



## WANGSA MAJU

*While relatively small compared to its neighbours, the township of Wangsa Maju has seen a lot of development in recent years.*

Wangsa Maju is surrounded by several established neighbourhoods such as Setapak, Ampang, Sentul, Gombak and Taman Melawati. It is dominantly residential in character with most of its developments ranging from landed homes to high-rise apartments and flats to bungalows.

The most significant landmark here is the Wangsa Walk Mall which comprises shopping, leisure and entertainment elements while still catering to the daily needs of the locals. Hypermarkets such as AEON Big and Giant can be found within the township while several other commercial/retail centres such as PVI28 and Festival City are also located a short distance away across Jalan Genting Klang.

The township is serviced by Jalan Genting Klang, Jalan Lingkaran Tengah 2 (MRR II) and Duta-Ulu Kelang Expressway (DUKE), making it accessible to all other townships within Klang Valley. Kuala Lumpur City Centre (KLCC) is an approximate 7km journey away via Jalan Setiawangsa, Jalan Jelatek and then Jalan Ampang.

Traveling in and out of the town during peak hours is a manageable affair with the several alternatives available that are less congested compared to the many other major roads in Kuala Lumpur. Wangsa Maju has its own Light Rail Transit (LRT) station belonging to the Kelana Jaya Line which connects it to the comprehensive rail system.

The recorded transaction prices of selected schemes within Wangsa Maju as at October 2013 are as below:-

SCHEMES	TYPES	LAND AREAS (SQ FT)	YEAR	AVERAGE (RM PER SQ FT)	COUNT
Alpha Villa	Condominium / Apartment	1060 - 1,071	2010	247	5
			2011	263	7
			2012	275	4
			2013	356	2
Desa Putra	Condominium / Apartment	1246 - 1,442	2010	333	14
			2011	383	26
			2012	439	24
			2013	535	3
Menara Alpha	Condominium / Apartment	420 - 1,220	2010	202	26
			2011	238	39
			2012	273	22
			2013	280	10
Riana Green East KI	Condominium / Apartment	792 - 4,624	2010	359	71
			2011	396	41
			2012	404	17
			2013	462	1
Villa Wangsamias Condo	Condominium / Apartment	850 - 2,562	2010	295	95
			2011	300	88
			2012	316	58
			2013	329	39
Wangsa Metroview	Condominium / Apartment	1,150	2010	277	42
			2011	308	25
			2012	349	18
			2013	384	9

From the tables, it is obvious that the transactions involving selected condominium/apartment schemes are more active compared to the selected terraced house schemes. Transacted prices increased constantly every year; however, the number of transactions for condominiums/apartments has shown a significant decrease since 2010, with 2013 recording the lowest amount of transactions

(64 transactions out of 686 transactions since 2010).

On the other hand, lately terraced houses seem to be less preferred by purchasers; the total amount of transactions recorded in regards to terraced houses from the selected schemes stands at merely 50 and there were no transactions in 2013. It is believed that the new products have provided a real threat to the secondary

TYPES	SCHEMES	LAND AREAS (SQ FT)	YEAR	MIN (RM)	MAX (RM)	COUNT
2-Storey Terraced Houses	Bandar Baru Wangsa Maju	1,302	2011	430,000	430,000	2
			2012	430,000	580,000	3
		1,400	2011	450,000	450,000	1
			2012	420,000	420,000	1
		1,496	2010	390,000	460,000	5
			2011	440,000	615,000	4
	2012		550,000	550,000	1	
	Taman Setiawangsa	1,496	2010	475,000	495,000	2
			2011	480,000	810,000	3
			2012	600,000	850,000	6
			2013	750,000	750,000	1
		1,604	2010	522,500	220	3
			2011	690,000	550,000	1
			2013	770,000	690,000	2
		1,647	2010	460,000	623,000	3
2011			230,800	650,000	7	
			2013	630,000	790,000	5

Source: Oregeon Property Consultancy Research Team

market as the older properties have been found to be lacking factors that attract current buyers such as safety and satisfaction (living quality).

With the advantageous location of being surrounded by several established schemes and a rather close proximity to KLCC, there are plenty of reasons for developers to launch their projects here, some notable ones being as follows:-

From the table, it is clear that high-rise homes (condominiums and serviced apartments) and high-end landed houses (bungalows) are developers' favoured type of developments - not so different from many of the residential schemes nearby. By building more high-rise homes,

less of the already limited land will be used and there will be enough homes for everyone. Additionally, these developments which have their own security system provide a safer living environment - an important deciding factor among today's homebuyers. Other than those mentioned in the table, there are also a few upcoming high-rise projects although information on them has yet to be revealed. Most high-rise projects in the area are priced at RM600 per sq ft and above. Wangsa Maju has numerous flats which have been found to be well-organised and possess a tidy and clean image, although some may be in need of a touch-up. The establishment of Koiej Universiti Tunku Abdul Rahman has also caused some changes in the township's rental yield due to the increase in demand

PROJECTS	DEVELOPERS	LOCATIONS	TYPES
Wangsa 118	Seri Meraga Properties Sdn Bhd	Jalan 5/27A, Wangsa Maju	1 Block of 12 storey office complex with 4 storey podium comprising retail units, office suites and office penthouses
Seri Riana Residence	Elegan Pesona Sdn Bhd	Jalan Wangsa Delima 7	Block A & B (366 units), Block C, D & E (30units), Block F & G (284 units) condominium
Damaisari @ Wangsa Melawati	Axis Milestone Sdn Bhd (owned by SCP Group)	off Jalan Wangsa Melawati 6	29 units of 3-storey zero-lot bungalows
Hedgeford10	Hedgeford Sdn Bhd	Jalan 34/26 Sec 10 Wangsa Maju	1 block 19-storey Serviced Apartment (190 units) with 11 units shop-lots, 2 blocks shop-offices 3 & 4-storey (70 units)
N/A	Setapak Heights Development Sdn Bhd	Jalan 34/26 Wangsa Maju	3 Blocks of 30-storey apartment (523 units)
N/A	Setapak Heights Development Sdn Bhd	Jalan 34/26 Wangsa Maju	1 Block of commercial complex and 1 block of serviced apartment (218 units)

for rental properties for the students' short-term accommodation needs.

#### CONCLUSION

The township has all it needs to be a self-sustained community, i.e. accessibility,

hypermarkets/malls, schools, etc. and the development planning shall determine the direction in which the township will be progressing towards. 📍



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