

**GWENDA'S  
PORTFOLIO**

**#TRANSLATIONS** 😊

# A \$1 TRILLION REVENUE OPPORTUNITY RIGHT WITHIN OUR REACH?



That is the Metaverse. A \$1 Trillion opportunity. At least, according to Digital Currency giants Grayscale Investments. So what does it mean? How do we secure our foothold in an industry that holds so much potential?

## *Breaking Through The New Technological Landscape*

Like with the arrival of new innovation, it is often met with confusion and uncertainty. We're here to **break that uncertainty** through expert insights and panel discussions that aim to explore the boundless possibilities of the metaverse.

This is your once-in-a-lifetime chance to learn and traverse this industry behemoth and learn all about this potentially trillion dollar industry!

Stop Waiting, Now's the Time to ADAPT! →



# 一万亿美金的收入机会，就在你我身边？



没错，它就是元宇宙，一个1万亿美金的商机。至少，数字货币巨头——灰度投资公司（Grayscale Investment）如此指出。那这意味着什么？我们又该如何在这个潜力十足的行业中，站稳脚跟？

## *突破科技新格局*

所有的创新事物，都充满了不确定性。透过专家分享和座谈会，打破这种不确定性，**探索元宇宙的无限可能性。**

抓住这个千载难逢的机会，与这头行业巨兽共同前行，你可以深入了解这个万亿美元商机！

别等了，现在成为前行者！ →



English



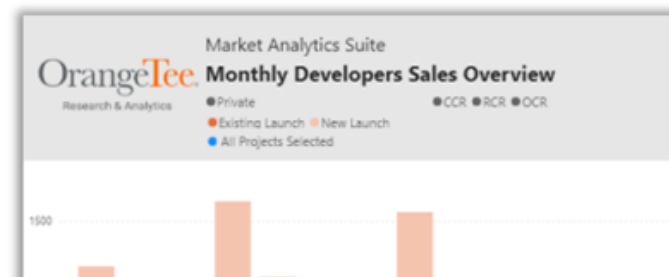
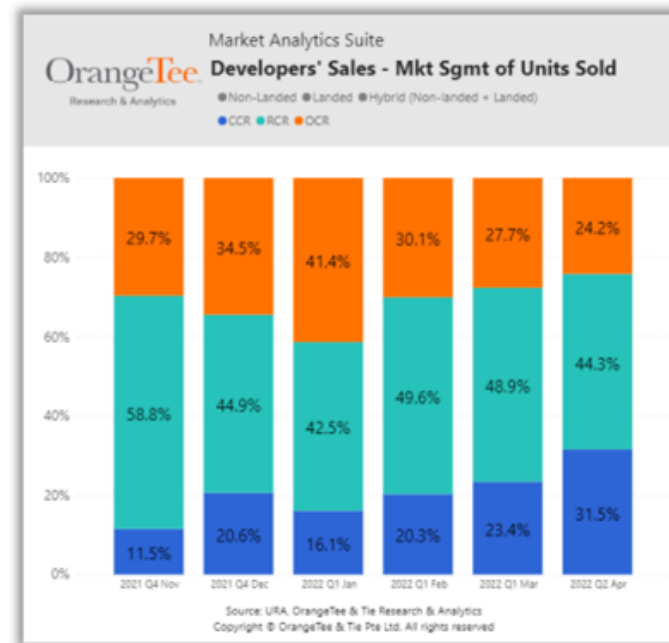
Chinese

At the upper end of the market, cooling measures did not deter buyers' thirst for premium homes. According to today's URA Realis data, transactions of at least S\$3 million rose from 89 units in March 2022 to 115 units in April 2022.

Private homes costing at least S\$5 million increased from 24 units to 35 units over the same period. 3 condos at Les Maisons Nassim located at Nassim Road were sold for above S\$35 million last month. The priciest home was an 8,633 sqft unit sold for S\$49 million or S\$5,676 psf.

