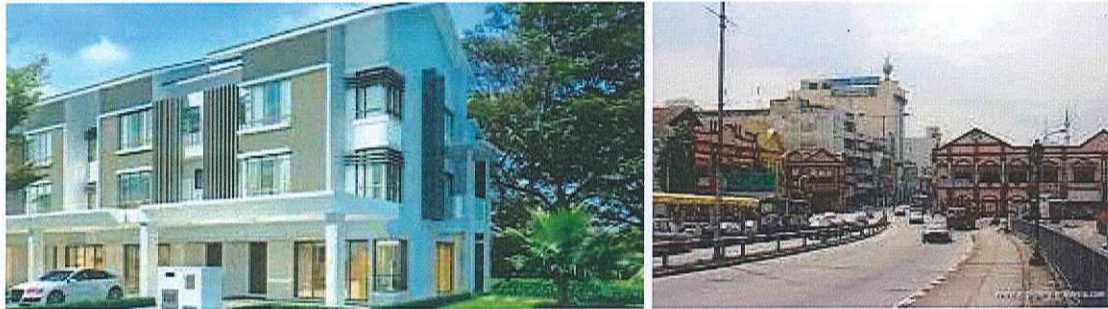




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# Property hot spots (Part 3)

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 Dato' Stewart LaBrooy



**THIS** is the second time I have been asked to write about Klang, partly because I can lay claim to being a bit of an expert, having grown up and lived here most of my life.

Klang unfortunately still remains a municipality [i.e. a town] – albeit the Royal Town of Selangor. What many people do not realise, however, is that Klang is the fifth largest town in Malaysia (by population), boasting a population of 744,000. When combined with Port Klang, this figure rises to 861,000 (2010 Census).

I have always felt that this town, which I have loved all my life, has been short-changed over the past decades.

It has an incredible history and a larger population than Shah Alam (541,306) or Petaling Jaya (613,000), which have, for reasons unknown to me, been granted city status ahead of this town, which is steeped in history.

### Historical Klang

Yes, Klang's history was established earlier than Malacca [which, for its population of 484,000, was also granted city status]. It was originally part of the colonised territory of the Sri Vijaya and Majapahit government, and is one of oldest cities in Malaysia.

According to history, Klang was occupied over 2,000 years ago! The first entry ever written on Klang started from the age of the Majapahit government, approximately 600 years ago. [Sorry Malacca – you come in second!]

For many years, the real estate market in Klang was in the doldrums and for a good reason. There were no major launches and no planned townships that could rival the rest of Selangor or Kuala Lumpur.

Sometimes, I think we were quite content living in our rather untidy but loveable town to bother. Despite the fact that Klang has a large and very wealthy Chinese population that can rival Penang, no top-tier developers ever came to Klang. Then two major events took place.

### The big breaks

The first was Bandar Bukit Tinggi (BBT), which was launched by little-known developer WCT Bhd in 1997. It was the first major integrated and modern township to be launched in Klang.

The RM5 billion self-sufficient township spanned across a total freehold land area of 1,346 acres, serving more than 80,000 residents and encompassed two large hypermarkets, Tesco and Giant Hypermarket, plus a four-star modern business hotel, the Première Hotel.

The development project is also home to AEON Bukit Tinggi Shopping Centre, the largest AEON (Jusco) store in Southeast Asia. Bandar Bukit Tinggi now consists of three major developed areas, namely Bandar Bukit Tinggi 1 (BBT 1), Bandar Bukit Tinggi 2 (BBT 2) and Bandar Bukit Tinggi 3 (also known as Bandar Parklands).

The residents from Klang had never seen anything like this. Soon, BBT became the most successful and fastest growing township in the royal town.



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The second was SP Setia's Setia Alam development in Meru.

This RM20 billion township was launched in 2004 by SP Setia Berhad. Formerly known as North Hummock Estate, it was purchased from the See Hoy Chan Group.

Noteworthy features of this development include its excellent infrastructure, extensive landscaping and generous recreational areas set aside for the use of residents. Tight security and a raft of amenities were two other features. As a result, purchasers from Klang piled in to snap up these very upmarket properties, which were denied to them in the past.

What we don't realise is that these Klang developments made SP Setia and WCT the success stories that they are today. Riding on the success of these projects, Mah Sing, Sime Darby, Gamuda and IOI Properties took the cue and launched large scale integrated developments in Klang. Believe it or not, everything that was built was sold, reinforcing the fact that Klang is an immensely rich town.

Don't miss our article next week revealing the phenomenal DNA that puts Klang up the ranks, as a sizzling hot spot in Greater KL.

(Dato' Stewart LaBrooy is CEO and executive director of Axis REIT Managers Berhad)

**Dream home (advertorial snippet)**

Setapak Heights Sdn Bhd brings you Infiniti 3 Residences, offering all the elements of a dream property, namely excellent connectivity, wide choice of unit options, ample facilities and a lush natural landscape.

Situated on an elevated site in the Wangsa Maju suburb, the development spreads across 7.38 acres, complemented by lush greenery on one side and a breathtaking view of KL cityscape, including the Petronas Twin Towers, on the other.

Comprising three 30-storey towers, the development offers 523 units of varied unit configurations, from 3-bedroom to 4+1-bedroom units.

Towers B and C offer functional 3-bedroom and 3+study units with built-up of 1,085 sq ft and 1,518 sq ft respectively, suitable for newlyweds and young families. Tower A on the other hand, accommodates 4+1-bedroom units, with spacious interiors measuring 2,266 sq ft, ideal for larger families.

All units come fitted with air-conditioners, kitchen cabinets, hood and hob, wardrobes, as well as fully out-fitted bathrooms.

Communal facilities are aplenty at Infiniti 3 Residences and include lounges, chill-out spaces, sky gardens and entertainment areas with different themes located at each of the three towers. In addition, there are two leisure podiums – Serenity Deck that is designed to offer peace and tranquillity and Vitality Deck which provides for a tennis court, futsal court and a fun pool.

Infiniti 3 Residences is perfectly located with direct connectivity to various major highways such as DUKE, MRR2 and ALKEH. It is also well served by public transport to the city. This includes the Sri Rampai LRT Station, which is approximately a 300m away via a proposed covered walkway.

While KLCC is only a short 10-minute drive from the development, residents can choose to stay put at home knowing that access to shopping malls, hypermarkets, hospitals and schools, are all just minutes away.

The development is scheduled for completion in 2017. Tower B and C are now open for sale with prices starting from RM645,000. Meanwhile, Tower A is open for registration. Interested buyers can view the two show suites daily from 10am to 6pm. For more information, log on to [www.infinitiresidences.com.my](http://www.infinitiresidences.com.my)



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Wind: Variable from East-Northeast to West-Southwest, 14.8 km/h  
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