

THE KUALA LUMPUR PROPERTY MARKET

A  
FORECAST  
OF TRENDS  
1992 - 2007



# Contents

<b>Foreword by Tan Sri Elyas Omar</b>	iii
<b>Acknowledgement</b>	iv
<b>Preface</b>	xv
<b>PART I: SOCIO-ECONOMIC ASPECTS</b>	1
<b>Introduction</b>	1
<b>Chapter 1: Population, Households, Employment and Income</b>	2
1    Population Growth	2
2    Households	4
3    Employment	5
4    Household Income	10
5    Household Income Distribution	10
<b>Chapter 2: The Economic Pattern</b>	14
1    General	14
2    The Economic Pattern	14
<b>Chapter 3: The Investment Pattern</b>	20
1    General	20
2    Industrial Investment Pattern	20
3    Real Estate Investment Pattern	27
4    Real Property Market Cycles	29
4.1    The 1960-1970 Cycle	30
4.2    The 1971-1980 Cycle	30
4.3    The 1981-1990 Cycle	31
Observations	33
<b>Chapter 4: Tourism</b>	36
1    Tourist Development Corporation (TDC)	36
2    Distributions of Hotel Guests	37
3    Spending Patterns	42
<b>PART II: SECTORAL MARKET STUDIES</b>	46
<b>Introduction</b>	46
<b>Chapter 5: Residential Sector</b>	48
1    Traditional Housing	48
1.1    General	48
1.2    Government Policies for Housing	48
1.3    Low- cost Housing	49
1.4    Housing Progress (1981-1985)	50
1.5    Public and Private Housing Performance	50
1.6    Housing Progress (1986-1990)	52
1.7    Housing Supply (Kuala Lumpur)	54
1.8    Housing Needs (Kuala Lumpur)	54
1.9    Effective Demand (Kuala Lumpur)	56
1.10    Supply-demand Analysis	56

1.11	Capital Values	59
1.12	Rentals (Ufurnished)	61
1.13	Rates of Return	66
1.14	Profile of Purchasers	66
1.15	Market Prospects	66
2	Condominiums	68
2.1	General	68
2.2	City Hall and Condominiums	68
2.3	Supply	69
2.4	Future Supply	73
2.5	Demand	76
2.6	Supply-demand Analysis	76
2.7	Occupancy Rates	78
2.8	Sale Prices	80
2.9	Rentals	81
2.10	Rates of Return	82
2.11	Profile of Condominium Purchasers	83
2.12	Market Prospects	84
<b>Chapter 6:</b>	<b>Office Sector</b>	<b>88</b>
1	General	88
2	Definitions	88
3	Kuala Lumpur Office Market (10-Year Trend)	89
3.1	Supply	89
3.2	Demand	91
4	Existing Supply	93
4.1	4 & 5-star Office Buildings	93
4.2	3-star Office Buildings	94
5	Future Supply	96
6	Current Demand	99
7	Future Demand	100
8	Supply/Demand Analysis	101
9	Rental Rates	103
9.1	The 10-Year Trend	103
10	Current Rental Rates	105
10.1	4 & 5-star Office Buildings	105
10.2	3-star Office Buildings	106
11	Future Rental Rates (4 & 5-star Office Buildings)	106
12	Capital Values	108
12.1	The 10-Year Trend (1981-1991)	108
12.2	Capital Values	110
13	Projected Capital Values of 4 & 5-star Office Space	111
14	Net Investment Yield	112
14.1	The 10-Year Trend (1981-1991)	112
14.2	Current and Future Investment Rate of Return	112
15	Tenant Profile (Current and Future Trend)	114
16	Market Prospects	119
<b>Chapter 7:</b>	<b>Retail Sector</b>	<b>120</b>
1	Shopping Complexes	120
1.1	General	120
1.2	Current Supply	120
1.3	Future Supply	123
1.4	Demand	124
1.5	Occupancy Rates	124