Since the reopening of our international borders, there has been an uptick in foreign buying activities recently. 59 new non-landed private homes (excluding ECs) were bought by foreigners (NPR or non-Permanent Residents) last month, a 136 per cent increase compared to the 25 units inked in March 2022. Last month's sales were also above the past year's average (April 2021 to March 2022) of 40 units.

Last month, most foreign buyers bought homes in CCR (27 units) and RCR (27 units). Foreigners purchased only 5 condos in the OCR.

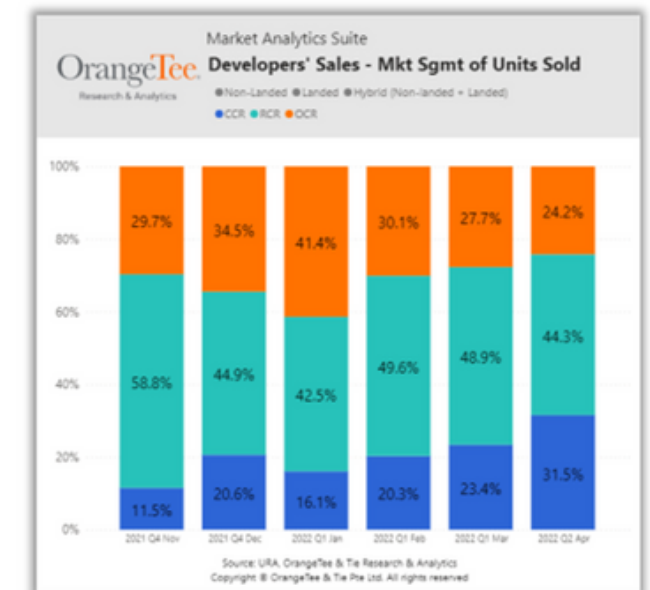


在高端市场，降温措施也阻止不了买家对高端住宅的渴望。根据新加坡市区重建局房地产资讯系统 (URA Realis) 的数据，成交额至少 300 万新元的交易从 2022 年 3 月的 89 个单位上升至 2022 年 4 月的 115 个单位。

同期，价值至少 500 万新元的私人住宅则从 24 个单位增加至 35 个单位。上个月，位于那森路的 Les Maisons Nassim 中的 3 个单位以超过 3500 万新元的价格售出。最贵的是一套 8,633 平方英尺的单位，售价为 4900 万新元或每平方米 5,676 新元。

自从国际边境开放以后，外国买家的购买活动有所增加。上个月，外国买家（非永久居民）购买了 59 个非有地房产（不包括执行共管公寓），相比起 2022 年 3 月的 25 套上涨了 136%。上个月销量超过了往年（2021 年 4 月至 2022 年 3 月）40 个单位的平均年销量。

上个月，多数外国买家都在核心中央区（27 套）和其他中央区（27 套）购买房产。外国买家在中央区以外只购买了 5 套公寓。瑞雅嘉苑在上个月完成 11 笔交易，是在外国买家中最畅销的项目，其次是 The Avenir（6 套）和时代豪苑（Midtown Modern，4



English



Chinese

**#CAPTIONING** 😊



**IQI Global**  
29 Jun · 🌐

买房不止是买房🏠，还要考虑手续、贷款、房屋保险等！

对于第一次买房的你，简直是头大到不行啊😫

小编深深理解你的担忧，所以特意为你整理了：  
🌟首购族买房手册🌟

✅它绝对能解除你90%的疑虑，  
赶快打开来看看📖：  
<https://www.iqiglobal.com/blog/cn/first-home-buyer-qna-malaysia/>



iqiglobal.com  
[year]年买屋子需要多少钱？为你解答首购族的9个买房心声

**IQI Global**  
5 Jun · 🌐

“怎么办... 到现在还没卖出第一套房子”😞!!  
房地产中介新手初入职场时，对于一切都还处于懵懂状态😳

除了基本的销售技巧外，新星还需具备其他技能，才不怕没有业绩!🔧

譬如说.....👉<https://www.iqiglobal.com/blog/cn/skills-for-new-agents/>

#房地产中介 #新人 #技能



**卖房秘笈大公开, 新人Agent必看!**

iqiglobal.com  
想要走上成功之路? 房地产中介新人不可忽略的7个技能

➡️ **1,300+ organic reaches within 11 days**

**IQI Global**  
8 Jul · 🌐

“他投资又赚钱了!”😄  
因为人人都想赚钱，投资一直都是一大热门项目🔥

但是，市场上的投资选择琳琅满目  
你知道哪个投资最适合你吗?🤔?

