KEMENTERIAN KEWANGAN

# LAPORAN PASARAN HARTA
# WILAYAH TENGAH
## Separuh Pertama 2025

# *CENTRAL REGION*
# *PROPERTY MARKET REPORT*
## *First Half 2025*

JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
*VALUATION AND PROPERTY SERVICES DEPARTMENT*
KEMENTERIAN KEWANGAN
*MINISTRY OF FINANCE*

# CONTENTS

PERAK
PAHANG
SELANGOR
SABAK BERNAM
KUALA SELANGOR
HULU SELANGOR
GOMBAK
PETALING
KLANG
HULU LANGAT
KUALA LANGAT
SEPANG
WILAYAH PERSEKUTUAN KUALA LUMPUR
KUALA LUMPUR
WILAYAH PERSEKUTUAN PUTRAJAYA
NEGERI SEMBILAN
SELAT MELAKA
(STRAITS OF MELAKA)
Sabak
Sg. Besar
Sekinchan
Tg. Karang
Bestari Jaya
K. Selangor
Kg. Baru Ijok
Asam Jawa
Bukit Fraser
Kalumpang
Kerling
K. Kubu Baharu
Peretak
Rasa
Batang Kali
Ulu Yam
Bkt. Beruntong
Serendah
Rawang
Bandar Baharu Selayang
Kapar
Meru
SHAH ALAM
Klang
Subang Jaya
Bandar Sultan Suleiman
Pelabuhan Klang
Sri Kembangan
Cyberjaya
Bandar Baharu Bangi
Semenyih
Broga
Bandar Sri Putra
Beranang
Dengkil
Telok Datok
Bandar Sri Ehsan
Bandar Baharu Salak Tinggi
Salak
Morib
Sepang
Tg. Sepat
Sg. Pelek
101° 00' T
101° 20' T
101° 40' T
102° 00' T
3° 40' U
3° 20' U
3° 00' U
2° 40' U
U
SKALA 1 : 750 000
PETUNJUK
Lebuhraya
Jalan Persekutuan
Jalan Negeri
Jalan Kereta Api
Sempadan Antarabangsa
Sempadan Negeri
Sempadan Daerah
Ibu Negara
Ibu Negeri
Ibu Daerah
Bandar / Pekan
SEMENANJUNG MALAYSIA
THAILAND
PERLIS
KEDAH
PULAU PINANG
KELANTAN
TERENGGANU
PERAK
PAHANG
SELANGOR
W.P. KUALA LUMPUR
W.P. PUTRAJAYA
NEGERI SEMBILAN
MELAKA
JOHOR
INDONESIA
SINGAPORE
LAUT CHINA SELATAN (SOUTH CHINA SEA)
WILAYAH PERSEKUTUAN PUTRAJAYA
SELANGOR
PRESINT 1
PRESINT 2
PRESINT 3
PRESINT 4
PRESINT 5
PRESINT 6
PRESINT 7
PRESINT 8
PRESINT 9
PRESINT 10
PRESINT 11
PRESINT 12
PRESINT 13
PRESINT 14
PRESINT 15
PRESINT 16
PRESINT 17
PRESINT 18
PRESINT 19
PRESINT 20
PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN

# CENTRAL REGION

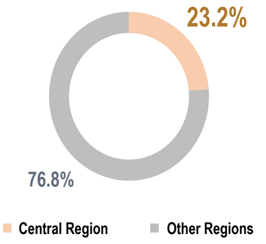
## MARKET ACTIVITY

### Volume, Value Transactions & Yearly Change (H1 2025 vs H1 2024)

▼ -4.9% Volume **45,442** transactions Value **RM46.76** billion ▲ 1.5%

| Residential | Commercial | Industrial | Agriculture | Development Land & Others |
|---|---|---|---|---|
| 31,612 units -7.1% | 8,884 units 0.7% | 1,562 units 12.2% | 1,982 units -9.1% | 1,402 units 3.0% |
| RM20.32 billion -3.0% | RM14.64 billion 8.3% | RM7.10 billion -1.4% | RM0.74 billion -57.9% | RM3.99 billion 50.1% |

Market Share between Regions (Volume)



### Construction Activity

| | | | | |
|---|---|---|---|---|
| Completion | 12,402 | 189 | 5,324 | 78 |
| Starts | 12,155 | 331 | 8,972 | 32 |
| New Planned Supply | 10,115 | 371 | 3,084 | 260 |

### Unsold Starts

| | | | | |
|---|---|---|---|---|
| Unsold Completed | 6,330 units @ RM5.39 billion | 420 units @ RM0.61 billion | 7,556 units @ RM6.20 billion | 40 units @ RM0.09 billion |
| Unsold Under Construction | 16,087 | 781 | 27,079 | 212 |
| Unsold Not Constructed | 6,278 | 48 | 11,973 | 0 |

## 1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH TENGAH

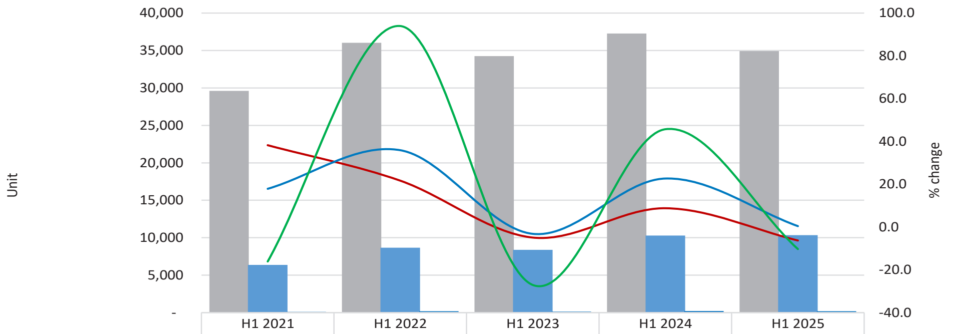
Prestasi pasaran harta tanah Wilayah Tengah adalah sederhana pada H1 2025, seperti yang ditunjukkan dalam aktiviti pasaran. Wilayah ini mencatat 45,442 transaksi bernilai RM46.79 bilion, penurunan sebanyak 4.9% dalam bilangan, manakala nilai menunjukkan peningkatan 1.5% dalam nilai berbanding H1 2024. Digabungkan, ketiga-tiga negeri ini membentuk 23.2% dan 43.5% daripada bilangan dan nilai transaksi negara.

