



Branching Circuit

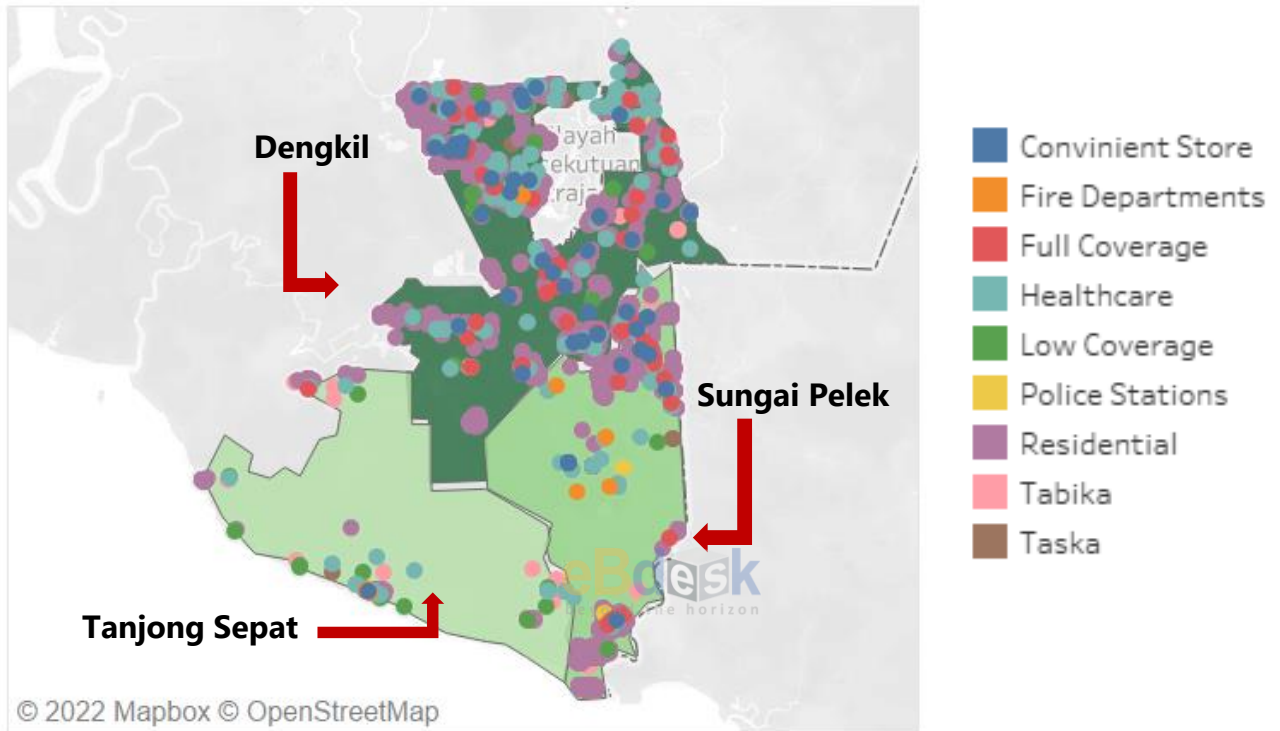
Closer Look on Sepang's Dynamics

Spatial Planning Intelligence

February 2023

Disclaimer: This data intelligence overview is based on known open-source data. Any inquires please reach out to editor@malaysiaindicator.com

Raising Concern

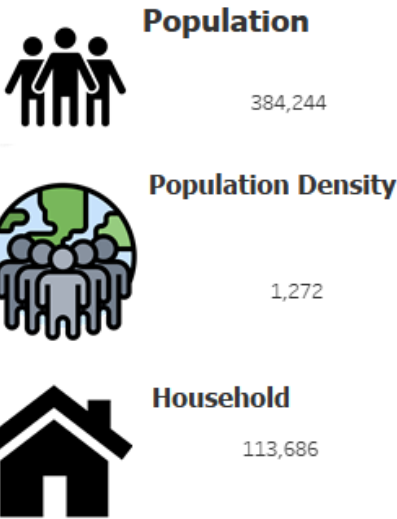
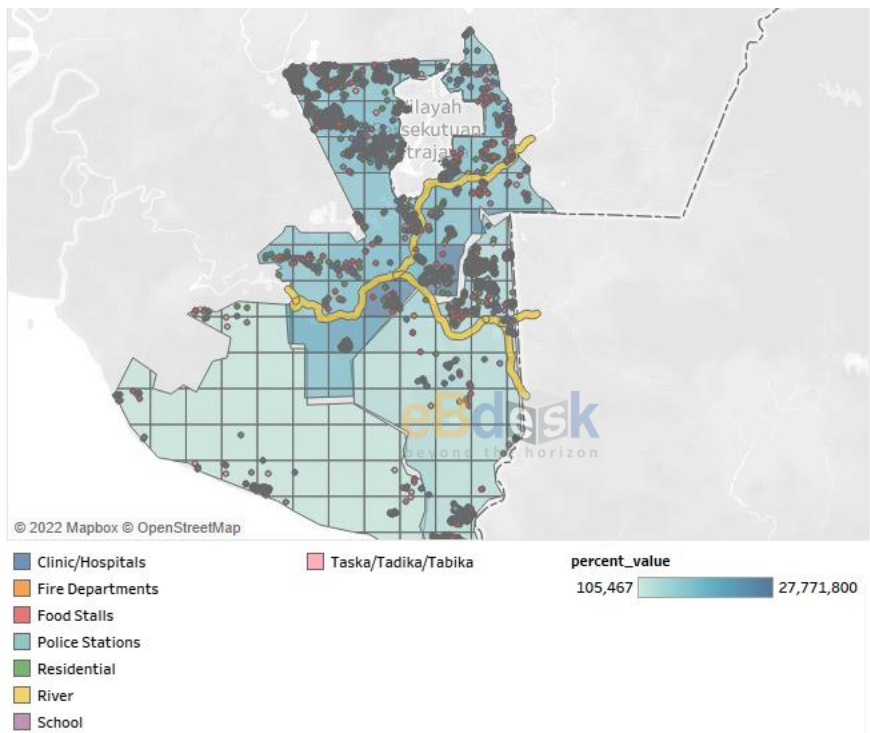


Selangor is known for various notable reasons, from being an epicenter of IT in Malaysia to the destination for organizing major motorsport events. However, with F1 leaving the Sepang International Circuit and more multinational companies pulling out from Cyberjaya's Silicon Valley, it is vital for stakeholders to understand the landscape of Sepang for better developments in the future.