这里带你了解马来西亚5大热门投资类型  
赶快掌握，开启投资之旅吧!📈  
<https://www.iqiglobal.com/blog/cn/5-types-of-investment-popular-in-malaysia/>

#投资 #热门 #投资类型



iqiglobal.com  
投资什么最赚钱? 为您推荐马来西亚5种热门投资类型





Dr Chong Clinic

March 2 at 6:44 PM · 🌐



Are you ready? 🗓️ 1 day left to our **Beauty on Wheels @ Sri Petaling!!**  
准备好了吗? **Beauty on Wheels @ Sri Petaling**倒数1天啦!

We're ready to give out these exciting deals:  
我们明天将会送出这些超值惊喜哦:

- 🌟 **FREE Eyes Treatment** 免费眼部护理
- 🌟 **FREE Lips Treatment** 免费唇部护理
- 🌟 **RM100 Cash Voucher** RM100现金券
- 🌟 **10 Drs Body Products Sample** 身体护理试用装
- 🌟 **10 Drs Skincare Sample** 护肤品试用装

Stand a chance to win these prizes when you come for our lucky draw-spin tomorrow 🎉

We'll see you there! 😊

明天来参与我们的幸运轮盘抽奖, 就有机会赢取奖品啦, 我们明天见~ ✂️

#DrChongClinic #sripetaling #klinikmalaysia #skinclinic #laserclinic #aestheticclinic  
#aestheticmalaysia #luckydraw #freegifts #malaysia



Dr Chong Clinic

Sponsored

ID: 1585782065256277



### PICO Laser 3+3 Promo 🎉!!

Pico Laser is a wonderful laser that can help to treat a myriad of skin concerns.

👉 Be it scars, pores, freckles, or melasma... it is a good helper in fixing it and bringing back your radiant skin 🌟

Now you can experience it at **half the price, but double the sessions** with our Raya Deals ❤️

Get rid of your skin trouble before Raya arrives!

**Book your appointment @ 018-2528088**



**#EDM CONTENT** 



# ENGLISH

## HK-US (EDM)

**Subject Line 1:** 🤩 Wow, there are many benefits of moving to the US?

**Subject Line 2:** "The Big Apple" USA, great immigration benefits! 🍎 us

**Subject Line 3:** US housing rents rise by another 3.9%! 📈 🏠

**Preview Text:** The US has excellent benefits for immigrants and is a dream country for many us Whether you are simply looking to move, study, or retire, there is something extraordinary about it! 🤩

### Content:

There are many things to prepare for when you move

Finding a new "home" is one of them! 🏠

**CTA:** Want to know more!

The United States is a vast country that can cope with a wide variety of living needs

Urban 🏙️: for those who like a fast pace and are looking for job opportunities

Suburbs 🏡: for retirees who want to enjoy their retired life

School district 🎓: perfect for foreign students!

We've got you covered: the top 3 benefits of moving to the USA, check them out! 🗨️



Still can't decide where you want to settle down? No problem, we've got you covered!

Click the button below and our property specialists will contact you soon 🗨️

**CTA:** I want to know more!

# ENGLISH

## Celebrate Your Raya With Our Exclusive Deals 🎉

Raya comes once a year, but the radiant glow on your skin lasts forever ✨

📍 It's time to level up your skin with our exclusive deals

### ⚡ Raya Glow Promotion ⚡

- Nd:YAG Laser **Buy 1 Free 2** only at **RM299**
  - **Buy 3 Free 3** for all laser treatments
- **Up to 46% OFF** for 100 Mono Threads + 2x HIFU Face
- **30% Discount** for Le Perfetto Skin Care products