## *1.0 CENTRAL REGION PROPERTY MARKET OVERVIEW*

*The Central Region property market performance was moderate in H1 2025, as indicated in market activities. The region recorded 45,442 transactions worth RM46.79 billion, decreased of 4.9% in volume, while value saw an increase 1.5% compared to H1 2024. Combined, these three states formed 23.2% and 43.5% of the national volume and value of transactions.*

**Chart 1**

**Overall Property Transactions Volume Trend H1 2021 – H1 2025**



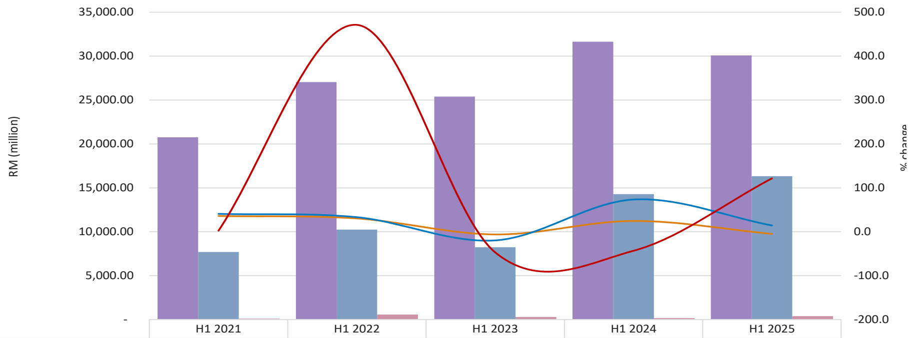
| | H1 2021 | H1 2022 | H1 2023 | H1 2024 | H1 2025 |
|---|---|---|---|---|---|
| Selangor | 29,609 | 36,026 | 34,251 | 37,261 | 34,917 |
| WP Kuala Lumpur | 6,380 | 8,671 | 8,395 | 10,298 | 10,342 |
| WP Putrajaya | 99 | 192 | 140 | 204 | 183 |
| Selangor (%) | 38.2 | 21.7 | -4.9 | 8.8 | -6.3 |
| WP Kuala Lumpur (%) | 17.9 | 35.9 | -3.2 | 22.7 | 0.4 |
| WP Putrajaya (%) | -16.1 | 93.9 | -27.1 | 45.7 | -10.3 |

Dari segi bilangan transaksi, WP Putrajaya dan Selangor masing-masing menunjukkan aliran menurun 10.3% dan 6.3%. Sementara itu, WP Kuala Lumpur sedikit menaik iaitu sebanyak 0.4%.

*In terms of transaction volume, WP Putrajaya and Selangor showed downward trend 10.3% and 6.3% respectively. Meanwhile, WP Kuala Lumpur slightly increase at 0.4%.*

**Chart 2**

**Overall Property Transactions Value Trend H1 2021 – H1 2025 (RM Million)**

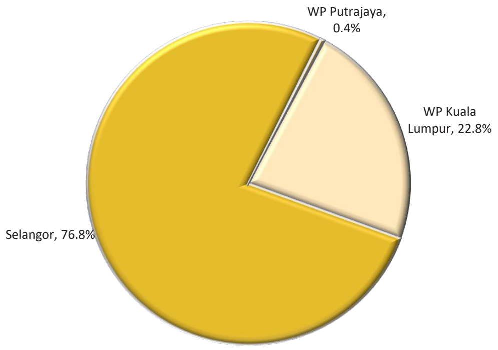


| | H1 2021 | H1 2022 | H1 2023 | H1 2024 | H1 2025 |
|---|---|---|---|---|---|
| Selangor | 20,761.13 | 27,056.75 | 25,391.68 | 31635.63 | 30086.49 |
| WP Kuala Lumpur | 7,697.83 | 10,251.42 | 8,234.90 | 14278.83 | 16327.46 |
| WP Putrajaya | 99.69 | 569.49 | 301.42 | 170.95 | 378.67 |
| Selangor (%) | 35.9 | 30.3 | -6.2 | 24.6 | -4.9 |
| WP Kuala Lumpur (%) | 40.7 | 33.2 | -19.7 | 73.4 | 14.3 |
| WP Putrajaya (%) | 2.4 | 471.3 | -47.1 | -43.3 | 121.5 |

Daripada segi nilai transaksi, WP Putrajaya dan WP Kuala Lumpur masing-masing meningkat melebihi dua kali ganda dan 14.3%, manakala Selangor menurun 4.9%.

**Chart 3**

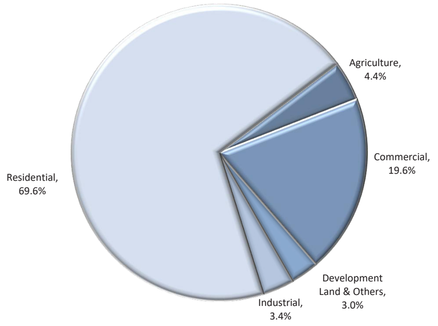
**Overall Property Transactions Volume Breakdown by State H1 2025**



Mengikut negeri, Selangor mendominasi keseluruhan transaksi harta tanah dengan 76.8% dalam bilangan (34,917 transaksi) dan 64.3% dalam nilai (RM30.09 bilion) daripada jumlah keseluruhan transaksi Wilayah Tengah.

**Chart 5**

**Overall Property Transactions Volume Breakdown by Sub-sector H1 2025**

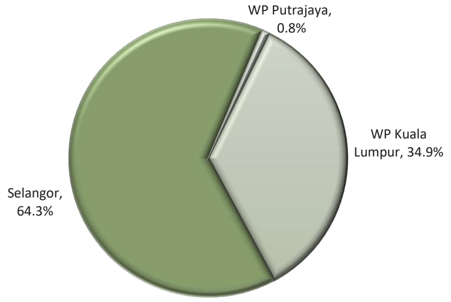


Mengikut subsektor, kediaman terus mendominasi transaksi harta tanah di wilayah ini, menyumbang 69.6% (45,442 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman mendominasi nilai transaksi harta tanah keseluruhan dengan syer 43.4%.

