



## KLANG'S BANDAR BUKIT TINGGI & BANDAR BOTANIC

*A public transport overhaul, offset by rising cost of living.  
Will Klang's growth remain steady?*

Bukit Tinggi and Bandar Botanic are located in the southern parts of Klang, surrounded by schemes known as Taman Melati Ehsan, Pandamaran Klang, Bandar Puteri Klang and Taman Klang Jaya. The townships are predominantly residential in character, with commercial and industrial activities being carried out around the townships. Bandar Bukit Tinggi generally consists of three major developments, namely Bandar Bukit Tinggi 1, Bandar Bukit Tinggi 2 and Bandar Bukit Tinggi 3 (also known as Bandar Parklands), while Bandar Botanic is a residential, self-sustainable freehold township developed by Gamuda Land, the property arm of Gamuda Berhad. One of the most famous landmarks is the AEON Jusco Bukit Tinggi along Jalan Langat where entertainment, shopping and leisure are in abundance.

Currently, the KTM commuter is the only rail system available within Klang. Approximately seven KTM stations are placed within Klang from Bukit Badak towards Port Klang, connecting it to the comprehensive rail system available in Klang Valley. The LRT extension interchange

station will be sited in Subang upon completion, linking the two rail services. Sources revealed that the third light rail transit (LRT 3) line connecting Kelana Jaya to Klang through Shah Alam is in the process of obtaining approval from relevant authorities. The project is expected to cost between RM8 billion and RM9 billion, and some of the main stations include Glenmarie, Stadium Shah Alam, i-City, UiTM, Bandar Baru Klang, South Port and Bandar Sultan Sulaiman. Other than the new rail services, the existing Klang Sentral KTM line and the freight relief line have been proposed for an upgrade to enhance service quality, frequency and journey time.

Most of the dwelling units in Bandar Bukit Tinggi and Bandar Botanic are landed low-rise residential units; thus, an analysis has been done on the terraced houses to indicate the price trend of the selected schemes from 2010 to 2013. As seen in the table, 2011 recorded the highest number of transactions (approximately 31.3%) and like many other residential schemes, 2013 recorded the lowest number of transactions (17.8%). However, the difference between

The recorded transaction prices of selected schemes within Bukit Tinggi and Bandar Botanic as at October 2013 are as below:-

SCHEMES	TYPES	LAND AREAS (SQ FT)	YEAR	MIN	MAX	COUNT
Ambang Botanic	2-storey terraced house	1,800	2011	550,000	728,000	6
			2012	600,000	815,000	21
			2013	628,000	920,000	20
		1,948	2010	495,000	665,000	8
			2011	379,800	795,000	8
			2012	700,000	830,000	7
			2013	800,000	818,000	2
Bdr Bukit Tinggi	2-storey terraced house	1,173	2010	163,000	270,000	12
			2011	160,000	340,000	30
			2012	200,000	338,000	15
			2013	260,000	480,000	6
	2-storey terraced house	1,399	2010	200,000	392,000	29
			2011	200,000	438,000	45
			2012	230,000	545,000	30
			2013	250,000	575,000	24
		1,539	2010	223,200	400,000	27
			2011	270,000	475,000	38
			2012	200,000	568,000	26
			2013	280,000	668,000	18
		1,647	2010	366,000	410,000	2
			2011	450,000	688,000	3
			2012	530,000	670,000	7
			2013	400,000	840,000	6
		1,798	2010	400,000	478,000	2
			2011	468,000	720,000	4
			2012	715,000	805,000	2
			2013	790,000	790,000	1
2.5-storey terraced house	1,647	2010	366,000	410,000	2	
		2011	450,000	688,000	3	
		2012	530,000	670,000	7	
		2013	400,000	840,000	6	



Bdr Bukit Tinggi	2.5-storey terraced house	1,679	2010	400,000	478,000	2
			2011	468,000	720,000	4
			2012	715,000	805,000	2
			2013	790,000	790,000	1
Dr. Botanic Kelang	2-storey terraced house	1,150	2010	277	42	42
			2011	308	25	25
			2012	349	18	18
			2013	384	9	9
		1,496	2010	230,000	340,000	29
			2011	278,000	474,800	26
			2012	350,000	550,000	29
			2013	350,000	748,000	19
		1,647	2010	250,000	370,000	30
			2011	260,000	460,000	35
			2012	368,000	620,000	24
			2013	428,000	670,000	11

Source: Oregon Property Consultancy Research Team

year 2012 and 2013 is not as significant when compared to many other residential schemes (merely different by 10.5%). Transacted prices remain at a steady, growing pace with no sign of a drop or slow-down. The increase between 2010 and 2013 both excites the homebuyer as well as gives them a potential migraine.

As the centre of Klang is getting congested and high in density, the new developments are spread around the edges. Some of the noted ongoing developments are included on the next page:-

From the table, it is noted that WCT Holdings Berhad has been very active in recent years and most of the developments are focused on the residential and commercial sectors. Landed properties are a favourite for developers and new products are mostly tilted towards luxurious goods except for the required affordable houses. An example would be the 2-storey superlinks by WCT Holdings Berhad with a size of 24' x 75'. It is retailing at approximately

RM774,000 onwards, while the 2-storey bungalows with a size of approximately 6,790 sq ft is selling at RM2.24 million upwards. Proving that low- to medium-cost products are a favourite among buyers, lower-end and more affordable units are grabbed very quickly.

At the moment, empty lands can still be found in Klang as it is large in size and not fully established; therefore, the availability of land is yet to be an issue. However, if the growth rate continues at the same pace in the coming decades, empty lands will decrease and new products might lean towards high-rise properties. As parts of Klang have already been built with higher-end properties, it will not be surprising to see new, well-designed luxurious serviced apartments built in Bandar Bukit Tinggi and Bandar Botanic. As the density and population increases, the current shopping centres and hypermarkets may not be able to fulfil the people's needs. This will develop the drive to construct more retail elements around the townships. 📍

PROJECTS	DEVELOPERS LOCATIONS	TYPES
Hanako & Izumi	Gamuda Land	3-storey bungalow homes and 3-storey deluxe homes
Bandar Botanic	Harum Intisari Sdn Bhd (Gamuda Land)	9 blocks (680 units) of 5-storey medium low-cost apartments
SetiaNgie	SP Setia Berhad	Phase 1: 42 lots of shop-offices
Laman Greenville	WCT Holdings Berhad	266 luxurious homes
Rosaria, Bandar Parklands	WCT Holdings Berhad	2-storey super links
Oxalis, Bandar Parklands	WCT Holdings Berhad	2-storey semi-detached homes
Camellia	WCT Holdings Berhad	2-storey bungalows
Bandar Bukit Tinggi 2	WCT Holdings Berhad	Serviced apartments
The Landmark	WCT Holdings Berhad	20 blocks of retail offices, 2 blocks of 9-storey corporate office suites, 1-level basement carpark and 5-level elevated carpark



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