



# UMW HIGH VALUE MANUFACTURING PARK, SERENDAH BANDAR INDUSTRI BERNILAI TINGGI, SERENDAH

13 June 2024

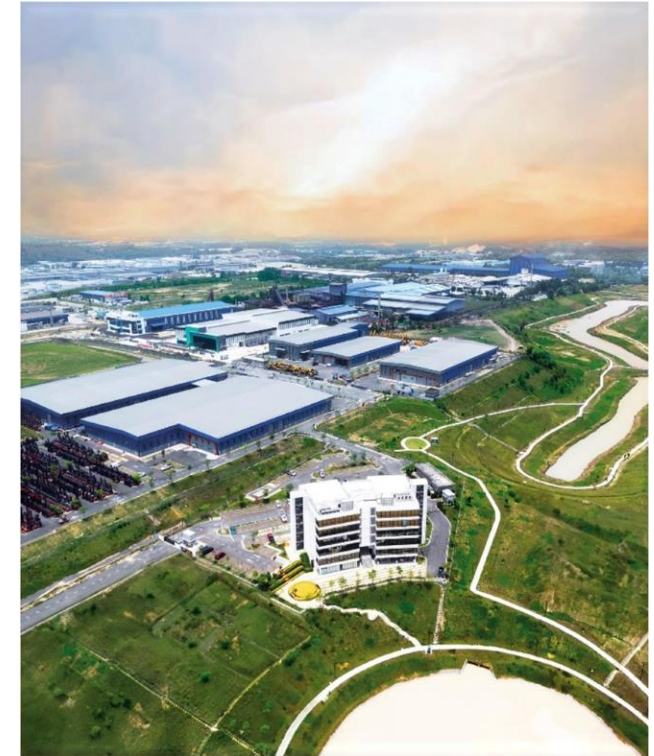
# **Introduction to High Value Manufacturing Park**



# Introduction to High Value Manufacturing Park

**UMW High Value Manufacturing** ("HVM") Park is our flagship development in Serendah, Selangor:

- Spanning 861 acres, focus on aerospace, automotive, and Advanced manufacturing ecosystem and industries.
- Emphasizes sustainability with comprehensive plan through green-rated and sustainable development.
- Enhance security features with single point-controlled access, regular patrolling by security guards, CCTV at common areas ensure a secure environment