*In terms of transaction value, WP Putrajaya and WP Kuala Lumpur recorded an increase of more than double and 14.3%, respectively, whereas Selangor registered a decline of 4.9%.*

**Chart 4**

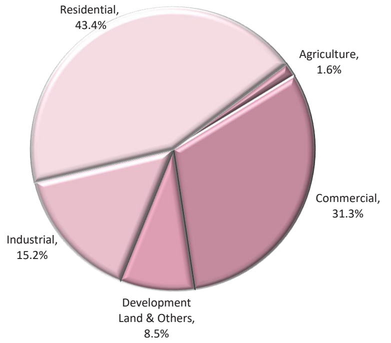
**Overall Property Transactions Value Breakdown by State H1 2025**



*By state, Selangor dominated the region's overall property transactions, with 76.8% in volume (34,917 transactions) and 64.3% in value (RM30.09 billion) of the total transactions in the Central Region.*

**Chart 6**

**Overall Property Transactions Value Breakdown by Sub-sector H1 2025**



*By sub-sector, residential continued to dominate the region's property transactions, contributing 69.6% (45,442 transactions) of the total. Likewise, the residential sub-sector dominated the region's overall property transaction value with a 43.4% share.*

**Table 1**

**Summary of Prominent Sales in H1 2025**

| No. | State | Property | Location | Transaction Year | Consideration (RM) |
|---|---|---|---|---|---|
| **PURPOSE-BUILT OFFICE (PBO)** | | | | | |
| 1. | WP Kuala Lumpur | KSK Building | Jalan Yap Ah Shak, WP Kuala Lumpur | 2025 | 33,000,000 |
| 2. | WP Kuala Lumpur | Menara Affin | Jalan Raja Chulan, WP Kuala Lumpur | 2024 | 100,000,000 |
| 3. | WP Kuala Lumpur | Solaris Mont Kiara Car Park | Jalan Solaris, WP Kuala Lumpur | 2024 | 40,000,000 |
| 4. | WP Putrajaya | MKN Embassy Techzone | Jalan Teknorat 2, Cyberjaya | 2023 | 118,500,000 |
| 5. | Selangor | Menara Apex | Jalan Semenyih, Bandar Kajang | 2023 | 55,000,000 |
| 6. | Selangor | The Heritages | Jalan SB Dagang, Heritages Mines Resort City | 2023 | 10,000,000 |
| **SHOPPING COMPLEX (SC)** | | | | | |
| 7. | Selangor | Jaya Shopping Centre | Jalan Semangat, Seksyen 14, Shah Alam | 2025 | 100,000,000 |
| 8. | WP Kuala Lumpur | Plaza 63 | Jalan 3/108C, Jalan Sungai Besi, WP Kuala Lumpur | 2024 | 33,999,999 |
| 9. | WP Kuala Lumpur | KL Gateway Mall | Jalan Kerinchi, Kampung Kerinchi, WP Kuala Lumpur | 2024 | 237,060,000 |
| **HOTEL** | | | | | |
| 10 | Selangor | Klang Histana Hotel | Jalan Batu Tiga Lama, Selangor | 2025 | 32,800,000 |
| 11. | WP Kuala Lumpur | Pavilion Hotel | Jalan Bukit Bintang, WP Kuala Lumpur | 2024 | 340,000,000 |
| 12. | WP Kuala Lumpur | Bayan Tree Signature | Jalan Conlay, WP Kuala Lumpur | 2024 | 140,000,000 |
| **INDUSTRIES** | | | | | |
| 13. | Selangor | Detached Factory | Seksyen 15, Shah Alam | 2024 | 295,000,000 |
| **OTHERS** | | | | | |
| 14. | WP Kuala Lumpur | Vacant Commercial Plot | Taman Sungai Besi | 2024 | 935,936,667 |
| 15. | WP Kuala Lumpur | Vacant Commercial Plot | Taman Sungai Besi | 2025 | 588,432,367 |
| 16. | WP Kuala Lumpur | Vacant Commercial Plot | Off Jalan Cheras, WP Kuala Lumpur | 2024 | 458,000,000 |
| 17. | WP Kuala Lumpur | Vacant Commercial Plot | Taman Sungai Besi | 2024 | 397,096,459 |
| 18. | Selangor | Residential Development Land | Jalan Broga, Semenyih, Selangor | 2024 | 285,633,231 |

## 2.0 AKTIVITI PASARAN HARTA TANAH

### 2.1 HARTA TANAH KEDIAMAN

**Transaksi**

Subsektor kediaman merupakan subsektor utama untuk semua negeri. Walaubagaimanapun, negeri di wilayah ini mencatatkan trend menurun dalam bilangan transaksi berbanding H1 2024. WP Putrajaya, Selangor dan WP Kuala Lumpur masing-masing merekodkan sebanyak 27.1%, 7.9% dan 2.8% dalam tempoh kajian.

## *2.0 PROPERTY MARKET ACTIVITY*

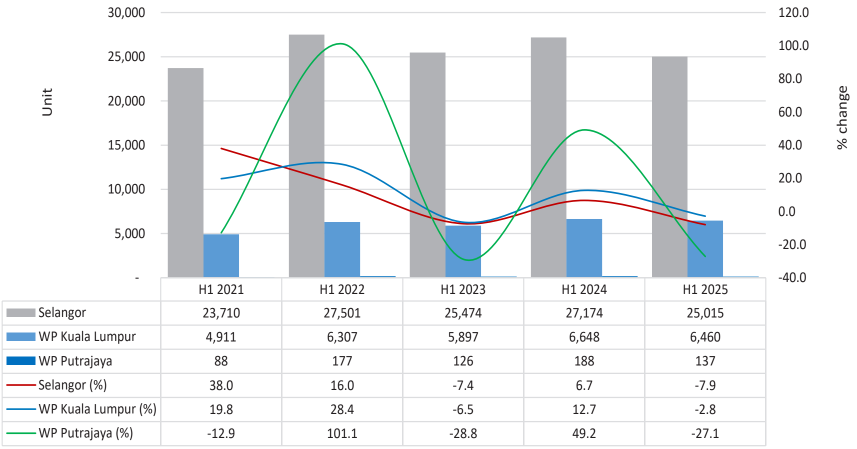
### *2.1 RESIDENTIAL PROPERTY*

***Transaction***

*The residential subsector was the dominant subsector across all states. Nevertheless, the states in this region recorded a downline trend in the number of transactions compared to H1 2024. WP Putrajaya, Selangor, and WP Kuala Lumpur recorded decreases of 27.1%, 7.9%, and 2.8%, respectively, during the review period.*

