

# The long road to transit-oriented revolution

Malaysia's transit-oriented developments (TODs) are still in their early stages, with most projects only meeting the base requirements. As the nation's public transportation systems improve, where can Malaysia go from here?

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# Budget 2024: A deeper look reveals positive developments

23% allocation on development expenditure



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**B**UDGET 2024 was initially met with disappointment in the property industry, as it appeared to overlook many specific concerns, especially those highlighted in StarProperty's dedicated Budget 2024 pullout last month.

The Royal Institution of Surveyors Malaysia (RISM) and other property organisations, while being supportive of the government, voiced that the Budget was regrettably lacklustre towards the industry and failed to address the oversupply and the rising property development costs.

The Malaysian Institute of Estate Agents (MIEA) and several other property stakeholders were also somewhat disappointed with the lack of direct allocation towards the sector as well as having nothing for the M40.

These concerns, among others, had been brought to the forefront through that StarProperty Budget 2024 round table that gathered feedback from over 40 property developers and discussions with 10 prominent figures in the industry, in addition to representation from key associations like the Real Estate and Housing Developers Association (Rehda), Sabah Housing And Real Estate Developers Association (Shareda), and Sarawak Housing and Real Estate Developers' Association (Sheda).

However, upon closer examination, it became evident that Budget 2024 had addressed several key areas, albeit in a more comprehensive manner rather than focusing narrowly on specific pain points highlighted in the pullout.

One of the most significant aspects of Budget 2024 is its primary goal of optimising subsidies, allowing for the allocation of funds towards development expenditure. Out of the total RM393.8bil allocation, a considerable 77% was directed towards the nation's operating expenditure, while an impressive 23%, equivalent to RM90bil, was earmarked for development expenditure.

This RM90bil allocation is expected to facilitate the construction of high-quality infrastructure and support the country's path toward achieving developed nation status. It also opens doors for property developers to engage in large-scale projects with a reduced risk profile.

While Budget 2024 may not have addressed all the specific concerns initially raised by the property industry, it has laid the groundwork for substantial developments, offering opportunities for growth and economic progress. This holistic approach indicates the government's commitment to fostering a more robust and sustainable property sector.

Five areas that affect the real estate industry were identified and they are as follows:

**This initiative is aimed at bringing more multinational corporations (MNCs) into the country. It is likely to have a strong positive impact in the medium term for the office, industrial and logistics markets.**



## Improving investment climate

To build a wider ecosystem for the electric and electronic (E&E) cluster in the northern region, the government will open a high-tech industrial area in Kerian, North Perak, said JLL Malaysia research and consultancy head Yulia Nikulicheva.

This will trigger the need for more housing to facilitate the workers. Moreover, the responsibilities of the Ministry of International Trade and Industry (MITI) and Malaysian Investment Development Authority (MIDA) are no longer limited to only the approval of investment incentives but are expanded to facilitate issues related to investment beginning from the application until the investment is realised, she said.

This initiative is aimed at bringing more multinational corporations (MNCs) into the country. It is likely to have a strong positive impact in the medium term for the office, industrial and logistics markets. After the government adopts new policies and mechanisms, it would require some time for newcomers to make the decision to enter the country. The on-going supply chain disruptions and uncertainties surrounding China may accelerate decision-making as many MNCs in the manufacturing segment are considering Southeast Asia for implementation of the China + One hub

concept. Malaysia is ranked highly by these companies. This also translates into housing needs to cater for expatriates (expats) which could also result in more Malaysia My Second Home (MM2H) applications. The government has indicated that it would look into the issues pertaining to the MM2H shortcomings. Such matters were also highlighted in the StarProperty Budget 2024 round table.

Moreover, to achieve this goal, the economic structure needs to be restructured and reorganised so that existing potentials can be harnessed. The New Industrial Master Plan (NIMP) 2030 targets a total investment of up to RM95bil while involving 3.3 million job opportunities with median salaries of up to RM4,510 per month by 2030. This may benefit the manufacturing sector greatly.

Considering that the contribution of the manufacturing industry has remained below 25% of GDP, to curb this problem, future investment priorities are focused on High Growth High Value (HGHV) industries. This may spur the industrial and logistics market in Malaysia considering that such industries typically have some component of high-tech manufacturing involved. As such, we see this proposal greatly benefiting the industrial and logistics market in the Northern region where most HGHV industries are currently situated.

### Internationalisation of startups

Government-linked companies (GLCs) and government-linked investment companies (GLICs) are poised to inject a substantial sum of up to RM1.5bil into bolstering the startup ecosystem. This initiative aims to encourage the participation of bumiputera small and medium-sized entrepreneurs in high-growth, high-value (HGHV) sectors, such as the digital economy, space technology and E&E, explained Nikulicheva.

Startups play an indispensable role in driving the country's economic adaptation and transformation. With Malaysia's ambitious objective of establishing Kuala Lumpur as the leading hub for the digital industry and startups in the Southeast Asian region, expediting the proliferation of startups is paramount. This acceleration is not only set to stimulate innovation within the economy but also holds the potential to catalyse the growth of HGHV industries in real estate, consequently triggering a significant overhaul in the industrial and logistics markets. Moreover, the rise of startups may alleviate the persistent office market oversupply that has plagued the sector for an extended period

### Infrastructure gets a boost

Infrastructure receives a significant boost as part of ongoing efforts to address the rising number of vehicles on the road. The expansion project of the North-South Expressway (PLUS) is now extended from four to six lanes, spanning the stretch from Sedenak to Simpang Renggam, with an investment of RM931mil.

A robust road network plays a pivotal role in facilitating efficient

population movement, streamlining trade activities, and bolstering the local economy. It greatly enhances mobility, offering convenient access to various areas, reducing travel time, and ultimately increasing productivity. Furthermore, a well-developed road network empowers traders and businesses by enabling the swift transportation of goods and services, expanding market reach, and meeting consumer demand with efficiency.

In addition to these benefits, a well-connected road infrastructure attracts investments, drives economic growth, and fosters regional development. By bridging connectivity gaps and opening up new market opportunities, it paves the way for increased tourism and generates employment, thus enhancing communities and fostering overall socio-economic progress. In summary, a comprehensive road network serves as a vital catalyst for societal advancement, enriching mobility, trade, and economic prosperity.

The government has agreed to resume the previous proposal to construct five light rail transit line 3 (LRT3) stations that were previously cancelled. These stations are Tropicana, Raja Muda, Temasya, Bukit Raja and Bandar Botanik. The retention of these stations is expected to complement and enhance the public transportation network in the Klang Valley, benefiting around two million residents, with a cost of RM4.7bil.

The LRT benefits the country by providing efficient mobility, reducing environmental impact, increasing accessibility, driving economic growth, ensuring safety and reliability and reducing dependency on cars. While discussions during the round table involved environmental, social and

governance (ESG) matters pertaining to property construction, the upgrading of mass public transportation like the LRT3 would add to reducing the carbon footprint especially when Tenaga Nasional Bhd (TNB) shifts to greater renewable energy sources.

Further, the additional stations could also spark new township developments located close to each station. In a similar vein, developers might be inspired to build more affordable transport-oriented developments (TODs) to cater to the M40 segment.

### East Malaysia given more attention

Special attention was given to East Malaysia during the round table and StarProperty is pleased that the government had taken heed of this. The federal allocation for the development of Sarawak will increase to RM5.8bil from RM5.6bil. Meanwhile, for Sabah, the allocation will increase to RM6.6bil compared to RM6.5bil. To increase the effectiveness of the allocation, the federal government has also delegated the authority to implement development projects valued under RM50mil to technical agencies in Sabah and Sarawak.

This may entice investors to start considering Sabah and Sarawak as potential expansion locations in light of the China + One strategy. Current flows of capital typically end up in Johor, Kuala Lumpur, Selangor and Penang. There is a lot of potential within Sabah and Sarawak that hasn't been explored yet. With this mandate, the hope is that more

investors may become more willing to explore opportunities within those states.

Moreover, after nearly 60 years of waiting, Sarawakians might finally see the completion of the Sarawak Pan Borneo Highway, which is expected to be fully completed next year. In addition, the tender process for the 19 packages of work for Phase 1b of the Pan Borneo Sabah project, spanning 366km with a cost of RM15.7bil, will be completed by November of this year.

The Sarawak-Sabah Link Road (SSLR) Phase 2 project, spanning over 320km, involving a cost of nearly RM7.4bil, will also commence at the end of this year.

Implementation of public housing projects

- A special guarantee fund of RM1bil has been allocated to encourage reputable developers to revive identified stalled projects.

- A total of RM546mil is allocated for continuing the implementation of 36 Program Perumahan Rakyat (PPR), including a new project in Kluang, Johor. 14 Program Rumah Mesra Rakyat continued to be constructed with 3,500 housing units with an allocation of RM358mil.

- The government has allocated RM460mil to aid approximately 65,000 impoverished rural residents for the construction of new homes or the renovation of their existing dilapidated houses.

- A sum of RM100mil is allocated for the maintenance of low- and medium-cost public and private strata housing projects throughout the country.

