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1.0 METROPOLITAN AREA

DEFINITION

A metropolitan area, metro area or metro is a region consisting of a densely populated urban core and its less-populated surrounding territories, sharing industry, infrastructure, and housing. A metropolitan area usually comprises multiple jurisdictions and municipalities: neighborhoods, townships, cities, exurbs, counties, and even states. As social, economic and political institutions have changed, metropolitan areas have become key economic and political regions. (Source: Wikipedia)

A metropolitan area combines an urban agglomeration (the contiguous, built-up area) with zones not necessarily urban in character, but closely bound to the center by employment or other commerce. These outlying zones are sometimes known as a commuter belt, and may extend well beyond the urban zone, to other political entities. (Source: Wikipedia)

1. MALAYSIA

Malaysia is a federal constitutional monarchy in Southeast Asia. It consists of thirteen states and three federal territories and has a total landmass of 329,847 square kilometres (127,350 sq mi) separated by the South China Sea into two similarly sized regions, Peninsular Malaysia and Malaysian Borneo. Land borders are shared with Thailand, Indonesia, and Brunei, and maritime borders exist with Singapore, Vietnam, and the Philippines. The capital city is Kuala Lumpur, while Putrajaya is the seat of the federal government. In 2010 the population was 28.33 million, with 22.6 million living on the Peninsula.
2. THE METROPOLITAN AREA

GREATER KL

The term Greater KL was espoused by Malaysian Prime Minister Najib Razak as an urban agglomeration to spur the country’s economic growth by the billions in the Economic Transformation Programme announced in 2010.

a) Area

It covers an area of 2,793.27 square km. It is defined as an area covered by 10 municipalities surrounding Kuala Lumpur, each governed by local authorities - Kuala Lumpur City Hall (DBKL), Perbadanan Putrajaya, Shah Alam City Council (MBSA), Petaling Jaya City Council (MBPJ), Klang Municipal Council (MPK), Kajang Municipal Council (MPKj), Subang Jaya Municipal Council (MPSJ), Selangor Municipal Council, Ampang Jaya Municipal Council (MPAJ) and Sepang Municipal Council (MPSp).
b) **Values and identity**

Greater KL/KV is already on the global map as one of the iconic cities of Southeast Asia. It boasts world-renowned landmarks such as the PETRONAS Twin Towers, a unique blend of diverse cultures and heritage, an extensive road network and high quality basic services such as water and electricity.

c) **Internationally attractive**

- Premium development – integrated development
- International standard – facilities, environment etc
- High Profile office tenants
- High End branding outlets
- Infrastructure
- Green Initiatives

d) **Existing And Future Landmark/Notable Development In Metropolitan Area**

- Kuala Lumpur City Centre (KLCC)
- Warisan Merdeka
- Tun Razak Exchange
- Bukit Bintang City Centre
- KL Metropolis
- Bandar Malaysia
- KL Sentral
- Eco City
- Midvalley
- Bangsar South
- PJ City Centre
- Shah Alam City

e) **Articles on Greater KL**

New Straits Time dated January 18, 2013:

Greater Kuala Lumpur is poised to be one of the world’s top investment destinations within three years, predicts Gavin Tee, an international property consultant and speaker. Citing many favourable factors such as the completion of mega projects, the government’s transformation programmes and international investors’ big appetite for Southeast Asia, Tee is superbly upbeat about the prospects. The property man in fact is convinced that the property super cycle that he predicted three years ago will experience an upward trajectory after the general election which is to take place before April.

“Many foreigners are on standby to come in. After the election when confidence returns especially in the third quarter, expect a surge in interest from foreigners especially from China, Singapore, Germany, Japan, the Middle East and Australia. Germany and even Japan have identified Malaysia, in particular Greater KL as the best investment
opportunity in Southeast Asia. The region itself is emerging as the most compelling growth story in 2013,” says a very sanguine Tee. “Before they come in, now is the best time to buy Greater KL. In 2014, you can imagine how fast KL can move,” the property consultant adds.

He stresses that some of the biggest advantages Malaysia has over its neighbours are its relative low cost which means tremendous upside potential in terms of cost; world class infrastructure; and a government committed to transform Malaysia into a developed nation by 2020.

With plans of a high-speed rail between Singapore and KL, the distance between the two cities will further be reduced, thus strengthening their ties. For the past two years, Singaporeans were not active in KL and were focused more on Iskandar. After immersing themselves in the Iskandar heat, Singaporeans are bound to return to KL in a big way. “Once their leaders come to KL to invest, the rest of them [Singaporeans] will follow suit,” says Tee, who is also the Founder and President of SwhengTee Real Estate Investment Club.

**Top-ranking city**

Even before reaching its peak, KL has already secured many accolades; it was ranked the second most liveable city in Southeast Asia after Singapore by The Economist Intelligence Unit Global Liveability Survey 2012, and was ranked third in the world for low cost (in doing business) and 10th in ease of doing business by the 2012 edition of Cities of Opportunity, released by PricewaterhouseCoopers (PwC) and the Partnership for New York City. The report by PwC studied 27 centres of finance, commerce and culture in the world. It also projected that KL will continue its growth to 2025, hence another 12 years of growth which is good tidings for those who are still sitting on the fence with regards to KL’s prospects.