**Chart 7**

**Residential Property Transactions Volume Trend H1 2021 – H1 2025**



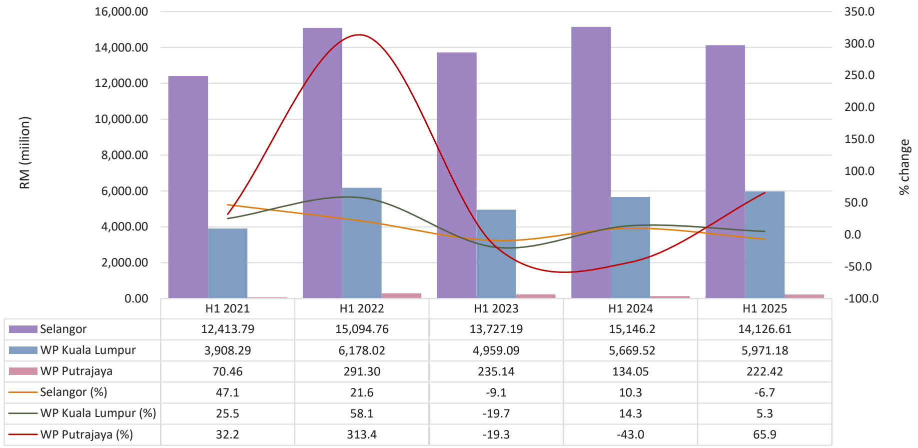
| | H1 2021 | H1 2022 | H1 2023 | H1 2024 | H1 2025 |
|---|---|---|---|---|---|
| Selangor | 23,710 | 27,501 | 25,474 | 27,174 | 25,015 |
| WP Kuala Lumpur | 4,911 | 6,307 | 5,897 | 6,648 | 6,460 |
| WP Putrajaya | 88 | 177 | 126 | 188 | 137 |
| Selangor (%) | 38.0 | 16.0 | -7.4 | 6.7 | -7.9 |
| WP Kuala Lumpur (%) | 19.8 | 28.4 | -6.5 | 12.7 | -2.8 |
| WP Putrajaya (%) | -12.9 | 101.1 | -28.8 | 49.2 | -27.1 |

Bagi nilai transaksi, WP Putrajaya dan WP Kuala Lumpur masing-masing merekodkan peningkatan sebanyak 65.9% dan 5.3%, manakala Selangor menurun sebanyak 6.7%.

*In terms of transaction value, WP Putrajaya and WP Kuala Lumpur recorded an increase of 65.9% and 5.3%, respectively, whereas Selangor decreased by 6.7%.*

**Chart 8**

**Residential Property Transactions Value Trend H1 2021 – H1 2025 (RM Million)**



| | H1 2021 | H1 2022 | H1 2023 | H1 2024 | H1 2025 |
|---|---|---|---|---|---|
| Selangor | 12,413.79 | 15,094.76 | 13,727.19 | 15,146.2 | 14,126.61 |
| WP Kuala Lumpur | 3,908.29 | 6,178.02 | 4,959.09 | 5,669.52 | 5,971.18 |
| WP Putrajaya | 70.46 | 291.30 | 235.14 | 134.05 | 222.42 |
| Selangor (%) | 47.1 | 21.6 | -9.1 | 10.3 | -6.7 |
| WP Kuala Lumpur (%) | 25.5 | 58.1 | -19.7 | 14.3 | 5.3 |
| WP Putrajaya (%) | 32.2 | 313.4 | -19.3 | -43.0 | 65.9 |

## Pelancaran Baharu

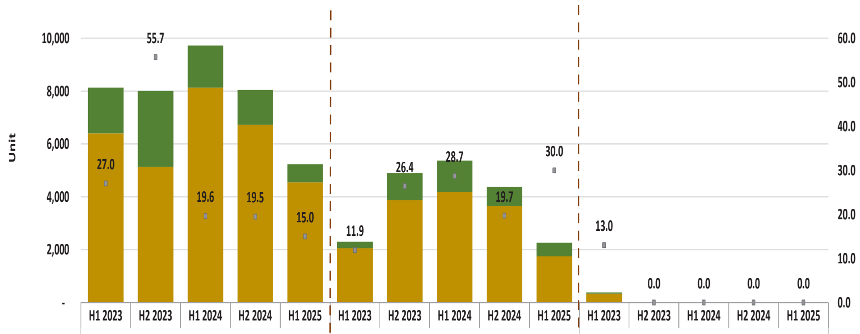
Pasaran utama di Wilayah Tengah menyaksikan prestasi merosot bagi pelancaran baharu di WP Kuala Lumpur dan Selangor, manakala WP Putrajaya kekal tiada. WP Kuala Lumpur dan Selangor masing-masing mencatat penurunan 58.2% (1,746 unit daripada H1 2024: 4,176 unit) dan 44.1% (4,548 unit daripada H1 2024: 8,131 unit) dalam tempoh kajian.

## *New Launches*

*The primary market in the Central Region experienced a decline in performance for new launches in WP Kuala Lumpur and Selangor, while remaining nil in WP Putrajaya. WP Kuala Lumpur and Selangor showed decreases of 58.2% (1,746 units from H1 2024: 4,176 units) and 44.1% (4,548 units from H1 2024: 8,131 units), respectively, during the review period.*

## Chart 9

### Residential Newly Launch and Sales Performance



| | Selangor | | | | | WP Kuala Lumpur | | | | | WP Putrajaya | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 |
| 🟩 Unit Sold | 1,731 | 2,863 | 1,594 | 1,312 | 682 | 245 | 1,023 | 1,198 | 721 | 523 | 44 | 0 | 0 | 0 | 0 |
| 🟨 Unit Launches | 6,401 | 5,141 | 8,131 | 6,731 | 4,548 | 2,057 | 3,870 | 4,176 | 3,664 | 1,746 | 338 | 0 | 0 | 0 | 0 |
| ■ Sales Performance (%) | 27.0 | 55.7 | 19.6 | 19.5 | 15.0 | 11.9 | 26.4 | 28.7 | 19.7 | 30.0 | 13.0 | 0.0 | 0.0 | 0.0 | 0.0 |

