



OVERSEAS UNION GARDEN (OUG) & TAMAN YARL

Easy access and amenities galore, these two townships prove to be excellent choices

Surrounded by several vibrant schemes such as Sri Petaling, Happy Garden, Kuchai Lama, Old Klang Road and Puchong, Overseas Union Garden (OUG) and Taman Yarl are two existing, well-established schemes located at the border of Selangor and Wilayah Persekutuan, Kuala Lumpur, bearing a Kuala Lumpur address. The townships are mainly developed with residential properties in the form of terraced houses, semi-detached houses, bungalows, apartments and condominiums, with most developments over decades old. Some of the landmarks of the township include Plaza OUG, Lucky Plaza (Central

Plaza) and the morning and night markets in OUG.

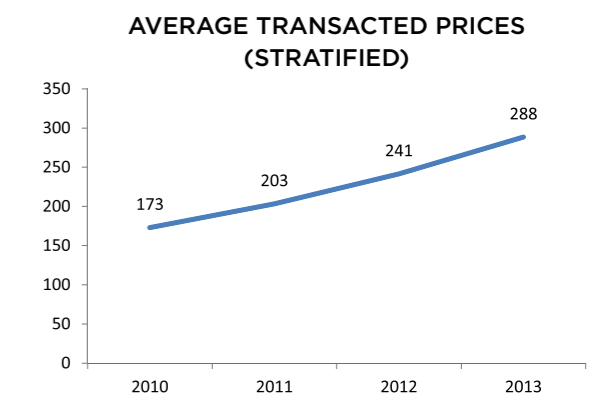
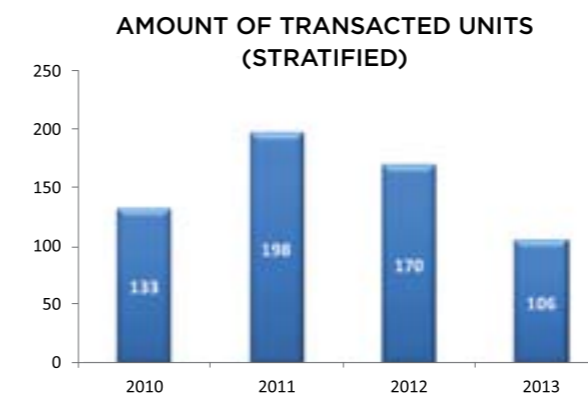
Access to the townships is possible via Old Klang Road, the Shah Alam Expressway (KESAS) and Jalan Puchong. Currently the nearest LRT station is the Sri Petaling stop, with several stations under construction to extend the line towards Puchong, Subang Jaya and Kelana Jaya, which was formerly the terminal of the Kelana Jaya Line. According to Kiara Resources Properties Sdn Bhd, a link has been proposed to connect Jalan Jalil Perkasa 1 and Jalan 3/155 for a better link between OUG and Bukit Jalil.

The recorded transaction prices of selected schemes within OUG and Taman Yarl are as below:-

STRATIFIED

TYPE	SCHEME	BUILT-UP AREA (SF)	YEAR	AVERAGE (RM PSF)	COUNT
Condominium	Bukit OUG	775 - 1,465	2010	225,000	13
			2011	220,000	17
			2012	350,000	11
			2013	440,000	3
	Fortuna Court	1,010 - 1,020	2010	288,000	6
			2011	350,000	5
			2012	500,000	1
			2013	510,000	2
	Green Park	980 - 1,350	2010	520,000	4
			2011	580,000	4
			2012	765,000	3
			2013	680,000	7
	Union Heights	970 - 1,335	2010	258,000	2
			2011	248,000	3
			2012	335,000	2
			2013	515,000	1
Villa Banyan Condo	1,400 - 1,550	2010	335,000	4	
		2011	600,000	1	
		2012	450,000	1	
		2013	530,000	1	
Apartment	Pangsapuri Bukit Awan Sari	1,120 - 1,130	2010	169	16
			2011	207	8
			2012	236	12
			2013	302	2
	Sri Jati Apartment	650 - 1,345	2010	173	48
			2011	205	69
			2012	238	49
			2013	282	36
Town-House	Bukit Oug Townhouse	1,170 - 1,690	2010	203	12
			2011	246	21
			2012	277	17
			2013	360	8

