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## PROLOGUE

The vacant commercial land located at Lot 200, Mukim of Kuala Lumpur is presently zoned for residential area. The owner of the subject property had applied to Kuala Lumpur City Hall to convert the present land into commercial use. Within that period the owner has to submit his full report on the future development of the vacant land.

As this report is basically based on academic terms, it is assumed that the owner has succeeded in getting his application approved within a few weeks. It is also assumed that the land is viable for office development. Hence my feasibility study of the proposed commercial vacant land and the valuation of this subject as mentioned above which I have compiled in this report.

### SEKAPUR SIREH

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ABDUL HAIZUL FAISAL BIN ABDUL HAMID

## *Introduction*

*In accordance with the instruction letter by the Practical Training Coordinator, Department Of Estate Management, School Of Architecture, Planning and surveying, Encik Mohammad Bin Takrim dated 12th July 1993, I attached herewith a report and valuation of abovementioned property.*

### **1. INTRODUCTION**

#### **1.1 Term Of Reference**

The proposed development will encompass a total area of 1.5 acres and will comprise a 10 storey of class A building with lettable space of 6,500 square feet per floor exclude the parking bays.

This project will commence by January 1994 and it will be completely developed by July 1995. It takes about 18 months to complete. The site comprises a freehold of commercial land identified as lot 200, Section 67, Mukim of Kuala Lumpur, District of Kuala Lumpur, Wilayah Persekutuan, hereinafter referred as the subject property.