There are already many signs within the city itself indicating its huge potential. Tee has identified Greater KL as the place with the biggest potential in the country, not least because of its status as the capital of the country, hence its special place politically, economically and culturally.

“The government has allocated a lot of development funds to Greater KL such as the MRT (My Rapid Transit), River of Life, TRX (Tun Razak Exchange) and four proposed expressways which will have a huge economic impact and transform this city into a world class city ahead of many of its neighbours. The fact that world class hotel groups such as the Leading
Hotels of The World (LHW) and possibly even the upcoming 7-star Harrods Hotel, a first in the world, and top retailers such as Victoria Secret and many others have come to our shores is indicative of the potential they see in this market,” says Tee.

Indeed KL has been voted as the fourth best city for shopping after New York, London and Tokyo according to CNN’s latest survey. The city is also the second most visited shopping destination in the world after Hong Kong. All these reinforce the widely held belief among many investors that Malaysia is an investment gem yet to be fully discovered.

In terms of tourism, Malaysia is ranked as the ninth most visited country in the world with inbound tourists and receipts increasing every year. It also has the distinction of being the top destination for the Muslim tourism sector.

Other natural advantages include the English language which is widely spoken, a legal system that is based on the English legal system, a transparent real estate environment with one of the most investor-friendly policies in the world and a skilled workforce.

The coming boom

More importantly, our low cost now is clearly our biggest advantage, Tee recaps, adding that between 1998 and 2005, property prices were pretty stagnant in KL and there was minimal foreign investment and interest in the Klang Valley. Then the government came up with the Greater KL Plan and made a big effort to invite foreigners to come in.

“A lot of foreigners came to study our market but stayed out for various reasons. However, this time around, after the election, they will very likely come in especially big corporations. They have been waiting for some time. The pent-up demand is so strong that our property market will become one of the most active in Southeast Asia with prices moving correspondingly up. The economy and by extension the real estate market will boom,” Tee predicts.

At the same time, major projects like the 118-storey Menara Warisan Merdeka is expected to be completed in 2015 while the RM15 billion (estimated Gross Development Value) KL Metropolis by Naza TTDI is expected to be completed in mid-2015. Superstructure works has already commenced for the Metropolis mixed development which will feature Malaysia’s largest exhibition centre measuring an estimated 1 million sq ft and will firmly put Malaysia on the map as one of the top MICE (Meetings, incentives, conferences and exhibitions) destinations in the region.
2.0 GOVERNANCE & COOPERATION

2.1 METROPOLITAN STRATEGY

a) Economic Transformation Programme
b) KL Structure Plan 2020

a) ECONOMIC TRANSFORMATION PROGRAMME

The Economic Transformation Programme (ETP) is a comprehensive effort that will transform Malaysia into a high-income nation by 2020.

It will lift Malaysia's gross national income (GNI) per capita from USD6,700 or RM23,700 in 2009 to more than USD15,000 or RM48,000 in 2020, propelling the nation to the level of other high income nations. This GNI growth of six per cent per annum will allow us to achieve the targets set under Vision 2020.

Successful implementation of the ETP will see Malaysia’s economy undergo significant changes to resemble other developed nations. We will continue our shift towards a service-based economy, with the services sector contribution growing from 58 percent to 65 percent in the same period. More than 3.3 million new jobs will be created by 2020, spread across the country in urban and rural areas. The nature of these new jobs will result in a shift towards middle and high-income salary brackets. Greater Kuala Lumpur/Klang Valley will be transformed into a world-class city. Finally, growth will be achieved in a sustainable manner, without cost to future generations, through initiatives such as building alternative energy generation capacity and conserving our environment to promote eco-tourism.

The ETP consists of two parts – the vertical thrusts represented by the 12 National Key Economic Areas (NKEAs) which will provide focus, and the six Strategic Reform Initiatives (SRIs), cross-cutting policy changes that will enable Malaysia to be competitive in the global arena.

National Key Economic Areas (NKEAs): Providing the Focus for Economic Growth

Through extensive collaboration with the private sector, the 12 NKEAs were determined to be sectors where Malaysia is globally competitive. They are the key growth engines for our economy going forward.

To ensure that these NKEAs produce big results fast, they receive prioritised public investment and policy support. The ETP is designed to be led by the private sector while the Government will primarily play the role of facilitator.

Most of the funding will come from the private sector (92 per cent) with public sector investment being used as a catalyst to spark private sector participation.

The ETP presents a departure from the norm because it is focused on actions, not on theoretical principles and ideas. Each NKEA has a lead minister who will assume responsibility for ensuring smooth implementation and delivery.
Entry Point Projects (EPPs) concretely outline actions required to grow the economy and business opportunities (BOs), have been earmarked as areas for potential expansion. The EPPs and BOs identified under each NKEA are anchored on how much they contribute to Gross National Income (GNI). Any public spending will be allocated on the basis of maximising GNI per ringgit of public expenditure.

**Strategic Reform Initiatives (SRIs): Policy Reforms to Ensure Competitiveness**

The six SRIs were born from the 51 policy measures recommended by the National Economic Advisory Council (NEAC) in the Concluding Part of the New Economic Model (NEM). They complement the focus provided by the 12 NKEAs by driving policy changes to ensure Malaysia remains competitive globally.