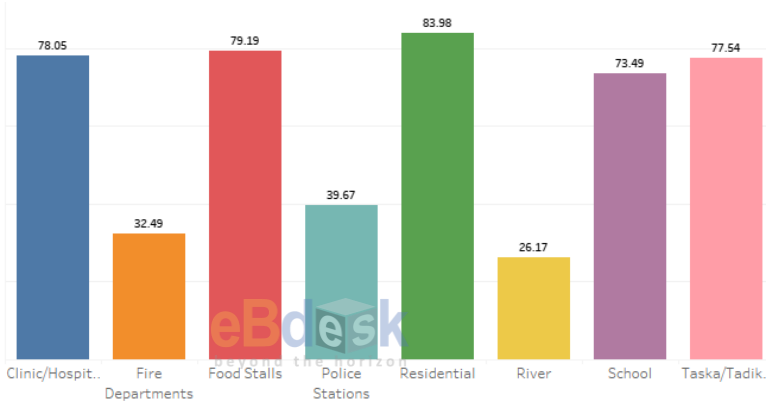
Selangor is generally considered an urban population with over 300,000 residents. Taking a look closer, Dengkil is considerably more urban than Sungai Pelek and Tanjong Sepat.

Sufficient Development

Sepang map by DUN



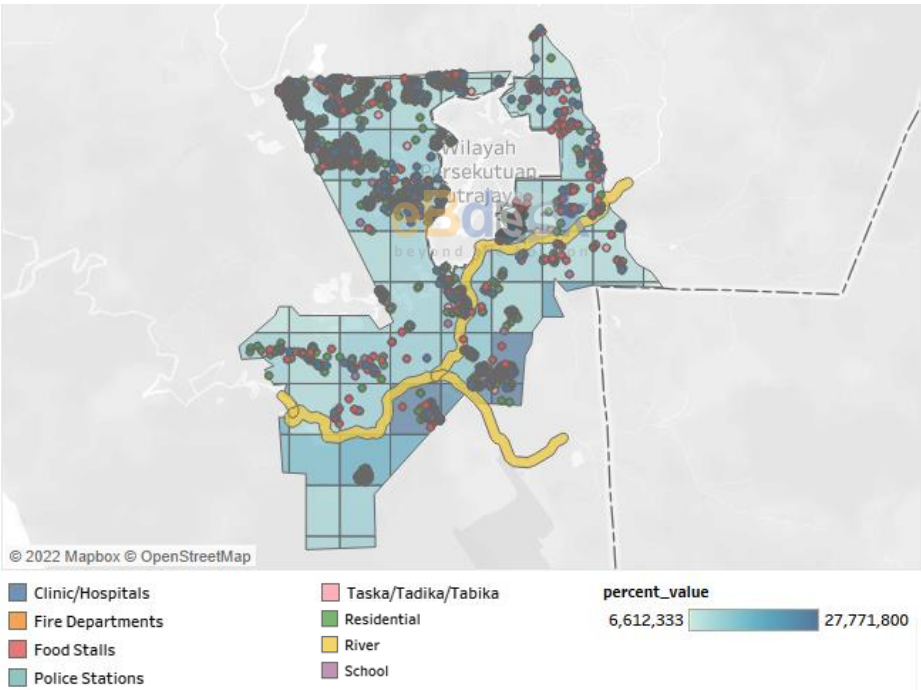
Sepang Standard of Living Index by POI



Looking at the overall overview of Sepang, it can be seen that it has developed a resourceful residential area with high access to educational institutions along with sufficient healthcare and eateries. However, when looking at the map, it can be seen that the development is centered in the Dengkil region.

