

AREA ANALYSIS: Subang Jaya



General

With an estimated population of 948,296 (2015 Census), Subang Jaya has emerged as a major town in Petaling District. The town was developed by Sime UEP Properties Berhad way back in 1975, which has later successfully transformed a formerly rubber plantation (Seafield Estate) to a well-planned self-contained township with full-fledge township facilities and infrastructures in place. The development of Subang Jaya township has taken a few decades and stages which shall include the development of USJ (UEP Subang Jaya) and subsequently with the development of Putra Heights in year 1999.

Areas

Subang Jaya township cover an area of 70 km². The areas in Subang Jaya consists of SS12 to SS19, PJS7/PJS9/PJS11 or Bandar Sunway, UEP Subang Jaya (USJ), Putra Heights and Batu Tiga. The town is governed by Subang Jaya Municipal Council (MPSJ).

Connectivity & Accessibility

Major highways:

Federal Highway, Shah Alam Expressway (KESAS), NKVE, NPE, North South Expressway and LDP, Subang Airport expressway.

KTM commuter line

1. Subang Jaya station 2. Setia Jaya station

BRT line Station

1. Rapid BRT USJ 7 station 2. Rapid BRT South Quay USJ1 station 3. Sunmed BRT station 4. Sunway Lagoon station 5. Setia Jaya station

LRT stations

Kelana Jaya Line's station

1. Subang Jaya 2. SS15 3. SS 18 4. USJ 7 5. Taipan 6. Wawasan 7. USJ 21 8. Alam Megah 9. Subang Alam 10. Putra Height

Public bus transportation

RapidKL and Metrobus.

Landmark developments

Commercial Schemes :

NO	NAME	LOCATION	DEVELOPMENT TYPE
1	Empire Subang	SS 16, Subang Jaya	Retail mall
2	Subang Parade	SS 16, Subang Jaya	Retail mall
3	Sunway Pyramid	Bandar Sunway	Retail mall
4	Aeon Big Subang	SS 16, Subang Jaya	Hyper market
5	Sunway Lagoon	Bandar Sunway	Resort

6	Da Men	USJ 2	Retail mall
7	The Summit	USJ 2	Retail mall
8.	The Main Place	USJ 21	Retail mall
9.	One City	USJ 25	Retail mall
10.	The 19 USJ City Mall	USJ 19	Retail mall
11.	Mydin USJ	USJ 1	Hyper market

Education Institutions :

NO	NAME	LOCATION	DEVELOPMENT TYPE
1	Taylor College	SS 15	College
2	Inti College	SS 15	College

3	Metropolitan College	SS 15	College
4	ALFA International College	SS 15	College
5	Monash University	Sunway	University
6	The One Academy	Sunway	College
7	Sunway University College	Sunway	University
8	Taylor's University College	Sunway	University
9	SEGi University	USJ 1	University
10	Imperial College	USJ 1	College

Latest Development

There are a few large mega commercial projects under development which are notable as below:

SJCC Subang, SJ7 Trans-City - two large mixed developments by Sime Darby that are set to be integrated with highly advanced public transportation

Tropicana Metropark - an upcoming new 88.5 acre development comprising more than 10 high-rise buildings which include office suites, SOHO, office towers, business suites, townhouses, shopfronts and shopping malls.

Empire Remix - an integrated mixed development located off the KESAS Highway in USJ 1. It is a combination of hotel suites, home offices, office suites, a scholar tower and a retail mall. There are many units of studios and SOHOs with different sizes, designs, outdoor views and facilities.

[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 (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	-