The government has taken steps to fulfil every citizen's aspiration of owning an affordable and comfortable home. This year, a dedicated team under KPKT has been established to tackle the problems associated with delayed, sick, and abandoned private housing projects, which have placed a burden on homebuyers. As of August 2023, 256 dilapidated projects, comprising more than 28,000 housing units with a gross development value of RM23.37bil, have been successfully revitalised and restored.

KPKT Minister Nga Kor Ming on Oct 27, 2023 also announced that the ministry is exploring the introduction of incentives for the build-then-sell concept in local residential developments as part of an effort to further reduce the number of abandoned and unfinished projects in Malaysia. This shows that the government is serious in helping the property sector.

And finally, pointing out the Budget 2024 round table was a good initiative by StarProperty, Nga expressed KPKT's interest in participating in the next round table for greater engagement with stakeholders. "Send us an invitation for the next one," he told StarProperty. 🏠

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# Temokin Promenade: A magnetic oasis At Nusa Damai Pasir Gudang, Johor

Forging a legacy of innovation and community-centric development

**I**n the dynamic realm of real estate in Johor, one name is shining brightly, with its strong reputation for specialising in infrastructure and building projects and its singular aim of building connections.

Founded in 1989, Temokin Development has cultivated a solid reputation over the years, the developer has proudly completed a remarkable array of projects that reflect its unwavering commitment to excellence.

One of its pioneering achievements was the successful execution of Malaysia's first micro-tunnelling project. But Temokin Development's ambitions did not stop there. The company played a significant role in the completion of a large portion of the Middle Ring Road in Seremban, a testament to its contributions to Malaysia's infrastructure development.

While laying the foundation for excellence in infrastructure, Temokin Development also embarked on a natural progression into property development. In this realm, they have left an indelible mark with a portfolio of impressive projects. One such achievement was the completion of Mahligai Phases 1 and 2, offering double-storey linked houses in Pasir Gudang, Nusa Damai, in 2020 and 2021, respectively, said Temokin Development executive director Tan Chien Chyi.

Temokin Development's commitment to innovation and community well-being is evident in its ongoing projects. They proudly introduce the Mahligai Phase 3 collection, featuring 2.5-storey linked houses in Nusa Damai. Additionally, the Diami Residence Collection offers 3.5 to 4.5-storey superlink homes in Taman Melati, Klang Valley. These projects exemplify Temokin Development's dedication to crafting homes that are not just structures but vibrant communities.

## A beacon of progress

One of Temokin Development's flagship projects, Temokin Promenade, crafted as a timeless legacy, represents a beacon of progress in Pasir Gudang. "Temokin Promenade enjoys a strategic location, serving as the central point between Old Pasir Gudang and New Pasir Gudang. This area boasts a well-established, mature neighbourhood with an approximate population of 250,000 residents.

"Additionally, approximately 20,000 vehicles pass through daily. Recognizing the absence of a quality commercial hub in this mature residential area, we identified the need and potential for one. Our objective is to create a meticulously planned space where people can seamlessly blend work, living, and leisure, with a focus on fostering an inviting and family-centric environment. Notably, this development will also provide advantages to our Mahligai



Tan presenting the scale model and facade of Temokin Promenade.

residents, conveniently located down the road from Temokin Promenade," said Tan.

The inspiration behind Temokin Promenade is profoundly Victorian. Taking cues from the architectural wonders of London and Hong Kong, where modernity harmonises with tradition along the Thames and Harbour Bay, Temokin Development aspires to create a timeless architectural marvel.

"To establish a new legacy in Pasir Gudang, the overall concept of the development was of utmost importance. We aimed to craft a place where all generations could enjoy, fostering a sustainable environment that would allow property owners to pass down their investments to future generations. Our team paid meticulous attention to the details to ensure its endurance and longevity over time," he said.

To make Temokin Promenade a true community hub, the team has included features such as parklets, playgrounds, pathways and gazebos. These elements are carefully designed to create an inviting environment for families and friends to come together.

The development also supports the nation's transition to electric vehicles by incorporating electric vehicle charging stations. These amenities demonstrate Temokin Development's commitment to providing the best for the patrons of Temokin Promenade, he pointed out the development's future-proofing.

## Addressing common concerns

One common concern in commercial

hubs is inadequate parking. Temokin Promenade, however, addresses this issue by offering a generous 623 parking spaces, ensuring a hassle-free experience for patrons.

The units at Temokin Promenade boast dimensions of 22 ft by 70 ft, providing flexibility in terms of build-up options ranging from 3,080 sq ft to 9,573 sq ft. The wide-width entrance glass frontage invites natural light and creates a modern and welcoming atmosphere. The high ceiling feature ensures the space is well-ventilated and highly functional.

As for future endeavours, Temokin Development envisions this as just the first step in a long journey in the Pasir Gudang area. They anticipate a healthy take-up rate and are exploring further developments in the future.

The official launch of Temokin Promenade, which is a joint venture between Temokin Development and Taman Bandar Baru Masai Sdn Bhd, is scheduled for Nov 4, 2023 and Tan is inviting interested business operators and investors to visit the sales gallery, contact the sales team at +6010 763 2068 or visit Temokin Promenade's website: [www.temokinpromenade.com](http://www.temokinpromenade.com). Interest from potential buyers has already exceeded 50%. The project is set for completion in April 2026.

## Looking ahead

Beyond Temokin Promenade, Temokin Development has grand plans for the future. In Johor, it is committed to further developments in the area, focusing on Nusa Damai. In the Klang Valley, it has several mixed-use

developments in the pipeline, located in both Cheras and Shah Alam. Buyers and interested parties can stay updated through Temokin Development's social media channels and announcements on its website [www.temokin.com](http://www.temokin.com).

With its tagline Winning Your Trust Every Time, Temokin Development's journey is one of constant evolution and innovation, guided by its commitment to creating lasting connections and vibrant communities. Its dedication to excellence is evident in its diverse portfolio of projects, with Temokin Promenade being a shining example of its vision for the future. 🏡

**"We aimed to craft a place where all generations could enjoy."**

– Tan Chien Chyi





**FREEHOLD SHOPS**

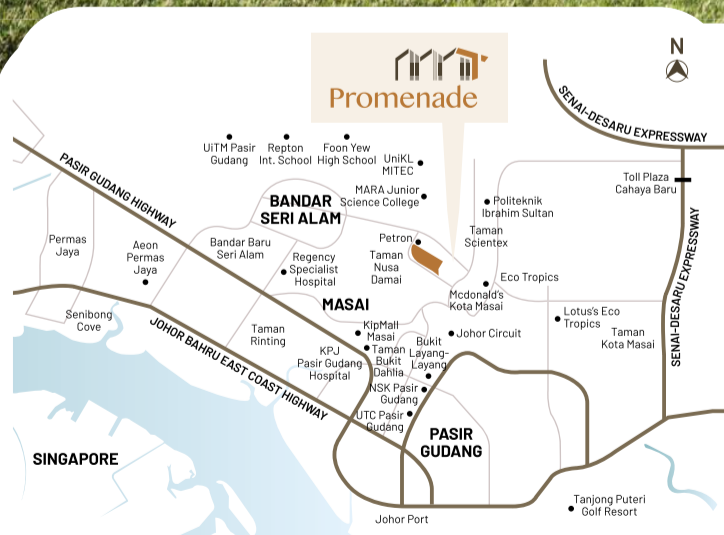
# NEW LAUNCH IN PASIR GUDANG

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SHOP OFFICE RETAIL

22' X 70'



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# The nearest homes to train stations by walking distance: A real estate guide

In conjunction to the World Transportation Day, StarProperty takes a closer look at the walkability to and fro MRT and LRT train stations from a home dweller's perspective and produces a rough guide on housing developments that are at the nearest walking distance to MRT/LRT stations.

By YIP WAI FONG  
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THE residential developments on the list are not the only ones at the respective station's immediate surroundings but are located approximately at the nearest measurable walking distance from the station.

The distance(s) are estimations derived from measurement performed on google satellite maps, with reference to google street photos, publicly available videos and onsite observations at selected stations. Measurement of pathways with overhead cover or pedestrian bridge, where available are prioritised.

The estimation is performed on 146 operating stations of MRT and LRT, out of a total of 151 stations.

A hub station and four interchange stations are excluded – KL Sentral, Tun Razak Exchange (TRX), Merdeka, Masjid Jamek and Pasar Seni. These are stations purpose-built to optimise proximity to its surrounding built environment hence proximity is considered as a given.

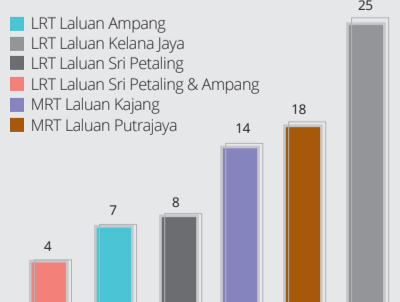
**Note:** Residences estimated at 100m or below from the stations are all assigned 100m for simplicity of presentation. If two residences are estimated to be at the same distance from the station, both are included in the list.

