

Year of the boar ushers in recovery

- A few ups and downs expected for the year but recovery in sight
- **Earth**, wood and fire elements bring benefit to developers but subsale market will take a back seat
- **Individual** buyers will still need to look at their 'gua' number among other feng shui considerations



by Joseph Wong

As the boar displaces the dog as the new Chinese Zodiac animal, its influence on the property sector is expected to usher in more favourable aspects to the property market. The earth, wood and fire elements will bring better fortune to developers and property-related industry players.

The property market had entered a more challenging phase since 2016, but this year, despite facing further challenges, it will see positive signs emerging.

"It is still a buyers' market, so when we come to this year, we should see some positive signs. For 2018, we saw the starting of the transformation of the new world order. In this transformation we saw a lot of changes," says feng shui master Kenny Hoo, who is known for his unique combination of traditional feng shui methodology and modern, scientific tools and technologies.

He describes last year as one filled with challenges as evident in the economy and the property market.

"There was the oversupply of stock so there was a scramble for buyers with developers competing with each other which was good for the buyers.

"Developers gave out good rebates and promotions and there was even competition from the subsale market," Hoo says.

Last year saw a change in government which was a first for Malaysia, he says.

"A lot of countries also changed direction. 2018 also saw the start of a trade war [between China and the United States of America]," he adds.

Each country continues to dispute tariffs placed on goods traded between them.

US President Donald Trump had promised in his election campaign to fix China's "long-time abuse of the broken international system and unfair practices".

The economic disputes occurred before China's entry into the World Trade Organisation but former US presidents George HW Bush, Bill Clinton, George W Bush and Barack Obama all failed to resolve the problems.

Year of integration

"We name this year as the year of integration. We are hopeful that

world leaders will work together and with the emergence of new technologies, it will create new opportunities," Hoo says.

He points out that 2019 has the number nine in it, which is a fire element that will trigger further development.

"This year is about innovation, creativity and technology. The nine will also breathe new life into the property sector," he says.

The earth element, says Hoo, will be the most influential element and this will balance out the whole system.

He says earth-related sectors will be more prominent, for example, the government is likely to provide more support for the property sector, new policies to boost the market and financial solutions will emerge.

"The property industry is linked to some 200 other industries so the revival of the property market will also help the other industries as well. So 2019 will be favourable to the property market. We should see more after July," he says.

The compositions of the *qi* (energy) in 2019 show that the west will not be favourable, he says, adding that there is more favourable *qi* for the north and south.

This means that property development to the north and south will see more activities this year.

Essentially, places like Penang will likely see more activity while Ipoh which is seeing good tourist numbers will see its property sector benefit from the tourism industry, he says.

Johor has a vibrancy of its own which despite the current overhang is expected to see a



Penang will see more activity in the property sector

clearing up of its existing supply, Hoo adds.

Meanwhile, the west of Kuala Lumpur may see some issues which will affect the property market, he says.

"Favourability from the feng shui point of view means whether the dragon *qi* has access to the 'favourable' places. Feng shui is all about relativity studies," he says.

Hoo points out that *qi* can be strengthened.

For example, some malls were quiet until the MRT linked their premises, bringing in people which strengthened the *qi* of the mall.

The Chinese boar's ambivalent nature makes the property industry both predictable and unpredictable at the same time, making this year's market an interesting one, says feng shui master Prof Joe Choo, who is

also the Malaysian Institute of Geomancy Sciences president.

More significantly, 2019 is the year of the wood boar, which means the primary market of the property sector will see a better year ahead.

"Many people have assumed that this year is an earth boar, but 2019 is actually a wood boar," she tells *FocusM*.

Not good for sub-sale market

She points out that there is a strong wood element in 2019's boar, making it a good year for developers but not so good for those seeking to sell their homes.

"The subsale market will not be good this year so sellers should seek to hold back on selling their property if they can. Unless they have no choice, it will not be a good year to sell and can be a painful exercise," she cautions.