Concentrated

Dengkil POI's Distribution



Mean Household Income
7175 to 12381



Population

285,917



Population Density

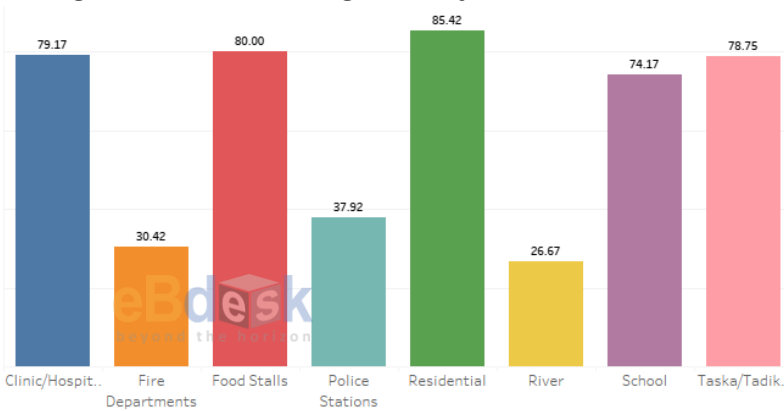
877



Household

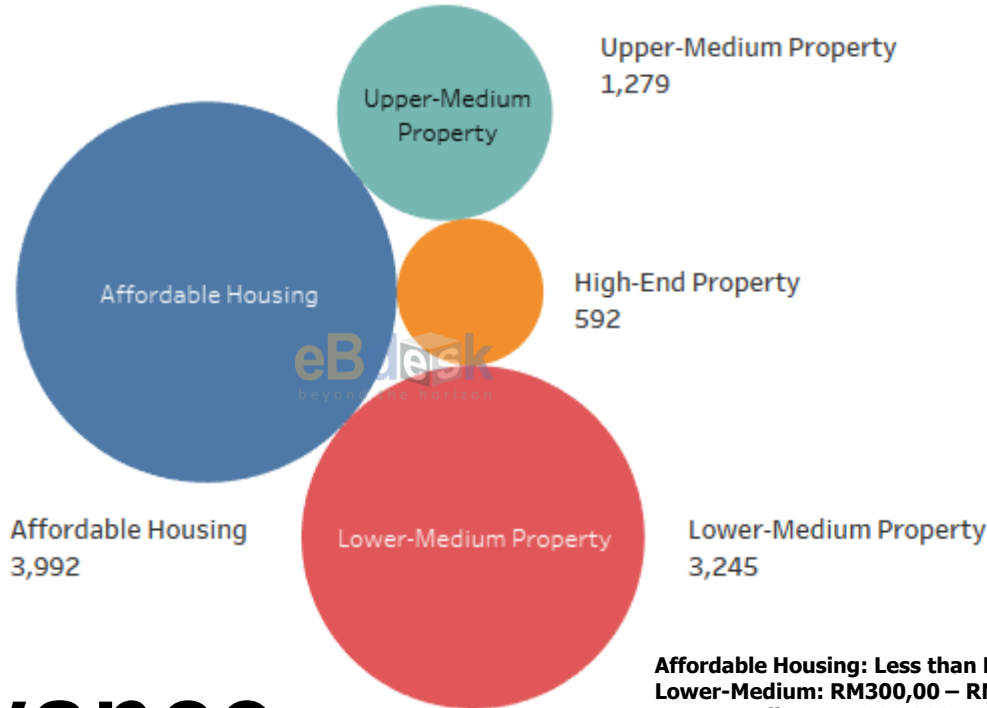
87,461

Dengkil Standard of Living Index by POI



When breaking the map to the specific region of Dengkil, it has around 80% of the total Sepang population along with high access to clinics and food stalls suggesting that it is the economic center for Sepang.

Dengkil Price Range of Residential Property

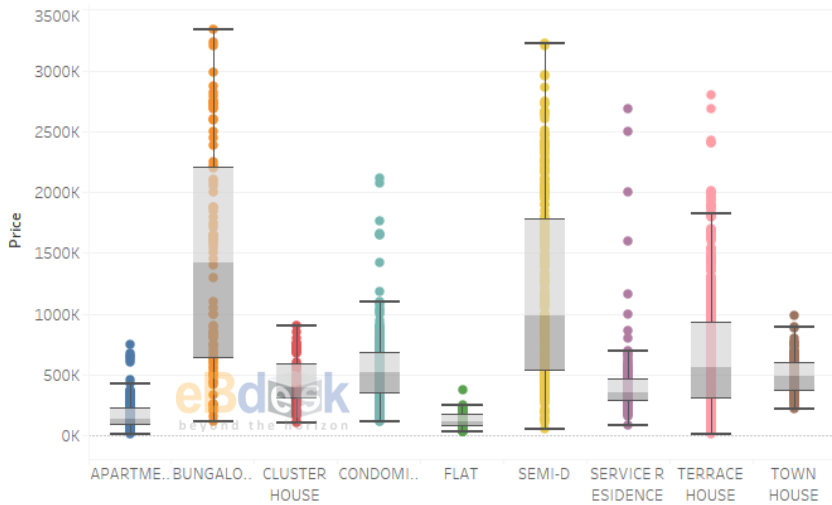


Affordable Housing: Less than RM300,000
Lower-Medium: RM300,00 – RM600,000
Upper-Medium: RM600,000-RM1 Million
High-End: More than RM1 Million

Advance Opportunity

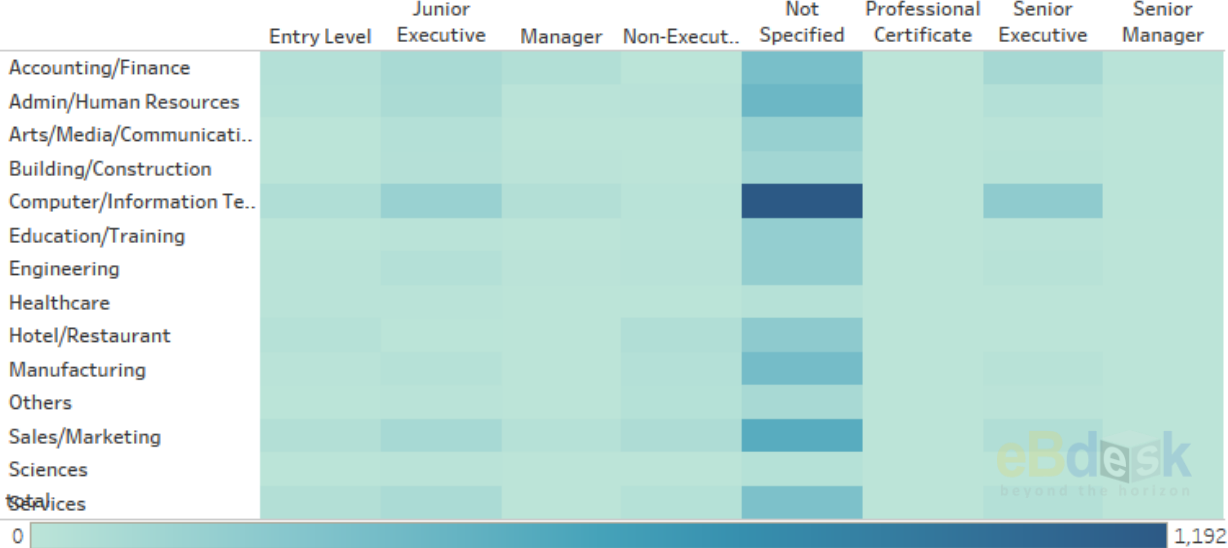
Interestingly, the property list in Dengkil is comprised of affordable housing and lower-medium property while maintaining a high development.