Of the 51 policy measures in the NEM, 14 policy measures have been aligned with initiatives under existing NKRAs and NKEAs, hence they have natural homes. The remaining 37 policy measures have been clustered into the six SRIs. Each SRI has a lead minister or ministers, who are responsible for the successful implementation of the initiatives. Key Performance Indicators (KPIs) have been included into their ministerial scorecards.

**National Key Area Projects (NKEA)**

The **12 NKEAs** are: Oil, Gas and Energy; Palm Oil & Rubber; Financial Services; Tourism; Business Services; Electrical and Electronics; Wholesale and Retail; Education; Healthcare; Communications Content and Infrastructure; Agriculture; and Greater Kuala Lumpur/Klang Valley.

The NKEAs were selected because they are significant engines of future growth and their expected contribution to GNI in 2020 will help Malaysia achieve high-income status. In addition to the 11 industry sectors, Greater Kuala Lumpur/Klang valley was selected as an NKEA through a separate process. Kuala Lumpur currently accounts for about one third of Malaysia’s GDP. Cities are significant drivers of growth, and a thriving Kuala Lumpur is vitally important to the health and performance of the overall economy. The portfolio of NKEA sectors will evolve over times, depending on the performance of various sectors in the economy. There will be a rigorous process to remove slow-growing sectors from the NKEA portfolio as well as to identify emerging drivers of growth that may be added.
Greater KL

Greater KL/KV is already on the global map as one of the iconic cities of Southeast Asia.

List of Entry Point Projects

<table>
<thead>
<tr>
<th>No</th>
<th>EPPs</th>
<th>2020 GNI (millions)</th>
<th>Jobs</th>
<th>Location</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>Greater Kuala Lumpur - EPP 1: MNC attraction</td>
<td>41,440.5</td>
<td>234,001</td>
<td>Kuala Lumpur, Selangor</td>
<td>Work In Progress</td>
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<td>2.0</td>
<td>Greater Kuala Lumpur - EPP 2: Talent attraction</td>
<td>118,212.1</td>
<td>560</td>
<td>Kuala Lumpur, Selangor</td>
<td>Work In Progress</td>
</tr>
<tr>
<td>3.0</td>
<td>Greater Kuala Lumpur - EPP 3: High speed rail</td>
<td>6,223.8</td>
<td>28,700</td>
<td>Kuala Lumpur, Selangor</td>
<td>Work In Progress</td>
</tr>
<tr>
<td>4.0</td>
<td>Greater Kuala Lumpur - EPP 4: MY Rapid transit</td>
<td>24,630.28</td>
<td>20,000</td>
<td>Kuala Lumpur, Selangor</td>
<td>Work In Progress</td>
</tr>
<tr>
<td>5.0</td>
<td>Greater Kuala Lumpur - EPP 5: River of Life</td>
<td>4,280.5</td>
<td>17,041</td>
<td>Kuala Lumpur, Selangor</td>
<td>Work In Progress</td>
</tr>
<tr>
<td>6.0</td>
<td>Greater Kuala Lumpur - EPP 6: Greener KL</td>
<td>991.5</td>
<td>2,817</td>
<td>Kuala Lumpur, Selangor</td>
<td>Work In Progress</td>
</tr>
<tr>
<td>7.0</td>
<td>Greater Kuala Lumpur - EPP 7: Iconic places</td>
<td>460</td>
<td>13,500</td>
<td>Kuala Lumpur, Selangor</td>
<td>Work In Progress</td>
</tr>
<tr>
<td>8.0</td>
<td>Greater Kuala Lumpur - EPP 8: Pedestrian</td>
<td>6.4</td>
<td>279</td>
<td>Kuala Lumpur, Selangor</td>
<td>Work In Progress</td>
</tr>
<tr>
<td>9.0</td>
<td>Greater Kuala Lumpur - EPP 9: Solid waste management</td>
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</tr>
<tr>
<td>10.0</td>
<td>Greater Kuala Lumpur - EPP 10: Sewerage - Non River</td>
<td>-91.7</td>
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<td>Kuala Lumpur, Selangor</td>
<td>Work In Progress</td>
</tr>
</tbody>
</table>

KL STRUCTURE PLAN 2020

Vision for a World Class City The vision for ‘Kuala Lumpur - A World Class City’, encapsulates the ambition to make Kuala Lumpur a city that will assume a major global and sub-global role for the benefits of all its communities, workers, visitors and investors. The Kuala Lumpur Structure Plan 2020 (KLSP 2020) emphasizes that the vision and goals of Kuala Lumpur have been formulated with the aims of creating a sustainable city with Kuala Lumpur City Hall (KLCH) ensuring that the planning for Kuala Lumpur will strike a balance between physical, economic, social and environmental development.

Draft Kuala Lumpur City Plan 2020 (Draft KL City Plan 2020) is KLCH’s primary planning and development strategy. It is the draft local plan for Kuala Lumpur prepared under provision of section 13 of Federal Territory (Planning) Act 1982. The Plan sets out a twelve year plan on what must happen to achieve the vision for the City of Kuala Lumpur in 2020. This will guide decision makers, city planners, designers and builders the direction of growth for Kuala Lumpur and lead the City into a World Class City status.
‘Kuala Lumpur - A World Class City’

This vision is a commitment that by the year 2020, the City of Kuala Lumpur will have made many positive changes to the physical environment without compromising the local environment and its ecology. It also commits to create a liveable and attractive environment for residents, businesses and visitors.

