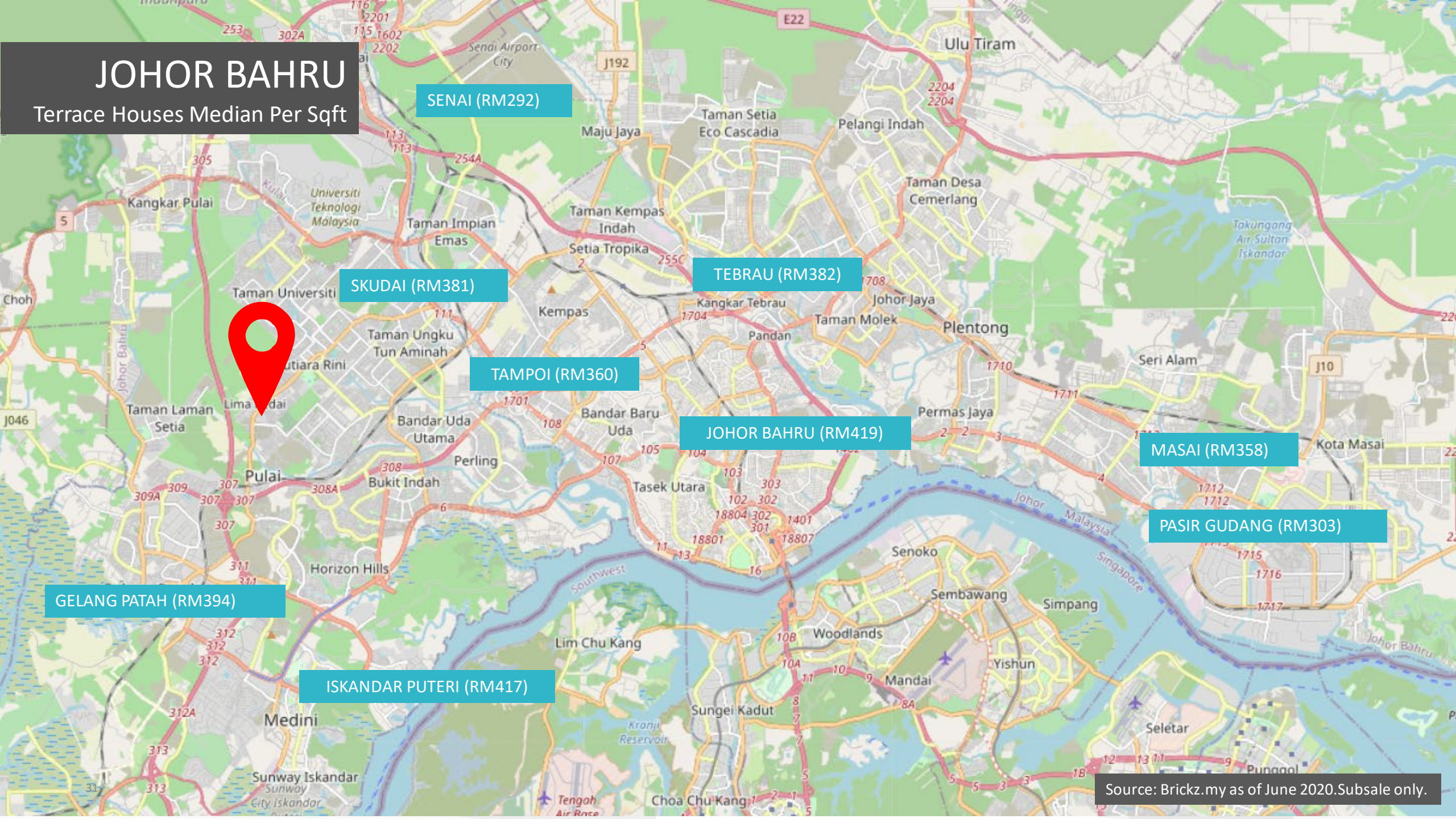
Johor Bahru

Terrace House Transactions



JOHOR BAHRU

Terrace Houses Median Per Sqft



Terrace House Transactions Median Per Sqft

TAMAN UNIVERSITI
RM338PSF | RM500K MEDIAN

1,500sf

TAMAN MUTIARA RINI
RM324PSF | RM720K MEDIAN

2,221sf

TMN UNGKU TUN AMINAH
RM296PSF | RM550K MEDIAN

1,861sf

TAMAN SUTERA UTAMA
RM406PSF | RM850K MEDIAN

2,094sf

TAMAN SRI ORKID
RM325PSF | RM600K MEDIAN

1,848sf

RINI HOMES 8
RM295 PSF | RM672K MEDIAN

2,280sf

SETIA ECO GARDEN
RM363PSF | RM580K MEDIAN

1,600sf

TAMAN BUKIT INDAH