Station	Distance (m)	Residence
Muhibbah	100	PPR Taman Muhibbah (Block D)
Kuchai	100	Far East Residence
Jalan Ipoh	100	Villa Mutiara
Raja Uda	100	Setia Sky Residence
Surian	100	Tropicana Gardens Serviced Residences#
Taman Tun Dr Ismail	100	TTDI Ascentia
Semantan	100	Indah Damansara
Taman Connaught	100	Aster Residence
Sri Raya	100	Saville Cheras
Batu 11 Cheras	100	Parkland Residence@Cheras South
Pandan Indah	100	Flat Taman Bakti
Miharja	100	Flat Taman Miharja
Cahaya	100	Flat Taman Cahaya
Sentul	100	Flat Bandar Baru Sentul
Bandar Tun Razak	100	PPR Taman Mulia
Kinrara BKS	100	Bandar Kinrara Seksyen 1
Puchong Prima	100	Taman Puchong Prima
Wawasan	100	Taman USJ 13
Taipan	100	Taman USJ 6
Taipan (2)	100	Subang Perdana Goodyear Court 4&5
USJ 7	100	Subang Perdana Goodyear Court 1&2
Ara Damansara	100	Perla@Ara Damansara
Taman Bahagia	100	SS 2/7, 2/8, 2/9
Taman Paramount	100	Taman Aman
Universiti	100	KL Gateway Residence
Abdullah Hukum	100	Via Residences
Kampung Baru	100	Legasi Kampung Baru
Dato Keramat	100	Flat Seri Perlis 1
Jelatek	100	Datum Jelatek#
Sri Rampai	100	Desa Putra Condominium
Wangsa Maju	100	Flat Seksyen 1 Wangsa Maju
Wangsa Maju (2)	100	Desa Setapak
Melati	100	Flat Sri Langkawi
Taman Mutiara	100	Taman Mutiara
Taman Naga Emas	100	Flat Taman Naga Emas
Conlay	100	Ampersand @ Kia Peng
Taman Pertama	150	Taman Pertama
Lembah Subang	150	D'Awan Ria Condominium
Lembah Subang (2)	150	Eve Suite
KLCC	160	Four Seasons Place
Kampung Batu	160	Permai Ria Condominium
Setiawangsa	180	Kampung Warisan Condo
Sri Petaling	190	Vista Komanwel
Cempaka	200	Pandan Puteri Condominium
Sentul Timur	200	Pangsapuri Melur
SS18	200	SS 15 Housing area
SS15	200	SS 18 Housing area
Sri Damansara Timur	200	Kepong Sentral Condominium
Kampung Selamat	220	D'sara Sentral
Kota Damansara	220	Flat Gugusan Matahari
Pusat Bandar Damansara	240	Menara Bangsar
Titianwangsa	250	TR Residence
Cochrane	250	One Cochrane Residences
Cheras	250	Kondominium Seri Puteri
Kelana Jaya	250	SS 4C Housing area
Bandar Tun Hussien Onn	275	The Netizen
Gombak	280	Flat Taman Melati E8
Sri Delima	280	Taman Sri Delima
Pandan Jaya	300	Taman Cheras Indah
Batu Kentonmen	300	Taman Rainbow
Sungai Besi	330	PPR Raya Permai
Jinjang	340	Enesta Kepong
Hang Tuah	350	Flat Hang Tuah
Phileo Damansara	380	Seksyen 16
Serdang Raya Utara	400	Flexis One South
Awan Besar	430	Bukit OUG
Ampang Park	450	Vista Damai Condominium
Taman Equinne	450	Putra Impian Apartment
Cyberjaya Utara	450	SkyPark@Cyberjaya
Putra Permai	500	Sfera Residency
USJ 21	640	Tropika Paradise Condominium
Chan Sow Lin	700	Continew Residence
Mutiara Damansara	720	The Effingham
Subang Jaya	720	Lot 15 Serviced Residence
Kepong Baru	800	Vista Mutiara

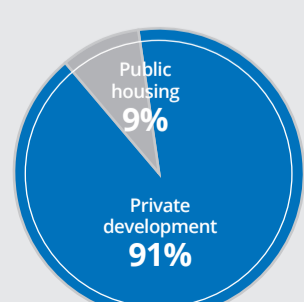
#Distance incorporates the linked bridge from station to the mall in the same building.



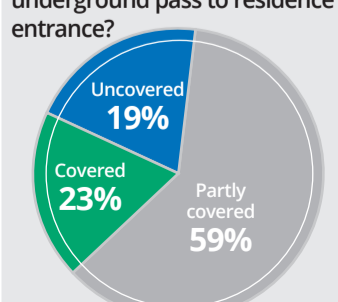
### Residence distribution by train line



### Residence development type



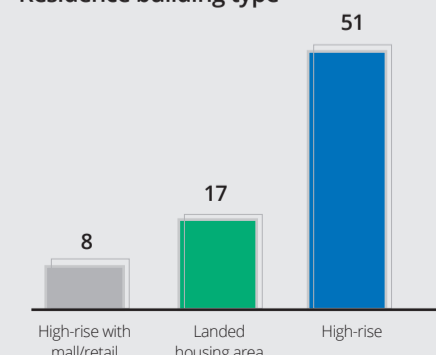
### Any covered walkway, pedestrian bridge or underground pass to residence entrance?



**73/146**

or 50% of the stations have residences within 800m walking distance

### Residence building type



# Your next door neighbour is a train station

If you live at one of these, you are made for walking to the trains as they are just so reachable. However, there are also some which are so-near-yet-so-far

## SEMANTAN

(MRT Kajang Line)

The station exit is just a minute walk to Indah Damansara condominium's main entrance that the absence of a covered walkway may not be an issue.



Indah Damansara Kondominium

## SRI RAYA

(MRT Kajang Line)

The condominium's main entrance is just opposite the station's exit. Additionally, residents can enter via the linked bridge to the retail levels in the same building.



Saville Cheras

## RAJA UDA

(MRT Putrajaya Line)

When one exit this underground station at Pintu B, Setia Sky Residence's main entrance is right next to it.



Setia Sky Residence

## JALAN IPOH

(MRT Putrajaya Line)

The main entrances for Villa Mutiara apartment, Mutiara Complex and the offices are all fronting one of the exits of the station.



Villa Mutiara

## CONLAY

(MRT Laluan Putrajaya)

Ampersand is immediately accessible upon exiting the underground Conlay station at Pintu A as the residence's main entrance is just next to the exit.



Ampersand @ Kia Peng

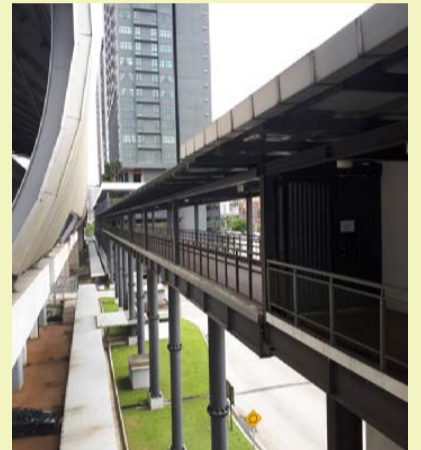
## Special Mention:

### Residences with a private bridge to stations

## ARA DAMANSARA

(LRT Laluan Kelana Jaya)

Perla@Ara Sentral is connected to the station via a resident-only private bridge that makes access just a short walk.



Perla@AraSentral

## TAMAN CONNAUGHT

(MRT Laluan Kajang)

Aster Residence also provide residents with an exclusive link bridge from the station that allows a short walking distance between the two.



Aster Residence

## Special Mention:

### The so-near-yet-so-far

## AMPANG PARK

(MRT Laluan Putrajaya)

Although just across the road, crossing the six lanes is perilous without a pedestrian bridge. Instead it takes a 450m detour to reach the residence on foot safely from the station.



Vista Damai

## CONLAY

(MRT Laluan Putrajaya)

Upon exiting the Conlay station at Pintu B, 1A Stonor is immediately in sight, but one still must take a 200m walk in order to reach the main entrance.



1A Stonor

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# How far is Malaysia from tier-one TODs?

While transit-oriented developments have increased in number, the progress towards efficient, tier-one TODs remain a slow march.

According to PLANMalaysia, a tier-one TOD must have a location in major cities of either regional, national or global importance.

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WHILE it has been nearly two decades since the government began encouraging transit-oriented developments (TODs), the exact nature of these developments continues to be misunderstood by the broader majority of Malaysians. If most developments marketing themselves as TODs meet only the base requirements of a TOD – within walking distance of a public transportation station – how far along does Malaysia have to go?

According to the PLANMalaysia general guidelines, there are three tiers of TODs. Tier-one TODs are labelled high intensity, with medium-high intensity for tier-two and medium intensity for tier-three. These developments are designed to be pedestrian-friendly, emphasising walkability and permeability.

"We do not have a lot of tier-one TODs as they are confined to regional and national level city centres at the moment. However, we can see the potential for some developments to be upgraded into tier-one TODs," PLANMalaysia director general Dr Alias Rameli said.

"This is due to the new expansion of the LRT and MRT network for Klang Valley, the new ECRL and the potential revival of high-speed rail. With proper government support, some tier-2 developments have the potential to migrate into tier-one TODs. For some other cities, they can emerge as new tier-one TODs including the proposed Penang LRT project and Kuching Hydrogen Smart Tram," he added.