## Key features:



**MULTI-TIERED  
SECURITY SYSTEM**



**SUSTAINABLE & GREEN  
RATED DEVELOPMENT**



**READY-TO-GO  
INFRASTRUCTURE**



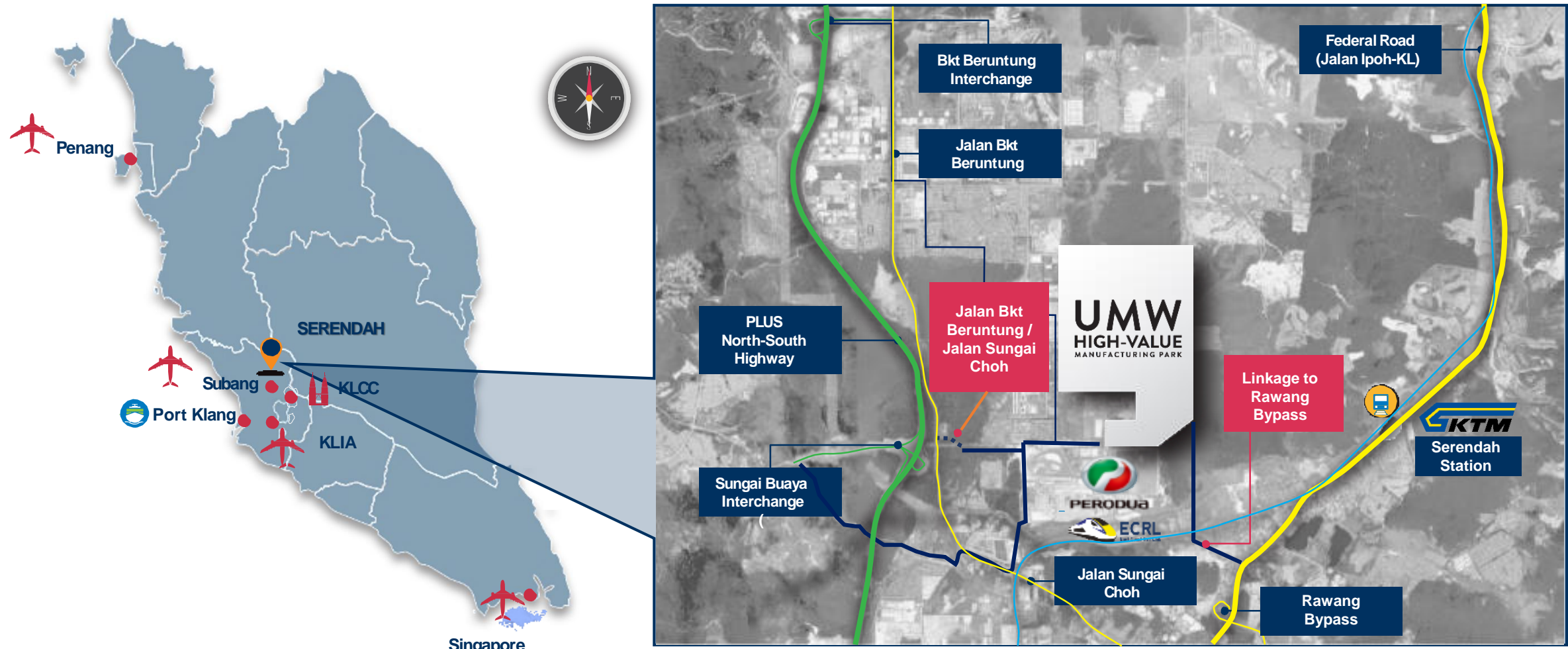
**BUSINESS  
SUPPORT UNIT**



**CENTRALISED  
LABOUR QUARTERS  
(CLQ)**

# Strategic Location

## Located in the north of Klang Valley

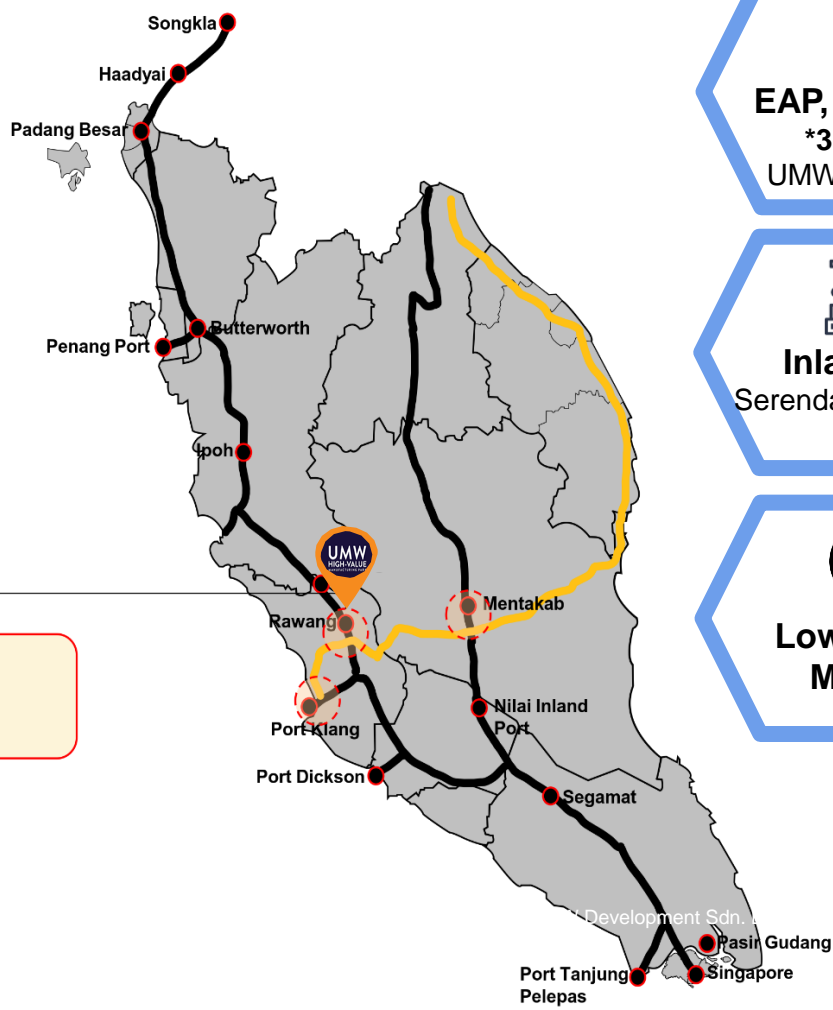


# UMW HVM Park

## East Coast Rail Link (ECRL) Project



### ECRL 665KM Rail Line



ECRL Serendah Baru Station