Key Principles:

A world-class working environment

The world class working environment, of Kuala Lumpur will provide a wide range of job and career opportunities. Good communication, efficient transportation and infrastructure services will enable its citizen, workers and investors to efficiently work. The Draft KL City Plan 2020 will ensure a pleasant working environment that also provides for conducive and well supported enabling facilities.

A world-class living environment

The world class living environment of Kuala Lumpur will possess good quality housing with adequate, accessible and high quality community facilities.

The Draft KL City Plan 2020 will strive to make Kuala Lumpur healthy, safe and comfortable with vibrant living environment for all walks of people in the City.

A world-class business environment

Draft KL City Plan 2020 promotes a world class business environment for the City. Development of high quality business premises with excellent and efficient communication and information infrastructures that links Kuala Lumpur regionally and internationally will be of major concern.

A world-class governance

KLCH commits to provide world class city governance. It will enable and facilitate development and investment in Kuala Lumpur through efficient and equitable use of available financial, organizational and human resources. Good governance also calls for innovation, creativity and integrity that ensure the provision and maintenance of the best possible working, living and business environments.

Holistic Planning & Planning Development

Kuala Lumpur’s approach towards holistic development embraces the universal principles of Islam Hadhari, in which sustainability is embedded within these principles.

- Faith and piety towards God;
- A just and trustworthy government;
- Free and liberated people;
- A rigorous pursuit and mastery of knowledge;
- Balance and comprehensive economic development;
- A good quality of life for the people;
- Protection of the rights of minority groups and women;
- Cultural and moral integrity;
- Safeguarding of the environment; and
- Strong defence capabilities.

National Development Context

The National Physical Plan (NPP)

- Long term national level plan until 2020
- Spells out the policies that determine the direction of physical development and conservation area
- Main goal to create an efficient, equitable and sustainable national spatial framework

NPP’S OBJECTIVES:

- To rationalise national spatial planning for economic efficiency and global competitiveness;
- To optimise utilisation of land and natural resources for sustainable development;
- To promote balanced regional development for national unity; and
- To secure spatial and environmental quality and diversity for a high quality of life.

KUALA LUMPUR’S COMMITMENTS

- Provide equal opportunity to all its local population and stakeholders to share in its livability
- Provide quality of life
- Create quality built environment
- Manage its natural environment and protect natural resources
- Build on its strong cultural environment includes the history, arts and multi-cultural values

National Urbanisation Policy

The National Urbanisation Policy (NUP) is a fundamental framework for the Draft KL City Plan 2020. The policy calls for the creation of visionary cities, one that promotes liveable communities as well as sustainable urban development.

The six thrusts of the NUP outline thirty (30) policies that provide frame work for Draft KL City Plan 2020. The KLSP 2020 vision and policies are in line with the National Urbanisation Policy. The Draft KL City Plan 2020 further strengthen its proposals to ensure these policies are translated into development strategies for the City.
The Draft KL City Plan 2020 emphasizes on optimum and balanced land development. Infill development becomes a priority where uneconomic use of land, regeneration of urban blight areas are emphasised to ensure that the City is safe, healthy and liveable.

The Draft KL City Plan 2020 integrates land use with transportation to ensure transportation network are economically viable and physically accessible. It also integrates land use with environmentally sensitive areas to ensure protection of sensitive areas as well as control the environmental quality of the City.

**Key Thrust Statement**

Thrust 1  An efficient and sustainable urban development  
Thrust 2  An urban economic that is resilient, dynamic and competitive urban economy  
Thrust 3  An integrated and efficient urban transportation system  
Thrust 4  Provision of quality urban services, infrastructure and utilities  
Thrust 5  Creation of conducive liveable urban environment with identity  
Thrust 6  Effective urban governance

**Strengthening Kuala Lumpur's role as a World Class Business City**

- Strengthening Kuala Lumpur's role as a World Class Business City
  
  o Strategic Direction 3.1 – Enhancing the Premier Business and Financial Zone and International Zone  
  o Strategic Direction 3.2 – Developing A World Class Retail Business Clusters  
  o Strategic Direction 3.3 – Promoting International Urban Tourism

- Accommodating Economic Growth Spatially
  
  o Strategic Direction 3.4 – Developing Key Urban Centres  
  o Strategic Direction 3.5 – Enhancing Commercial Floor Area  
  o Strategic Direction 3.6 – Modernising and Integrating the Informal Sector  
  o Strategic Direction 3.7 – Enhancing Industrial Area

- Creating an Innovative City
  
  o Strategic Direction 3.8 – Encouraging Up-scaling of Existing Economies  
  o Strategic Direction 3.9– Knowledge Based Economy (KBE)  
  o Strategic Direction 3.10 – Encouraging ICT Clusters
Sustainable Land Use

- Meeting Future Land Requirements for Sustainable Growth
  - Strategic Direction 4.1 – Allocating Land for Future Requirements
  - Strategic Direction 4.2 – Facilitating Use of Land and Buildings
  - Strategic Direction 4.3 – Regulating Incompatible Land Use and Activities

- Integrating Transport and Spatial Development
  - Strategic Direction 4.4 – Integrating Land Use and Transport
  - Strategic Direction 4.5 – Designating Transit Planning Zones
  - Strategic Direction 4.6 – Encouraging Mixed Use Developments