RM360PSF | RM700K MEDIAN

1,944sf

A close-up, low-angle shot of a lavender field. The lavender spikes are in sharp focus in the foreground, while the background is a soft, out-of-focus blur of more lavender plants. The lighting is bright and natural, creating a warm and serene atmosphere.

RINI HOMES₈

Phase 6M | 22'x70'
Double Storey Terrace House

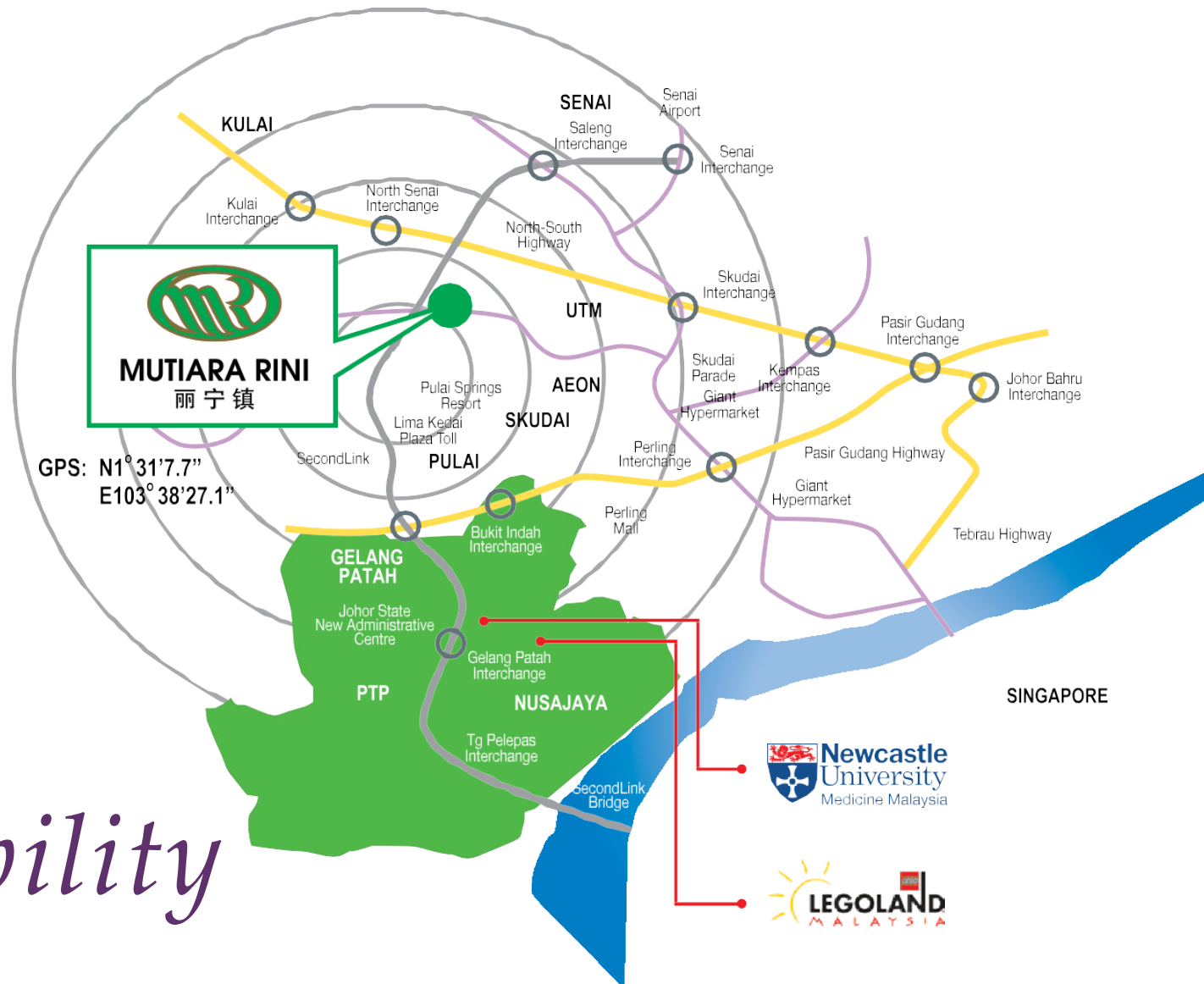
Conveniently located with easy access to immediate facilities and amenities. Pleasant environment with good neighbourhood bring you healthy lifestyle.

