

SELAYANG

Working against the odds, Selayang is set to shed its skin and reveal a brand new phase.



Selayang is located at the border of Selangor and Kuala Lumpur, and is under the jurisdiction of Majlis Perbandaran Selayang (MPS). It is sliced through by Jalan Ipoh which used to be the main road travelling between Rawang and Kuala Lumpur connecting to Jalan Kuching. The town is built mostly with terraced houses and village houses, unlike other nearby schemes where high rise buildings are preferred and being built in high volume to maximise the use of land. Other than residential schemes, industrial activities are mostly found along Jalan Ipoh. However, not many commercial activities

are carried out in the township. Landmarks in Selayang include the Selayang Hot Springs, Selayang Hospital, Universiti Teknologi MARA (UiTM), Selayang Capitol, Selayang Mall and Pasar Borong Selayang.

Access to the township is mainly through Jalan Lingkar Tengah 2 (MRR II), Jalan Ipoh, Jalan Batu Cave, Selayang Kepong Highway, or Jalan Sungai Tua. The only currently available rail system is the KTM commuter station located at Batu Caves. Though upgrading works have been planned, it is expected to struggle to meet



the demand. In view of this, the MRT Line 3 is proposed to enhance transportation capacities in the northern corridor linking the developing regions of Selayang, Sungai Buloh and Kepong with the comprehensive rail system. Upon completion of these facilities, it is believed that it will ease the current traffic issues, and bring a new positive vitality to the town.

Transaction prices for landed properties in Selayang showed positive growth from 2013. However, like some other towns in the Klang Valley, the amount of transactions reduced dramatically in 2013.

The recorded transaction prices of selected schemes within Selayang as of August 2013 are listed below:-

SCHEMES	TYPES	LAND AREAS (SQ FT)	YEAR	MIN	MAX
BANDAR BARU SELAYANG	2-storey terraced house	1,300	2010	275,000	337,000
			2011	220,000	345,000
			2012	240,000	550,000
			2013	590,000	590,000
	2-storey terraced house	1,378	2010	240,000	410,000
			2011	280,000	362,000
			2012	385,000	460,000
			2013	480,000	480,000
TAMAN SELAYANG BARU	2-storey terraced house	1,540	2010	250,000	450,000
			2011	240,000	450,000
			2012	260,000	580,000
			2013	550,000	570,000
TAMAN SELAYANG JAYA	2-storey terraced house	1,539	2010	425,000	560,000
			2011	410,000	548,000
			2012	600,000	730,000
			2013	691,500	800,000
TAMAN SELAYANG MULIA	2-storey terraced house	1,119	2010	247,000	247,000
			2011	280,000	280,000
			2012	280,000	345,000
TAMAN SELAYANG UTAMA	2-storey terraced house	1,400	2010	285,000	355,000
			2011	300,000	430,000
			2012	350,000	601,888

Source: Oregeon Property Consultancy Research Team

SCHEMES	TYPES	BUILT-UP AREA (SQ FT)	YEAR	MIN (PER SQ FT)	MAX (PER SQ FT)
162 RESIDENCY	Condominiums / Apartments	810 - 1,175	2011	215	230
			2012	204	341
			2013	221	255
CASA MILA	Condominiums / Apartments	753 - 1,292	2010	120	210
			2011	134	206
			2012	132	226
			2013	201	238
KIPARK SELAYANG	Condominiums / Apartments	948 - 1,141	2010	186	221
			2011	169	261
			2012	233	285
MAGNA VILLE	Condominiums / Apartments	915 - 1,259	2010	178	240
			2011	174	256
			2012	199	267
			2013	207	265
SELAYANG POINT	Condominiums / Apartments	1,010 - 1,141	2010	220	270
			2011	208	287
			2012	248	326
			2013	294	347
TAMAN JASA PERWIRA (LAKEVIEW APT)	Condominiums / Apartments	867 - 893	2010	134	147
			2011	126	167
			2012	159	202
			2013	167	202

Source: Oregon Property Consultancy Research Team

The recorded transactions of selected schemes and property types were 45 in 2010, 31 in 2011 and 51 in 2012. As of August 2013, the number of transactions dropped to 9. Stratified properties, i.e. condominiums and apartments, also experienced a significant drop despite a slower growth pace compared to landed properties. The number of transactions was recorded at 59 in 2010, 87 in 2011, 138 in 2012 and 25 as of August 2013.

The eastern part of Selayang is rather crowded and high in density but on the other hand, many parts of the town are still empty, and there might be potential for

new developments. Some of the notable ongoing projects in the town are listed below:-

From the list of ongoing projects, it is noted that the current projects are a mixture of residential and commercial within a wide range of entry prices, from low-cost semi-detached houses to luxurious villas. It is expected that with the huge number of affordable residential units, there will be a great impact on the population in Selayang upon the realisation of these projects. However, not all the projects have gone smoothly, with some struggling on certain issues that have caused some delay.

PROJECTS	DEVELOPERS	TYPES
Tiara Residences	Engtex Emerald Sdn Bhd	46 Signature Pool Villas
Emerald Avenue	Engtex Emerald Sdn Bhd	188 units of SoHo suites, 122 units of hotel suites and more than 100 units of retail shops
rés280	Joint Project by Salcon Bhd and Mepro Holdings Bhd	12-storey commercial development comprises 12 units of 2-storey shop-office and 280 units of SoHo
Selayang Star City	Sierra Delima Development Sdn Bhd	Retail and 4 blocks of 9 - 34 storey serviced apartments
Selayang Springs	Barisan Tenaga Perancang (subsidiary of Masa Group of Companies)	4 blocks condominiums 17, 18, 20 storey (1,160 units)
Selayang Heights	Syabas Pemaju	17 units 2 to 3-storey shop-offices and 352 units medium cost apartments
V-Residensi @ Selayang Heights	Multi-Bina Construction Sdn Bhd (MCT)	482 units of apartments
Selayang 18 & Edge 18	f3Capital	360 units of condominiums & commercial spaces
Bukit Botak	PKNS	1,422 units of 1-storey semi-detached houses
Taman Jasa Perwira	Tasik Primula Sdn Bhd	4 blocks of 17 & 18 storey medium low cost apartments (1,400 units)

Source: Oregeon Property Consultancy Research Team

If you were to generally review Selayang, it is in fact located within a close proximity from the Kuala Lumpur city centre, where jobs can be easily found. It is also the preferred working environment for many and upon completion of the MRT projects, travelling to work will become much easier and convenient. Imagine getting to work

when it's only several stations away. In the past, parts of the town were built with single to double storey terraced and village houses in a congregated manner, where the use of land was not fully-utilised. Perhaps in the future, higher rise buildings will be required to fill the need of the 'crowding' township. 📍



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