According to PLANMalaysia, a tier-one TOD must have a location in major cities of either regional, national or global importance. It can be at specialised activity areas such as universities, theme parks, airports or port developments. The tier-one development acts as a hub for multiple public transportation types and as such must have more than three types of transportation systems in its station. These TODs should also be mixed developments, incorporating residential, commercial or more.

As the concept remains relatively new, the characteristics of high-intensity TODs differ from country to country. Even more so, specific policies catering to TODs.

In the United States, Los Angeles, the requirements for TOD include on-site affordable housing, with its high-intensity tier at tier-four. Similarly, Alias notes that to ensure that the TOD is inclusive for all but remains attractive, the government suggested that 30% of the development should be affordable.

"To do this, the GPP has proposed that certain forms of incentives should be given such as by allowing an increase of density or plot ratio in exchange for increasing affordable housing and amenities such as schools, open space and mosques to be built within the TOD area," Alias said.

"We also encourage the reduction of car park allocation of between 20% and 100% depending on the proximity to the centre of the TODs, being the less parking required at the centre of TOD," he added.

## Affordability and accessibility

There appears to be growing demand for TOD projects in the Klang Valley area, likely

supported by the improved rail infrastructure network, Knight Frank Malaysia research and consultancy senior executive director Judy Ong said.

However, even with the demand, studies found that in 2021, most TOD units being developed were unaffordable to most of the M40 and the entirety of the B40. Its importance as an efficient form of land and transportation requires inclusivity across all levels of income.

"In Klang Valley, the average pricing for residential components within TOD projects generally ranges from RM600 per sq ft to RM800 per sq ft. This translates to absolute pricing that is higher than the country's median house price and thus, is beyond the affordability of the B40 and M40 household income groups," Ong acknowledged.

"However, it is observed that several TOD projects, such as The Atera in Petaling Jaya, Residensi Serasi in Putra Heights, and Jernih Residence in Kajang, also offer affordable housing units to cater to the B40 and M40 household income groups," she said.

She pointed out that one of PR1MA Corp's core strategies involves PR1MA transit-oriented developments. In 2022, PR1MA launched Residensi Astrum Ampang, part of a mixed-use TOD consisting of residential, commercial, small-office-home-office (SoHo) and serviced apartment components located approximately 150m from the LRT Jelatek Station.

At the recent tabling of Budget 2024,

the government had also announced that it was taking over of the previously cancelled Bandar Malaysia Project on the former Sungai Besi Air Base site.

"Bandar Malaysia is a 486-acre mixed-use transit-oriented development previously undertaken by 1Malaysia Development Berhad (1MDB). The land will be optimally utilised for the benefit of the public, with redevelopment plans including affordable housing projects for veterans and the establishment of parks and green spaces accessible to all residents of the Klang Valley," Ong said.

When it comes to construction and planning, the development of a TOD has specific challenges for planners and developers.

"The development demands an unconventional planning methodology, with a focus on optimising land resources and available space surrounding transit stations. It necessitates the creation of efficient connectivity, a pedestrian and bicycle-friendly atmosphere, a harmonious blend of building structures and open spaces, and a guarantee of a high-quality living environment," Ong pointed out.

In line with this approach, she noted that developers needed to consider several key factors.

"It is imperative to establish a collaborative coordination mechanism between Local Authorities and Housing Boards or State Housing Divisions, ensuring

that areas around TOD nodes are prioritised for affordable housing," she said.

"Additionally, comprehensive planning within specific radii of TOD areas, which includes the integration of essential components and facilities like pedestrian networks, commercial zones, green spaces, and place-making, is an integral part of the process," she added.

When it comes to guidelines for TOD planning, the PLANMalaysia Transit-Oriented Development Guideline 2018 set out nine fundamental planning principles.

"The features of TOD projects can differ based on whether they are situated in inner cities or suburbs, but all TODs should ultimately prioritise place-making. Regardless of their location, achieving this necessitates more involvement from property developers, particularly in the initial planning phases," Ong said.

Effective property management for TOD projects hinges on careful consideration from the very beginning, starting with the developer's initial blueprint, she noted.

Typically, property management teams would not be engaged during the early stages of planning and design. However, neglecting this aspect could lead to complex issues in later stages. Alongside the master plan, thoughtful planning of facilities and services plays a pivotal role in ensuring successful management.

"We have also identified at least four schemes currently under planning in Klang

**"In Klang Valley, the average pricing for residential components within TOD projects generally ranges from RM600 per sq ft to RM800 per sq ft. This translates to absolute pricing that is higher than the country's median house price and thus, is beyond the affordability of the B40 and M40 household income groups.**

– Judy Ong



"In order to make TODs more sustainable, it is crucial that these projects are green certified," Ashwin said.



There appears to be growing demand for TOD projects in the Klang Valley area, Ong said.



"We can see the potential for some developments to be upgraded into tier-one TODs," Alias said.

active design to improve energy efficiency. These are the low-hanging fruit design considerations that are easy to incorporate with minimal upfront cost," he said.

"For improved health and wellbeing, including reducing the urban heat island effect, incorporation of as many green spaces as possible within available spaces is imperative," he added.

GreenRE uses the green plot ratio metric to evaluate the effectiveness of greenery applications within the development. This evaluation is done based on the species of plants, for example, larger palms and trees having a higher impact vs shrubs and turfing as well as locating them on as many surfaces as possible, including ground level, roof and walls.

"Most of the development surrounding the TODs after the guidelines have been introduced are still either in its planning, approval or construction phase and therefore its impact is hard to measure," Alias said.

"Having said that, the TODs application in development needs to be intensified and taken seriously by all sectors for it to be cohesive and successful. The concept of TODs needs to be used and applied by all sectors, not only by the government but more importantly the private sector. Incentives can also be initiated by the private sectors to promote and encourage people to live and work in a transit-oriented development enclave," he added. ☞

## Incoming supply of high-rise residential units under construction within selected TODs in Klang Valley

Scheme	Developer	Tenure	Expected Year of completion	Total Units
The Connaught One	UEM Sunrise	FH	Phase 1: 2027	1,334
The Atera	Paramount Property	LH	2027	756
The Lantern Bangsar	CDC Asset Management Malaysia Sdn Bhd	FH	2026	180
Tower D @ Emerald 9	Guocoland Malaysia	FH	2026	536
Aradia Residence @ Lake City	JV of China property developer Country Garden and Malaysian developer Perdana ParkCity	LH	2024	1,003
Baron Residence @ Lake City			2025	1,077
Residensi Serasi	Sime Darby Property (Bukit Raja) Sdn Bhd	FH	2027	1,428
Jernih Residence	Daksina Harta Sdn. Bhd.	FH	2026	1,605
			Total	7,919

(Source: Knight Frank)





# Majestic Residence: Redefining urban elegance in KL

85% take-up rate at Majestic Gen launch event

**M**AJESTIC Residence, a sophisticated freehold project by Majestic Gen, is transforming luxury living in Kuala Lumpur City Centre. With innovative design and a prime location, this development caters to modern lifestyles and has achieved an impressive 85% take-up rate, with most units claimed during the recent October 21-22 launch event.

Majestic Gen is committed to redefining luxury living by seamlessly blending modernity with tradition. This unique project offers an exclusive living experience that combines sophistication and simplicity. Located in the heart of Kuala Lumpur's esteemed neighbourhood, it promises significant value appreciation and strong rental demand.

What truly sets Majestic Residence apart is its rarity as a project that provides both accessibility and tranquillity within the dynamic city landscape, shielding residents from the chaos and cacophony of heavy traffic.

Majestic Residence seamlessly fuses contemporary efficiency with intricate design, offering an ideal combination of functionality and aesthetic appeal. Designed for young professionals, it provides spacious living spaces that transition seamlessly from home to work, with convenient access to landmarks, business centres, medical facilities and parks.

Majestic Gen executive director Ta Wee Dher eloquently articulated the essence of the project, stating: "Our development embodies a harmonious fusion of tradition and innovation; sophistication and simplicity. It serves as a juxtaposition of vintage charm and contemporary living. It is not a sterile, lifeless structure; quite the opposite. We have conscientiously crafted an inviting exterior that conceals an interior full of warmth and eclecticism."

## Modernity meets majesty

Majestic Residence combines timeless charm with contemporary flair, creating a distinctive living experience with sleek and trendy designs. It features darker hues and strategically placed vertical lines that strike a harmonious balance between its triangular modern facade and vintage aesthetics within.

The lobby exudes high-end hospitality, and amenities are strategically placed on the upper floors, offering panoramic views of the Twin Towers and Kuala Lumpur skyline. Majestic Residence, with a RM384mil GDV, provides 478 units in its 33-storey residential tower, starting at RM596,000, catering to diverse needs with configurations ranging from 459 sq ft (Type A) to 654 sq ft (Type B).

These space-efficient units meet contemporary urban living demands, offering glorious city skyline views and abundant natural light. The anticipated



completion date in March 2026 ensures a swift move-in for residents to relish their new homes.

