

Selangor's Golden Triangle

Selangor's capital city has, over the years, been incubating its golden egg. And now, this egg has hatched to become one of Malaysia's latest masterpiece that pushes the boundaries in property development.

> See pages 4-5



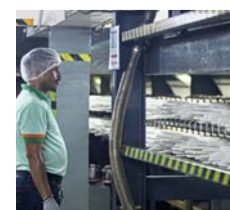
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Selangor's pull factors draw the masses

Malaysia's Golden State offers plenty of economic opportunities and incentives for homebuyers

By VIGNESWAR RAJASURIAN
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FROM the biggest religious monuments and most popular tourist attractions to iconic landmarks and public infrastructure that serve as the backbone to the country's economy - it seems that Selangor has it all.

Be it the sacred shrines of Batu Caves and Thean Hou Temple or the entertainment avenues of Sepang International Circuit (SIC) and Bukit Jalil Stadium, the Golden State caters to every fragment of society with cultural, religious and social diversity.

As the wealthiest and most progressive state in the country, it's hardly a surprise Selangor's pull factors attract individuals and businesses looking for a slice of the Malaysian dream.

Land of opportunity

The state's growth exceeded the national gross domestic product (GDP) of 4.3% last year. Selangor's economy grew at the fastest pace of 6.7% among all the



ABOVE
The Sultan Salahuddin Abdul Aziz Shah Mosque in Shah Alam is the biggest mosque in the country and second-largest in Southeast Asia.

other states and was followed by Kuala Lumpur coming in second at 6%.

From January to June 2019 alone, about 132 manufacturing projects were approved by the Malaysian Investment Development Authority (MIDA) in Selangor with an investment value of RM5.96bil. RM2.15bil of which is from local investment while RM3.82bil is from foreign investments.

"The investment is a positive indicator of more job opportunities in Selangor. The properties in Selangor are in very high demand and with an excellent

asset appreciation rating," Real Estate & Housing Developer's Association (Rehda) Selangor's chairman Datuk Ho Hon Sang told StarProperty.

According to the National Property Information Centre's (Naptic) Property Market Report 2019, residential transaction in Selangor was around 51,981 units (valued at RM25.4bil) compared to 47,715 units (valued at RM22.9bil) in 2018.

"This also shows a strong demand for residential properties in Selangor," Ho added.

Selangor's lure of economic opportunities is also evident in the influx of population over the decades. Data by the Department of Statistics Malaysia (DOSM) show Selangor remains the most populated state at 6.5 million people as of the first quarter of 2020. According to its Migration Survey Report (2018), Selangor is also the state receiving the most interstate migrants.

As per Invest Selangor's website, the state population has the largest workforce (3.6 million) with a 98.7% literacy rate that is skilled and

EVENT HIGHLIGHTS

A revolution in property transactions



THE StarProperty Stay-At-Home Virtual Fair 2020 is coming to your doorsteps this 17 Sept. So warm up your mouse-clicking finger as that is the only thing you need to explore all the great property deals out there, offered by some of the top developers of the nation.

Among them are Paramount Property, Symphony Union Suites, Matrix Concepts Holdings, and LBS Bina Group. With the virtual fair, you possess the ability to visit sales galleries of all these developers without the need to journey there physically.

All it takes is the click of a button for you to be taken to a web location, allowing you to virtually access every

facet and space of the home for inspection. Enjoy the safety of your home while having all your doubts and questions answered by the respective sales personnel.

Communication is made easy and conducive through the available chat function, or you can also engage with them via any medium of your comfort, whether it be Whatsapp, phone or email.

Even better, the StarProperty virtual fair is equipped with matchmaking, sorting, and filtering functions, allowing you to narrow down the product of your desire.

"As consumers these days get more and more tech-savvy with the emergence of the new economy, exacerbated by the current pandemic, a strong and robust online property marketplace is crucial to property developers looking to continue showcasing their products," said StarProperty general manager Jason Yap.

"StarProperty's virtual property

fair brings together the combination of a succinct offering of developers' projects to the market and a strong fundamental in reaching out to the right demographic via its vast array of online as well as offline media assets," he added.

Also, there will be a whole lot of winnings at the StarProperty virtual fair, which is probably the only fair organiser that rewards both visitors and homebuyers. This year's Win Kaw Campaign promotion ensures that everyone who attends any StarProperty fair becomes a winner.

Join us and stand a chance to win over RM50,000 worth of prizes and holiday packages. To win additional prizes and vouchers, simply place your booking at the fair.