- Transforming and Regenerating Brownfield Sites and Urban Villages
  - Strategic Direction 4.7 – Regenerating Older Areas and Optimising Use of Previously Developed and Underutilised Land
  - Strategic Direction 4.8 – Enhancing and Facilitating Development of Urban Villages

Connectivity and Accessibility for the City

- Building a More Sustainable, Integrated and Environmentally Friendly Transport Infrastructure
  - Strategic Direction 5.1 - Implementing Congestion Free City
  - Strategic Direction 5.2 - Extending Coverage of Urban Rail Network and Integrating with Regional Network
  - Strategic Direction 5.3 - Providing Park & Ride Facilities
  - Strategic Direction 5.4 - Giving Priority to Buses

- Moving Towards Travel Demand Management Strategies
  - Strategic Direction 5.5 - Dispersing Peak-period Traffic
  - Strategic Direction 5.6 - Reducing SOV and Providing Incentives for Road Users
  - Strategic Direction 5.7 - Restraining Traffic within City Centre
  - Strategic Direction 5.8 - Managing Car Parking

- Creating Streets for People

- Strategic Direction 5.10 – Establishing Functional Road Hierarchy

City Living Environment

Strategic Directions

- Ensuring Adequate Housing Land
- Offering a Diversity of Housing Products
- Encouraging Quality Affordable Housing at Key Locations
- Enhancing KL City’s Hall Non-Market Housing
- Providing Housing for Special Groups
- Increasing Residential Population
- Distributing Densities
- Adopting Safe Community Guidelines
- Promoting Sustainable Principles of Neighbourhood Planning
- Providing Quality and Sufficient Community Facilities

**Protecting and Enhancing the Environment**  
**Strategic Directions**

- Protecting Environmentally Sensitive Area
- Preserving Forest and Wildlife Reserves
- Presserving Steep and Hilly Area
- Preserving Lake and Former Mining Ponds
- River Value and River Quality
- Improving River Water Quality
- Regulating Use of Former Landfill Site
- Managing Noise to Acceptable Level
- Improving Air Quality

**Enhancing Green Network and Blue Corridor**

- Providing Public Parks and Recreation Grounds
- Securing City Urban Spaces
- Providing Quality Recreational Facilities
- River Corridor Improvement
- Designating River Corridor Activity

**Distinctive City Image and Identity**  
**Conserving Cultural Heritage**

- Strategic Direction – Designating Heritage Zone
- Strategic Direction – Conserving Heritage Buildings

**City Landmarks and Urban Profile**

- Strategic Direction – Enhancing City Landmarks and Skyline
- Strategic Direction – Enhancing City Centre Urban Profile
- Strategic Direction – Enhancing Urban Profile of Other Centres

**Green Infrastructure**

- Providing Infrastructure and Utilities to Support Growth of the City
  - Strategic Direction 10.1 – Meeting Future Infrastructure and Utility Requirements
  - Strategic Direction 10.2 – Achieving Highest Reliability and Standard in Utility Provision

- Mitigating Floods and Managing Stormwater
  - Strategic Direction 10.3 – Implementing Kuala Lumpur’s Drainage Master Plan
  - Strategic Direction 10.4 – Managing Urban Stormwater
Meeting Demand for Energy, Water and Waste Resources in a Sustainable Manner
  - Strategic Direction 10.5 – Encourage Energy Efficient Development
  - Strategic Direction 10.6 – Promoting Rain Water Harvesting, Recycling and Water Savings
  - Strategic Direction 10.7 – Reducing Waste

STAKEHOLDERS AND ROLES

- Ministries
- Local authorities
- Professional bodies
- Developers
- Non-government organizations
- Investors
GREATER KL

A) KLCC

The bustling Kuala Lumpur City Centre (KLCC) sits right in the commercial hub of Kuala Lumpur, the capital city of Malaysia.

Walk into KLCC and enjoy the epitome of urban living itself. In a nutshell, the metropolitan KLCC has it all; it is a place where people work, meet, live, visit, shop and enjoy leisure and cultural activities, in a sophisticated and convenient setting.

![KLCC Map]

A well-integrated and complete city centre in its own right, KLCC thrives with all the characteristic of ‘a city within a city’.

KLCC today stands for a dream realized; a national landmark that reflects the heritage and traditions of the nation.

The KLCC Master Plan was designed by Klages, Carter, Vail & Associates from the USA. It spreads out on a 40-hectare (100-acre) choice site and on its own; it is complete; with its commercial facilities, public areas and a breathtakingly scenic landscaped park.

Most prominent in the KLCC landscape is the world-renowned, PETRONAS Twin Towers. Menara Maxis and Menara ExxonMobil office buildings are also located here. You can also choose to shop conveniently at the six-level shopping centre; Suria KLCC, Kuala Lumpur’s premier shopping destination; or you can check in, lunch and/or dine in style at the ever-friendly Mandarin Oriental, Kuala Lumpur hotel and Traders Hotel Kuala Lumpur.
The KLCC Park, located at the centre of the KLCC Development was the composition of the world-renowned landscape artist from Brazil, the late Roberto Burle Marx. Well-equipped with various amenities and adorned with the aesthetic combination of plants in varied shapes and colours, the KLCC Park will surely please you.