## South American chic

"Inspired by my travels and globetrotting adventures, Majestic Residence's unique design assimilates influences from Ecuadorian Otavalo, creating a sophisticated yet rustic living environment," said Majestic Gen chief executive officer Datuk Hoo Kim See. "The interior design philosophy, affectionately termed Loftavalo, harmoniously blends the Otavalo pattern with materials like wood, metal, glass, leather and concrete."

The common areas draw inspiration

from the Otavalo pattern, representing Ecuador's rich cultural heritage, infusing vibrant and timeless elements. It embraces the Symbi-Oasis concept, blending urban convenience with natural tranquillity.

Majestic Residence offers exceptional facilities, including a sky pool, elegant sky lounge, sauna, games room, multipurpose hall and a well-equipped gymnasium on the same facility deck, eliminating the need for additional amenities podium level.

The development also features dedicated spaces for solat prayers, changing rooms and open terraces that provide stunning city views of Kuala Lumpur. A thoughtfully designed barbecue area offers residents a place

to socialise and savour deliciously grilled outdoor meals.

## A timeless lifestyle

Majestic Residence seamlessly blends contemporary and vintage elements, offering co-working spaces, functional layouts and expansive windows to flood living spaces with natural light.

What sets this prime locale apart as Zone 1 of KLCC are the historical landmarks that dot the landscape, narrating the story of a city steeped in tradition and modernity. From the iconic Merdeka 118 and KL Tower to the colonial charms of Merdeka Square and old town KL, this area symbolises Malaysia's journey from independence, where commerce and culture converge.

Strategically located in the bustling Kuala Lumpur City Centre, Majestic Residence boasts unparalleled proximity to renowned landmarks like the iconic Petronas Twin Towers Suria KLCC, Pavilion KL and TRX, with seamless access to major roads including Jalan Sultan Ismail, Jalan Tunku Abdul Rahman, Jalan Ampang and AKLEH.

Everything you need is conveniently within reach, allowing young professionals to commute swiftly to work, meetings and social or leisure engagements. Thriving new business centres such as Capital Square and Saloma Bridge are within driving distance, while hospitals and medical facilities within reach include GHKL, IJN, Gleneagles KL and KPJ Tawakkal.

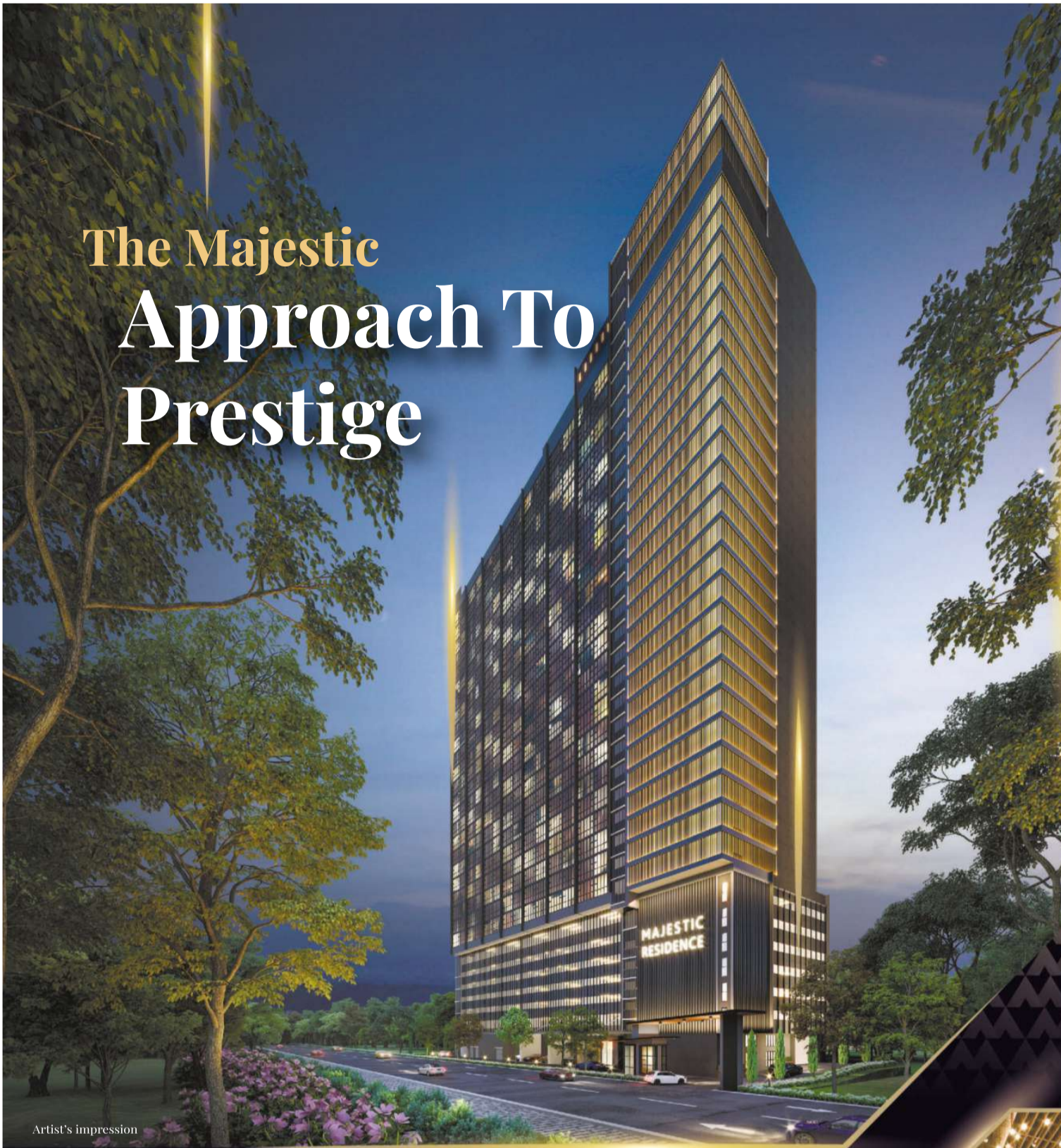
Majestic Residence's central location provides easy access to popular lifestyle destinations like Suria KLCC, Pavilion KL, Quill City Mall, Sunway Putra Mall, Avenue K and more. Plus, the Medan Tuanku Monorail station is just a short walk away, making it convenient for tenants and homeowners to explore Kuala Lumpur and Selangor.

"With absolute conviction, we envision our distinct, high-end offering as an aspirational inspiration for the new emerging generation of affluent working professionals. At Majestic Residence, we wholeheartedly trust in the market's innate capacity to influence price appreciation, rental demand and investment prospects. Our mission is to ensure that Majestic Residence not only meets but surpasses expectations, yielding great returns for both our valued investors and homeowners. Our steadfast commitment is poised to revolutionise the very essence of upscale living," said Hoo.

Majestic Residence is a unique blend of comfort and luxury, seamlessly merging modernity and tradition to create an enduring atmosphere. It redefines modern living in Kuala Lumpur, leaving an unforgettable impression on the city's skyline. For more information, please visit [www.majesticresidence.com.my](http://www.majesticresidence.com.my).

(ABOVE) Hoo (left) and Ta standing next to the scale model of Majestic Residence at the sales gallery.

(LEFT) The sky pool offers a magnificent view of the KL skyline.



# The Majestic Approach To Prestige



**MAJESTIC**

RESIDENCE

Freehold

Artist's impression

Welcome to a world where luxury meets the city's pulse. Majestic Residence is the pinnacle of opulence and urban living, offering a lifestyle of prestigious elegance. Here, you'll experience the true art of high-class living, where every detail has been meticulously designed to cater to your comfort and sophistication.



Artist's impression

Located in  
the heart of  
vibrant KL

300m to KL  
Monorail & 100m to  
a shopping mall

Within walking  
distance to KLCC

Skypool with  
KLCC view

High return on  
investment

Scan for info



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**MAJESTIC**  
GROUP

MAJESTIC RESIDENCE SALES GALLERY  
Unit G-02A, Menara Centara, 360, Jalan Tuanku Abdul Rahman, 50100 Kuala Lumpur.

[www.majesticresidence.com.my](http://www.majesticresidence.com.my)

• Developer: Majestic Luxe Sdn. Bhd. (202201014000) (1459697-P) No. 99, Jalan Pudu Lama, 50200 Kuala Lumpur, WP Kuala Lumpur, Tel: 03-2032 1899 • Developer's License No: 30244/10-2027/0243(A) • Validity Date: 12/10/2022 – 11/10/2027 • Advertising Permit No: 30244-1/03-2026/0256(A)-(S) • Validity Date: 10/03/2023 – 09/03/2026 • Land Tenure: Freehold • Land Encumbrance: Charged to Alliance Bank Malaysia Berhad • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: BP T3 OSC 2022 1547 • Expected Date of Completion: March 2026 • Total Unit: 478 Units • Selling Price: RM675,800 (Min.) RM1,194,000 (Max.) • All information contained herein including any sketches, illustrations, renderings, images, pictures, amenities, food services, resort services, unit finishes, designs, materials, plans, specifications, art and/or visuals shown and featured herein including the interior design concepts, colour schemes and suggested furnishings in the completed unit/ development are artist's impression and for illustrative purposes only and shall not be taken as a representation, expressed and implied, of the final details of the exterior or interior of the actual development or a unit that is to be or is being purchased by the purchaser or of the items that will be delivered with the purchaser's unit/ the development. This cannot form part of an offer or contract. All measurements are approximate. The design and construction of the development is subject to first obtaining the appropriate authority's approval(s) which may require the developer to alter any design, plan, or layout depicted. Accordingly, the developer expressly reserves the right to modify, revise, or withdraw any or all of the same without any liability being incurred by the developer. In the event of any discrepancy between the Sale and Purchase Agreement and the information and perspectives contained herein, the terms of Sale and Purchase Agreement which form the entire agreement between the purchaser and the developer shall prevail. THIS ADVERTISEMENT HAS BEEN APPROVED BY THE MINISTRY OF HOUSING MALAYSIA.