Dengkil Price Range of Property by Type

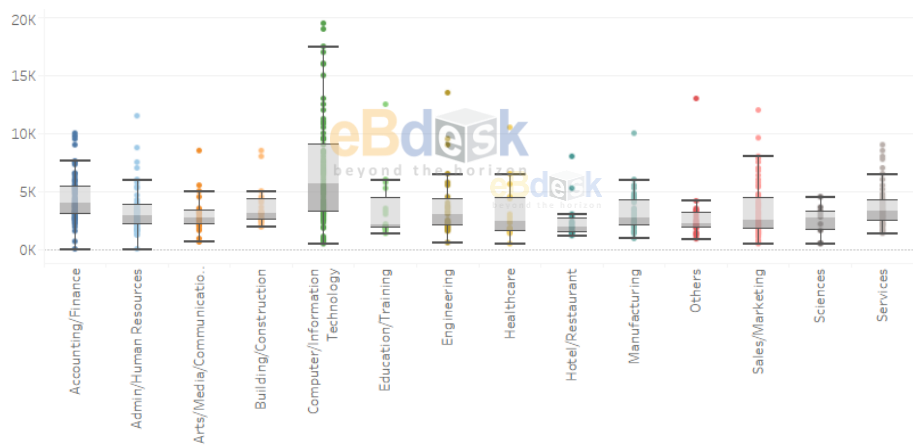


Diverse Scope

Dengkil Number of Job Listings by Specializations and Career Level



Dengkil Salary Range by Job Application

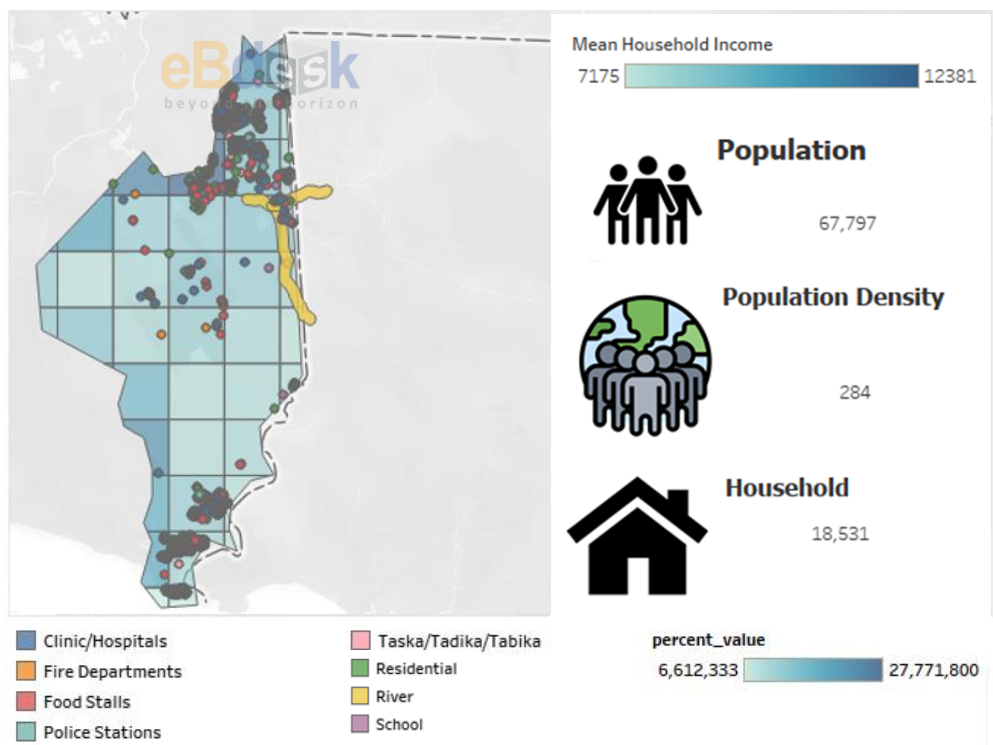


The analytics also shows that the computer and IT jobs have the most offers in Dengkil and have the widest career levels.

The salary range for IT jobs is also the most diverse as compared to other industries.

Safe Compound

Sungai Pelek POI's Distribution

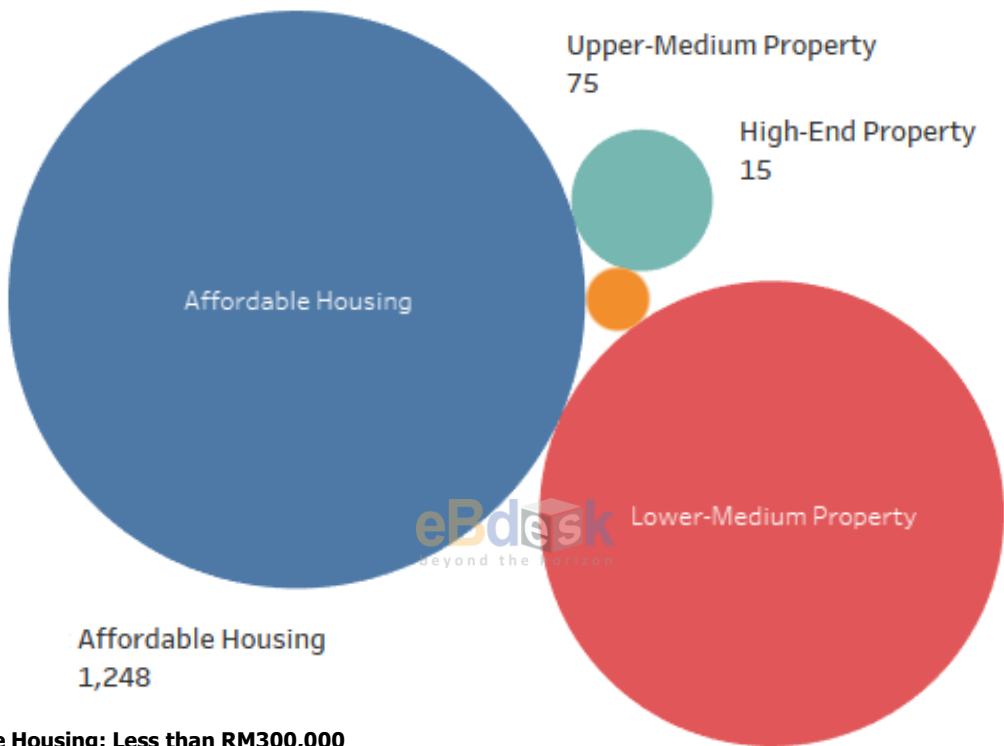


Sungai Pelek Standard of Living by POI



Meanwhile, Sungai Pelek is significantly less dense than Dengkil with a lesser population. Nonetheless, in terms of the standard of living, there are more fire departments and police stations here than in Dengkil.