The serene Asy’ Syakirin Mosque, situated at the fringe of the KLCC Park, welcomes all Muslims for their daily prayers and to seek spiritual solace.

Music-lovers can enjoy timeless music at the Dewan Filharmonic PETRONAS, art enthusiasts can browse at Galeri PETRONAS, children as well as adult can learn about science and petroleum at PETROSAINS, the science discovery centre while fitness fans can take time to work out at the Twin Towers Fitness Centre.

In the more recent phase two of its development, KLCC offers esteemed conference and exhibitions facilities through its Kuala Lumpur Convention Centre and The Binjai, and exclusive residential development that further completes KLCC as ‘a city within a city’.

a) PETRONAS Twin Towers

The 88-storey PETRONAS Twin Towers are located at the North-West corner of the KLCC Development. Standing at 452 meters (1,483 feet) high, the Towers represent an engineering feat of unparalleled stature, internationally recognized as an architectural pride as well as a symbol for Malaysia’s coming of age as an industrialized nation.

The PETRONAS Twin Towers are designed exclusively by the internationally-acclaimed architect, Cesar Pelli & Associates of the USA, in association with KLCC architects. The exterior of the PETRONAS Twin Towers is crafted in horizontal ribbons of vision glass and stainless steel which sparkle and shimmer in the sunlight. A 44-storey annexed provides architectural balance to the slender profile of each tower as well as additional office space.

Like the exterior, the patterns and materials of the interior reflect the national identity of Malaysia. The floors are laid in a traditional mengkuang-weave mat design with geometric patterns usually found in Islamic architectures.

Meanwhile, the Towers’ entrance lobbies showcase the country’s cultural legacy by incorporating contemporary Malaysian motifs adapted from traditional patterns such as the songket design (Malaysia traditional fabric design).

The Sky Bridge

A 58.4-meter (192-feet) sky bridge at levels 41 and 42 links the two towers. The unique double-deck bridge stands 170 meters (557.7 feet) above street-level with its arch support as a symbolic gateway to the city centre.
b) **Menara ExxonMobil**

Menara ExxonMobil is the corporate headquarters of the ExxonMobil Group of Companies in Malaysia. It was the first building to be completed within the KLCC Development.

c) **Menara Maxis**

The 212-metre (695.5-feet) high Menara Maxis is the headquarters of the Tanjong Plc Group of Companies, Maxis Communications Berhad and their associate companies. The 49-storey Menara Maxis is located adjacent to the PETRONAS Twin Towers.

d) **Suria KLCC**

Suria KLCC, the six-level premier shopping and entertainment centre nestles between the PETRONAS Twin Towers and overlooks the magnificent KLCC Park.

Shoppers can enjoy hours of shopping and leisure at this affluent shopping centre. All at the same time, they can treat themselves to a wide assortment of goods and services that range from fashion, entertainment, arts and culture to local delicacies and international gourmet.

Many new names and prestigious international brands have anchored their flagship stores at Suria KLCC. The list include: Hermes, Louis Vuitton, Gucci, Prada, Hugo Boss, Zegna, Ferragamo, Coach, Aigner, Burberry, Tiffany & Co., and Cartier. The unique brands exclusive to Suria KLCC are Jimmy Choo, Chanel, Brioni, Giorgio Armani, Paul Smith, Max Mara, Max & Co., Marc Jacobs, Blumarine, Moschino, Vilebrequin, Pucci, Aseana, Acca Kappa, Kinokuniya, Petrosains, Petronas Art Gallery and Pucuk Rebung.

Among attractions that shoppers can look forward to, are:

- 6 levels of retail outlets, with each level having its distinctive character and style
- Anchor tenants – Isetan of Japan and Parkson
- Mini anchors – Marks & Spencer, AsterSpring Spa, Kinokuniya Bookstore, Signature Food Court, TGV Cinemas, Cold Storage Supermarket, Rasa Food Court and Stadium.
- 330 specialty outlets
e) **KLCC Park**

The 20-hectare (50-acre) KLCC Park provides an urban sanctuary for people from all walks of life. Conceived as a 'Work of Art', the park was designed by world-renowned Brazilian landscape artist, the late Roberto Burle Marx.

Located at the centre of the KLCC Development, the park showcases a heritage of tropical greenery by integrating man’s creation with nature. It offers a calm and harmonious environment in the midst of the hustle and bustle of the city.

f) **Mandarin Oriental, Kuala Lumpur**

The Mandarin Oriental, Kuala Lumpur hotel has the distinction of not only having the magnificent PETRONAS Twin Towers as its neighbor but also enjoying one of the best views in the city – that of the 40-hectare (100-acre) KLCC Park.

g) **Traders Hotel Kuala Lumpur**

Traders Hotel Kuala Lumpur is a contemporary new generation city centre business hotel which understands every need of today’s smart business and leisure travelers. Traders Hotel Kuala Lumpur is perfectly located in the heart of Kuala Lumpur City Centre and bordering the exotic KLCC Park. With a magnificent view of the PETRONAS Twin Towers, it is only a stone’s throw away from the ultimate business, shopping and entertainment hub of Kuala Lumpur.

h) **Kuala Lumpur Convention Centre**

The Kuala Lumpur Convention Centre serves as a multi-purpose facility designed for the staging of regional and international conventions, trade shows, public exhibitions, sporting events and private functions.
i) The Binjai on the Park

The Binjai on the Park, a deluxe residential development in KLCC enjoys a spectacular view of the KLCC Park and the PETRONAS Twin Towers as well as easy access to public amenities, public transportation and highways.

