

# Industrial corridors of Selangor

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WHEN the concept of Vision 2020 was first mooted by our Prime Minister Datuk Seri Dr Mahathir Mohamad, Selangor was to lead the pack towards achieving this goal. It wasn't that other states like Penang and Johor were not as urbanised or that their industrial, commercial and housing development lagged far behind. Selangor was the natural choice, being the immediate hinterland of Kuala Lumpur, the capital city of Malaysia.

Of all the districts which make up the state of Selangor, the districts of Petaling, Klang, Sepang and Hulu Langat which constitute the Klang Valley are the most urbanised, not just in the state but also in the country. The rest of the districts such as Hulu Selangor, Gombak, Kuala Selangor, Sabak Bernam and Kuala Langat tagged along with their predominantly rural character.

What had spurred the pace of urbanisation in the Klang Valley?

Quite simply, the excellent network of roads and highways. And along them, industrial corridors sweep out and boundaries fade over a period of time such as in the district of Petaling.

## The Petaling District

Established and popular industrial corridors in the Petaling District are Petaling Jaya, Subang Jaya, Shah Alam and the newer Bukit Jalil/Puchong area. Triggered by the Federal Highway initially, industries in these areas mushroomed quickly as more highways were laid and roads upgraded and widened (see chart).

Undeterred by the hefty premiums in rents or prices of industrial land, most of these are multinational corporations. Names such as National Panasonic, Kodak, Philips, Cycle & Carriage, Citroen, Dunlop Slazenger, Johnson & Johnson, Ericsson, Electrolux, and Goodyear, to name but a few, reflect the preferential status of this industrial neighbourhood.

## The Klang District

Another active industrial area, this district is blessed with two prominent seaports - North Port and the new West Port, with feeder access via the Federal Highway, the North Klang Straits



Bypass, and the Shah Alam Expressway (KESAS). Pulau Indah Industrial Park in West Port is part of a 5,860-acre mixed development project being developed by Central Spectrum (M) Sdn Bhd, a consortium made up of Selangor State Development Corp, Kumpulan Perangsang Selangor Bhd, Permodalan Selangor Bhd and Arab-Malaysian Development Bhd.

## The Hulu Langat District/Sepang District

The districts which received the most limelight in recent years since the Multimedia Super Corridor was announced in 1995, Hulu Langat and Sepang, used to be frequently overshadowed by the more vibrant Petaling district. Although lacking its fair share of multinational occupants, they were not absent. Sony, Hitachi, Carrier and, even National are among the selected few which have chosen to locate here.

These will be the districts to watch in the next millennium now that most of the planned expressways and the KL International Airport in Sepang are in use. Should the South Klang Valley Expressway (SKVE) and the Dedicated Highway be revived by then, there will be much in store for everyone.

## The Gombak District

Developers of industrial estates in the Gombak district depended very much on the North South Highway up till today as there are minimal alternatives available. But the proposed Assam Jawa-Taman Rimba-Templer Highway (LATAR) and Guthrie Corridor Expressway (GCE) are likely to change the outlook for industries and landowners here.

## The Kuala Selangor District

A placid district so far, the pace of development here will depend largely on the timing of completion of the three proposed highways - Latar, GCE and the West

## SELANGOR : INDUSTRIAL CORRIDORS

DISTRICT	INDUSTRIAL CORRIDOR	INDUSTRIAL DEVELOPMENT	INFRASTRUCTURE (EXISTING/FUTURE-F)
<b>Petaling</b>	Petaling Jaya Subang Jaya Shah Alam  Puchong/ Bukit Jalil	Section 13, 19, 51A & 51 Subang Hi-Tech, SJ Industrial Area Shah Alam Industrial Area HICOM Glenmarie, Bukit Jelutong Technology Park Malaysia	Federal Highway NKVE, Shah Alam Expressway NS Central Link NS Highway, Puchong-Sg Besi Highway SAAS Airport
<b>Kelang</b>	Bukit Raja Pulau Indah Bandar Sultan Sulaiman Kapar	Bukit Raja Industrial Park Pulau Indah Industrial Park  Marine Industrial Park	North Klang Straits Bypass Federal Highway Shah Alam Expressway Ports (North & West)
<b>Hulu Langat /Sepang</b>	Bangi Kajang Balakong	Bangi Industrial Area, Cyberjaya Technology Park Kajang	NS Highway, NS Central Link Kajang Seremban Expressway (F) Dedicated Highway (F), South Klang Valley Expressway (F), KLIA
<b>Gombak</b>	Sungai Buloh  Rawang	Selangor Science Park, Mah Sing Integrated Industrial Park, Sg Buloh Industrial Park, Kundang Industrial Park, Rawang Integrated Ind. Park, Batu Caves Industrial Park, Bandar Tasik Puteri	NS Highway Latar (F) Guthrie Corridor Expressway (F)
<b>Kuala Selangor</b>	Kuala Selangor Batu Arang	Puncak Alam	Latar (F), GCE (F) West Coast Highway (F)
<b>Hulu Selangor</b>	Serendah Tanjung Malim	Sungai Gapi Bernam Jaya, Bukit Beruntung, Proton City	NS Highway Latar (F), Tg Malim-Proton City (F) GCE (F)
<b>Kuala Langat</b>	Telok Panglima Garang Olak Lempit Batu Laut	Mega Steel Project (Lion)	Banting-Nilai widening (F) Banting-Teluk Panglima Garang upgrading (F), SKVE (F), WCH (F)
<b>Sabak Bernam</b>	Sungai Lang Sungai Besar	Proposed industrial development	Federal route 1

Coast Highway (WCH).

The proposed industrial projects in Kuala Selangor and Batu Arang would essentially set the pulse of development in this district.

### The Hulu Selangor District

Proposed industrial development projects in the Hulu Selangor district are by and large among the biggest ones in Selangor. Led by the Proton City project and Bernam Jaya (6,000 acres) and Sungai Gapi (approximately 1,000 acres), which are both developed by Selangor State Economic Development Corp, are

on the fringes of the North-South Highway.

The proposed Tanjung Malim Proton City-Ulu Behrang Highway is intended to bridge the development of Proton City with areas around Tanjung Malim while spurring the industrialisation process in this district.

### The Kuala Langat District

With the SKVE currently deferred and the fate of the WCH unknown, the widening of the Banting-Nilai connection and upgrading of the road between Banting and Telok Panglima

Garang will serve the industrial corridor in Telok Panglima Garang, Olak Lempit and Batu Laut for the time being.

### The Sabak Bernam District

It is a long road ahead for industrial development in Sungai Lang and Sungai Besar. Scattered with small and medium-scale industries generally, large industrial projects hardly exist because of the lack of infrastructural facilities.

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