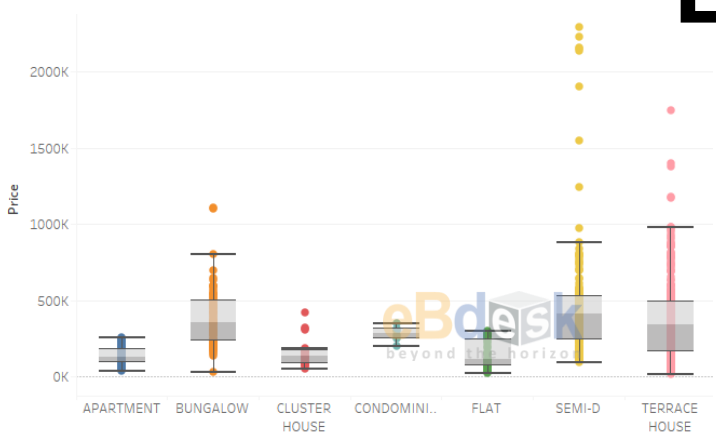
Sungai Pelek's Price Range of Residential Property



Affordable Housing: Less than RM300,000
Lower-Medium: RM300,00 – RM600,000
Upper-Medium: RM600,000-RM1 Million
High-End: More than RM1 Million

Similar Landscape

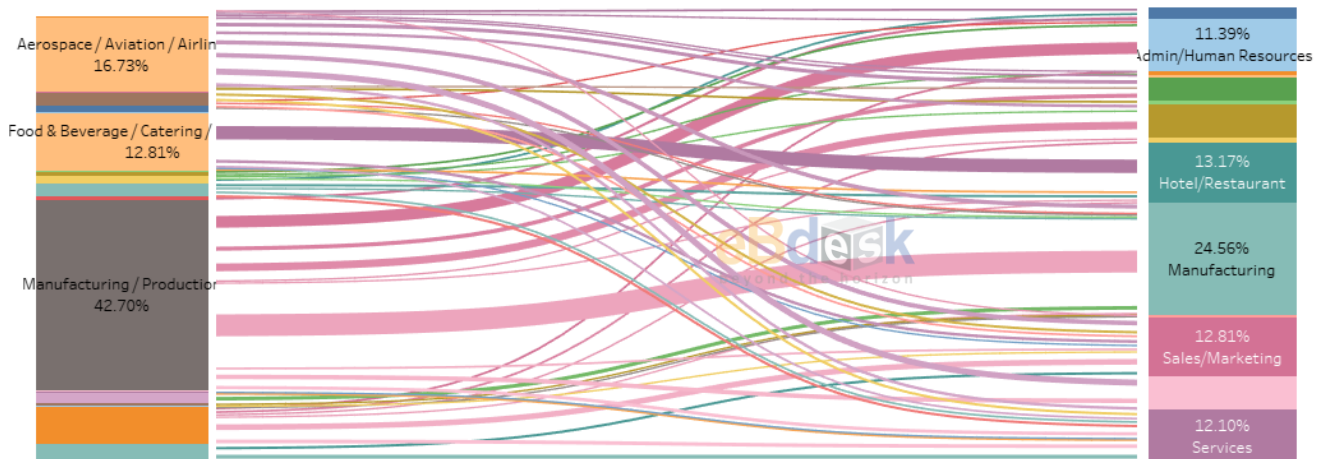
Sungai Pelek's Price Range of Property by Type



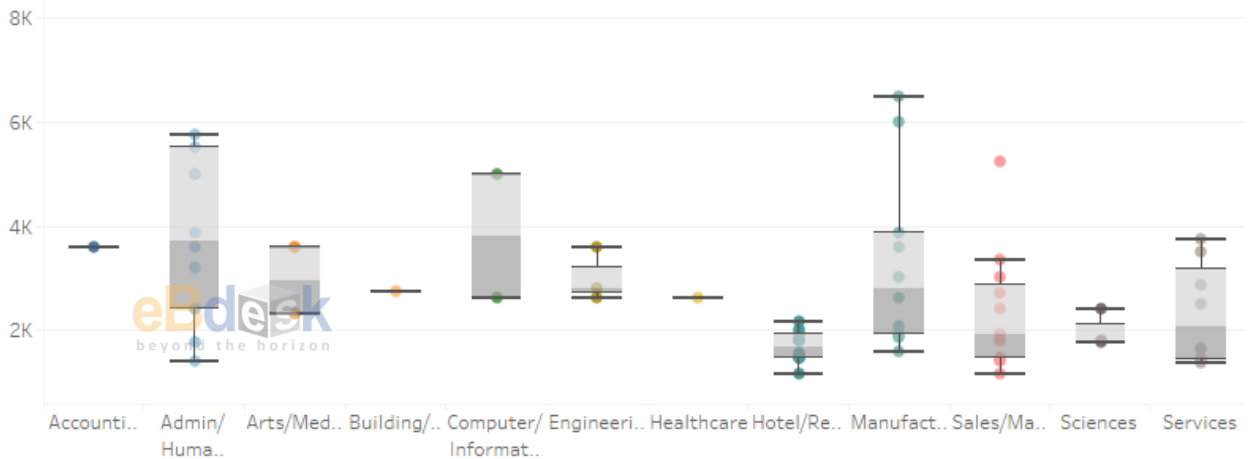
Similarly, most properties in Sungai Pelek are affordable or from the lower to medium tier category. However, there are lesser bungalows in Sungai Pelek as compared to Dengkil.