## Status Pasaran

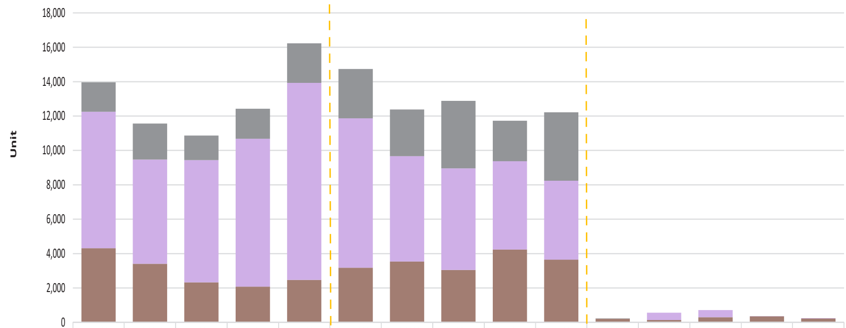
Situasi unit kediaman tidak terjual menyaksikan pergerakan bercampur dalam tempoh kajian. Selangor mencatat peningkatan di semua peringkat tidak terjual dimana siap dibina belum terjual sebanyak 18.8% (H2 2024: 2,075 unit, dalam pembinaan belum terjual 33.3% (H2 2024: 8,607 unit) dan belum dibina belum terjual sebanyak 31.7% (H2 2024: 1,746 unit) berbanding H2 2024.

## *Market Status*

*The unsold residential units situation recorded mixed movements during the review period. Selangor recorded increases across all unsold stages, with unsold completed units increase at 18.8% (H2 2024: 2,075 units), unsold under construction at 33.3% (H2 2024: 8,607 units), and unsold not constructed at 31.7% (H2 2024: 1,746 units), compared to H2 2024.*

## Chart 10

### Residential Unsold Units H1 2023 – H1 2025



| | Selangor | | | | | WP Kuala Lumpur | | | | | WP Putrajaya | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 |
| ■ Unsold Not Constructed | 1,709 | 2,090 | 1,428 | 1,746 | 2,299 | 2,865 | 2,714 | 3,932 | 2,360 | 3,979 | 22 | 0 | 0 | 0 | 0 |
| ■ Unsold Under Construction | 7,944 | 6,068 | 7,106 | 8,607 | 11,470 | 8,702 | 6,128 | 5,905 | 5,137 | 4,599 | 0 | 424 | 411 | 18 | 18 |
| ■ Unsold Completed | 4,307 | 3,405 | 2,328 | 2,075 | 2,465 | 3,173 | 3,535 | 3,051 | 4,234 | 3,643 | 210 | 137 | 302 | 352 | 222 |

## Aktiviti Pembinaan

Prestasi aktiviti pembinaan di Wilayah Tengah secara keseluruhannya merekodkan penurunan. Penawaran unit di peringkat mula dibina dan penawaran baharu dirancang masing-masing menyaksikan penurunan sebanyak 7.1% dan 47.2%. Manakala unit siap dibina meningkat 10.5% berbanding H1 2024.

Selangor merekodkan peningkatan ketara 45.6% berbanding H1 2024: 5,637 unit di peringkat siap dibina, manakala WP Kuala Lumpur sebanyak 27.1% di peringkat mula dibina. WP Putrajaya kekal tiada pada H1 2024.

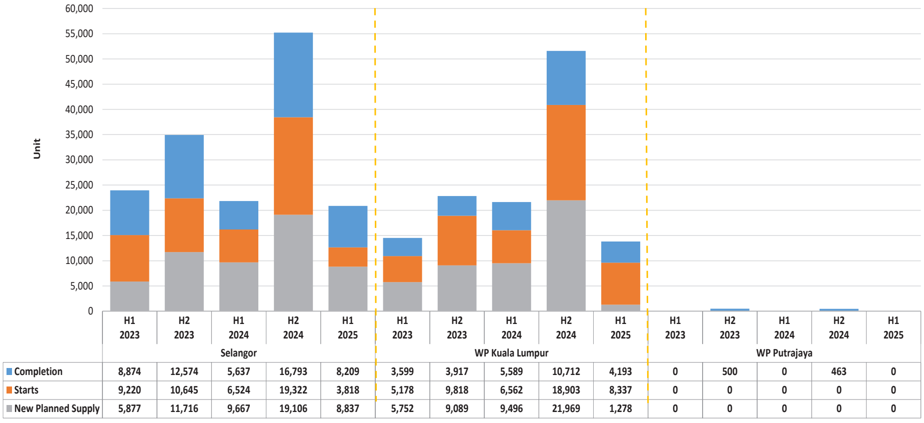
## *Construction Activity*

*Overall, construction activity performance in the Central Region recorded a decline. The supply of units at the start and the new planned supply decreased by 7.1% and 47.2%, respectively, while completion units increased by 10.5% compared to H1 2024.*

*Selangor recorded a significant 45.6% increase compared to H1 2024 (5,637 units) at the completion, while WP Kuala Lumpur showed a 27.1% increase at the starts. WP Putrajaya remained nil in H1 2024.*

**Chart 11**

**Residential Construction Activity Trend H1 2023 – H1 2025**



| | Selangor | | | | | WP Kuala Lumpur | | | | | WP Putrajaya | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 |
| 🟦 Completion | 8,874 | 12,574 | 5,637 | 16,793 | 8,209 | 3,599 | 3,917 | 5,589 | 10,712 | 4,193 | 0 | 500 | 0 | 463 | 0 |
| 🟧 Starts | 9,220 | 10,645 | 6,524 | 19,322 | 3,818 | 5,178 | 9,818 | 6,562 | 18,903 | 8,337 | 0 | 0 | 0 | 0 | 0 |
| ⬜ New Planned Supply | 5,877 | 11,716 | 9,667 | 19,106 | 8,837 | 5,752 | 9,089 | 9,496 | 21,969 | 1,278 | 0 | 0 | 0 | 0 | 0 |

**Table 2**

**Construction Activity of Residential in Central Region H1 2025**

| Stage of Development \ State | Selangor | Kuala Lumpur | Putrajaya |
|---|---|---|---|
| Existing Supply (units) | 1,745,057 | 567,469 | 20,251 |
| Incoming Supply (units) | 83,704 | 56,953 | 28 |
| Planned Supply (units) | 61,939 | 54,196 | 3,224 |

## Harga

Harga harta tanah kediaman dalam H1 2024 menunjukkan pergerakan bercampur-campur secara keseluruhan. Harta tanah kediaman bagi unit bertanah dan bertingkat tinggi di kawasan utama dan stabil menyaksikan peningkatan modal marginal.