Upon completion of your purchase, there will also be RM100,000 worth of rewards to be won, including trips to Greece, Japan or Korea. The fair will last for two weeks, so don't worry about missing out on the fun. 🏠

multilingual. These are significant factors for businesses looking to set up shop and invest in the state.

Excellent infrastructure and connectivity

The state boasts excellent medical facilities, about 173 institutions of higher learning institutions, proper communication networks, comprehensive amenities and a myriad of integrated and inclusive townships that are being developed.

In fact, amongst the nation's best public infrastructure can be found in Selangor. The state boasts three of the country's major airports, namely the Kuala Lumpur International Airport (KLIA) and the Sultan Abdul Aziz Shah Airport. Coupled with the largest port in the country (Port Klang), Selangor serves as the primary port of entry for the nation's economy.

The Klang Valley Integrated Transit System that runs through Selangor and Kuala Lumpur is an integrated network of bus and rail services. The country's first elevated Bus Railway Transit (BRT) was constructed to serve the high-density areas of Sunway and Subang Jaya.

Existing Light Railway Transit (LRT) lines were extended and the newer Mass Rapid Transit (MRT) rail lines were built to reach more cities, townships and neighbourhoods within Selangor.

Dedicated rail lines then connect to the airports while the pre-existing KTM commuters connect the Klang Valley with other states and regions in Peninsular Malaysia.

A fleet of private bus operators also serves the last mile connectivity. Public transit is further boosted by the state governments free bus service called Bus Smart Selangor or Bas Selangorku and is managed by the major municipalities.

Combined with a vast network of major interstate and intercity highways, the public transportation infrastructure alleviates the growing pains of urbanisation and an increasing population.



ABOVE
Smart Selangor bus service.

Promising developments

As Selangor's capital city, Shah Alam has transformed extensively over the past two decades. The city is well-planned and less dense compared to its counterparts, namely Klang, Subang Jaya and Puchong. The relatively new townships of Setia Alam, Kota Kemuning and i-City lend vibrancy to the city.

Another highlight in Shah Alam is the Selangor Digital Creative Centre situated in i-City. Equipped with an 11,000 sq ft co-working space, the centre was initiated by the Selangor Information Technology and E-Commerce Council (Sitec) to further encourage migration into Shah Alam and spur entrepreneurship.

Aspiring to be the Silicon Valley of The East and part of the Multimedia Super Corridor (MSC), Cyberjaya continues to evolve into a global tech hub gradually. Now it is also set to be the site of Raudhah City, dubbed as Malaysia's first modern Islamic city. The city will serve as a centre of Islamic knowledge and lifelong learning, complemented by educational halls, libraries and computer centres.

BELOW
Bukit Melawati, Kuala Selangor.



Selangor State Development Corporation (PKNS) and Raudhah City Sdn Bhd are developing the mega project.

Major upcoming townships in Selangor include Eco Forest in Semenyih, Gamuda Cove in the Southern Klang Valley and LBS Alam Perdana in Bandar Puncak Alam to name a few. These townships will offer residential homes, retail and entertainment experiences as well as increased job opportunities that come along with a thriving development.

In terms of key industrial developments, Selangor Bio-bay is also of notable mention. The site encompasses 1,352 acres of land and is equipped with infrastructure to house biotechnology centres, residential areas, industrial and commercial zones as well as recreational parks.

Homebuyer incentives

Homebuyers looking to own a home in Selangor will be delighted to know of various state and federal initiatives to ease homeownership. State-run initiatives may generally be restricted to citizens within the state. However federal initiatives would apply to all qualifying Malaysians. Thanks to information shared by Rehda Selangor, a list of various housing schemes and incentives applicable in Selangor has been listed below.

Project Rumah Selangorku is a housing scheme aimed at delivering affordable houses to qualifying citizens within the state. Qualifying developments must have a certain amount of affordable housing units as a portion of the overall project. This initiative is led by the state's own housing organisation, Lembaga Perumahan dan Hartanah Selangor (LPHS), which was first introduced in 2014 and aimed to encourage property developers to produce more affordable houses.

The Rumah Selangorku Harapan scheme now allows property developers to convert Rumah Selangorku Type A, B, C or D units to Rumah Selangorku Harapan homes built with a minimum of 1,000 sqft and priced below RM250,000. The homes will be complete with common housing amenities such

as air-conditioning, kitchen and dressing cabinets, plus water heaters.

Concurrently, the Project Rumah Idaman by Selangor's Menteri Besar Incorporated (MBI) will also bolster affordable homes in the state. The project targets the B40 and M40 groups and aims to build 48,000 units within five years with an economic value of RM 12bil.

