Petronas Towers and KLCC: Urban Catalyst

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PETRONAS Towers and KLCC: Urban Catalyst

2015 CTBUH Conference
New York

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and Urban Habitat
Transformation of Kuala Lumpur City Centre in the past 50 years

The “Old” Kuala Lumpur

The Selangor Turf Club was the landmark of the “old” Kuala Lumpur Central Business District.

KLCC Master Plan

The 1995 KLCC Master Plan conceptualized by Tun. Dr. Mahathir and reviewed by Cesar Pelli Architect had transformed the “old” Kuala Lumpur into a world renowned precinct.

Successful Completion of Initial Phase Development


Revised Development Strategy for Future Development

The revised 1995 KLCC master plan and the revised Kuala Lumpur Structure Plan (KLSP) 2020 had transformed the urban land use strategies to allow for higher density new development.

Urban Catalyst

The KLCC Development had induced the growth of other skyscrapers in close proximity and will continue to be the catalyst of growth in the city.
The “Old Kuala Lumpur”

- There are no spectacular buildings in the “old” Kuala Lumpur in the early 70s, except for the redevelopment of old shop houses into low rise commercial buildings.

- Malaysians can only be proud of the Parliament Building and the then 35-storey Menara Dayabumi which was completed in 1984.

- The famous Selangor Turf Club which spans over 100 acres of land along Jalan Ampang was the only landmark in the central business district of the “Old Kuala Lumpur”.
The KLCC Master Plan was approved in 1995 with GFA of 18.3 million sq. ft.

KLCC Revised Master Plan was approved in 2012 with additional GFA of 7.4 mil sq. ft.
The KLCC Master Plan revived the “Old” Kuala Lumpur with new developments.

**Phase 1-3 (Completed)**

**Phase 1**
- PETRONAS Twin Towers
- Menara Maxis
- Menara ExxonMobil
- Suria KLCC Sdn Bhd
- Mandarin Oriental KL

**Phase 2**
- Traders Hotel Kuala Lumpur
- Kuala Lumpur CC
- Binjai On The Park

**Phase 3**
- Menara 3 PETRONAS

**Phase 4 (Upcoming) (2010-2019)**

- Mixed Commercial Development on Lot 185, 167, 176 & 20004
- Mixed Commercial Development on Lot 91
- Mixed Commercial Towers on Option Lots
- Mixed Commercial development on Lot D1

**Potential Redevelopment**
- GFA 7.1 mil sq. ft.

**Phase 5 (Future) (2019 Onwards)**

- New mixed commercial: on Lot L, L1, M & N

**GFA**
- Office GFA: 7.5 mil sq. ft.
- Retail GFA: 1.5 mil sq. ft.
- Others GFA: 2.1 mil sq. ft.
- Total GFA: 11.1 mil sq. ft.
The revised KLCC Master Plan underscores the revision of Kuala Lumpur Structure Plan (2020)

KLCC Master Plan was revised to unlock the highest and best development potential of scarce land by introducing commercial developments with a higher plot ratio.

Overall gross floor area was increased from 18.3 million square feet to 25.7 million square feet.

• 3 new lots are included as part of the revised Master Plan.
• Transfer of development rights to undeveloped lots are still recognized by the local authorities.
• The revised KLCC Master Plan indirectly allows the KLCC master developer to have higher buildings.
• The possibility of redevelopment of previous development.

Impact

• The revised KLCC Master plan with developments with higher plot ratio had changed the density of the city center.
• The local authority recognized this change and reviewed the Kuala Lumpur Structure Plan (KLSP) 2020 to accommodate to this change in landscape.
KLCC – The urban catalyst

KLCC development underpins the emergence of other skyscrapers in the KLCC precinct

There are sixteen (16) high end gigantic skyscrapers slated for completion between 2015 and 2019

Examples:

Lot 185 Mixed Commercial Development including 60 floors Fairmont Hotel
Developed by JV Partners of KLCC (Holdings) Sdn Bhd and Qatari Diar Investment Authority

Lot 91 Mixed Commercial Development with 50 floors Office Tower
Developed by JV Partners of KLCC (Holdings) Sdn Bhd and Sapura Resources Berhad

KDSB Mixed Commercial Redevelopment with 61 floors tower
Developed by subsidiary of KLCC Property Holdings Berhad, Kompleks Dayabumi Sdn Bhd

Four Season Place 342.5 m (65 floors)
Developed by Venus Asset Sdn Bhd

KL118 Tower (Warisan Merdeka)
610 m (118 floors)
Developed by Permodalan Nasional Berhad