## *Price*

*The residential property price in H1 2024 showed mixed movements across the board. Residential properties for landed and high-rise units in prominent and established areas witnessed a marginal capital appreciation.*

Teres dua tingkat di skim yang mantap seperti SS 2, Petaling Jaya, Taman Sri Manja, PJS 3 dan Taman Bukit Permai (Kajang), Selangor masing-masing menikmati peningkatan 9.5%, 9.4% dan 9.2%. Sementara itu, teres dua tingkat di WP Kuala Lumpur juga, menyaksikan peningkatan yang sama masing-masing sebanyak 9.7%, 8.9% dan 8.0% direkodkan di Bangsar Park, Taman Prima Pelangi dan Bandar Baru Sri Petaling.

Di segmen kediaman bertingkat tinggi, prestasi kukuh telah direkodkan. Di WP Kuala Lumpur, pangsapuri/ kondominium yang terletak berdekatan pusat bandar dan dilengkapi jaringan jalan yang baik menunjukkan peningkatan antaranya Idaman Sutera (19.1%), Anjung Villa (16.7%) dan Shamelin Bistari Condo (11.5%). Sementara itu, pangsapuri/ kondominium di Selangor seperti 7 Three Seven Residence, Kondominium Kojaya dan Valencia, masing-masing menyaksikan peningkatan 9.9%, 9.4% dan 9.4%. Walau bagaimanapun, terdapat penurunan di skim terpilih bagi rumah teres, pangsapuri dan kondominium di wilayah ini.

## Indeks Harga Rumah

Indeks Harga Rumah untuk WP Kuala Lumpur dan Selangor masing-masing berada pada 194.2 mata dan 231.1 mata. Harga purata semua rumah WP Kuala Lumpur menurun pada Q2 2024$^P$ sebanyak 4.3%, manakala Selangor kekal stabil berbanding Q2 2024.

*Double storey terraces in established schemes such as SS 2, Petaling Jaya, Taman Sri Manja, PJS 3 and Taman Bukit Permai (Kajang), Selangor, enjoyed an increase of 9.5%, 9.4% and 9.2%, respectively. Meanwhile, double storey terraces in WP Kuala Lumpur also saw a similar increase of 9.7%, 8.9% and 8.0% in Bangsar Park, Taman Prima Pelangi and Bandar Baru Sri Petaling, respectively.*

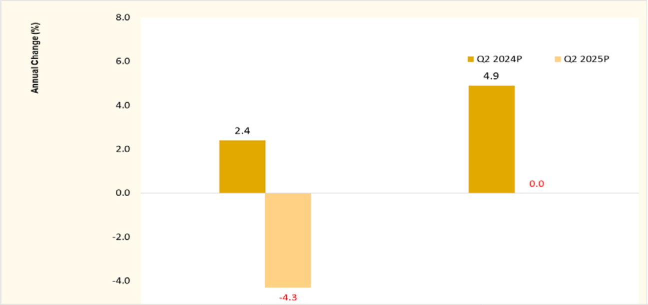
*In the high-rise residential segment, strong performances were recorded. In WP Kuala Lumpur, apartments/ condominiums located in prominent areas served with efficient road linkages, indicating an increase, including Idaman Sutera (19.1%), Anjung Villa (16.7%) and Shamelin Bistari Condo (11.5%). Meanwhile, apartments/ condominiums in Selangor, namely 7 Three Seven Residence, Kondominium Kojaya and Valencia, witnessed an increase of 9.9%, 9.4%, and 9.4%, respectively. Nevertheless, there were instances of declines in selected schemes for terraced houses, apartments and condominiums in the region.*

## *House Price Index*

*The all House Price Index for WP Kuala Lumpur and Selangor stood at 194.2 points and 231.1 points, respectively. The average all house price for WP Kuala Lumpur decreases in Q2 2024$^P$ of 4.3%, while Selangor remained stable compared to Q2 2024.*

**Chart 12**

**All House Price Index Annual Changes**



| YEAR | | WP KUALA LUMPUR | SELANGOR |
|---|---|---|---|
| Q2 2024 | Index Point | 202.9 | 231.2 |
| | Average House Price | RM805,804 | RM560,581 |
| Q2 2025$^P$ | Index Point | 194.2 | 231.1 |
| | Average House Price | RM771,057 | RM560,386 |

### Sewa

Pasaran sewa kediaman di Wilayah Tengah pada umumnya stabil. Kadar purata pulangan sewa untuk rumah teres dua tingkat di Wilayah Tengah adalah antara 1.5% dan 7.7%. Teres dua tingkat di Taman Kok Lian, Mukim Batu, WP Kuala Lumpur dan Bandar Utama Batang Kali, Hulu Selangor, Selangor masing-masing meningkat 9.3% dan 9.1% dengan sewa mencecah RM1,200 hingga RM1,600 sebulan, dan RM1,200 sebulan berbanding H2 2024.

Sementara itu, kadar pulangan purata bagi pangsapuri/ kondominium di seluruh wilayah ini berada dalam lingkungan 1.5% hingga 11.1%.

## 2.2 HARTA TANAH KOMERSIAL

### Transaksi

Aktiviti pasaran menunjukkan peningkatan di WP Kuala Lumpur dan WP Putrajaya apabila bilangan transaksi masing-masing meningkat 75.0% dan 5.5%. Sebaliknya, Selangor mencatat sedikit penurunan iaitu 2.6% dalam tempoh kajian.