> FROM PAGE 7

**TAIPAN**  
 (LRT Laluan Kelana Jaya)  
 The covered station exit ends just at this landed housing area main entrance.



USJ6

**MELATI**  
 (LRT Laluan Kelana Jaya)  
 This public housing has a side entrance just at where the station exit is, making it mere paces to the nearest block.



Flat Sri Langkawi

**SRI RAMPAI**  
 (LRT Laluan Kelana Jaya)  
 Desa Putra Condominium has a side entrance located just opposite the exit of the Sri Rampai station. Furthermore, the short walkway is fully covered.



Desa Putra Condominium

**MIHARJA**  
 (LRT Laluan Ampang)  
 Upon exiting the station, one can take a shorter path that is without an overhead cover to the side entrance to the apartments (right), or take a longer, 100m path that comes with an overhead cover to the main entrance. (far right)



Flat Taman Miharja

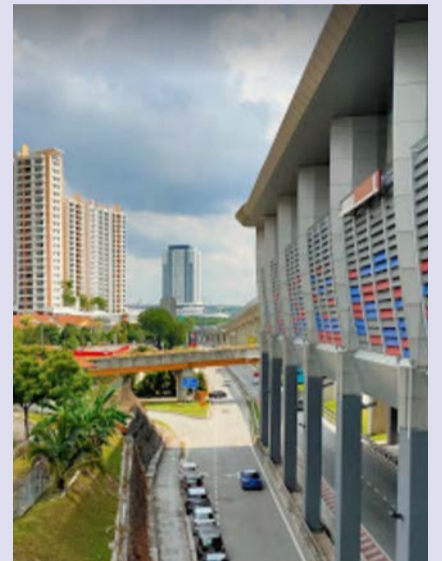
**Special Mention: The so-near-yet-so-far**

**MUTIARA DAMANSARA**  
 (MRT Kajang Line)



The Effingham and BU4

**ALAM SUTERA**  
 (LRT Laluan Sri Petaling)



Kinrara BK9

These landed housing areas have perimeter walls that borders the respective station exits next to them. From Mutiara Damansara station, walking to the main entrance of Effingham can be as far as 700m, while from Alam Sutera Station, the main entrance of BK9 is further than 800m walking distance away.

**The upcoming homes at 100m or less walking distance from train stations**



**SRI RAMPAI**  
 (LRT Kelana Jaya)  
 Located just next to Desa Putra Condominium but at an even nearer distance to the station exit than the former.  
 Targeted completion: **March 2024**

Quinn Residence



**TAMAN SUNTEX**  
 (MRT Laluan Kajang)  
 The integrated development provide not only a linked bridge to its retail shops, but also a dedicated covered walkway to its residents to directly access their respective blocks.  
 Targeted completion: **1Q2024**

YouCity III



**PUDU**  
 (LRT Laluan Ampang & Sri Petaling)  
 Walking from this development to the station is expected to be at less than 100m.  
 Targeted completion: **2026**

Skyline KL



**SUNGAI JERNIH**  
 (MRT Laluan Kajang)  
 The development will be located at just a 50m walking distance from the station, according to the developer.  
 Targeted completion: **2Q2026**

Jernih Residence



**KAJANG**  
 (MRT Laluan Kajang)  
 This will be at 80m walking distance from the station, according to the developer.  
 Targeted completion: **Unknown**

Nexus @ Kajang

# Resilience and durability with Nippon Paint

Nippon Paint Total Coating and Construction Solutions leads in maintenance support and paint technology

**A**S strong heatwaves and flooding increases, the property industry is plagued with issues of maintenance amidst extreme climate conditions.

Over the last 56 years, Nippon Paint developed its reputation as the leading paint and coatings manufacturer in Malaysia, as well as Asia, for both homes and businesses. In 2022, the company pushed the boundaries of innovation by embarking on a transformational journey, launching Total Coating and Construction Solutions.

With a strong background in research and constant innovation, Total Coating and Construction Solutions offers innovative refurbishment solutions in repainting, re-waterproofing, and reflooring, all under one roof, raising the bar on building maintenance in Malaysia to assure excellence and comprehensive support.

Total Coating & Construction Solutions' innovative refurbishment solutions provides a total compatible system for every quality and beautiful finishing from bare to finish. Maintenance issues such as efflorescence, cracks, fungus, water leakage and more can be effectively addressed.

With Nippon Paint Total Coating and Construction Solutions' innovative refurbishment solutions, clients not only save time in liaising with multiple suppliers, but also save costs with a simplified supply chain.

Nippon Paint has a 5-step service for residential, commercial and industrial refurbishment; Construction site assessment, recommendation and proposal, commencement of work, post assessment and handovers, offering the best refurbishment workmanship to its customers.

## Waterproofing solutions

Having collaborated with its counterparts in China in driving innovative solutions, Nippon Paint has developed an all-inclusive waterproofing system that ranges from **NippoSEAL**, liquid applied membrane, **NippoGARD**, sheet type membrane, and **NippoCEM**, cementitious membranes, providing comprehensive solutions for waterproofing defects in structures found above and below ground.

## Flooring solutions

Similarly, Nippon Paint flooring innovations are widely used at various commercial, residential and industrial properties. The company provides comprehensive solutions catering to every need such as **FLOORSHIELD** for



In 2022, Nippon Paint launched Total Coating and Construction Solutions.

industrial flooring, **CAR PARK DECK** for car park flooring, **FLOORSPORTS** for sports court flooring, and **FLOOR HARDENER**.

## Nippon Paint Weatherbond® Series embodies durability

Nippon Paint Weatherbond® Series is an acrylic-based paint specially formulated with **Quartz Technology** that can provide 8, 12 and 15 years of protection against harsh weather. The Quartz Technology incorporates microcrystalline quartz minerals that deliver the strongest, toughest, and hardest paint for your exterior walls. The Nippon Paint Weatherbond® Series consists of Weatherbond®, Weatherbond® Hi-Gloss, Weatherbond® Solareflect Extreme, and Weatherbond® Ultimate.

## Toughest resistance

The Weatherbond® series' resilience comes in the form of **Sunblock technology**, cooling the surface temperature of its walls to restrict fading colour. Exterior walls exposed to harsh UV light from the sun will cause the colours to chalk and fade eventually. The **Colour Care Technology** provides UV light resistance while providing a thicker paint film for improved colour richness, preserving the beauty of the

## Strongest Protection

	ACID RESISTANCE	ALKALI RESISTANCE	ANTI-CARBONATION
Root cause	Corrosive ions are emitted and mixed together with the rain clouds, which move inland from the wind to cause acid rain.	Soluble salts which are present in the concrete wall have a degree of alkalinity. Any cracks on the wall allows water to seep through and dissolve the salts.	Carbon dioxide can diffuse through concrete to corrode the reinforcement steel inside concrete. This process is known as carbonation.
Problem	Acid rain causes colour fading due to chemical reactions.	Soluble salts migrate out to the wall surface through the wall crack. After water evaporates, efflorescence appears on the surface.	Carbon dioxide diffuses through the porous concrete to corrode the steel.
Solution	Nippon Paint Weatherbond® Series formulated with Quartz technology shows no reaction to acid to address colour fading issue.	Nippon Paint has a compatible system solution incorporating Nippon Paint Weatherbond® Quartz Technology to address efflorescence.	The coating system with Nippon Paint Weatherbond® resists carbon dioxide permeability.

**BELOW** Weatherbond® strongest protection, toughest resistance, hardest defense.

Painted colours. From residential, and commercial to industrial, Weatherbond® delivers an appearance of fresh paint for years to come, preserving the surface for up to fifteen years.

## Hardest defense

**Keep Clean Technology** helps to resist against dirt pickup. The exterior walls in tropical countries are susceptible to dirt pickup due to the prevalent high levels of humidity in the environment. Keep Clean Technology provides a less porous surface to resist dirt pickup and stubborn dirt bonding. Extending to its **Micro Block Technology**, the paint acts as a barrier against fungus and algae build-up, providing a hassle-free experience with maintenance and presentation.

The Weatherbond® Series also introduces Weatherbond® Ultimate, featuring a cutting-edge **Fibra Technology** which further strengthens the paint film, establishing a resilient barrier that acts as an impenetrable, safeguarding against cracking, peeling and deterioration.