In addition, there is the Skim Smart Sewa to Ownership (2Stay) is a Rent-To-Own programme targeting the B40 group.

On a federal level, the government has re-introduced the Home Ownership Campaign (HOC 2020).

And more federal incentives under the Economic Recovery Plan (Penjana) such as temporary exemption of the Real Property Gains Tax (RPGT) and easing of housing loan restrictions for the third property onwards, make the prospect of living and working in Selangor all the more attractive and attainable.

Rich in heritage

According to Tourism Selangor, Selangor's prowess traces back a century before the period of the Malacca Sultanate. Mentions of Selangor can be found in 14th-century literature of the Majapahit empire and the Klang River was recognised in the notings of famed Chinese mariner, Admiral Cheng Ho.

In the late 18th and early 19th century, Bukit Melawati (Melawati Hill) served as the Selangor Sultanate's administrative stronghold. In 1875, Klang was named as the state capital. However, it was short-lived as in 1880 Kuala Lumpur was named the capital owing to British influence. At which time Selangor was already the main producer of tin and the Klang river an international trading route.

As the state joined the formation of Malaysia in 1963, Kuala Lumpur was designated as the country's capital whilst also remaining as the state's capital. Only in 1974 was Kuala Lumpur handed over to the federal government and Shah Alam became the current state capital with Klang as the royal town. Then in 2001, Putrajaya joined the likes of Kuala Lumpur as a federal territory. Selangor is one of only four states that have more than one city with official city status.

The state's heritage is evidently a key reason behind the successes it enjoys today - proximity to the nation's economic capital of Kuala Lumpur and the administrative capital of Putrajaya that were once within its rule. 📍



There is a strong demand for residential properties in Selangor, said Ho.

All Things Golden

i-City making its mark as Selangor's Golden Triangle



The possibilities are endless in i-City, SGT.



SGT will be a global business hub which offer premium Grade A premises, smart offices and robust digital infrastructure in a safe and secured environment.



The phase that fronts Federal Highway sits the completed shopping mall, corporate tower and Double Tree by Hilton. While the mall and offices are already in operation, the hotel will open its doors next year.

By JOSEPH WONG josephwong@thestar.com.my

TRIANGLES typically evoke a sense of stability and power, sometimes mystery and majesty. Think of the Louvre in Paris and the Great Pyramids in Egypt, one is immediately taken to the triangular forms that lie in wait.

Every capital around the world has a triangular region that is known for its prosperity or productivity and sphere of influence. London, New York, Tokyo and even Kuala Lumpur have their own golden triangle. What may not be immediately apparent but one which will now be on the lips of many is Selangor's very own masterpiece in its stately capital.

It comes to no surprise that Selangor's capital city has over the years been incubating its golden egg in the form of i-City. And this egg has hatched into one of Malaysia's latest hottest property developments – the Selangor Golden Triangle (SGT).

i-City, a tech-centric development that continues to push the boundaries with its product offerings, a major drawcard for the discerning and a key ingredient in widening its sphere of influence. It has and will continue to contribute to the economic development and prosperity of the state capital, befitting Selangor's Golden Triangle.

Visualised by I-Bhd founder and chairman, Tan Sri Lim Kim Hong, and conceptualised by internationally-renowned urban planner Jon A

Jerde, i-City SGT was envisioned to be on par to its counterparts across the world.

The vision is not just to build an international class, master-planned transit-oriented development (TOD) of the highest standard – the goal of the creation of SGT is also to stimulate Selangor's economic growth.

Elevating standards

This is where SA Architects has joined the league to further elevate this development. Famed for the Singapore Changi Airport Terminal 4 accomplishment, among others, SA Architects is the master architect for the transformation of i-City SGT – Commerce, Community and Culture coming together in the continuing future of the state capital.

"As part of the masterplan design, we are conceptualising a new elevated concourse that will bring seamless cityscape connectivity across all components of the SGT with the upcoming I-City LRT station and surrounding developments," said SA Architects director Tony Mak.

"We envisioned i-City SGT to be the catalyst for Selangor's transformation and our concept design enables it to grow organically by stages," he said.

Lim added: "This bears great testament to the gradual realisation of our master plan. It validates our vision of building a modern, breath-taking and futuristic city, turning this region of the capital city into an international capital city. SGT would elevate the capital city to

greater heights by introducing new ways for its people to live, work, shop, recreate and learn."