### *Rental*

*The residential rental market in the Central Region was generally stable. The average rental yield for double storey terrace houses in the Central Region was between 1.5% and 7.7%. Double storey terraces in Taman Kok Lian, Mukim Batu, WP Kuala Lumpur and Batang Kali, Hulu Selangor, Selangor increased by 9.3%, and 9.1%, fetching a rental of RM1,200 to RM1,600 per month and RM1,200, per month, respectively compared H2 2024.*

*Meanwhile, the average rental yield for apartments/ condominiums across the region was in the range of 1.5% to 11.1%.*

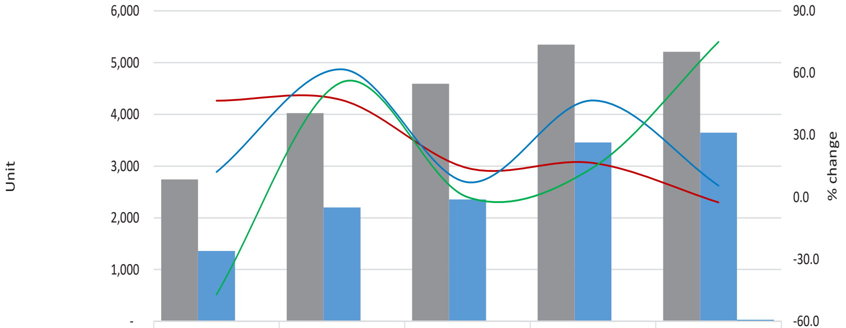
## *2.2 COMMERCIAL PROPERTY*

### *Transaction*

*Market activity showed improvement in WP Kuala Lumpur and WP Putrajaya with transactions volume increased by 75.0% and 5.5%, respectively. Conversely, Selangor recorded slightly decreases 2.6% in the review period.*

**Chart 13**

**Commercial Property Transactions Volume Trend H1 2021 – H1 2025**



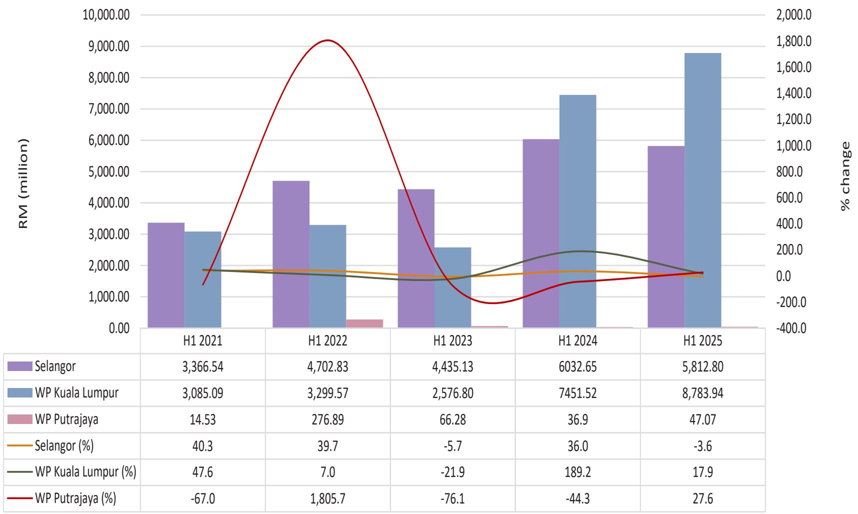
| | H1 2021 | H1 2022 | H1 2023 | H1 2024 | H1 2025 |
|---|---|---|---|---|---|
| Selangor | 2,741 | 4,025 | 4,590 | 5,347 | 5,209 |
| WP Kuala Lumpur | 1,359 | 2,198 | 2,356 | 3,456 | 3,647 |
| WP Putrajaya | 9 | 14 | 14 | 16 | 28 |
| Selangor (%) | 46.6 | 46.8 | 14.0 | 16.5 | -2.6 |
| WP Kuala Lumpur (%) | 12.1 | 61.7 | 7.2 | 46.7 | 5.5 |
| WP Putrajaya (%) | -47.1 | 55.6 | 0.0 | 14.3 | 75.0 |

Dari segi nilai transaksi, WP Kuala Lumpur dan WP Putrajaya masing-masing merekodkan peningkatan 17.9% dan 27.6%, manakala Selangor sedikit menurun sebanyak 3.6%.

*In terms of transaction value, WP Kuala Lumpur and WP Putrajaya recorded an increase of 17.9% and 27.6% respectively, whereas Selangor slightly decreased by 3.6%.*

**Chart 14**

**Commercial Property Transactions Value Trend H1 2021 – H1 2025 (RM Million)**



| | H1 2021 | H1 2022 | H1 2023 | H1 2024 | H1 2025 |
|---|---|---|---|---|---|
| Selangor | 3,366.54 | 4,702.83 | 4,435.13 | 6032.65 | 5,812.80 |
| WP Kuala Lumpur | 3,085.09 | 3,299.57 | 2,576.80 | 7451.52 | 8,783.94 |
| WP Putrajaya | 14.53 | 276.89 | 66.28 | 36.9 | 47.07 |
| Selangor (%) | 40.3 | 39.7 | -5.7 | 36.0 | -3.6 |
| WP Kuala Lumpur (%) | 47.6 | 7.0 | -21.9 | 189.2 | 17.9 |
| WP Putrajaya (%) | -67.0 | 1,805.7 | -76.1 | -44.3 | 27.6 |

## a. Kedai

### Transaksi

Subsektor kedai merekodkan 2,196 transaksi bernilai RM3.73 bilion pada H1 2025, mencakupi 24.7% dalam bilangan dan 25.5% dalam nilai transaksi harta tanah komersial dalam wilayah ini.

Selangor terus memacu pasaran kedai di wilayah ini dengan 1,802 transaksi bernilai RM2.70 bilion, masing-masing menyumbang 82.1% dan 72.3% daripada bilangan dan nilai transaksi kedai. Disusuli dengan WP Kuala Lumpur sebanyak 17.3% syer bagi bilangan transaksi dan 26.7% bagi nilai transaksi kedai dan WP Putrajaya dengan syer pasaran sebanyak 0.6% bagi bilangan transaksi dan 1.0% bagi nilai transaksi kedai Wilayah Tengah.