Drawing from its industry experience, Nippon Paint highlights holistic building through maintenance, redefining durability through cutting-edge paint technology. For more information on Nippon Paint Refurbishment Solutions or Nippon Paint Weatherbond® series, visit <https://professional.nipponpaint.com.my/>, contact the customer care line: 1-800-88-2663 or [customercare@nipponpaint.com.my](mailto:customercare@nipponpaint.com.my).



# How much value do TODs add to your property?

TODs provide so much more than just transportation

By LIEW JIA YI (YANIKA)  
yanika.liew@thestar.com.my

As cities continue to expand alongside Malaysia's rising population, states see an increase in urban property developments and infrastructure, resulting in increased traffic congestion and heightened carbon pollution.

"Traffic congestion is a serious and worsening problem in many cities across the globe resulting from rapid urbanisation, high population density, high level of private vehicle ownership and inadequate infrastructure amongst other factors," Knight Frank Malaysia research and consultancy senior executive director Judy Ong said.

Ong noted that according to the Malaysian Automotive Association (MAA), sales of new vehicles in the country grew 6% to 71,745 units in August 2023 with 67,609 units. Traffic congestion in Malaysia, particularly in Klang Valley, has worsened following the full reopening of the country's economy since April last year, surpassing pre-pandemic levels.

Transit-oriented developments (TOD) act as an alternative to the current urban climate, to create a sustainable, efficient future for cities. Developers have begun to market their developments with access to public transportation as a valuable market asset, but how does the value of these developments compare to the value of property developments unattached to public transportation?

"According to the Malaysian Valuation Standards, the market value of a property is normally based on the amount that a willing seller and willing buyer would pay in an arms-length transaction after proper marketing wherein each party has acted knowledgeably, prudently and without compulsion," Royal Institution of Surveyors Malaysia (RISM) president Adzman Shah Mohd Ariffin said.

The value of a property can indeed be enhanced by its accessibility, particularly its proximity to public transportation systems. This results from high demand from potential buyers and strong rental demand from tenants, as Adzman added.

## Concentrated areas of demand

According to Malaysia Institute of Planners advisory council member Datuk Ismail Ibrahim, Transit-Oriented Developments (TODs) have been slow to gain traction in regions outside of Kuala Lumpur and the Klang Valley. This is mainly due to the fact that in other areas, public transportation relies on stage bus systems, which, in turn, cater to the physical development and population growth in those regions.

"MIP is of the view that it is the time



The high value would be due to high demand by buyers and also strong demand for rental by tenants, Adzman said.



It is the time for cities of conurbations within Malaysia to plan and build their respective public transport system, Ismail said.

for cities of conurbations within Malaysia to plan and build their respective public transport system to meet their economic, physical and population growth. They include Georgetown, Johor Bahru and Kuching," he said.

He pointed out that in 2024 and beyond, it is anticipated that the Kuala Lumpur and Klang Valley regions will continue to adopt the TODs.

"Other towns and cities in the country, when experiencing economic and population growth, will slowly adopt the TODs as they develop their respective public transport systems," Ismail added.

In the context of the 4th National Physical Plan and its focus on spatial sustainability and climate change resilience, thrust 2, Action KD1.1B highlights the importance of prioritising TOD in conurbation areas, global cities and urban zones.

"This approach offers diverse transportation options to local residents, reducing their reliance on private vehicles and encouraging alternative modes of transportation, such as cycling and walking," Ong said.

She noted that one of the aspects that developers should consider when working on TOD planning is the promotion of transit, pedestrian and bicycle-friendly environments, particularly in high-density areas, to address the recurring issue of traffic congestion while minimising road infrastructure costs.

"By fostering pedestrian and bicycle-friendly neighbourhoods, transportation expenses can be significantly reduced, which is particularly beneficial for marginalised groups such as the B40 and M40," she pointed out.

TOD communities not only create

vibrant neighbourhoods but also support local businesses, encourage community interactions and enhance overall urban safety. The development could also be complemented by mixed-use development activities, further encouraging walking and cycling as preferred modes of commuting to workplaces.

Similarly, Adzman noted that these TOD properties can achieve better value if it has convenience and comfort under one roof.

"Under the purview of 4th National Physical Plan, thrust 3, which is dedicated to fostering a liveable environment and an inclusive community, Action KD1.1B addresses the issue of placing residential areas at a considerable distance from job centres and city hubs, resulting in increased transportation expenses for residents," Ong said.

"To confront this challenge and alleviate transportation costs, particularly for the B40 group, there is a pressing need to prioritise the development of affordable housing, Rumah Mampu Milik, in proximity to public transportation transit nodes, especially in urban areas," she added.

## Accessible and inclusive

This strategic approach would allow residents to reduce their reliance on private vehicles while contributing to the creation of a more accessible and inclusive community.

"As a valuer, location can be a key factor which enhances the value of property. Location in a strategic and prime locality, in its highest and best use, with easy access to highways and proximity to public amenities such as

transit system, schools and services are among the criteria which can improve the value of the property," Adzman said.

"A built property can be in high demand if located within walking distance to a public transit station compared to those located further away which therefore can push up the price,"

While these might seem common sense statements, Adzman pointed out that the market value of a home also relies on the transactions of similar comparable properties within similar locations.

"One should note that the value of the property to a particular buyer who appreciates the property more than the rest may be willing to pay a higher price for it," he said.

According to Adzman, the public transportation system generally increases accessibility and convenience, especially in congested localities.

"TODs are normally given incentives by the planning authority in terms of higher plot ratio, for example, more developable floor area, less parking to be provided and encourage mixed-use development comprising service apartments, commercial and retail components," he said.

"As the traffic congestion and cost of car ownership get worse, more people are opting for public transportation. Therefore, staying in a property with convenient access to the public transit system is a plus point even if the system is not considered efficient enough.

"There is a lot of opportunity for optimisation of use of land and space around and above public transit stations. The local authority should look into this in order to plan for the future of the major cities and urban areas," he added. 📌

# Even cities need to renew, revive and rejuvenate

DBKL identified 139 suitable sites for urban renewal

By **SULAIMAN SAHEH**

In early September, the Ministry of Local Government Development announced that an Urban Renewal Implementation Guideline (GPP PSB) is being prepared as part of the government's effort to introduce a new law to help promote and streamline urban renewal initiatives.

Expected to be tabled in Parliament at the end of 2024, this special law is anticipated to have a major impact on the national economy by paving the way to redevelop under-utilised and dilapidated areas which will then rekindle economic vibrancy.

The GPP PSB is being prepared under the Town and Country Planning Department through a Regulatory Impact Analysis (RIA) with the Malaysia Productivity Corporation (MPC). Before this, the lack of a standardised guideline resulted in urban renewal efforts being carried out through nine legislations that involved numerous ministries, departments and organisations.

Additionally, the governance of such initiatives varies by state and local authorities. The nine included the National Land Code, Town and Country Planning Act, Contracts Act and Land Acquisition Act.

Urban renewal, redevelopment or regeneration is essentially an initiative to address the neglect or decay of an area. This often involves eradicating a slum to give it a new lease of life – be it as a residential scheme, commercial or both – for a city to stay relevant and sustainable.

While there will be some opposition or protest to urban renewal initiatives because of sentimental or self-convenient reasons, success lies in the innovative and strategic approach when forming the redevelopment plans, with careful consideration given to the existing communities and economic activities.

In December 2022, the Department of Statistics Malaysia revealed that Malaysia's urbanisation had tripled over the past five decades: from 28.4% in 1970 to 75.1% in 2020, resulting from natural population increase, migration and demarcation.

Although we hear of many urban renewal examples internationally, credit and recognition should also go to our very own who have successfully turned under-utilised sites into national landmarks.

Dating back to the 1990s, Kuala Lumpur bore witness to the making of one of Malaysia's top iconic landmarks: the Kuala Lumpur City Centre (KLCC). Before KLCC, the 100-acre site was occupied by the Selangor Turf Club (STC) from 1896 to 1988 when a decision was made to relocate the race course and stables to a bigger site in Sungai Besi.

Simultaneously, then Prime Minister



Sulaiman Saheh is the director of Research at Rahim & Co International, a real estate consultancy firm in Malaysia. If there are any inquiries, please email [sulaimansaheh@rahim-co.com](mailto:sulaimansaheh@rahim-co.com).

Tun Dr Mahathir Mohammed envisioned having the world's tallest building in Malaysia. Construction of the Petronas Twin Towers began in 1993 and six years later, on 31st August 1999, Dr Mahathir declared open the nation's new landmark in conjunction with Malaysia's 42nd National Day.

In addition to the twin towers, there is also the Suria KLCC shopping centre positioned at the base and a 50-acre park in the centre surrounded by tall buildings and international hotels.

Entering the 2000s, Kerinchi folk saw the start of urban regeneration by UOA with the backing of Kuala Lumpur City Hall (DBKL). Under the Eighth Malaysia Plan, in effect between 2000 and 2005, efforts on the implementation of Program Perumahan Rakyat (PPR) for rental were intensified in line with the "zero squatter" policy.

At the time of UOA's 60-acre land acquisition in 2005, DBKL was already relocating the squatters of Kampung Kerinchi to new PPR flats. UOA assisted in reviving the delayed construction and successfully completed the flats within three months.