With the LRT3 i-City station a walk away, the development has incorporated covered walkways in the masterplan, with visitors comfort at the forefront of thoughts. It also includes the possibility of driverless, smart cars and electric tram to connect everyone from one end to the other of SGT, making travel in and around the area even more seamless.

To reinforce its status as a golden triangle, Lim is solidifying i-City's status with the SGT Double Eye, featuring two cantilevered observation wheels with the outer wheel inter-looping over the inner one.

The first-of-its-kind Double Eye millennium wheels would put SGT once again on the world tourist map, having already been listed by CNN Travel as among the top 25 brightest and most colourful places in the world in 2017. Similar to how the London Eye has made headlines around the world, the SGT Double Eye will make the world take notice.

Strong vision

Lim has set lofty goals to ensure that the infrastructure of SGT is future-ready.

"Currently, with the 400GB high availability network, the connectivity network in i-City is a given advantage. Soon, with the deployment of 5G, it will gain a significant edge in rolling out the endless future technologies.

"We look to build partnerships with world



i-City was listed by CNN Travel as the Top 25 brightest and most colourful places in the world in 2017.

leaders such as Huawei, HIKVision, SenseTime and others to propel SGT further," he told StarProperty.

As broadband connectivity has become a critical component for multi-national corporations (MNCs), Lim noted that the push to 5G is to ensure that SGT becomes the nucleus of telcos, financial institutions and high-tech firms, as well as start-up companies.

The Information and Communication Technology (ICT) infrastructure will make i-City the first urban centre in the country to provide fibre redundancy as essential infrastructure.

Connectivity is seamless in SGT with i-City's own SuperApp. It is a single one app platform where it connects the community in SGT to the realities of their daily life. Online ordering, car parking, find a tenant, job search, monitor utilities usage and payment can be done thru this app.

On track

To date, i-City comprises leisure, commercial, office, retail, hospitality and residential components. It has been endorsed as an MSC Malaysia Cybercentre, also as Malaysia's tourism destination and declared an international park by the Selangor state government. And now another feather on its cap – the Selangor Golden Triangle.

Nearly 5,000 units have been fully sold and handed over to the owners of the high-rise residential towers. The Central i-City Mall was officially opened last year. The completion of the new 33-storey A-Grade GBI-rated corporate tower, Sumurwang Tower, which house I-Bhd's new corporate headquarters, marks the group's latest property investment.

Alongside Best Western Hotel, the DoubleTree by Hilton will lead the way for other international hotel chains and multi-national companies to follow when the next phase of SGT hatches.

The development is well-connected with easy access to major highways. As it sits between Kuala Lumpur City Centre and the Kuala Lumpur International Airport (KLIA), it is in a position to carve out its own place in the limelight.

Next phase

Having completed the Central i-City Mall and the Sumurwang Tower, the next stage of development will see how integrated functionality is incorporated within the existing setting to enable SGT to expand into an innovative and



"This bears great testament to the gradual realisation of our master plan," said Lim.



"We envisioned i-City SGT to be the catalyst for Selangor's transformation," said Mak.

enterprising business hub, said Mak.

The next stage will be an exciting one with the iconic 79-storey landmark – SGT Tower anchoring the entire SGT fronting the Federal Highway. It features, among others, the tallest 5-star hotel in the capital state. The top of the tower offers a panoramic 360 degrees view and act as a beacon lighthouse for Selangor's capital state.

SGT Tower is envisioned as a global centre for technology and innovation, home to high-tech and start-up corporations.

This crown jewel of a tower will be the highest building in Selangor once completed and along with the rest of i-City SGT, it will change the capital city skyline.

Meanwhile, the Selangor Golden Triangle Showcase, themed The World of Digital Possibilities, is scheduled from Oct 1 to 4, 2020 at Central i-City shopping mall. Together with industry world leaders- Huawei, HIKVision,