	1.6	Supply-demand Analysis	128
	1.7	Capital Values	130
	1.8	Rental Rates	134
	1.9	Yields	137
	1.10	Tenant-Mix Profiles	138
	2	Shophouses	139
	2.1	General	139
	2.2	Supply	140
	2.3	Demand	140
	2.4	Sale Prices	140
	2.5	Rentals	147
	2.6	Yields	147
	2.7	Tenant Profile	147
	2.8	Market Prospects	148
<b>Chapter 8:</b>		<b>Hotel Sector</b>	151
	1	Hotels	151
	1.1	General	151
	1.2	Definitions	151
	1.3	Survey of 4 & 5-star Hotels	153
	1.4	Supply of Hotel Rooms in Kuala Lumpur	154
	1.5	Existing Supply	157
	1.6	Future Supply	159
	1.7	Demand (The 10-Year Trend)	159
	1.8	The Current Demand	166
	1.9	Supply-demand Analysis (4 & 5-star Hotels)	167
	1.10	Tariff Rates	169
	1.11	Current Tariff Rates	169
	1.12	Future Tariff Rates	173
	1.13	Capital Values	174
	1.14	Projected Capital Values (1991-2007)	174
	1.15	Investment Rate of Return	176
	1.16	Guests Profile	177
	1.17	Market Prospects	178
	2	Service Apartments	179
	2.1	General	179
	2.2	Existing and Future Supply of Service Apartments	180
	2.3	Market Prospects	180
<b>Chapter 9:</b>		<b>Industrial Sector</b>	183
	1	General	183
	1.1	Types of Industrial Development in Kuala Lumpur	183
	1.2	Current Supply	185
	1.3	Future Supply	185
	1.4	Demand	187
	1.5	Future Demand	188
	1.6	Supply and Demand Analysis	189
	1.7	Capital Values	191
	1.8	Rental Values	195
	1.9	Yield	195
	1.10	Market Prospects	195
<b>Chapter 10:</b>		<b>Recreational, Entertainment, Cultural and Social Sectors</b>	200
	1	Recreation Clubs	200
	1.1	General	200

1.2	Supply	200
1.3	Existing Clubs	202
1.4	Market Prospects	206
2	Discotheques	207
2.1	General	207
2.2	The Present Situation	207
2.3	Market Prospects	209
3	Cinema/Cineplex	210
3.1	General	210
3.2	Cinemas	210
3.3	Cineplexes	212
3.4	Market Prospects	213
4	Cultural and Social Facilities	214
4.1	General	214
4.2	Cultural Promotions	214
4.3	Market Prospects	219
<b>Index</b>		<b>220</b>
<b>Tables</b>		
1.1	Population Growth 1980-1990 Peninsular Malaysia and Kuala Lumpur	3
1.2	Population Indicators 1981-1990 Kuala Lumpur	3
1.3	Population Growth 1991-2007 Peninsular Malaysia and Kuala Lumpur	3
1.4	Number of Households in Kuala Lumpur 1980-2007	4
1.5	Employment and Employment Growth Rates 1980-1990 Kuala Lumpur	6
1.6	Projected Employment and Employment Growth Rates 1991-2007 Kuala Lumpur	8
1.7	Household Income Distribution 1980-1990 Kuala Lumpur	10
1.8	Per Capita Income for Malaysia 1980-1990	11
1.9	Per Capita Income for Malaysia 1991-2007	11
1.10	Projected Household Income Distribution in Kuala Lumpur (1991-2007)	12
2.1	Forecast Growth in World GNP	17
2.2	Key Economic Indicators 1981-1991	18
3.1	Number of Industrial Projects Approved 1980-1990	22
3.2	Values of Projects Approved 1980-1990	24
3.3	Projected Investment Pattern (in Value Terms) 1991-2007, Kuala Lumpur	26
3.4	Number of Transactions and Value 1981-1990 Kuala Lumpur	27
3.5	Projected Number of Transactions and Value 1991-2007 Kuala Lumpur	28
3.6	Prices (p.s.f.) of Prime Sites (*) in Kuala Lumpur 1960-1990	29
3.7	Average Rise/Fall in Values (p.s.f.) 1960-1990	33
3.8	Periods of Boom 1957-1993	33
3.9	Forecast of Boom Periods 1991-2007	34
3.10	Forecast of Average Rise/Fall in Values (MR p.s.f.) 1991-2007 Kuala Lumpur	34
4.1	Distribution of Hotel Guests 1980-1990 (Peninsular Malaysia and Kuala Lumpur)	36
4.2	Rise/Fall in Distribution of Hotel Guests 1980-1990 (Peninsular Malaysia and Kuala Lumpur)	38

