

AREA ANALYSIS: Shah Alam



General

Shah Alam is a city and the state capital of Selangor, Malaysia. With an estimated population of 650,000 people, Shah Alam was the first successfully planned city in Malaysia. Touted to be the next Petaling Jaya, Shah Alam has steadily seen a boom over the last five years with developments cropping up in strategic locations.

As Shah Alam grew and became a city in 2000, it's renowned and well-planned industrial zone has attracted international companies (MNC) to set up factories here. Hence creating abundant of job opportunity for industry workers as well as students from UiTM flocked to the city.

New housing developments in Shah Alam has been mushrooming in the recent decades particularly in the Northern and Southern region of Shah Alam. Among other, new townships such as Setia Alam, Alam Impian, Kota Kemuning, Bukit Rimau & Bukit Jelutong has emerged as landmark developments in Shah Alam.

Areas

Shah Alam is a major city with an area of 290.3 sq. km. It is located within the district of Petaling and a portion of the district of Klang in the state of Selangor. Due to its recent expansion, it is bordered by the cities of Subang Jaya and Petaling Jaya in the east, the district of Klang in the west, the district of Kuala Selangor and Gombak in the north, and the district of Kuala Langat in the south.

There are 56 sections in total. Generally Shah Alam can be divided into three parts; the north, central and south parts.

1. North Shah Alam consists of 18 Sections including Sections U1 and U2 and Kampung Melayu Subang.

2. The Central Shah Alam is where all the state administrative buildings & agencies situated. It consists of Section 1 until Section 24.

3. South Shah Alam consists of 12 sections including Section 25 (Taman Sri Muda), Section 30 (Jalan Kebun), Section 31 (Kota Kemuning) and Section 32 (Bukit Rimau).

Connectivity/Accessibility

Major-highways

Federal Highway, New Klang Valley Expressway (NKVE), Shah Alam Expressway (KESAS), Guthrie Corridor Expressway (GCE), North-South Expressway Central Link (ELITE) Kemuning-Shah Alam Highway

(LKSA).

KTM/Komuter

1. Shah Alam Komuter station situated at the southern part of the city in Section 19,
2. Padang Jawa Komuter station at Section 17
3. Sungai Buloh Komuter station at Section U20.
4. Batu Tiga Komuter station situated near UEP Subang Jaya in Batu Tiga.

Landmark Developments

The city has a number of shopping malls located in the commercial belt as follow:

Commercial schemes

NO	NAME	LOCATION	DEVELOPMENT TYPE
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
8.	Kompleks PKNS	Seksyen 14,	Retail mall
9.	Setia Mall	Setia Alam	Retail mall
10.	Space U8	Bukit Jelutong	Retail mall
11.	Gamuda Walk	Kota Kemuning	Retail mall

Latest Development

There are a few notable development in Shah Alam where the Shah Alam City Council (MBSA) has given priority.

- 1. City centre in Section 14**
- 2. i-City in Section 7**
- 3. Bukit Jelutong in Section U8**
- 4. Setia Alam in Section U13**
- 5. Elmina in Section U16**
- 6. Sungai Buloh in Section U4 (which includes a small part of Damansara)**
- 7. Kota Kemuning in Section 31**
- 8. Alam Impian in Section 35.**

New & On-going Projects Survey

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