Interchange with **KTMB @ Serendah** (for north-bound)

**EAP, Serendah**  
\*3KM from UMW HVM Park

**2028**  
Date of Operation

**160km/h**  
Passenger Train  
**80km/h**  
Freight Train

**Inland Port**  
Serendah Cargo Hub

**Large Capacity**  
For heavy, bulk & high-volume goods

**Low Carbon Mobility**

**Efficient & Cost-competitive**

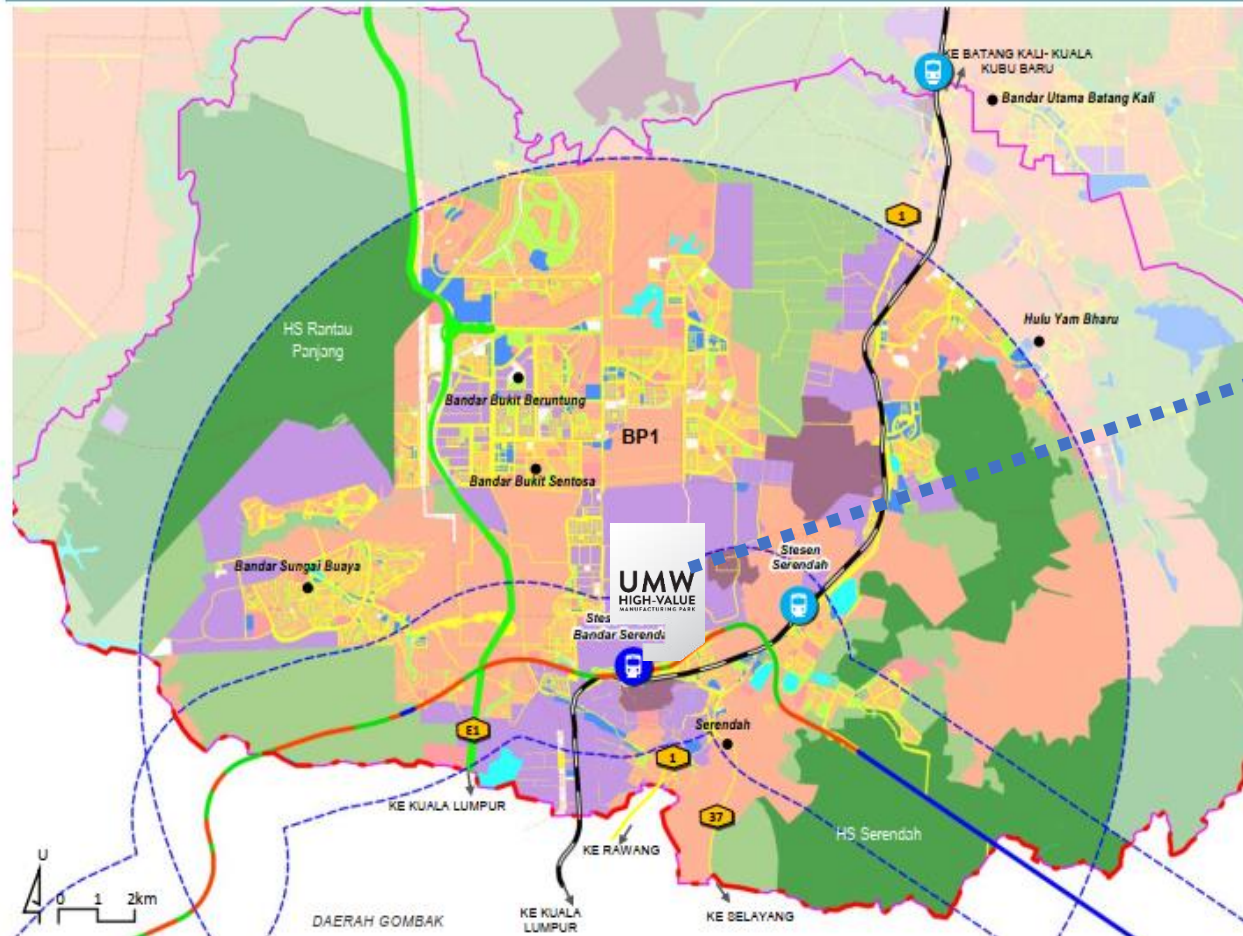
**Reliable**  
Less affected by weather & traffic