Strategically located at the junction of Persiaran KLCC and Jalan Stonor and adjacent to the KLCC Park, the two elegant towers of 44-storey and 45-storey tall will provide tastefully designed residences that enjoy breathtaking views of the city.

j) Asy’ Syakirin Mosque

The picturesque Asy’ Syakirin Mosque in the North-East corner of the 40-hectare (99-acre) KLCC site is also known as the ‘Jewel in the Park’. The mosque is unlike any other in the city; it fronts the beautiful KLCC Park, thus providing a tranquil sanctuary for the faithful amidst the hustle and bustle of the city.

k) District Cooling Centre

KLCC is the first project in Malaysia to be served by the District Cooling Centres that utilize nature gas as the primary energy source for its air-conditioning system. The air-conditioning requirements for the KLCC development are supplied by two District Cooling Centres, each capable of producing 30,000 tonnes of chilled water. Both centres operate using the R-134A ozone-friendly refrigerant, replacing the ozone depleting chloro-fluorocarbons (CFC).

B) WARISAN MERDEKA

The Warisan Merdeka is a 118-storey mega tower proposed to be built in Malaysia with a budget of RM5 billion. When completed in 2015, it will be the tallest building in Malaysia, succeeding the PETRONAS Twin Towers, which has 88 stories.

It is planned to be constructed within the vicinity of Plaza Rakyat, Victoria Institution, Merdeka Stadium and Stadium Negara. The project will be funded by Permodalan Nasional Berhad (PNB).

First planned to be slightly higher than 500 metres surpassing Taipei 101, the height of Warisan Merdeka Tower is now revised to be 600 metres with speculation that only the spire is extended without adding further number of floors to the originally-planned 100-storeys structure. Thus, it would be the world third tallest building in current ranking and would be still in top 5 once completed.
C) TUN RAZAK EXCHANGE (TRX)

To be completed by 2016, as promised by the Malaysia's Prime Minister, Najib Razak. The RM26 billion Kuala Lumpur International Financial District (KLIFD) developments will include office buildings, retail and entertainment space, residential components, a park and a business university. It is to be co-developed by the government's special purpose vehicle 1MDB and Abu Dhabi's Mubadala group a strategic partnership.

Malaysia has been maintaining its leadership in Islamic banking and finance for over three decades now with 60 per cent of the international Sukuk issued from here. Islamic banking has been gaining momentum after the 2008 global economic meltdown, because no financial institution that practices Islamic banking looked for bailout packages during that time. Islamic banking is based on the principle of profit-sharing, rather than charging interest as in conventional banking. The sector has helped Malaysia cushion the impact of the global financial crisis. Thus, with the establishment of KLIFD, it will give Malaysia a significant boost, strengthen and maintain the nation's leadership in Islamic finance and banking.

Articles

Tun Razak Exchange (TRX), formerly known as Kuala Lumpur International Financial District (KLIFD) was launched in July 2012 and is set to be an international financial hub especially for Islamic banking and finance. The 15-year project, with an indicative GDV of RM26 billion is expected to attract over 250 global companies to set up shop. It will house 26 buildings (about 9.7 million sq ft of office space) over a 70-acre site in the Imbi area fronting Jalan Tun Razak.

Construction will be spread over four phases comprising office (48 per cent), residence (31 per cent), retail (10 per cent), hospitality (10 per cent) and institutional (1 per cent).

Work on Phase 1 has already begun in July 2012 and is expected to be completed in 2016 while the MRT is expected to link up with it. According to reports, efforts to relocate the Securities Commission and Bursa Malaysia are already underway.
The incentives announced include 100 per cent tax exemption for 10 years, stamp duty exemption on loan and service agreements, industrial building allowance and accelerated capital allowance as well as a 70 per cent income tax break for five years for eligible property developers. TRX is developed by 1Malaysia Development Bhd (1MDB) and Mubadala Development Corporation, the investment arm of the Abu Dhabi government.

D) KL METROPOLIS

KL Metropolis is envisioned to be the “International Trade and Exhibition City” for Kuala Lumpur. With the new MATRADE Centre being the nucleus for the overall development, there will be seamless integration within every surrounding component that includes residential, commercial, retail, cultural and civic amenities, and hotel to create a new cultural and exhibition hub for Kuala Lumpur. Sustainability and energy efficiency will be predominantly featured in this development to create a better quality of life for both working and living population of KL Metropolis. The city will also encompass a comprehensive vehicular and pedestrian traffic network along with landscape and hardscape public spaces that blends with other elements of the masterplan to create a smooth dispersion among its occupants and visitors.

Area : 75.5 ACRES

E) BUKIT BINTANG CITY CENTRE
F) KL ECO CITY

KL Eco City is a world-class city-within-a-city that exudes extraordinary architectural boldness. This new mixed-use landmark development sits on 25 acres of prime land and is the first integrated green luxury development anchored by prime commercial offices, high-end retail outlets, world-class serviced apartments and luxury residential towers. Designed by world-renowned Jerde Partnership International and boasting first-class infrastructure, KL Eco City is conceived to support and meet every residential, leisure and business need at the highest levels.