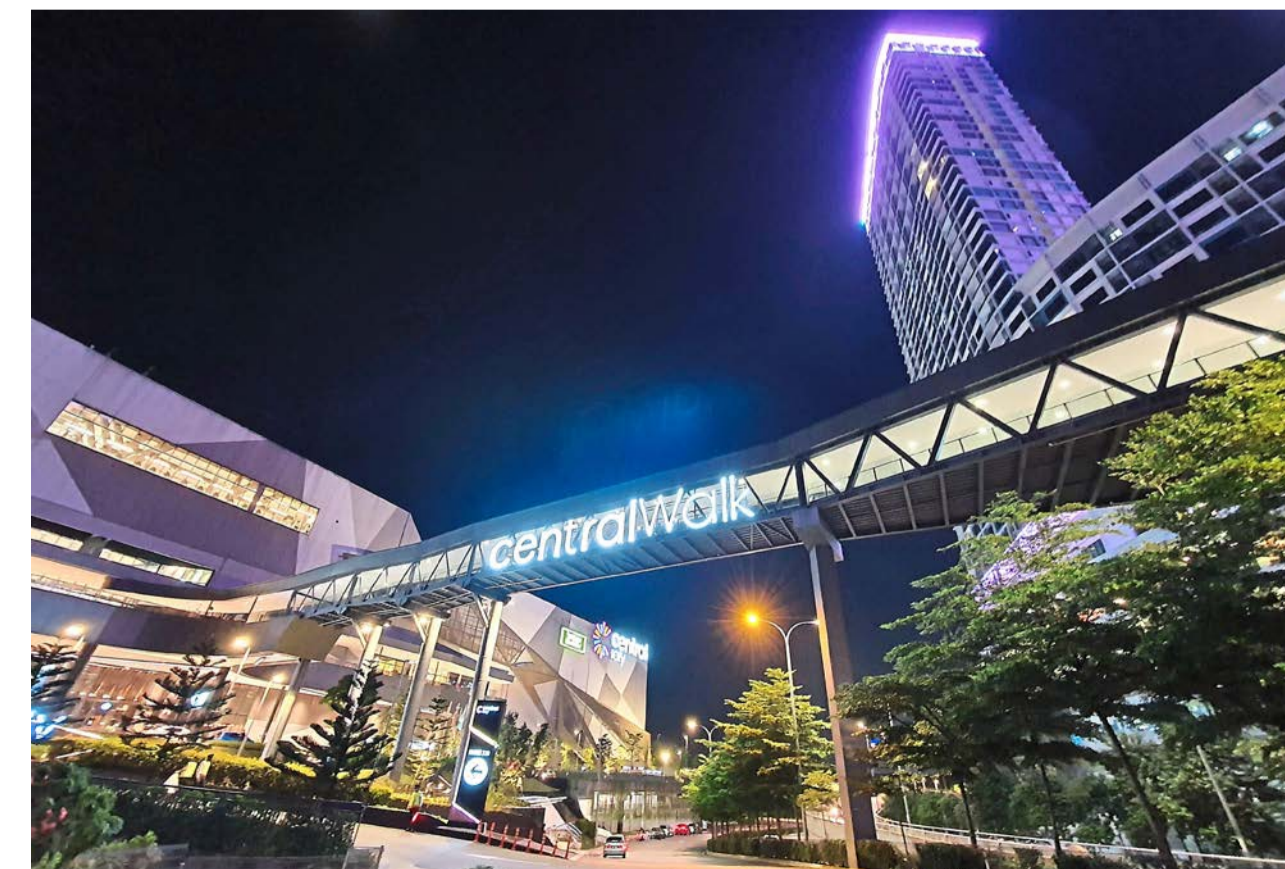
SenseTime and BMW, it aims to demonstrate how the SGT resolute digital transformation to become the epicentre of future lifestyle.

Endless possibilities

The possibilities are endless in i-City SGT, with its estimated 30,000 residents and 20,000 knowledge-based workers upon its completion. It is an important location for local and international connections, commerce and communications; a significant centre for the state capital.

The integrated ultrapolis of i-City SGT, where high-rise inner-urban communities allow people to work, play, live and shop in proximity to eliminate commuting time, leads to increase in leisure, time, quality of life and benefit one's competitiveness. 📍

This jewel of a tower will be the highest building in Selangor once completed and along with the rest of SGT will change the state skyline.



Various walkways will connect the components together, providing seamless connectivity to the community.

The richest state

Population growth, recovering property market and industrial potential point towards prosperity

By **VIKTOR CHONG**
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THE movement of people to a particular location often indicate the presence of wealth. Inflow of human labour from other regions of Malaysia into Selangor is testimony towards the state's inherent potential, not considering the projected growth in population for the foreseeable future.

With a land area of 7,952km, Selangor currently registers a population of 6.5mil as of Q1, 2020, which account to around 20% of the total population of Malaysia at 32.7mil. This population is rising slowly but steadily over the years, with an increase in 0.03% from 2018 (6.48mil), and a 19% increase compared to 2010 (5.46mil).

Defining wealth

According to Sunway University Prof Yeah Kim Leng, another indication of a rich state is a higher per capita income, which is associated with a stronger purchasing power for its citizens, better standard of living and more advanced economic development and urbanisation than states with lower per capita income.