# UMW HVM Park

## Rancangan Tempatan (RT) by MPHS

Rajah 2.4 : Pelan Jajaran dan Stesen ECRL Daerah Hulu Selangor



Petunjuk :

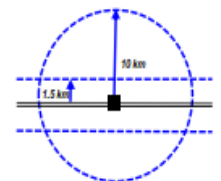
- Lebuhraya Utara Selatan (PLUS)
- Laluan KTM Komuter
- Laluan ECRL
- Jaringan Jalan Raya
- Sempadan Daerah
- Sempadan Negeri
- Sempadan Kawasan Kajian
- Sempadan Blok Perancangan (BP)
- Stesen KTMB sedia ada
- Stesen ECRL Bandar Serendah

Guna Tanah Cadangan

- Badan Air
- Hutan
- Industri
- Infrastruktur dan Utiliti
- Institusi dan Kemudahan Masyarakat
- Komersial
- Pembangunan Bercampur
- Pengangkutan
- Pertanian
- Perumahan
- Kawasan Lapang dan Rekreasi

Lain-lain Petunjuk

- Laluan ECRL – Aras Tanah (7.41 km)
- Laluan ECRL – Bertingkat (4.49 km)
- Laluan ECRL – Terowong (5.46 km)
- Radius Jajaran ECRL 1.5 km
- Radius Stesen COD 10 km



Sumber: Draf Rancangan Tempatan Daerah Hulu Selangor 2035 (Pengubahan 1)

# UMW HVM Park

## Overall Layout

### SOUTHERN ZONE




- i. Precinct 1 : 68 acres
- ii. Precinct 2 : 81 acres
- iii. Precinct 3 : 17 acres
- iv. Precinct 4 : 28 acres
- Sub-total : 194 acres**

### NORTHERN ZONE

- i. Precinct 5A : 140 acres
- ii. Precinct 5B : 82 acres
- iii. Precinct 5C : 139 acres (Last phase)
- iv. Precinct 6 : 6 acres (Last phase)
- v. Commercial Plot : 2 acres
- Sub-total : 369 acres**