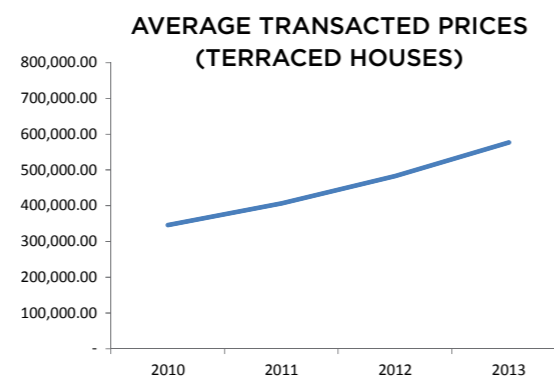
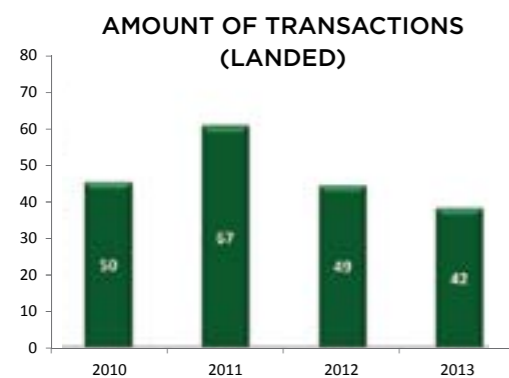
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LANDED

TYPE	STOREY	SCHEME	LAND AREA / GROUP	YEAR	MIN	MAX	COUNT
Terraced House	1	Overseas Union Garden	1604	2010	240,000	330,000	6
				2011	305,000	430,000	9
				2012	295,000	543,000	6
				2013	450,000	628,000	8
	2	Bukit Indah	1,540 - 1,600	2010	420,000	563,000	5
				2011	550,000	608,000	2
				2012	480,000	800,000	4
				2013	778,000	812,000	3
				2010	330,000	698,000	33
	2	Overseas Union Garden	1,590 - 1,765	2011	380,000	840,000	46
				2012	600,000	863,000	28
				2013	562,500	915,000	27
				2010	390,000	395,000	2
United Garden (Taman Lee Yan Lian)		1,540 - 1,600	2011	430,000	585,000	3	
			2012	480,000	583,000	4	
			2013	675,000	780,000	3	
			2010	950,000	1,030,000	4	
Semi-Detached House	2	Overseas Union Garden	4,000 - 5,000	2011	875,000	2,200,000	7
				2012	830,000	1,780,000	7
				2013	1,740,000	1,740,000	1

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Generally, most of the dwelling units in OUG and Taman Yarl have experienced steady and positive growth in terms of transacted prices for the past few years. There have been no signs that indicate a slow-down or drop in the pace. However, the amount of transacted units has shown negative growth from 2011 to 2013 for both stratified and

landed properties. 2011 indicated the highest record of transacted units, and reduced in 2012 and 2013, possibly due to the high entry prices. These prices decreased the group of people who were able to afford the same property years before. New products available in the market also posed stiff competition for existing developments.

Amongst the noted on-going projects in OUG and Taman Yarl are as follows:-

PROJECT	DEVELOPER	TYPE
Wet Market	Overseas Union Garden Sdn Bhd	1 block of 5 storey commercial complex comprising wet & dry market, car park, restaurant and sports centre
Kiara Residence 2	Joint Venture by Kiara Resources Properties Sdn Bhd and Knox Halim Sdn Bhd	3 blocks of high-end apartments (720 units)
The Z Residence	Darul Dinasti Sdn Bhd (Trinity Group)	4 blocks of condominiums (1136 units)

As the townships are already established and rather crowded, there aren't many new developments in the pipeline. While there are some new condominiums and apartments being constructed in the southern parts of the township, most new developments are opting for Bukit Jalil instead of OUG. A new commercial complex that is being built in the middle of OUG offers a new wet and dry marketplace for traders and shoppers. Sources reveal that Lucky Plaza (Central Plaza) in OUG has been purchased by a developer, and stopped operations in

August 2013 in lieu of redevelopment.

Most of the existing houses within the townships are aged and even though most of these houses are freehold, the poor maintenance has affected its desirability, making it less competitive against new products. However, due to the great location, facilities and living environment, prices have not shown any signs of decreasing. With many of the existing landed properties filling up the land spaces, more high-rise properties can be expected in these areas. 📍



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