G) BANDAR MALAYSIA

The 196-hectare Bandar Malaysia project is the redevelopment of the old Sungai Besi airport into a new and vibrant landmark reflecting the Greater Kuala Lumpur aspiration. It will be significant in transforming Kuala Lumpur as a top global city.

The mixed development will be divided into residential areas, public avenues, a range of commercial and lifestyle facilities and livable space for work/life balance.
H) KL SENTRAL

Kuala Lumpur Sentral is an exclusive urban centre built around Malaysia’s largest transit hub, offering global connectivity, excellent investment opportunities, business convenience and an international lifestyle.

At the nucleus of Kuala Lumpur Sentral is the RM1.1 billion world-class transit hub, Stesen Sentral. Its infrastructure supports six rail networks, namely the KLIA Express Rail Link, KLIA Transit, RAPID KL (Putra), KTM Komuter, KTM Intercity and KL Monorail Services.

Kuala Lumpur Sentral is spread over 72 acres of land bordered by Jalan Travers, Jalan Damansara and Jalan Tun Sambanthan, situated in the southwest of Kuala Lumpur City and just 1.5km from the central business district.

After successful completion of Stesen Sentral, development of other components surrounding the station was initiated through a Master Plan inspired by a ‘City-within-a-City’ concept.

Designed by a renowned architect Dr. Kisho Kurokawa & Associates, who is also the designer of Kuala Lumpur International Airport (KLIA), the Master Plan has come to life with many completed as well as ongoing developments comprising prestigious residential and commercial properties.
4.0 SUSTAINABLE DEVELOPMENT

Pedestrian

Greater KL/KV is not seen as a pedestrian-friendly city, with pedestrian network that was thought to be inefficiently designed, poorly maintained and has poor accessibility. Locals and visitors often find that there are no linkages between buildings, poor continuity and lack of access for the physically challenged and elderly. The goal of the pedestrian network EPP is to create a barrier free, handicapped friendly pedestrian network that also encompasses the safe city concept for 42 km of pedestrian network within the Kuala Lumpur by 2020.

Greener KLC

To become a top-20 liveable city in the world, KL City needs to significantly increase its green space. Today, the amount of green space per person in the city centre is only 11 square metres, which falls behind other leading liveable cities, such as Vancouver with 22 square metres per person. At current trajectory of population growth, the amount of green space per person will be further reduced by 2020.

Greener KL aims to plant 100,000 large-coverage trees within Kuala Lumpur by 2020 while promoting usage of green spaces by organising events in KL’s parks. In addition, Greener KL aims to draw private participation in the Greener KL efforts through increased sponsorship of trees, participation in park maintenance and events as well as encouraging developments that supports the Greener KL objective.
River of Life

Spanning over 10 years till 2020, RoL aims to transform the Klang River into a vibrant and liveable waterfront with high economic value. This transformation is divided into three components: river cleaning, river masterplanning and beautification and river development.

River Cleaning

River cleaning will be conducted along a 110km stretch along the Klang River basin, covering the municipal areas of Majlis Perbandaran Selayang (MPS), Majlis Perbandaran Ampang Jaya (MPAJ) and Dewan Bandaraya Kuala Lumpur (DBKL). The goal is to bring the river from its current Class III – Class V water quality (not suitable for body-contact) to Class IIb (suitable for body-contact recreational usage) by year 2020.

River Masterplanning and Beautification

To increase economic viability of the area, masterplanning and beautification works will be carried out along a 10.7km stretch along the Klang and Gombak river corridor. Significant landmarks in the area include Dataran Merdeka, Bangunan Sultan Abdul Samad and Masjid Jamek.

River Development

The masterplanning and beautification works will spur economic investments into the areas immediately surrounding the river corridor. To catalyse development along the corridor, potential government land will be identified and tendered out to private developers through competitive bidding.
**Solid Waste**

In order to enhance city liveability, efficient solid waste management has been defined as a necessary and key issue. In managing solid waste in the GKL/KV conurbation, the Government will focus on initiatives aimed at increasing the recycling rates, managing the costs of solid waste disposal, and deploying the use of technologies to treat generated solid waste.

There are four major initiatives under this EPP:

- Increase Reduce, Reuse, Recycle (3R) implementation.
- Increase waste treatment capacity to reduce the amount of solid waste disposed in the landfill.
- Improve governance of solid waste management and public cleansing services.
- Assess future potential for leveraging new developments in technology like automatic waste collection systems and deep bins to improve waste collection standards.

**Sewerage – Non River**

Growing urban economies naturally create more demand for services. To become a liveable city in the world in parallel with its dynamic growth, Greater KL needs to improve its water and sewerage systems to ensure adequate provision of services and amenities. In the area of water supply, this will be achieved through accelerating the approval and construction of supply facilities to accelerate the development of more water treatment facilities in Greater KL.

For sewerage services, efforts were focused on increasing the percentage of population connected to efficient regional networks and respectively, moving away from a system of fragmented and small STPs which frequently do not adhere to environmental requirements.

Further capital investments will be required to support refurbishment and upgrades of 32 regional Sewerage Treatment Plants (STPs) and 1,495 multipoint STPs that do not currently meet the new DOE quality standards. The target will be to have 91% of all STPS upgraded to a Category 1 status by 2020. A sewerage rehabilitation programme will also be carried out to upgrade 346 km of existing sewer network.