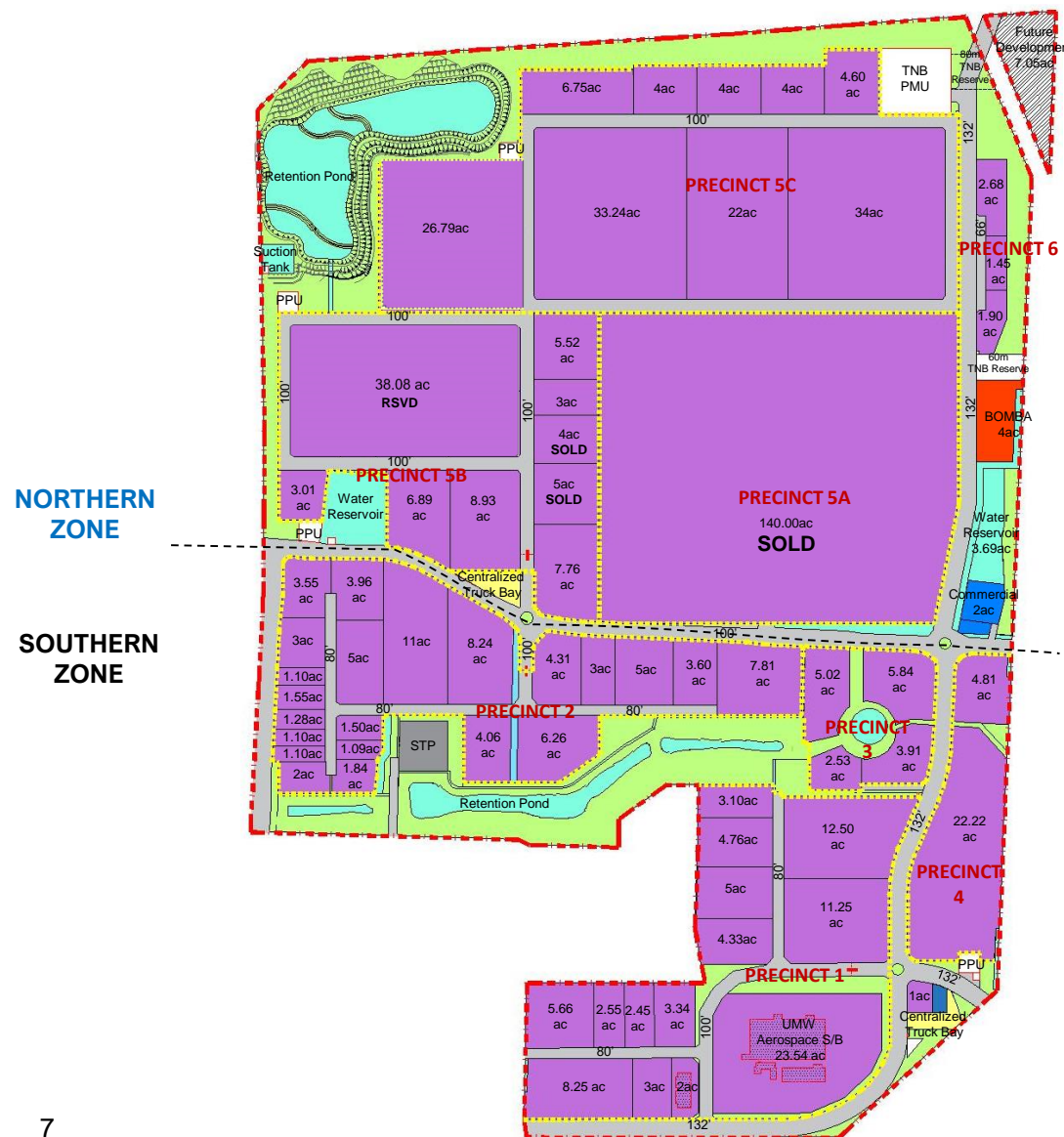
**G. Total : 563 acres**

### Legend

-  Development Boundary Line
-  Northern / Southern Zone Boundary
-  Precinct Demarcation

### **Note :**

The proposal is subject to professional consultants' design & Local Authorities' and Technical Agencies' consultations & approvals