Popular Choices

Sungai Pelek's Number of Job Listing by Industry and Job Specialization



Sungai Pelek's Salary Range by Job Application

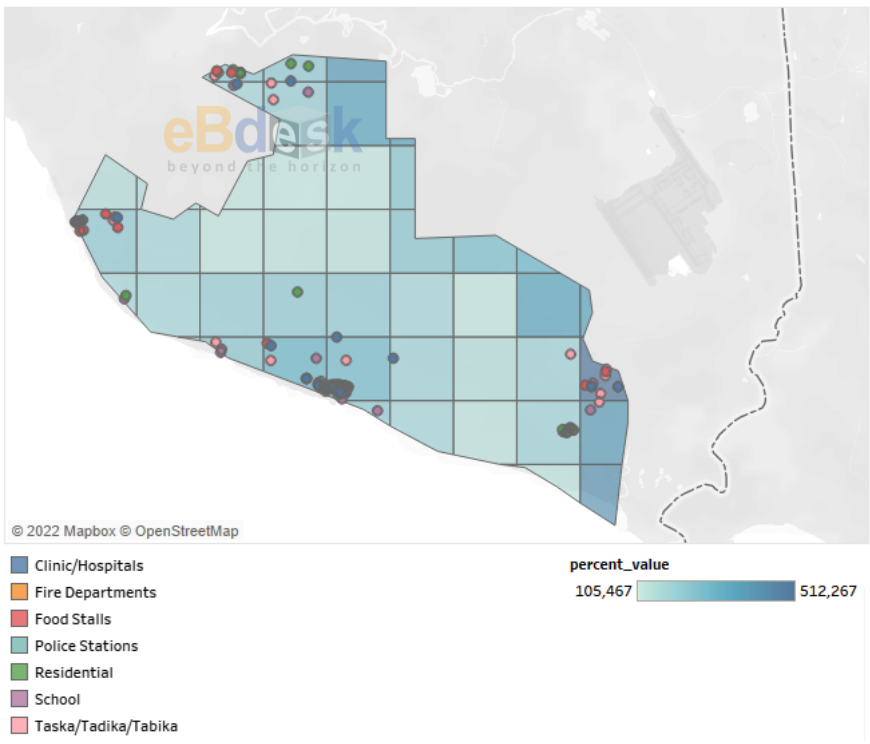


Interestingly, the analytics show some job listings in the aerospace, aviation, and airline job specializations in Sungai Pelek. Nonetheless, most job specializations are in the manufacturing industry.

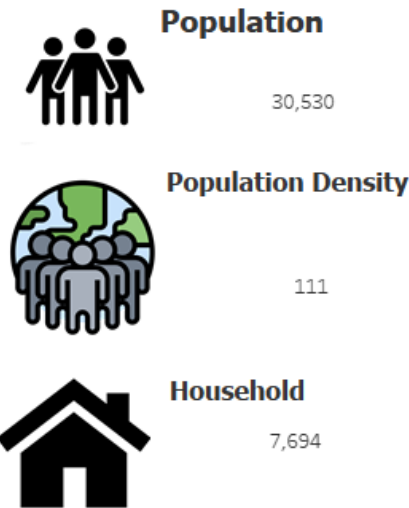
In terms of the salary range, aside from computer and IT jobs, admin and human resource jobs also have high salaries in Sungai Pelek.

Less Populated

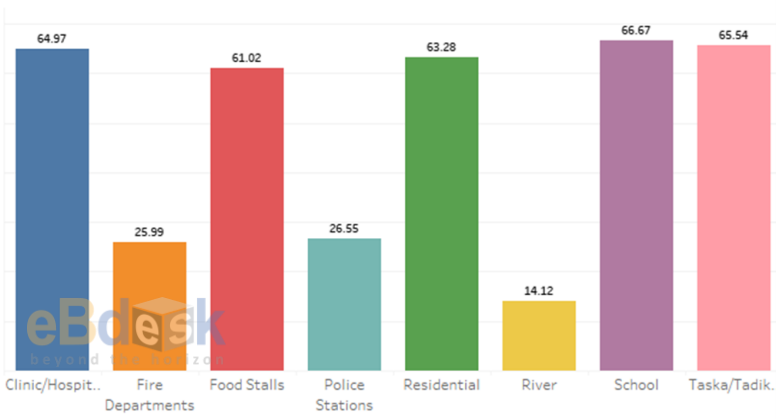
Tanjong Sepat POI's Distribution



Mean Household Income
7175 to 12381



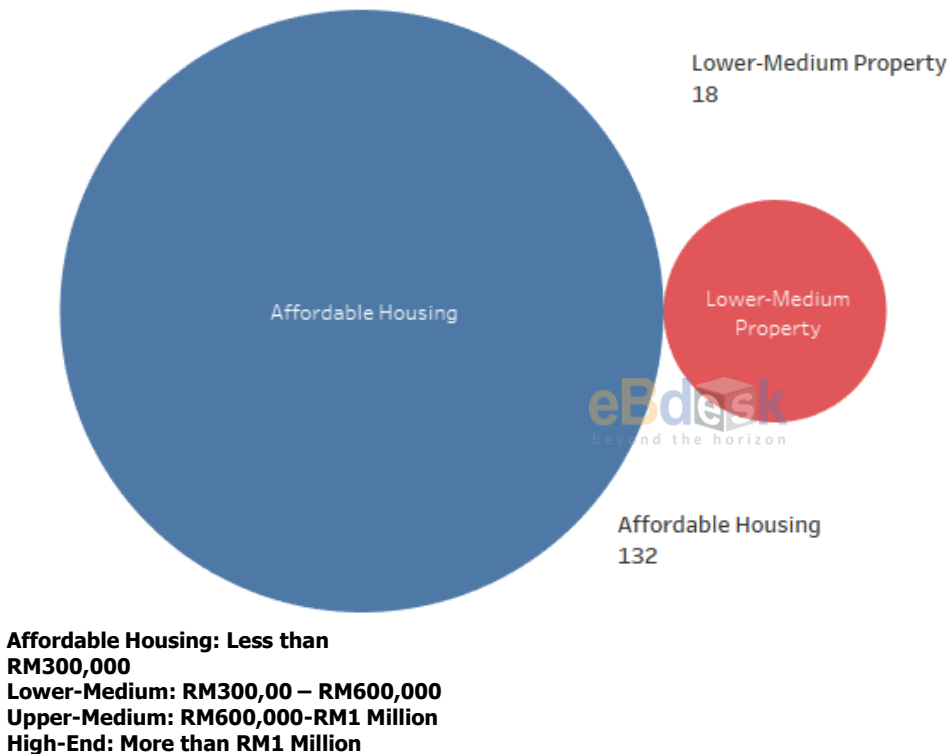
Tanjong Sepat Standard of Living by POI



Looking at Tanjong Sepat's standard of living, there are slightly lesser public facilities. However, this is partly due to the fact that there are significantly lesser residents in the area.