Excluding the federal territory, Selangor is the second wealthiest state with a per capita income of RM54,995 in current prices behind top-ranked Pulau Pinang at RM55,243 in 2019, as published by the Department of Statistics Malaysia.

However, in terms of size, Selangor is the largest contributor to the country's gross domestic product (GDP), accounting for 23.7%, outstripping Johor at second place (9.3%) and Pulau Pinang (6.7%).

Yeah said Selangor also registers the highest proportion of the country's T20 and M40 households, with 37.1% for the



former and 25.2% for the latter in 2019. By comparison, Pulau Pinang, which has the highest per capita income of the 13 states, accounts for only 5.8% (T20) and 7.2% (M40) respectively.

As the largest state economy with the largest pool of high and middle-income households, Yeah said Selangor would likely be among the few rich states to lead the country's recovery from the pandemic induced economic downturn.

Aerial view of the UiTM campus in Puncak Alam, Selangor.

Besides looking at the income level and GDP, Yeah noted other contributing factors such as natural endowment, accumulated wealth that includes capital stock such as building structures, utilities, physical and digital infrastructures, machinery, transport and equipment.

At a strategic confluence

Location-wise, Selangor is within proximity to the Kuala Lumpur Business Centre, Putrajaya Administrative Capital and Cyberjaya, home to the National ICT Capital of Malaysia. Besides possessing two major airports (KLIA and KLIA2), Selangor is also host to the 12th busiest port in the world, namely Port Klang.

Yeah cited the well-developed road, rail, air and sea infrastructures and sophisticated business ecosystem as among Selangor's major advantages. The large pool of skilled manpower number at 3.6mil, which is further supplemented by a growth of 60,000 graduates per annum, and a total of 173 institutes of high learning (according to Invest Selangor), UiTM among them. Then there are the well established

supporting industries and supply chains, making Selangor among the leading states to attract foreign investors.

Growing industrial capabilities

Knight Frank Malaysia executive director (Capital Market) Allan Sim pointed out new areas of interest for industrial development, which are facilitated by the anticipated completion of the West Coast Expressway by the end of 2022.

The 233km long WCE stretching from



Selangor at a glance:

- Land area: **7,952km**
- Population (Q1, 2020): **6,569,500**
- GDP (2019): **RM344.5bil**
- GDP growth (2019): **6.7%**
- Manufacturing investment value (2019): **RM17.04 bil**
- Employment opportunities (2019): **21,085**
- Manufacturing projects (2019): **315**
- Domestic direct investment (2019): **RM6,625.4mil**





“Other broader measures of wealth include physical and financial resources, human capital, scientific knowledge and technological base,” said Yeah.

Taiping, Perak to Banting will act as a parallel access to the North-South Expressway, connecting perpendicularly to all the east-west bound highways running from the port to the city.

The infrastructure has helped boost economic developments and will be a boon for the industrial sector, further opening up opportunities for new areas such as Kapar, Banting, Bandar Bukit Raja and Pulau Indah to become a strong platform, one that caters to the expansion of the industrial sector within Selangor. Besides alleviating congestion and reducing the travel time through the coastal areas, the expressway augurs well for the logistics segment and supply chain management.

To attract high end advanced manufacturing in semiconductors,



“Towns such as Kajang and Kepong have also been launching new projects after new projects,” said Chan.

medical devices, robotics and industries driving Industrial Revolution 4.0, Yeah suggested that the government upgrade the industrial parks to meet the stringent facility requirements of these high technology companies.

It could also provide additional support for the recruitment and training of skilled workers, the unavailability of which is frequently cited as a major disadvantage for Malaysia in general in winning over the high-quality foreign investment.

He said Selangor’s “High-End Investment Drive” policy package could aim to attract the development of industrial research and development, and innovation centres as well as the creation of hubs for the provision of high-value professional, scientific and technology services.



Residential market recovering

The Covid-19 outbreak and subsequent lockdown in March placed a dampener on the growth of residential properties in Selangor. The effects of the movement control order (MCO) mostly affected the secondary market mainly because buyers and tenants need to view the property before committing to the transaction.

However, Malaysian Institute of Estate Agents (MIEA) president-elect Chan Ai Cheng said feedback from MIEA members in the month of June suggested that the sub-sale and rental market were back to pre-MCO level.

“Interestingly enough, in one of our MIEA surveys conducted amongst real estate agents and negotiators, over 70% responded that owners of properties have not adjusted their asking prices and at most adjusted by 10%,” said Chan.

He added that some had even taken their properties off the market and are not intending to sell at this moment.