# Key Concept & Features

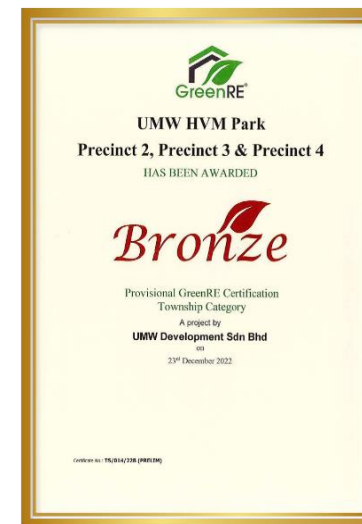
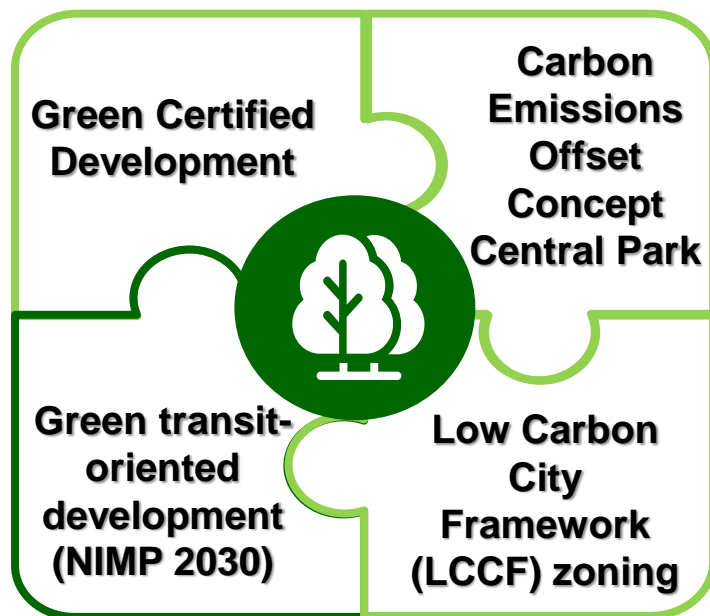
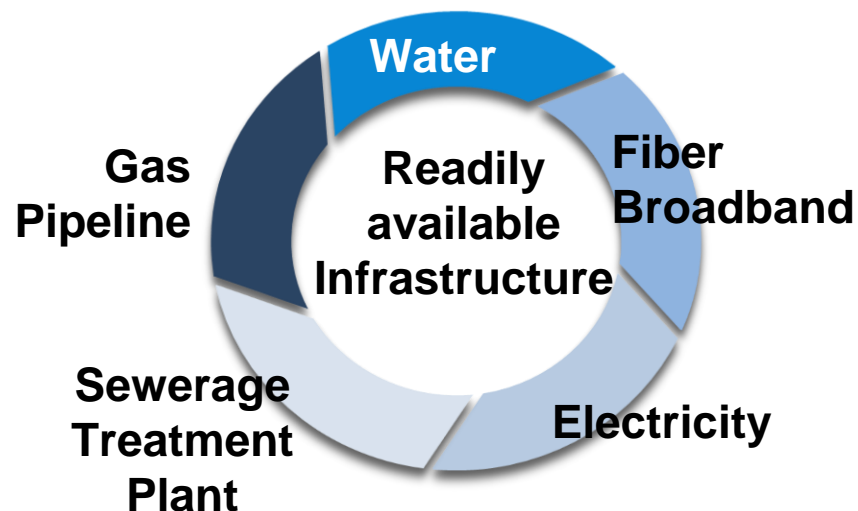


# Key Concept & Features



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## Green Rated Development & Infrastructure Readiness





# Key Concept & Features

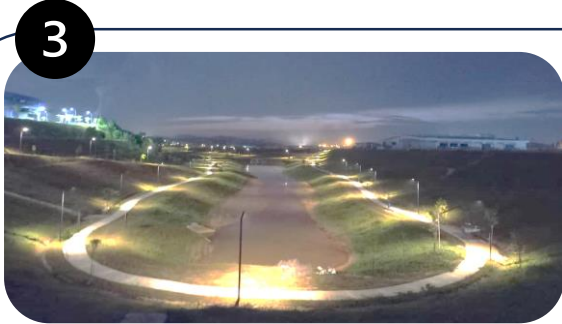
## Common Facilities & Support Development



Infrastructure ready, internal road up to 100ft wide road



Dedicated walking & cycle tracks



- 100 Acres of Central Park (SZ & NZ)
  - 4km trail around the park



Gazebo & BBQ pit



Bicycle Shelter



Outdoor Gym



EV Parking Spaces



## Support Development



Centralised Labour Hostel ("CLQ")



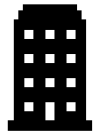
Food Court (Gerai)



# Key Concept & Features

## Proposed Centralised Labour Quarters

- Complies with the Worker's Standards of Housing and Amenities (Amendment) Act 2019 ("Act 446")
- Certified by Department of Labour Peninsular Malaysia (JTKSM).



18 storeys



6,120 beds

### Amenities:

- Minimarket
- Prayer room
- Barber shop
- Canteen
- Mobile shop
- 24 hours self-service laundry
- Outdoor courts
- Multi-purpose hall
- Game room
- Gym rooms
- Clinic



# Award Winning Development

## Awards and Accolades



**UMW Development Sdn Bhd** is truly honored to be recognized with Malaysian Developer Award 2023 Rising Star Award, the StarProperty Award 2024 **Best Industrial Park** and **ESG-Conscious Development**, these recognition speaks to our unwavering commitment to innovation, sustainability, and in enriching the community lives through visionary development.



# Thank You

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