

## Area analysis: Petaling Jaya



## Petaling Jaya

### **General:**

Petaling Jaya is a major city originally developed as a satellite township for Kuala Lumpur. It has a population of estimated 550,000 residents. It is located in the Petaling District of Selangor and was granted city status on 20 June 2006.

Due to its close proximity to Kuala Lumpur, Petaling Jaya remains a popular choice amongst KL city dwellers and visitors alike. Aside from being extremely convenient to get to the city centre

from here, Petaling Jaya with its abundance of shopping and dining areas is also popular amongst ardent shopaholics and dedicated foodies.

The development's spill over from KL city has encroached into PJ areas especially in the light of commercial belt and high rise residential activities. Certain strategic areas for commercial activities such as section 13 in Central region of PJ has prompted the authority (MBPJ) to initiate rezoning exercise under MBPJ Special Area Plan (Rancangan Kawasan Khas, or RKK). The development of high-rise stratified schemes namely condominium and service residence in PJ has lately become popular with many boutique Developers jumping on the bandwagon to launch the similar projects. On top of that, the presence of various universities and colleges in PJ area especially in Section 14, Section 13 & Section 20 have filled this areas up with many college students and youngster who have turned this corner of the city to be more vibrant and hip.

## Areas

PJ, an area of approximately 97.2 square kilometres is divided into several regions and sections. There are 3 main regions in PJ which is Northern region or Petaling Jaya Utara (PJU), Central regions which comprise of several sections. Some sections have their own names (SS1 is Kampung Tunku), while other sections are grouped together (SS4, SS5, SS6, and SS7 are part of Kelana Jaya). And finally Southern region or Petaling Jaya Selatan (PJS) which is mainly bordering Sunway and Subang Jaya areas.

1. **Northern region** - Sections PJU1, PJU1A, PJU2 – 10
2. **Central region** - Sections 1 - 14, 16, 17, 17A, 19 - 22, 51, 51A and 52 & Sections SS1 - SS9, SS9A, SS10, SS11, SS20 - SS22, SS22A, SS23 - SS26
3. **Southern region** - Sections PJS1 - 6, PJS7 \*, PJS8, PJS10

## Connectivity & Accessibility

### Major Highway

Federal Highway, North-South Expressway (NKVE), Damansara-Puchong Expressway (LDP), Sprint Expressway, New Pantai Highway (NPE).

### LRT (Kelana line) Stations

1. Ara Damansara station
2. Lembah Subang station
3. Kelana Jaya station
4. Taman Bahagia station
5. Taman Paramount station
6. Asia Jaya station
7. Taman Jaya station

### KTM Stations

1. Seri Setia
2. Kampong Dato Harun
3. Jalan Templer
4. Petaling

### MRT line

MRT line in the Klang Valley as part of the Klang Valley Mass Rapid Transit Project. Ten of the Thirty-one stations will be located within Petaling Jaya.

## Landmark Development

A prominent landmark in PJ is the Kota Darul Ehsan arch which symbolically marks the boundary between Kuala Lumpur and Petaling Jaya. This arch straddled the Federal Highway (Lebuhraya Persekutuan) which was originally the only highway link between Petaling Jaya and Kuala Lumpur. However, many links now exist as alternatives to the congested Federal Highway.

Close to the Kelana Jaya Line's Taman Jaya Station are the Petaling Jaya Museum Thai Wat Chetawan temple. This ornate building is very popular amongst the Buddhist community. A short drive ahead is PJ State, the nickname for the Central Business District of Petaling Jaya with the landmark Menara MBPJ as a focal point. PJ State is more formally referred to as PJ New Town.

Damansara is the main shopping hub of Petaling Jaya with many of the city's shopping malls being located there. Some of the notable shopping malls in the city include The Curve, Ikea, Ikano Power Centre (IPC), One Utama, Tropicana City Mall, Empire Damansara, Sunway Pyramid and Paradigm Mall.



## Commercial schemes

<b>NO</b>	<b>NAME</b>	<b>LOCATION</b>	<b>DEVELOPMENT TYPE</b>
1	Aeon Shah Alam	Seksyen 13	Retail mall
2	Plaza Alam Sentral	Seksyen 14	Retail mall
3	SACC Mall	Seksyen 14	Retail mall
4	TESCO	Seksyen 13	Hyper market
5	Plaza Masalam	Section 9	Retail mall
6	Ole-Ole	Seksyen 18	Retail mall
7	Anggerik Mall	Seksyen 14	Retail mall

## Latest Development

Section 13 is slowly being transformed into a mixed-use development enclave from industrial area under the MBPJ Special Area Plan (Rancangan Kawasan Khas, or RKK). The area covers 101.96ha and is served by three major roads — Jalan Universiti, Jalan Kemajuan and Jalan Semangat. The change in Section 13's identity over the years has resulted in some people calling it PJ Central, due to its location and easy access via highways such as the Federal Highway, Lebuhraya Damansara-Puchong and Sprint Highway. Currently, there are several planned and ongoing projects in Section 13, most of which are mixed-use developments.

**1. Pacific Star & Pacific 63** - Island Circle Development's two developments — Pacific Star and Pacific 63. Pacific Star will feature two office blocks (14 storeys and 17 storeys), three blocks of serviced apartments (25 to 34 storeys) and 33 retail units. Pacific 63 will be a 21-storey office tower.

**2. CentreSTAGE**- is an integrated commercial cum residential development comprising serviced suites, office suites and shop units.

**3. Avenue D'Vogue** - is a leasehold commercial development a leasehold 16-storey building with 360 residential units of 1 or 2 bedrooms developed by Inspiration Group.

**4. PJ Midtown**- A joint development by Sime Darby Brundfields & IOI Property Group Berhad at Jalan Kemajuan, P.J

**5. Trilight Residences**- Fraser & Neave Holdings Berhad's (F&N) integrated development called Fraser Square.

**6. TWATER** - Paramount Property's newest integrated development, is located in the mature neighbourhood of Section 13 which is built on 5.2 acres of land consists of residential, commercial and retail components that have been carefully planned to seaParamount Corp Bhd's

**7. Lumi** - Lumi collection features 310 service residences in one 42-storey tower offering signature affordable luxury experience.

**8. Jaya One** - is a commercial development located in Section 13, P.J. It is a one-stop hub for dining, entertainment, and retail experience.

**9. Jaya 33** - is an integrated office and retail mall development sited in Section 13, P.J. This integrated commercial building consists of three blocks of 5-storey office space a 2-storey retail podium.

## New & On-going Projects

NO	PROJECT NAME	DEVELOPER	TYPE	PRICE	EXPECTED COMPLETION
1	Lakeside Residence	Glomac Alliance Sdn Bhd	2-Sty Terrace / Link House	RM924,550 - RM965,550	May 2017 (expected)

2	Koi Prima - Phase 2	Pagada Canggih Sdn Bhd	Condominium	-	2017	<b>(expected)</b>
3	Aurora Residence @ Lake Side City	Permodalan Masteron Sdn Bhd	Condominium	-	-	
4	Koi Suites	Pagada Canggih Sdn Bhd	Condominium	Frm RM361,000	Jan 2020	<b>(expected)</b>
5	Twinz Residences	YGS Propertry Development Sdn Bhd	Serviced Apartment	Frm RM526,000	March 2018	<b>(expected)</b>
6	Aquamarine	Plenitude Permai Sdn Bhd	2 & 3 Sty Terrace / Link House	-	March 2017	<b>(expected)</b>
7	Sky Villa	LBS Bina Group Berhad	Condominium	Frm RM574,400	-	