There are only 216 units for Phase 6M, so don't miss out on this opportunity.

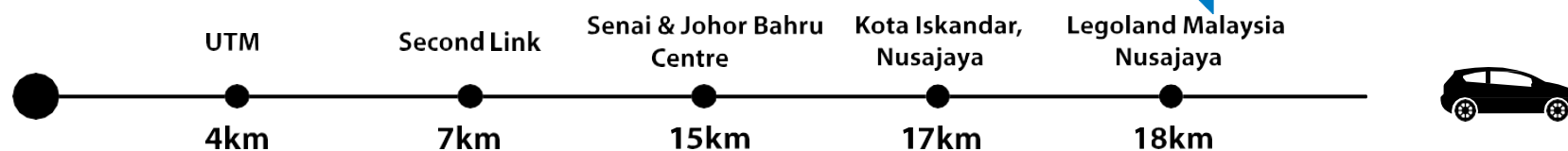
Lifestyle Amenities

- 64-acre Urban Forest & Recreational Centre with fruit trees, palms and eco ponds
- Bustling commercial district with local shops, banks and petrol kiosks
- 32km bicycle track & jogging tracks
- Primary & secondary schools
- Thorburn Chinese Primary School
- Police Station & Mosque
- Tamil Primary School

Payment exceeded RM5,000 must be in the form of a banker's cheque or a bank draft payable to Mutiara Rini Sdn Bhd



*Easy
Accessibility*





Specifications

PHASE 6M TYPE MR118 | 22' x 70'

Built-up Area:
2,280 - 2,540 sq.ft
4 Bedrooms & 4 Bathrooms

Price:
RM 672,000.00_(min) - RM 935,000.00_(max)

Bumi price:
RM 571,200.00_(min) - RM 701,250.00_(max)

STRUCTURE

Reinforced concrete frame

WALL

Brick/Block walls with plaster

ROOF

Concrete roof tiles

CEILING

Skim coating for the living, dining, kitchen, bedroom 4, staircase area, balcony, terrace and porch
Fibrous plaster ceiling board for bathroom 4, part of kitchen, part of porch and first floor area.
Asbestos free ceiling for work area and external ceiling

FLOOR FINISHES

Living	- 'Porcelain' tiles with skirting
Dining	- 'Porcelain' tiles with skirting
Kitchen	- 'Porcelain' tiles
Utility(Store)	- Cement render
Staircase	- Timber strip (tread only)
Family Hall	- 'Porcelain' tiles with skirting
Bedrooms	- 'Porcelain' tiles with skirting/timber strip with skirting
Balcony	- 'Porcelain' tiles
Bathrooms	- Ceramic tiles
Terrace	- 'Porcelain' tiles
Car Porch	- 'Porcelain' tiles
Driveway	- 'Porcelain' tiles
Work Area	- Ceramic tiles

WALL FINISHES

External Wall - Plaster & paint

Internal Wall	- Plaster & paint
Kitchen	- 1500mm high ceramic wall tiles
Master Bathroom	- Ceiling height ceramic wall tiles
Bath 2 & 3	- Ceiling height ceramic wall tiles
Bath 4	- 1500mm high ceramic wall tiles