4.3	Projected Rise/Fall in Distribution of Hotel Guests in Peninsular Malaysia and Kuala Lumpur 1991-2007	40
4.4	Projected Distribution of Hotel Guests 1991-2007 (Peninsular Malaysia and Kuala Lumpur)	42
4.5	Tourist Expenditure Breakdown 1980-1990 (Peninsular Malaysia)	44
4.6	Tourist Expenditure Breakdown 1980-1990 (Average Share)	44
4.7	Projected Tourist Expenditure Breakdown 1991-2007 (Average Share)	45
5.1	Housing Performance of the Private and Public Sectors, Malaysia 1981-1985	51
5.2	Housing Performance of the Private and Public Sectors, Malaysia 1986-1990	52
5.3	Number of Low-cost Housing Units Approved for Construction in Malaysia 1988-1990	53
5.4	Housing Supply, Kuala Lumpur 1980-1990	54
5.5	Housing Needs, Kuala Lumpur 1980-1990	54
5.6	Projected Annual Housing Need, Kuala Lumpur 1991-2007	55
5.7	Price Distribution Against Income, Kuala Lumpur	57
5.8	Housing Needs as Against Effective Demand 1991-2007 Kuala Lumpur	58
5.9	Supply-demand Analysis for Housing Units 1991-2007	58
5.10	Sale Prices (MR) of Single-Storey Terrace Houses in Selected Housing Schemes in Kuala Lumpur 1980-1990	62
5.11	Sale Prices (MR) of Double-Storey Terrace Houses in Selected Housing Schemes in Kuala Lumpur 1980-1991	63
5.12	Rental Rates (MR) of Single-Storey Terrace Houses in Selected Housing Schemes in Kuala Lumpur (1980-1991)	64
5.13	Rental Rates (MR) of Double-Storey Houses in Selected Housing Schemes in Kuala Lumpur (1980-1991)	65
5.14	Average Yields of Terrace Houses, Kuala Lumpur 1980-1991	66
5.15	Purchasers by Race in Privately-Developed Housing Schemes, Kuala Lumpur 1982-1988	67
5.16	Existing Supply of Condominiums in Selected Areas, Kuala Lumpur (July 1991)	70
5.17	Supply of Condominium Units, Kuala Lumpur 1983-1993	71
5.18	Proposed Condominium Projects and Launch Date in Selected Areas in Kuala Lumpur (July 1991)	74
5.19	Supply-demand Analysis of Condominiums, Kuala Lumpur 1991-2007	77
5.20	Occupancy Rates of Selected Condominiums, Kuala Lumpur (July 1991)	79
5.21	Sale Prices of Selected Existing Condominiums, Kuala Lumpur (July 1991)	80
5.22	Rental Rates of Selected Existing Condominiums, Kuala Lumpur (July 1991)	81
5.23	Current Yields of Condominiums, Kuala Lumpur (July 1991)	82
5.24	Type of Condominium Purchasers, Kuala Lumpur (July 1991)	83
6.1	Supply of Office Space in Kuala Lumpur (1981-1991)	90
6.2	Average Occupancy Rate and Annual Take-up Rate of Office Space in Kuala Lumpur (1981-1991)	92
6.3	Existing Supply of 5-star Office Buildings in Kuala Lumpur (July 1991)	93
6.3(a)	Existing Supply of 4-star Office Buildings in Kuala Lumpur (July 1991)	94

