

Bandar Malaysia Development

**PROPOSAL FOR A RE-THINK OF THE BANDAR MALAYSIA  
CONCEPT MASTERPLAN AND IMPLEMENTATION PLAN**

For the consideration of the PRIME MINISTER OF MALAYSIA

BANDAR MALAYSIA HAS THE  
POTENTIAL TO BE THE BLUEPRINT  
FOR KUALA LUMPUR'S URBAN  
FUTURE.

IT CAN SET, BACK ON TRACK, THE  
VISION ON HOW THE RAKYAT  
ASPIRES TO LIVE LIFE IN THIS DAWN  
OF A NEW ERA FOR MALAYSIA.

TO GET BACK ON TRACK HOWEVER,  
THERE NEEDS TO BE A **RETHINK**.

# Bandar Malaysia

## RE-THINKING





# INFRASTRUCTURE PLAN

## Guiding Principles

- Produce infrastructure options that are able to cater for FAR 3.5.
- Seamlessly integrate with the surrounding environment.
- Flexible and resilient to changes in development mix, lifestyles and technology.

## Development Strategy

- BANDAR MALAYSIA SPV will act as a master developer and will provide infrastructure up to the boundary.
- Plot development by other developers will be based on Masterplan, Urban Design Guidelines and Development code.

## Bandar Malaysia



# BANDAR MALAYSIA PROPOSAL



- A 486-acre mixed-use, transit-oriented development announced by the previous Malaysian government. Set to be developed under a public-private partnership model, Bandar Malaysia has an estimated cumulative gross development value of RM150 billion (USD36 billion). Project was halted in May 2017.
- KAI Assets Development Management team is consulted by the current Malaysian government in early 2019 to propose a revival plan for this mega-project.
- Re-assessment of priorities, plot ratio rationalization, re-working of concept and masterplan and costing rationalization are among the strategies proposed by KAI Assets team to achieve sustainable development goals and reduction of government expenditure whilst strengthening Kuala Lumpur city's competitive advantages in the Asian region.
- In April 2019, the Prime Minister of Malaysia announced the reinstatement of the project with inclusion of affordable homes and a public park.