

Towards a world-class metropolis

LIVEABLE CITY: UDA's Anggun Residences, with a GDV of RM400m, set to complement Greater Kuala Lumpur/Klang Valley agenda

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MALAYSIA is in the midst of transforming Kuala Lumpur into a world-class metropolis that will boast top standards in each area, from business infrastructure to liveability.

Announced under the Tenth Malaysia Plan, one of the National Key Economic Areas is to promote the Greater Kuala Lumpur/Klang Valley.

According to the Performance Management and Delivery Unit, the initiatives include improving the region's attractiveness to foreign multinational companies and talent, putting in place the backbone of an efficient public transport system and looking into the feasibility of high-speed travel between Kuala Lumpur and Singapore.

"Ongoing intensive efforts include upgrading the water quality of Kuala Lumpur's main rivers, beautifying and developing its surroundings via the River of Life Entry Point Project, going green through the planting of more trees in the city, developing iconic places within the city and providing comfortable walkways for pedestrians," it said.

The Greater Kuala Lumpur/Klang



Deputy Finance Minister **Datuk Johari Abdul Ghani** (right) and UDA Holdings' managing director **Datuk Ahmad Abu Bakar** visiting a show unit after the official launch of UDA's Anggun Residences in Kuala Lumpur on Saturday. Pic by Hafiz Sohaimi

Valley agenda is aimed at contributing RM190 billion to gross national income over the next 10 years and creating more than 300,000 jobs.

Some developments have seen underway in line with the Greater Kuala Lumpur/Klang Valley agenda,

which include the developments of mass rapid transits and light rail transits, reversing of Malaysian diaspora through the Returning Expert Programme to attract internal talent to Malaysia as well as river beautification revolving around

landmarks, such as Dataran Merdeka, Bangunan Sultan Abdul Samad and Masjid Jamek.

To tap the benefits of the Greater Kuala Lumpur/Klang Valley development, UDA Holdings Bhd has entered the market with its premier

serviced apartments, Anggun Residences.

Deputy Finance Minister Datuk Johari Abdul Ghani said Anggun Residences project is located within the Greater Kuala Lumpur/Klang Valley development, which represents a crucial component of the Economic Transformation Plan to transform Malaysia into a high-income nation by 2020.

"Anggun Residences is part of the Greater Kuala Lumpur/Klang Valley agenda to ensure a sustainable and liveable city with high-quality infrastructure and green spaces," he said at the official launch of Anggun Residences, here, on Saturday.

The project, to be built on a 0.34ha site within the 1.82ha plot owned by UDA, has a gross development value (GDV) of RM400 million.

The 384 units of luxury serviced apartments will offer various layout designs comprising studio, one bedroom, two bedrooms, 2+1 bedrooms and 3+1 bedrooms that come with common facilities and car parking spaces.

UDA managing director Datuk Ahmad Abu Bakar said the 29-storey freehold apartment block near Jalan Sultan Ismail is slated for completion by 2017.

"Given the difficult market situation, we, however, believe that this project would be successful as it is value-for-money, with built-ups of 657 to 1,535 sq ft.

"In comparison to other high-end properties within the area, Anggun Residences are priced between RM1,300 and RM1,400 per sq ft, which are competitive, considering its prime location," he said.

The company, which registers about RM600 million to RM800 million worth of GDV annually, expects to be among the top 10 players in the country by 2018.

Sime Darby Sunrise adds office tower to Radia project

SHAH ALAM: Bukit Jelutong, which is located in an upscale suburb in Selangor and formerly an oil palm plantation, is emerging into a preferred address.

The development of Bukit Jelutong commenced in 1996, with the construction of the Guthrie Pavilion building.

Property prices in the area are today playing "catch up" with the likes of suburbs such as Petaling Jaya and Subang Jaya.

The opening of the Guthrie Corridor Expressway in 2005, connecting Bukit Jelutong to Rawang, has attracted more property developers to the area.

In 2013, Sime Darby Property Bhd unveiled Radia, an integrated development in Bukit Jelutong. Two years on, a third component com-

prising an office tower is taking shape.

The RM1.6 billion Radia integrated development is being developed by Sime Darby Sunrise Development Sdn Bhd, a 50:50 joint venture between Sime Darby Property and UEM Sunrise Bhd.

It features Radia retail with one-, two- and three-storey retail shops; Radia offices, comprising two 10-storey office towers; and Radia Residences, which consists of five blocks of 12- to 13-storey serviced apartments.

Covering 2.7 million sq ft gross space, the development will have a total of 640 serviced apartments, 305,000 sq ft office units and 880,000 sq ft retail space.

When completed in 2018, Radia will provide shopping convenience

and easy access to services for more than 100,000 residents and working population in Bukit Jelutong.

The office tower of Block A, which is the first of its kind in Bukit Jelutong, was unveiled last month.

It comprises 159 units of stratified offices with flexible built-up areas from 825 sq ft to 2,001 sq ft, which are suitable for start-up companies, small and medium enterprises and investors looking to relocate or set up offices, here.

At an estimated average price of RM770 per sq ft, the office tower has a total gross development value of RM149 million.

"We are proud to present Block A of Radia Offices, an outstanding product as a result of a prolific part-



Block A of Radia Offices has a total gross development value of RM149 million with an estimated average price of RM770 per sq ft.

nership between Sime Darby Property and UEM Sunrise," Sime Darby Property acting managing director Datuk Jauhari Hamidi said in a statement.

Last year, the joint venture released three of the five blocks of

serviced apartments with built-up areas ranging from 695 sq ft to 2,126 sq ft.

Currently, the units are priced between RM425,000 and RM1,793,000 and take-up rate is 84 per cent. **Sharen Kaur**