6.4	Existing Supply of 3-star Office Buildings in Kuala Lumpur (July 1991)	95
6.5	Future Supply of Office Space in Kuala Lumpur (July 1991)	96
6.6	Occupancy Rate of Selected 4 & 5-star Office Buildings in Kuala Lumpur (July 1991)	99
6.7	Occupancy Rate of Selected 3-star Office Buildings in Kuala Lumpur (July 1991)	100
6.8	Projected Demand of Office Space in Kuala Lumpur 1991-2007	101
6.9	Future Supply and Demand Situation for 4 & 5-star Office Space in Kuala Lumpur	102
6.10	Rental Rate of Prime Office Buildings in Kuala Lumpur 1981-1991	104
6.11	Rental of Selected 4 & 5-star Office Buildings in Kuala Lumpur (July 1991)	105
6.12	Rental Rate of Selected 3-star Office Buildings in Kuala Lumpur (July 1991)	106
6.13	Rental of Selected 4 & 5-star Office Buildings in Kuala Lumpur	107
6.14	Projected Rental Rates for 4 & 5-star Office Buildings in Kuala Lumpur 1991-2007	107
6.15	Capital Values of Prime Office Space in Kuala Lumpur (1981-1991)	109
6.16	Major Highrise Office Buildings Sold in Kuala Lumpur (July 1991)	110
6.17	Transactions of Office Buildings in Kuala Lumpur (July 1991)	111
6.18	Projected Capital Values of 4 & 5-star Office Buildings in Kuala Lumpur 1991-2007	111
6.19	Projected Yields for Prime Office Buildings in Kuala Lumpur (1991-2007)	113
6.20	Percentage of Specific Office Users of Selected 4 & 5-star Office Buildings in Kuala Lumpur (July 1991)	114
7.1	Existing Major Shopping Complexes and Estimated Lettable Area, Kuala Lumpur (July 1991)	121
7.2	Cumulative Supply of Retail Space, Kuala Lumpur (1984-1991)	122
7.3	Proposed Shopping Complexes and Expected Dates of Completion, Kuala Lumpur (July 1991)	125
7.4	Occupancy Rates of Selected Shopping Complexes, Kuala Lumpur (July 1991)	125
7.5	Ratio of Spendable Income to Retail Space in Kuala Lumpur (Central Planning Area)	126
7.6	Projected Retail Space Requirements in Kuala Lumpur (Central Planning Area) (1991-2007)	127
7.7	Supply-demand Analysis of Shopping Complexes, Kuala Lumpur (1991-2007)	128
7.8	Sales of Major Shopping Complexes, Kuala Lumpur (July 1991)	130
7.9	Sale Prices of Shoplots in Selected Shopping Complexes, Kuala Lumpur	131
7.10	Average Capital Values of Space in Shopping Complexes, Kuala Lumpur (1984-1990)	132
7.11	Average Capital Values of Space in Shopping Complexes, Kuala Lumpur 1991-2007	133
7.12	Rental Gross Rates of Selected Shopping Complexes, Kuala Lumpur (July 1991)	134
7.13	Gross Rental Rates of Shopping Space, Kuala Lumpur (1984-1990)	135
7.14	Projected Gross Rental Rates of Shopping Space, Kuala Lumpur (1991-2007)	136
7.15	Average Yield of Shopping Space in Shopping Complexes, Kuala Lumpur (1984-2007)	137