Given the current number of overhang properties in the market, this prediction makes sense as higher supply versus lower demand usually means lower prices.

Wood represents life energy, health and growth, she says.

"So developers will have a better year given that the elements favour new construction over what is already built. Property agents should also concentrate on selling new projects," she adds.

For new home buyers, buying in a new development will also benefit them more, given that they will have to take other feng shui factors into consideration, she says.

While generally, people look for things like water in front of their homes, backed by a hill or mountain, and which direction they are facing, they need to look into their "gua" number too, Choo explains.

Having running water in



This year is about innovation, creativity and technology, says Hoo



The subsale market won't be good so sellers should delay selling their properties, says Choo

good thing is that developers will have many different units with different designs and facing different directions," she says.

This gives buyers a better option in selecting a unit that would best suit their gua number and ultimately their lives as they can channel the *qi* to their benefit, she says.

Unlike a subsale home, it is a fixed unit so there are fewer options unless that property happens to coincide with the buyer's gua number, she says.

For investors, Choo says the property market is still one of the best ways to safeguard the

value of their money.

"You can't put all the money in the bank," she says.

This is common sense as inflation would erode the value of money over time and the interest earned is seldom sufficient to offset this value erosion.

"Besides, developers will be offering many attractive packages and even financial aid to buyers in the year of the boar. This is good for the buyers.

"In addition, they will have many different choices that will best suit their budget as well as maximising the gua aspects of their home to increase their *qi*," Choo explains. *FocusM*



The west of Kuala Lumpur is not expected to do so well this year

Calculating your 'gua' number

FOR followers of feng shui, knowing their gua number is an important step when it comes to deciding which home to purchase.

Many feng shui masters offer a different form of calculating gua but Mastery Academy of Chinese Metaphysics founder, CEO and master trainer Datuk Joey Yap's method is among the easier ones to understand.

For men, take the last two digits of the year of their birth and add them together until a single number is reached. Then subtract that single digit from 10.

For example, a male born in 1967. The number 6 + 7 = 13. Then 1 + 3 = 4. Minus 4 from 10 you get 6. So the gua number is 6.

For women, take the last two digits of the year of their birth and add them together until a single number is reached. Then add five to that single digit.

For example, a female born in 1959. The

number 5 + 9 = 14. Then 1 + 4 = 5. Add 5 = 10. A final step to make it into a single digit so 1 + 0 = 1. The woman's gua number is 1.

Feng shui energetically divides people into the east and west groups. Each group has several gua number types, so the east gua number group has the numbers 1, 3, 4 and 9 and the west gua number group has 2, 5, 6, 7 and 8.

"For those of you who are new to classical feng shui, the Eight Mansions is one of various systems of classical feng shui. And many of you may have already heard of your best 'personal direction' concept.

"Basically it categorises people into east group and west group - each with positive and negative directions based on the 8 cardinal directions of the compass (north, north-east, east, southeast, south, southwest and so forth)," Yap writes on his website.

Many people make the mistake of buying or renovating their house based

solely on their personal life gua, which can cause friction between a husband and wife, when they have opposing gua numbers.

"How can two people get along like this when one person's best direction is the other person's worst? And which east is the best? Will facing east in Bangsar or Kepong or Subang Jaya deliver the same results? Of course it won't!

"Why? Because you will be living in a different house that has its own house gua and each house gua has a different qi map that alters or determines the quality of your individual gua," says Yap.

"Even if a loving couple belongs to different life gua groups, all you need to do is to identify which sectors of the house that are suitable for both of them based on what's good in the house.

"A house has its own good and bad sectors too. Thus, regardless of whether you are east or west group, all you need to do is to

identify which are the good sectors of the house and use them accordingly! Then your problem is fixed," he says.

Couples would need to identify which sectors of the house are suitable for both, says Yap



Johor has a vibrancy of its own so despite the current overhang, it is expected to see a clearing up of existing supply