Thus began the renewal of Kampung Kerinchi, from what was once a slum area to a bustling residential and commercial hub called Bangsar South. More than a decade later, the area has become one of Klang Valley's sought-after addresses, thanks to Grade-A office towers, hotels, medical service suites, high-rise residences and a plethora of retail offerings.

Recently, the Bukit Bintang City Centre (BBCC) and the record-breaking 118-storey Merdeka 118 development have made headlines with under-utilised sites but having strong historical ties.

The 19.4-acre site that housed Pudu Prison between 1891 and up to its demolition in 2012 has been given new life in the shape of BBCC – made up of a shopping mall, high-rise residences, office buildings and hotels.

Part of Pudu Jail's exterior wall and main gate have been maintained and incorporated into the fountain park component of Mitsui Shopping Park Lalaport Bukit Bintang City Centre which opened in January 2022.

Recognised as the starting point of Malaysia as an independent country, the collective sites of Stadium Merdeka, Tunku Abdul Rahman Park (a.k.a. Merdeka Park) and Stadium Negara had been left untouched, with the exception of several renovation efforts in the 70s and 80s as the stadiums were used for major sporting events until the completion of Bukit Jalil National Stadium in the mid-90s.

While redevelopment plans had been made in 1994 when the 36-acre site was put under the United Engineers Bhd (UEM) in exchange for building two stadiums in Bukit Kiara and the RM800mil National Sports Complex in Bukit Jalil, nothing moved due to the Asian Financial Crisis in 1997 which ultimately led to the land being put up for auction in 2000.

Permodalan Nasional Berhad (PNB) stepped in and purchased the land, retaining both stadiums. A decade later, during the Budget 2011 presentation, plans were announced for the RM5bil Warisan Merdeka development that will occupy the Merdeka Park site while maintaining both Stadium Merdeka and Stadium Negara as national monuments.

To date, Merdeka 118 comprises several complementary components

including the eye-catching 118-storey tower, serviced residences, a shopping complex as well as the two stadiums. Stadium Merdeka is set to resume operations by early 2024 while development studies are still underway for Stadium Negara. The tower is expected to be completed for occupation by 2024 after several delays due to the pandemic.

Another successful urban renewal project is the long-running and challenging redevelopment of Kampung Baru. The project faces the complexity of multiple individually-owned land parcels with some having reached multi-layered ownership status due to inheritance. This led to a tedious acquisition process to ensure ownership transfer was executed with no sub-owners overlooked.

Next is the status of the land itself with most of the parcels falling under Malay Agricultural Settlement. Due to its restrictions on exclusive ownership and occupation by Malays, the redevelopment has some disadvantages when compared with those in the open market. But hopes are still high for Kampung Baru to finally receive the redevelopment treatment it deserves while preserving its heritage.

Urban renewal is crucial to keeping cities in good shape but many factors determine a project's level of success, such as historical and heritage preservation, land acquisition, funding, and community support. Not only do these renewal initiatives aim to bring in newer, well-facilitated buildings but they also create and preserve the greenery located in between the steel and concrete buildings.

Both the government and private sectors have to ensure a multiplier effect in creating employment, providing homes and boosting business opportunities. DBKL has identified 139 suitable sites for urban renewal and the ministry is geared to unlocking their true potential and value.

To ensure sustainability and future-proofing these sites, long-term planning is needed and consideration is given to the economic, social and environmental aspects – without losing sight of the local perspective. 🏡



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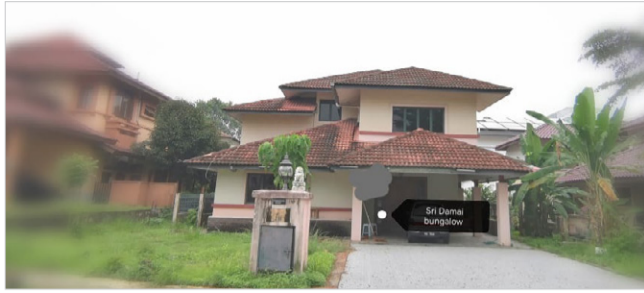
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MORE INFO



**Sri Damai, Bukit Rimau**  
**RM2,280,000** (For sale)

- Bungalow
- 5+1 Bedroom
- N/A
- 6,300 sq ft
- 5 Bathroom

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**Jane Ang**  
+6017 7357719  
ACITY PROPERTIES SDN BHD E(1)1779



**Magna Ville, Selayang**  
**RM330,000** (For sale)

- Condominium | Intermediate
- N/A
- N/A
- 1,023 sq ft
- N/A

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FIRDAUS & ASSOCIATES REAL ESTATE AGENCY SDN BHD E(1)1989



**Glenmarie Cove, Klang**  
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- Bungalow
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- 4,000 sq ft
- Fully Furnished
- 5 Bathroom
- N/A

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AG REALTY SDN BHD E(1)1931



**Opal Damansara, Sunway Damansara**  
**RM718,000** (For sale)

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- 3+1 Bedroom
- 2 Carpark
- 1,420 sq ft
- 3 Bathroom

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Polygon Properties Sdn. Bhd E(1)1714



**Riana Green, Tropicana**  
**RM580,000** (For sale)

- Condominium
- 3+1 Bedroom
- 3 Carpark
- 1,388 sq ft
- 2 Bathroom

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HECTARES & STRATAS SDN BHD E(1)1879



**Villa OUG, Taman Yarl**  
**RM560,000** (For sale)

- Condominium | Intermediate
- 3 Bedroom
- 1 Carpark
- 1,325 sq ft
- 3 Bathroom

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**Bobo Lee**  
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CID REALTORS SDN BHD E(1)1855



**Alam Budiman, Shah Alam**  
**RM295,000** (For sale)

- Apartment | Corner Lot
- 3 Bedroom
- 2 Carpark
- 850 sq ft
- 2 Bathroom

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**Norfazlinda Binti Rosdi**  
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VPG REALTY E(3)1936



**Old Klang Road**  
**RM3,300 per month** (For rent)

- Shop lot | Intermediate
- N/A
- 1,600 sq ft
- Unfurnished
- 2 Bathroom
- N/A

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**Eugene Goh**  
+6019 7744656  
REAPFIELD PROPERTIES SDN. BHD. E(1)0452

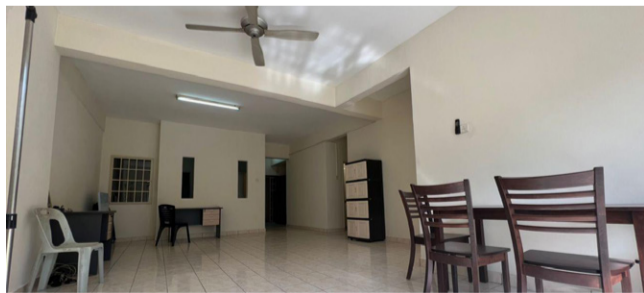


**VERVE Suites, Mont Kiara**  
**RM480,000** (For sale)

- Studio | Intermediate
- STU Bedroom
- 1 Carpark
- 462 sq ft
- 1 Bathroom

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**Lee Yong Foong**  
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ESPRIT ESTATE AGENT SDN BHD E(1)1448/5

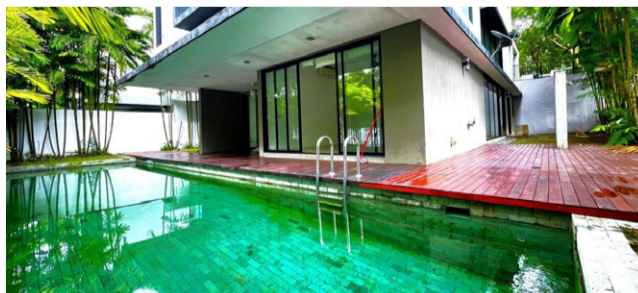


**Prima Setapak I, Setapak**  
**RM1,400 per month** (For rent)

- Condominium | Intermediate
- 3 Bedroom
- 1,250 sq ft
- Semi-Furnished
- 2 Bathroom
- 1 Carpark

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**Keat**  
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EVEREST PROPERTIES E(3)1253

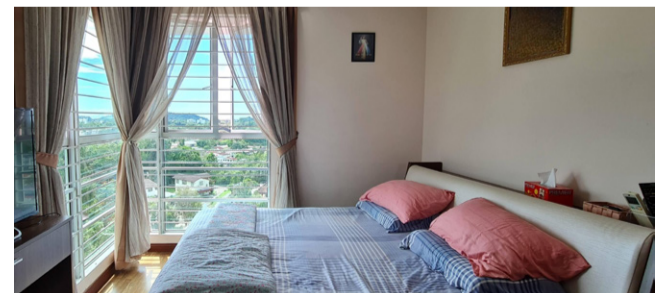


**20trees West, Melawati**  
**RM3,100,000** (For sale)

- Bungalow | End Lot
- 5+1 Bedroom
- N/A
- 6,426 sq ft
- 7 Bathroom

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**Alam Damai Condominium, Kota Kinabalu**  
**RM750,000** (For sale)

- Condominium | Corner Lot
- 3+1 Bedroom
- 1 Carpark
- 1,302sq ft
- 2 Bathroom

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**Abby Tan**  
+6017 2616216  
IQI REALTY SDN. BHD E(1)1584/9