7.16	Percentage of Tenant-Mix in Three Selected Shopping Complexes, Kuala Lumpur (July 1991)	139
7.17(a)	Asking Prices (MR) and Transactions of 2-storey Shophouses in Kuala Lumpur (1984-1991)	141
7.17(b)	Asking Prices (MR) and Transactions of 3-storey Shophouses in Kuala Lumpur (1984-1991)	142
7.17(c)	Asking Prices (MR) and Transactions of 3 <sup>1</sup> / <sub>2</sub> -storey Shophouses in Kuala Lumpur (1984-1991)	143
7.17(d)	Asking Prices (MR) and Transactions of 4-storey Shophouses in Kuala Lumpur (1984-1991)	144
7.17(e)	Asking Prices (MR) and Transactions of 4 <sup>1</sup> / <sub>2</sub> -storey Shophouses in Kuala Lumpur (1984-1991)	145
7.18	Asking Rental Rates (MR) for Ground Floor Shophouses in Kuala Lumpur (1984-1991)	146
7.19	Yields of Shophouses in Jalan Tuanku Abdul Rahman and Jalan Bukit Bintang, Kuala Lumpur	147
8.1	Range of Facilities Provided by Hotels (100 Rooms and Above) in Kuala Lumpur	152
8.2	Supply of Hotel Rooms, Kuala Lumpur (1981-1991)	155
8.3	Supply of 4 & 5-star Hotel Rooms in Kuala Lumpur (1981-1991)	155
8.4	Supply of 3-star Hotel Rooms in Kuala Lumpur (1981-1991)	156
8.5	Supply of Hotel Rooms in Kuala Lumpur (July 1991)	157
8.6	Existing 4 & 5-star Hotels in Kuala Lumpur (July 1991)	158
8.7	Existing 3-star Hotels in Kuala Lumpur (July 1991)	158
8.8	Hotel Projects, Kuala Lumpur	160
8.9	Future Supply of Hotels in Kuala Lumpur (July 1991)	161
8.10	Occupancy Rate of Hotels, Kuala Lumpur (1981-1991)	162
8.11	Number of Hotel Guests in Kuala Lumpur (1981-1990)	163
8.12	Distribution of 4 & 5-star Hotel Guests, Kuala Lumpur (1981-1990)	165
8.13	Distribution of 3-star Hotel Guests, Kuala Lumpur (1981-1990)	165
8.14	Average Length of Stay in Hotels, (1981-1990) Kuala Lumpur	166
8.15	Occupancy Rate of 4 & 5-star Hotels in Kuala Lumpur	167
8.16	Occupancy Rate of 3-star Hotels in Kuala Lumpur	167
8.17	Supply-demand Analysis of 4 & 5-star Hotel Rooms, Kuala Lumpur (1991-2007)	168
8.18	Average Tariff Rates of Selected 4 & 5-star Hotels, Kuala Lumpur (1982-1991)	170
8.19	Average Tariff Rates for Selected 3-star Hotels, Kuala Lumpur (1982-1991)	171
8.20	Average Tariff Rates of Selected 4 & 5-star Hotels, Kuala Lumpur (July 1991)	172
8.21	Average Tariff Rates of Selected 3-star Hotels, Kuala Lumpur (July 1991)	172
8.22	Projected Average Tariff Rates of 4 & 5-star Hotels, Kuala Lumpur (1991-2007)	173
8.23	Projected Average Tariff Rates of 3-star Hotels, Kuala Lumpur (1991-2007)	174
8.24	Major Hotels Sold in Kuala Lumpur	175
8.25	Projected Capital Values (4 & 5-star Hotels), Kuala Lumpur (1991-2007)	175
8.26	Projected Capital Values (3-star Hotels), Kuala Lumpur (1991-2007)	176
8.27	Hotel Yields	176

8.28	Nationality of Hotel Guests for 4 & 5-star Hotels in Malaysia (1984-1987)	177
8.29	Type of 3-star Hotel Guests	177
8.30	Tariff Rates for Micasa Hotel Apartments (July 1991)	179
8.31	Existing and Future Supply of Service Apartments, Kuala Lumpur (July 1991)	180
9.1	Existing Industrial Estates in Kuala Lumpur (July 1991)	186
9.2	Proposed Industrial Estates in Kuala Lumpur	187
9.3	Projected Land Requirements for Industrial Purposes in Kuala Lumpur (1991-2007)	189
9.4	Future Supply and Demand Situation for the Industrial Sector in Kuala Lumpur (1991-2007)	190
9.5	Leasehold Industrial Land Prices in Kuala Lumpur (1981-1990)	191
9.6	Capital Values of Industrial Space in Kuala Lumpur (July 1991)	192
9.7	Average Sale/Asking Prices of Factories in Kuala Lumpur (1981-1990) (MR Per Unit)	192
9.8	Average Asking Prices of Flatted Factories in Kuala Lumpur (1984-1991) (MR p.s.f.)	193
9.9	Average Asking Rental Rates of Flatted Factories in Kuala Lumpur (1987-1991) (MR p.s.f./Month)	193
9.10	Projected Average Leasehold Industrial Land Prices in Kuala Lumpur (1991-2007)	194
9.11	Rental (MR p.s.f. Month) Inclusive of Service Charges of Industrial Space in Kuala Lumpur (July 1991)	196
9.12	Projected Average Rental Rates of Industrial Space in Kuala Lumpur (1991-2007)	196
9.13	Yields of Factories in Kuala Lumpur	199
10.1	Clubs in Kuala Lumpur (July 1991)	205
10.2	Selected Discotheques, Kuala Lumpur (July 1991)	208
10.3	Cinema Attendance by Year at Cathay and Golden Communications Cinemas (1988-1990)	210
10.4	Existing Cinemas and Seating Capacities, Kuala Lumpur (July 1991)	211
10.5	Existing Cineplexes and Seating Capacities, Kuala Lumpur (July 1991)	212
10.6	Arts and Craft Centres in Kuala Lumpur (July 1991)	219

