

Buyers over the moon

OC to be issued once new trees planted in Batu Ferringhi housing project

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M. MURLY

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HOUSE buyers of the RM190mil Moonlight Bay project in Batu Ferringhi, Penang, can look forward to moving into their units by August, two months ahead of schedule.

Ivory Properties Group project director M. Murly said the keys were scheduled to be handed over to the buyers by July and the Occupational Certificate (OC) issued by August.

He gave an assurance that the hill slope development project complied with local and Hong Kong hill slope standards while the retaining walls met the international safety criteria adopted in Hong Kong, United States and

Europe.

"The foundation for each villa is reinforced with caisson piles, which are structurally strong enough to support a 10-storey building," he told reporters during a site visit last Friday.

Perched about 250 feet above sea level, the project comprises 70 four-storey luxurious villas priced between RM2.7mil and RM4.58mil while the 20 low-rise condominiums cost from RM1.23mil to RM1.38mil each.

Except for a few bumiputra lots, the rest of the villas have been sold out while only 30% of the condo units are still available.

Murly said: "The villas' value has, in fact, appreciated by between 30% and 50% since the project's launch three years ago."



Resort living: Moonlight Bay's OC is expected to be issued in August.

He also claimed that the buildings could withstand earthquakes of up to five on the Richter scale.

He said their engineers had to overcome technical challenges in the project and that every stage of its construction was being monitored and certified by three teams of independent engineers.

"We took extra precautionary measures every step of the way to not only protect the environment

but to also retain as much greenery as possible," he noted.

Murly said 70% of the 5.6ha of land was cleared for the project and that for every tree chopped down, the developer had to plant a new one.

"We will only get the OC when we fulfill this requirement of planting new trees.

"We are still asserting the location where the trees will be planted," he

added.

He said the company had plans for long-term hill slope maintenance, and that annual checks would be conducted to see if there were any soil movement.

According to Murly, Moonlight Bay was declared the winner in the 'In Penang, My Preferred Second Home Property 2007' and it had also bagged several international property awards previously.