With regards to the primary market, Chan said developers over the years have taken to developing further into the outskirts with Petaling Jaya at its heart. She believes the areas further from the main city centre are receiving major developments.

Land cost is cheaper away from the city centre, allowing developers to build new landed projects or market their development at a lower price. Developers have more freedom to choose the type of product they want to develop when building away from the city.

“For the price of a high-rise condominium unit in Petaling Jaya, you could get a semi-detached home further out,” she said. Additionally, houses further from the city are priced at a much more affordable rate, hence, new homeowners are more willing to commute the distance when given better public infrastructure.

Besides, most developers are going towards developing more affordable properties to cater to the local demand. Some of the major up-coming township developments include Eco Forest in Semenyih, Gamuda Cove in the Southern Klang Valley, LBS Alam Perdana in Bandar Puncak Alam and more.

Another exciting development is Raudah City in Selangor Cyber Valley, Cyberjaya, a megaproject developed by Selangor State Development Corporation (PKNS) and Raudhah City Sdn Bhd. It will be Malaysia’s first modern Islamic city that is complemented by educational halls, libraries and computer centres. 🏠

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– Chan Ai Cheng



By JOSEPH WONG
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AT a time when most property market sectors are sluggish and uncertain, the industrial sector appears to have held up against the aftermath of the Covid-19 pandemic and its subsequent consequences.

The Malaysian Investment Development Authority's (Mida) statistics show that many existing manufacturing companies in Selangor are still expanding their operations.

It was also noted that industrial properties were moving towards sizeable scale with higher specifications. Some examples are Area Logistics @ Ampang at the Ulu Kelang Free Trade Zone and Century Logistics upcoming headquarters in Bandar Bukit Raja.

There is a trend where manufacturing and logistics players are looking at centralising their operations and improving their business capacities. Moreover, the government is still encouraging further industrial development in selected strategic locations with a focus on developing key industries, such as aerospace.

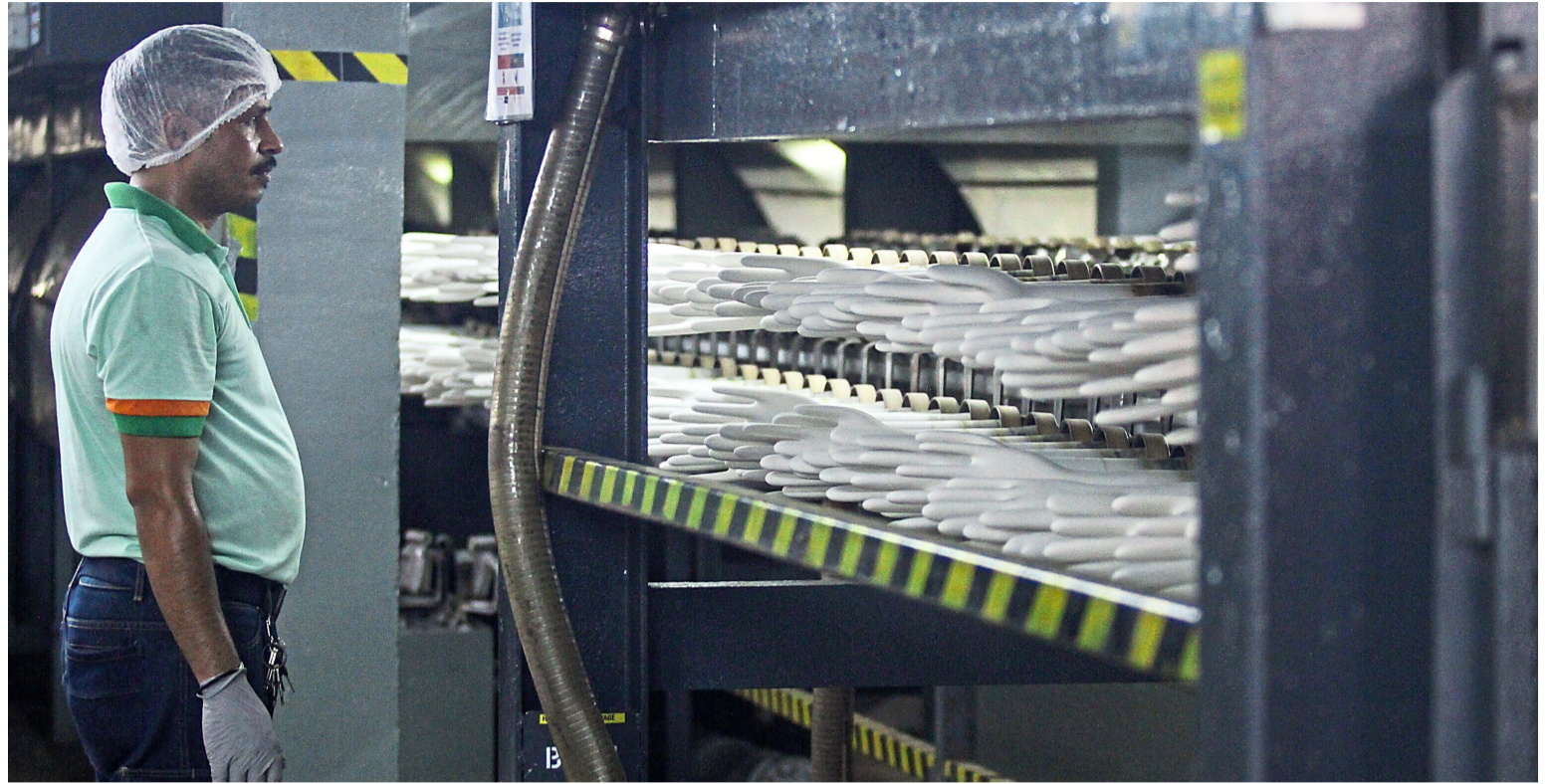
However, stakeholders are expected to practise more caution in formulating their plans as they navigate through this challenging operating environment due to the effects of the Covid-19.