## Figure

2.1	Malaysia's Trading Partners	18
2.2	Malaysia's Economic Pattern (1981-1991E)	19
3.1	Structure of Exports (1960-1990)	21
3.2	Investment Pattern (1980-1990) Kuala Lumpur and Selangor	22
3.3	Investment Pattern (1980-1990) Kuala Lumpur and Selangor	23
3.4	Investment Pattern 1981-1990 Kuala Lumpur and Selangor	25
3.5	Projected Investment Pattern 1991-2007 Kuala Lumpur	26
3.6	Real Estate Investment Pattern in Kuala Lumpur (1981-1990)	27
3.7	Projected Number of Transactions and Values 1991-2007 Kuala Lumpur	28
3.8	Prices (MR p.s.f.) of Prime Sites in Kuala Lumpur 1960-1990	29
3.9	Forecast of Average Rise/Fall in Values (p.s.f.)	35
3.10	Property Cycle (MR p.s.f.), Investments and Real Estate (MR Million) 1981-2007	35

4.1	Rise/Fall in Distribution of Hotel Guests (Domestic) 1980-1990 (Peninsular Malaysia and Kuala Lumpur)	38
4.1(a)	Rise/Fall in Distribution of Hotel Guests (Singapore/Brunei) 1980-1990 (Peninsular Malaysia and Kuala Lumpur)	39
4.1(b)	Rise/Fall in Distribution of Hotel Guests (Others) 1980-1990 (Peninsular Malaysia and Kuala Lumpur)	39
4.2	Projected Rise/Fall in Distribution of Hotel Guests (Domestic) 1991-2007 (Peninsular Malaysia and Kuala Lumpur)	40
4.2(a)	Projected Rise/Fall in Distribution of Hotel Guests (Singapore/Brunei) 1991-2007 (Peninsular Malaysia and Kuala Lumpur)	41
4.2(b)	Projected Rise/Fall in Distribution of Hotel Guests (Others) 1991-2007 (Peninsular Malaysia and Kuala Lumpur)	41
5.1	Housing Performance of the Private and Public Sectors in Malaysia (1981-1985)	51
5.2	Number of Low-cost Housing Units Approved for Construction, Malaysia (1988-1990)	53
5.3	Housing Needs and Supply, Kuala Lumpur (1980-1990)	55
5.4	Projected Annual Housing Need, Kuala Lumpur (1991-2007)	56
5.5	Price Distribution Against Income, Kuala Lumpur (July 1991)	57
5.6	Supply-demand Analysis for Housing Units, Kuala Lumpur (1991-2007)	59
5.7	Sale Prices of 2-storey Terrace Houses in Bukit Damansara (1985-1991)	60
5.8	Rental Rates of 2-storey Terrace Houses in Bukit Damansara (1985-1991)	61
5.9	Profile of House Buyers by Race (in Privately-Developed Housing Schemes, (1982-1988)	67
5.10	Supply of Condominium Units, Kuala Lumpur (1983-1993)	72
5.11	Distribution of Condominiums in Kuala Lumpur by Location (July 1991)	73
5.12	Proposed Condominium Projects and Their Sale Prices (July 1991)	75
5.13	Supply-demand Analysis for Condominiums, Kuala Lumpur (1991-2007)	78
5.14	Occupancy Rates of Selected Condominiums, Kuala Lumpur (July 1991)	79
5.15	Profile of Condominium Buyers by Race, Kuala Lumpur (July 1991)	84
5.16	Location Plans of Selected Existing Under Construction and Proposed Condominiums Along Jalan Ampang, Jalan Tun Razak and City Centre in Kuala Lumpur	85
5.17	Location Plan of Selected Existing, Under Construction and Proposed Condominiums in Bangsar, Bukit Bandaraya, Pantai Hill and Damansara Heights in Kuala Lumpur	87
6.1	Supply of Office Space in Kuala Lumpur (1981-1991)	91
6.2	Occupancy Rate of Office Buildings in Kuala Lumpur (1981-1991)	92
6.3	Supply and Demand Analysis for 4 & 5-star Office Space	103
6.4	Gross Rental Level of Prime Office Buildings in Kuala Lumpur	104
6.5	Projected Rental Rates for 4 & 5-star Offices in Kuala Lumpur (1991-2007)	108
6.6	Capital Values of Prime Office Space in Kuala Lumpur (1981-1991)	109
6.7	Projected Capital Values for Class'1 Offices in Kuala Lumpur (1991-2007)	112