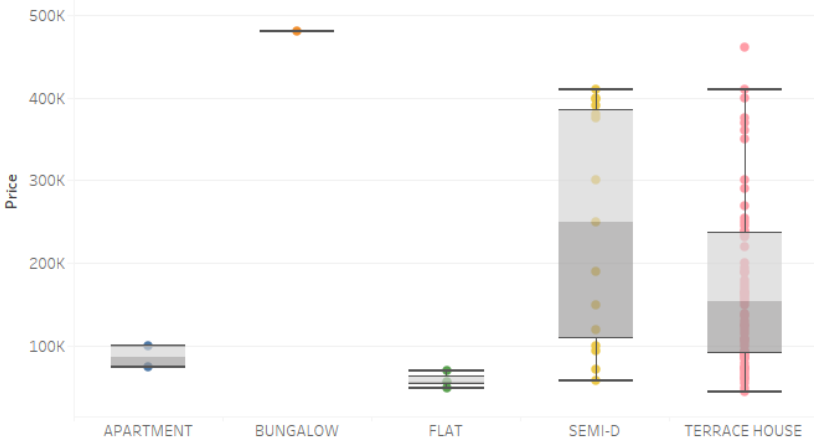
Economical Options

Tanjong Sepat Price Range of Residential Property



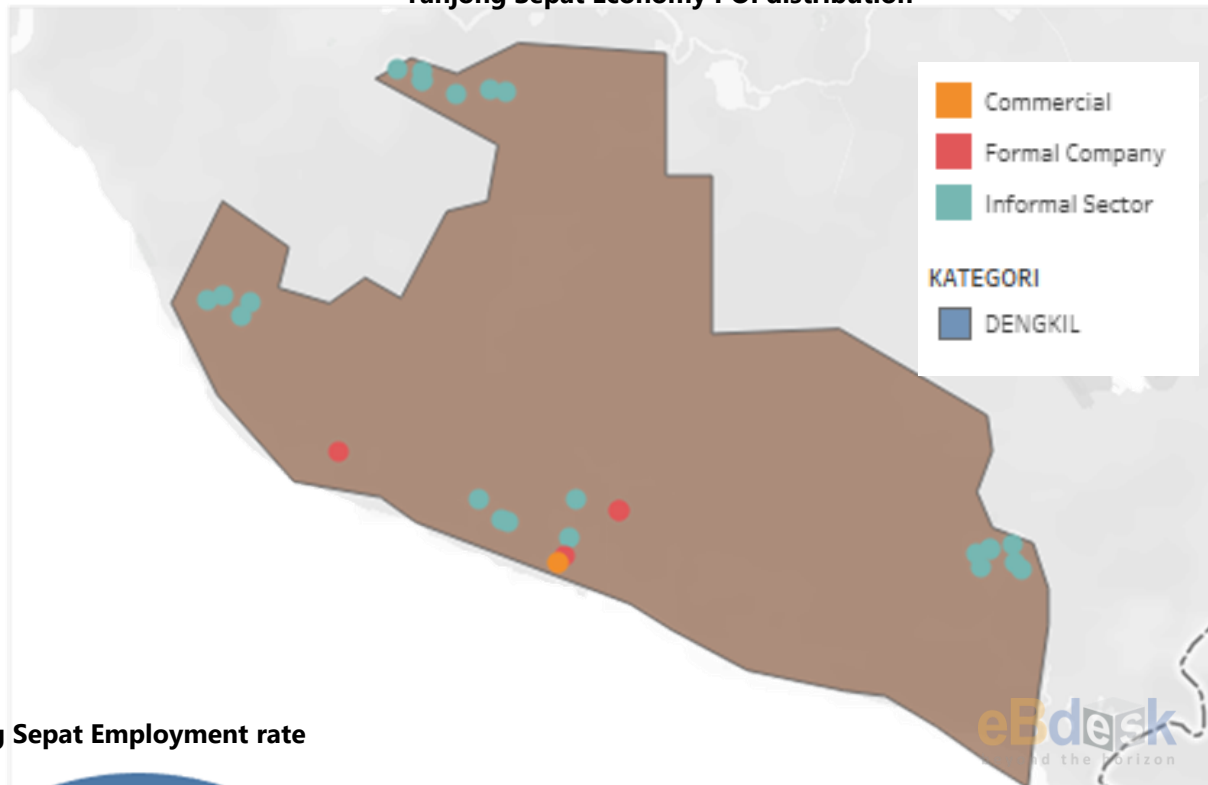
Similarly, the properties in Tanjong Sepat are mostly affordable or lower to medium priced. Interestingly, the terrace houses in this area are also significantly cheaper since the median price is less than RM200,000.