PAINTING	
External	- Weather shield paint
Internal	- Emulsion paint
Timber & Metal Works	- Gloss paint

DOORS	
Entrance	- Decorative door
Bathrooms	- PVC door
Sliding Door	- Aluminium framed
Others	- Fibreboard flush door
Door Frame For Others	- Metal door frame to all doors

WINDOWS	
Front, Side & Rear	- Aluminium framed casement & top hung

LOCKS	
Entrance	- Decorative lockset
Others	- Quality cylindrical lockset

FITTINGS	
Kitchen	- Single bowl & single drainer aluminium sink with swivel head tap
	- Tap at Front Yard & Work Area

SANITARY INSTALLATION

Master Bathroom	- Pedestal w.c.
	- Pedestal wash hand basin
	- Toilet roll holder
	- Shower rose
	- Tap

Bath 2,3 & 4	- Pedestal w.c.
	- Wash hand basin
	- Toilet roll holder
	- Shower rose
	- Tap

FENCING	
Front, Side & Rear	- 600mm high m.s. fencing on 900mm high wall
Gate	- 1500mm high m.s. gate
Water Tank	- 200 gallons

ELECTRICAL INSTALLATION	INTERMEDIATE	CORNER
13 amp Power Point	16	16
Lighting Point	23	25
Telephone Outlet Point	1	1
TV Outlet Point	2	2
Fan Point	7	7
Heater Point	3	3
A/C point	3	3
Gate Bell Point	1	1
Gate light point	1	1
Auto gates point	1	1

OTHER FEATURES

Electricity meter, water meter & letter box located at the gate post



GROUND FLOOR



FIRST FLOOR



Specifications

PHASE 6M TYPE MR119 | 22' x 70'

Built-up Area:

2,280 - 2,540 sq.ft
4 Bedrooms & 4 Bathrooms

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RM 672,000.00_(min) - RM 925,000.00_(max)

Bumi price:

RM 571,200.00_(min) - RM 697,000.00_(max)

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Gate Bell Point	1	1
Gate light point	1	1
Auto gates point	1	1

OTHER FEATURES

Electricity meter, water meter & letter box located at the gate post



GROUND FLOOR



FIRST FLOOR



Developer:
MUTIARA RINI SDN BHD (311297-H)
A Member of  Boustead Group

JOHOR BAHRU SALES OFFICE:

No. 21, Jalan Jasa 25, Mutiara Rini 81300 Skudai, Johor Bahru. Tel: 07-558 6080 Fax: 07-558 4080

KUALA LUMPUR OFFICE:

18th Floor, Menara Boustead, 69 Jalan Raja Chulan, 50200 Kuala Lumpur. Tel: 03-2141 9044 Fax: 03-2143 0075

- Developer's License: 6737-96/10-2022/0651(L)
- Advertising and Sales Permit No.: 6737-96/10-2022/0651(P)
- Validity period :02/10/2020 - 12/11/2021
- Expected Date of Completion : October 2022
- Plan Approval No : MBIP(JB)RP/8/22/2019(17)
- Building Plan Approving Authority : Majlis Bandaraya Iskandar Puteri (MBIP)
- Tenure of Land : Leasehold 991 (Expired 04/09/2911)
- Land Encumbrances : Nil
- No. of Units : 216 units
- Price : MR118 RM672,000.00 (min), RM935,000.00 (max),
MR119 RM672,000.00 (min), RM925,000.00 (max)
- Bumi Price : MR118 RM571,200.00 (min), RM701,250.00 (max),
MR119 RM571,200.00 (min), RM697,000.00 (max)

Website : www.mutiararini.com.my
E-mail Us at : salesjb.mrini@boustead.com.my

Enquiry Hotline : **07-558 6080**

End Financiers:



Boustead Properties



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smartphone
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our website

**IKLAN INI TELAH DILULUSKAN OLEH
JABATAN PERUMAHAN NEGARA**

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