# CHINESE

## HK-US (Whatsapp)

👋你好啊，聽聞最近美國房屋租金再漲3.9%！📈如果你對美國置產投資還在猶豫不決，別等了，現在絕對是最佳入場時機👏

而且，因為一流的移民福利，美國一直都是港人的心儀國家🇺🇸一起來看看，移民美國真的那麼好嗎？🤔

## 大蘋果🍏——美國us

美國提出了許多移民福利政策，只要你移民成功，就可以為直系親屬申請綠卡，你的子女還能享受免費義務教育！👨👩👧👦更好的是，政府還會幫你尋找工作機會呢！

不僅如此，如果你想到美國享受退休生活，也絕對沒問題！🇺🇸美國有許多退休福利如免費醫療保險，讓你可以輕鬆過上無憂養老生活👉

如果你的子女想到美國留學，沒問題！美國擁有許多頂尖大學，這裡有眾多優質學區房🏠你能在出租房屋的同時，滿足孩子的衣食住行，對於留學生活絕對綽綽有餘👨👩👧👦

5大熱門城市：舊金山、佛羅里達、亞特蘭大、聖荷西和洛杉磯🇺🇸不同城市不同風情，絕對有一個能滿足你！

若不知道哪裡最適合你，或是對移民政策有所顧慮？🤔不怕，我們幫到你！我是你的專屬房產專員Jeff，任何問題都可以聯絡我，或是點擊以下鏈接登記，我們將有專人為你解惑，購置心儀房產！👉👉

Link

一起實現移居美國之旅吧！



**#BLOG ARTICLE** 

# CHINESE

## 五個在疫情后最爲熱門且值得一去的 旅游目的地

2022-05-18

分享: [f](#) [w](#) [l](#) [t](#) [p](#)



新冠疫情已經持續了2年的時間。在這2年間，為阻斷病毒傳播，人們出行受限。隨著各個國家疫苗施打率的提高，多個國家陸續開始解除跨國旅遊禁令，許多人迫不及待要衝出國門，來一次疫情后的旅遊。由於各個國家的放寬程度有所不同，到底哪些國家最適合去旅遊？入境程序又是如何呢？

吃喝玩乐类型  
**Lifestyle**  
**(Link)**

## Apa Jadi: 如果我要买房, 应该选择买公寓还是排屋?

© 31/05/2022 0 8339



说到买房, 除了资金问题外, 相信很多首购族也会烦恼应该要购买公寓或者排屋吧?

其实, 这两种类型的房产各有千秋, 设施和服务等方面都各有不同, 而你需要按自身的居住需求决定。

买房可是人生大事, 所以现在就跟我们的脚步, 买房前仔细研究公寓和排屋的区别, 让你选择最适合自己的房子吧!

房产知识类型  
**Real Estate**  
**(Link)**



# CHINESE

## 上大学，如何选择适合自己的科系？

© 21/06/2022 0 116



SPM成绩刚出炉不久，这代表新一波的毕业季又来到了。这时，有的人迷茫，有的人踌躇满志，迫不及待要到大学开启新旅程。

至于即将步入大学生活的学生，你知道要如何选择适合自己的科系吗？

在考虑科系前，最重要的是先认识你自己！

根据一位美国心理学教授，约翰·霍兰德 (John Holland) 所提出的“霍兰德6种性向”，他认为人格可分为6大类，且人格与兴趣和职业有着密切的联系。

如果从事的职业符合自身的兴趣，那将提高人们的积极和快乐程度。

职业&学习生涯类型  
**Career & Studies**  
**(Link)**



# ENGLISH

## The Different Types of Real Estate Investors

2022-06-10

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Real estate investment has always been a popular investment type for aspiring investors, and it is versatile for people seeking real estate investment, regardless of whether it is an institution, individual, short-term or long-term investor. Real estate is a resource that will appreciate and returns over time. It is even true due to the rapid development of cities, the value of real estate has become increasingly higher and higher over the year.

房产投资类型  
**Investment**  
**(Link)**



**LET'S WORK  
TOGETHER!**



Gwenda Foh Min Hui



gwendaa2000@gmail.com



+60127758238