6.8	Net Investment Yield for 4 & 5-star Offices in Kuala Lumpur	113
6.9	Location of Selected Office Buildings in Kuala Lumpur	115
6.10	Classification of Office Location in Kuala Lumpur	117
7.1	Existing Major Shopping Complexes and Estimated Lettable Areas, Kuala Lumpur (July 1991)	122
7.2	Cumulative Supply of Retail Space, Kuala Lumpur (1984-1991)	123
7.3	Occupancy Rates of Selected Shopping Complexes, Kuala Lumpur (July 1991)	126
7.4	Projected Retail Space Requirements Kuala Lumpur (1991-2007)	127
7.5	Supplydemand Analysis of Shopping Complexes, Kuala Lumpur (1991-2007)	129
7.6	Sales of Major Shopping Complexes, Kuala Lumpur (July 1991)	131
7.7	Average Capital Values of Space in Shopping Complexes, Kuala Lumpur (1984-1990)	132
7.8	Average Projected Values of Space in Shopping Complexes, Kuala Lumpur (1991-2007)	133
7.9	Gross Rental Rates of Shopping Space in Complexes, Kuala Lumpur (1984-1990)	135
7.10	Gross Rental Rates of Shopping Space in Complexes, Kuala Lumpur (1991-2007)	136
7.11	Average Yield of Space in Shopping Complexes, Kuala Lumpur (1984-2007)	138
7.12	Location Plan of Shopping Complexes in Kuala Lumpur	149
8.1	Supply of 4 & 5-star Hotel Rooms in Kuala Lumpur	156
8.2	Supply of 3-star Hotel Rooms in Kuala Lumpur	157
8.3	Occupancy Rate of Hotels in Kuala Lumpur	162
8.4	Hotel Guests in Kuala Lumpur (1981-1990)	164
8.5	Supply and Demand Analysis of 4 & 5-star Hotel Rooms in Kuala Lumpur (1991-2007)	168
8.6	Tariff Rates (4 & 5-star Hotels) in Kuala Lumpur	170
8.7	Tariff Rates (3-star Hotels) in Kuala Lumpur	171
8.8	4 & 5-star Hotels in Kuala Lumpur	181
9.1	Existing Industrial Estates in Kuala Lumpur	186
9.2	Supply and demand Analysis for the Industrial Sector in Kuala Lumpur (1991-2007)	190
9.3	Leasehold Industrial Land Prices in Kuala Lumpur (1981-1991)	191
9.4	Projected Average Leasehold Industrial Land Prices in Kuala Lumpur (1991-2007)	194
9.5	Location Plan of Industrial Areas in Kuala Lumpur	197
9.6	Projected Rental Rates of Industrial Space in Kuala Lumpur (1991-2007)	199
10.1	Cinema Attendance by Year at Cathay and Golden Communications Cinemas 1988-1990	210
10.2	Existing Cinemas and Seating Capacities, Kuala Lumpur (July 1991)	211
10.3	Existing Cineplexes and Seating Capacities, Kuala Lumpur (July 1991)	213
10.4	Clubs in Kuala Lumpur	214
10.5	Location Plan of Selected Discotheques, Cinemas and Cineplexes in Kuala Lumpur	217