Tanjong Sepat Price Range of Property by Type

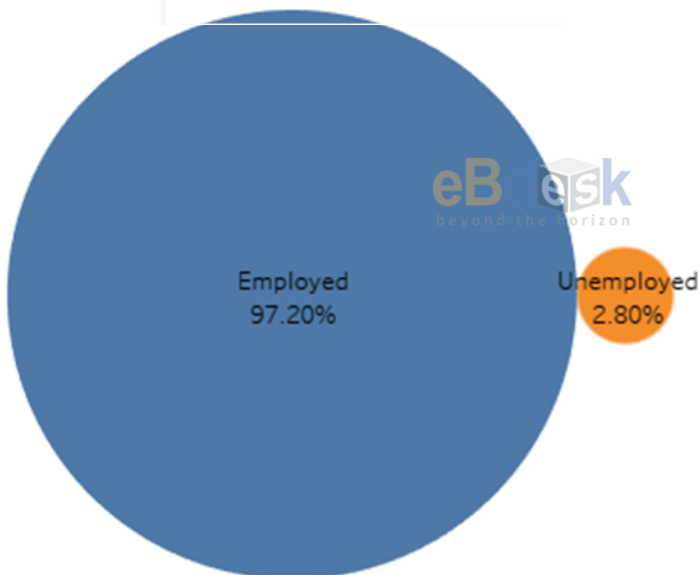


Lower Demand

Tanjong Sepat Economy POI distribution



Tanjong Sepat Employment rate



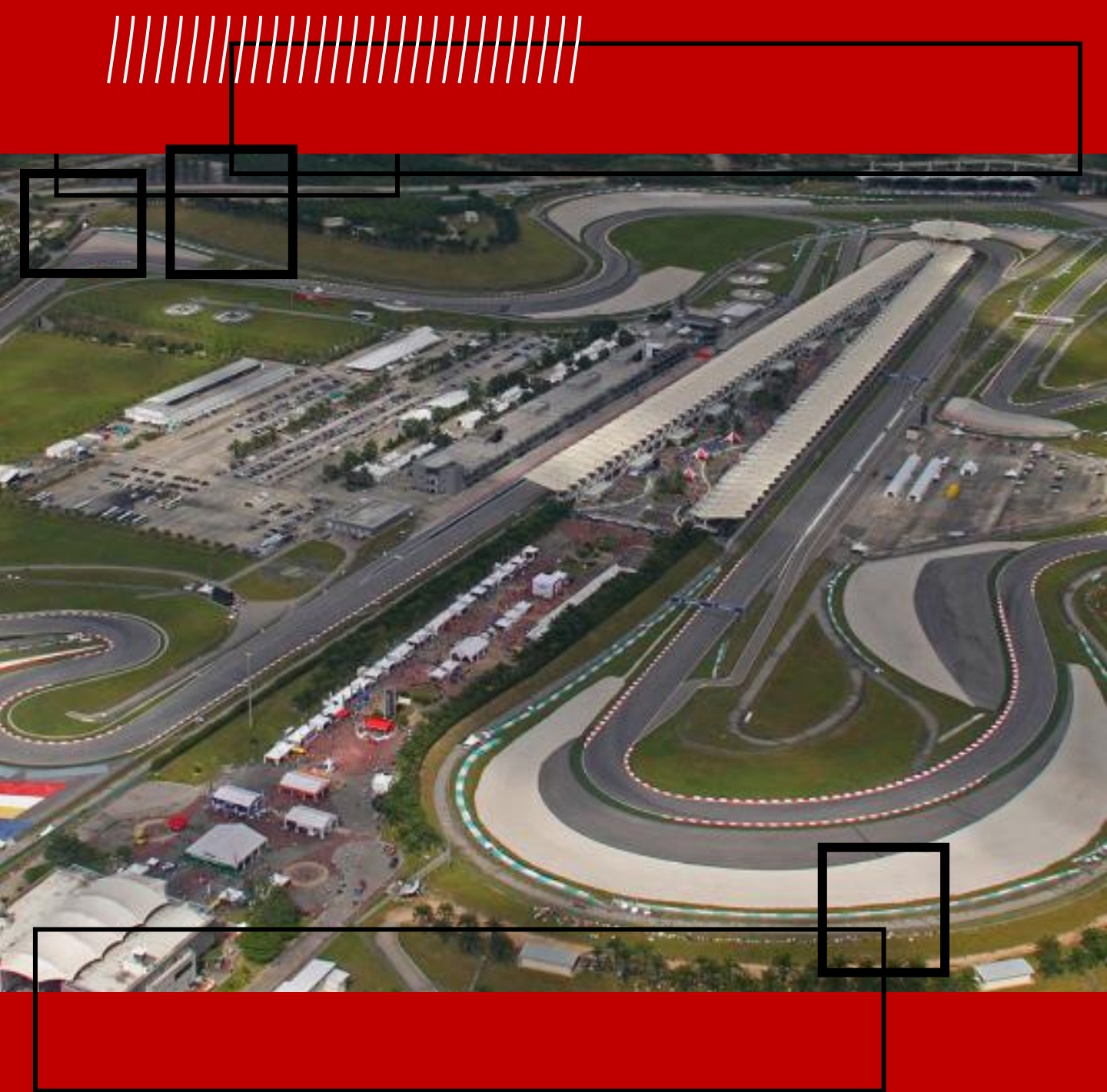
Meanwhile, the analytics indicates that Tanjong Sepat has more informal job opportunities as compared to formal ones.

In terms of formal jobs, there are more listings under the admin/human resources, manufacturing, and sales/marketing industries.

Key Takes

- While the F1 is leaving the Sepang Circuit, the development of Sepang is not to be side-eyed as it has high access to public infrastructure and facilities
- Dengkil has the highest amount of population along with high access to public infrastructure and facilities. Dengkil also has a lot of IT job listings compared to other professions.
- Comparing Sungai Pelek with Dengkil, it is significantly less dense. Different from other regions, surprisingly Sungai Pelek's list of jobs is mostly comprised of the manufacturing industry, especially in the avian industry.
- Lastly, the Tanjong Sepat region has the least population. This is partly due to less development of the residential area. Tanjong Sepat also have the least amount of job offering. Rather majority of jobs in Tanjong Sepat is mainly from the informal sector.





Malaysia Indicator

We are a research-based entity that focuses on data storytelling by leveraging Big Data Analytics and Artificial Intelligence to generate insights from diversified contexts such as price intelligence, perception intelligence, economic intelligence, and character-construct intelligence.

www.malaysiaindicator.com



FACEBOOK
[@malaysiaindicator](https://www.facebook.com/malaysiaindicator)



YOUTUBE
[@malaysiaindicator](https://www.youtube.com/malaysiaindicator)