"For larger industrial park projects within the Greater Klang Valley, we foresee developers relooking at plans involving speculative builds of smaller industrial products," said Knight Frank Malaysia executive director for capital markets Allan Sim.

"This strategy will bode well with current market sentiment and trend as we have been receiving more enquiries from industrialists who are keen to embark on such arrangements," he added.

This is largely spurred by attractive tax incentives for overseas manufacturers under the government's recently announced short term Economic Recovery Plan (Penjana), he said, when commenting on the Real Estate Highlights 1st Half of 2020.

On a separate front, mature industrial parks within Shah Alam pose a rather distinct narrative. According to Sim, Shah Alam is entering into an early transformation and redevelopment phase from a manufacturing centric location to a modern urban logistics hub.



A file photo of Hartalega's glove manufacturing facility. The strong presence of large corporations in Selangor holds much promise for business collaborations and opportunities.

Industrial market remains strong

This sub-sector continues to be a bright spot despite Covid-19 pandemic challenges

The scarcity of industrial land within the mature and well-connected locale coupled with increasing demand for higher specification logistics facilities have propelled many landowners to capitalise on the trend to redevelop their dated industrial premises.

"Despite rising land prices in Shah Alam, there are still factors incentivising logistics players to look into the locality.

"These include Shah Alam's central location providing opportunities for more delivery runs per day, as well as the advent of construction going into multi-storey to balance the real estate costs," he explained.

CBRE | WTW's Asia-Pacific Real Estate Market Outlook 2020 says Klang

Valley remained as top three regions for investment in Malaysia. From January to September 2019, Klang Valley attracted RM16.59bil of approved investments or 28.8% of total approved investments.

"Foreign interest constituted RM11.17bil of the investments. Future industrial supply totalled 2,700 units as reported by the National Property Information Centre.

"Semi-detached units consists of 48% or 790 units of the planned supply. Located on a 7.15-hectare site, Area Logistics @ Ampang contributed 1.2 million square feet upon completion in 4Q 2019. It will be the first three-storey ramp up inner-city mega distribution hub, in line with fast-growing



Sim said there are still factors incentivising logistics players to look into Shah Alam.

e-commerce needs for last-mile delivery," it said.

Despite the hiccup that brought many industries to a drastic slowdown, many companies providing essential products went into overdrive. While the worse appears to be over, the industrial sector is undeniably still one of the main drivers of the economy and the Klang Valley remains the top pick for investment in Malaysia.

Where Selangor is concerned, as of March 2019, a total of 9,097 manufacturing projects with investments of RM218.4bil in Selangor were approved by the Malaysian Investment Development Authority (Mida), creating more than 802,000 employment opportunities. Majority of the employment was in electrical and electronics, followed by transport equipment, rubber products and machinery and equipment industries.

The strong presence of multinational corporations (MNCs) and large local corporations (LLCs) in the state such as Spirit AeroSystems, Nestle, IKEA, Panasonic, Q-Cells, KL-Kepong Oleomas, Nippon Electric Glass, Perodua Global Manufacturing, Proton, Top Glove and Hartalega hold much promise for business collaborations and opportunities, according to Mida. ↗

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Central i-City Mall

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