## *a. Shop*

### *Transaction*

*The shop sub-sector recorded 2,196 transactions worth RM3.73 billion in H1 2025, accounting for 24.7% in volume and 25.5% in value of commercial property transactions in the region.*

*Selangor continued to drive the sub-sector in the region with 1,802 transactions worth RM2.70 billion, accounting for 82.1% and 72.3%, respectively, of the shop transaction volume and value. Followed by WP Kuala Lumpur, which took up 17.3% of the market share in transaction volume and 26.7% of the transaction value of the shop and WP Putrajaya with a market share of 0.6% in transaction volume and 1.0% in terms of transaction value of the shop in the Central Region.*

## Status Pasaran

Selangor mencatat prestasi yang menurun di semua peringkat pembinaan unit kedai dengan pertambahan sebanyak 1.5% (H2 2024: 397 unit) di peringkat siap dibina belum terjual, 64.5% (H2 2024: 465 unit) di peringkat dalam pembinaan belum terjual dan 84.6% (H2 2024: 26 unit) belum dibina belum terjual.

Berbeza dengan WP Kuala Lumpur kekal tiada perubahan di dalam peringkat siap dibina tidak terjual dan belum dibina belum terjual dengan penurunan sebanyak 27.3% (H2 2024: 22 unit). Manakala WP Putrajaya kekal tiada unit direkodkan bagi kedai siap dibina belum terjual dan belum dibina belum terjual, manakala penurunan 25.0% bagi siap dibina tidak terjual.

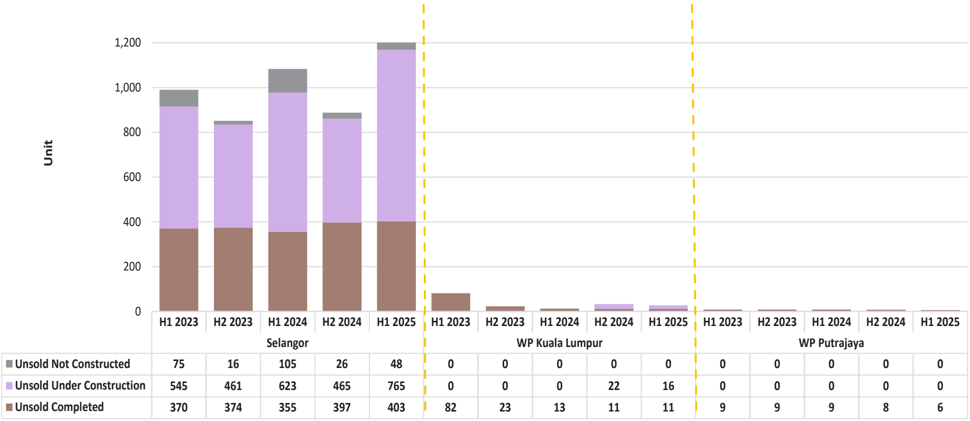
## *Market Status*

*Selangor recorded a decline in performance across all stages of shop unit construction, marked by an increase in the number of unsold units by 1.5% (H2 2024: 397 units) at the unsold stage, 64.5% (H2 2024: 465 units) at the unsold under construction stage, and 84.6% (H2 2024: 26 units) at the unsold not constructed stage.*

*In contrast, WP Kuala Lumpur remained no change in the unsold completed and unsold not constructed, along with a decrease of 27.3% (H2 2024: 22 units) at the unsold under construction stage. Meanwhile, WP Putrajaya continued to record no units at both the unsold under construction and unsold not constructed, while posted a 25.0% decline in unsold completed units.*

**Chart 15**

**Shop Unsold Units H1 2023 – H1 2025**



| | Selangor | | | | | WP Kuala Lumpur | | | | | WP Putrajaya | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 |
| ▨ Unsold Not Constructed | 75 | 16 | 105 | 26 | 48 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ▨ Unsold Under Construction | 545 | 461 | 623 | 465 | 765 | 0 | 0 | 0 | 22 | 16 | 0 | 0 | 0 | 0 | 0 |
| ▨ Unsold Completed | 370 | 374 | 355 | 397 | 403 | 82 | 23 | 13 | 11 | 11 | 9 | 9 | 9 | 8 | 6 |

## Aktiviti Pembinaan

Secara amnya, aktiviti pembinaan di Wilayah Tengah merekodkan trend menurun berbanding separuh tahun 2024, terutama di peringkat mula dibina dan penawaran baharu dirancang. Unit siap dibina di Selangor dan WP Kuala Lumpur masing-masing mencatat pertambahan kepada 166 unit (H1 2024: 32 unit) dan 23 unit (H1 2024: tiada direkodkan). Sementara itu, WP Kuala Lumpur, dan WP Putrajaya kekal tiada dalam tempoh kajian.

Di peringkat mula dibina dan penawaran baharu dirancang menyaksikan hanya Selangor yang telah menyumbangkan data di wilayah ini dan merekodkan penurunan sebanyak 29.3% dan 36.3% berbanding pada H1 2024.

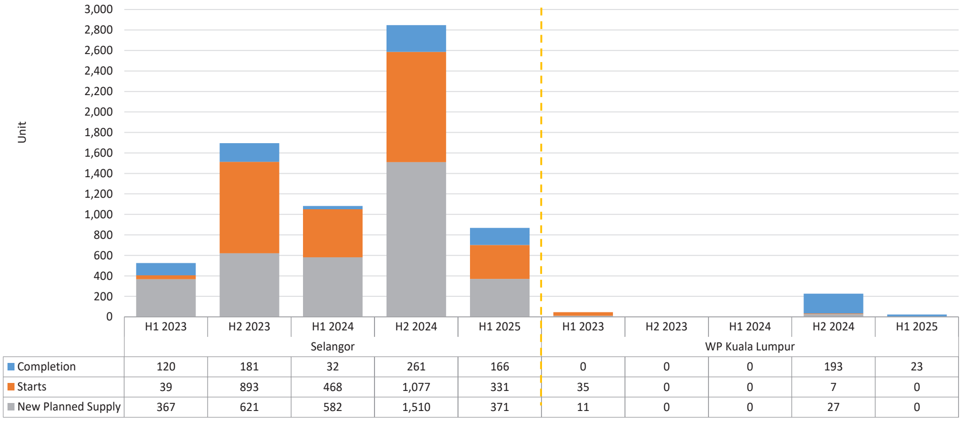
## *Construction Activity*

*Overall, construction activity in the Central Region recorded a downward trend compared to the first half year 2024, particularly at the starts and new planned supply. Completion units in Selangor and WP Kuala Lumpur increased to 166 units (H1 2024: 32 units) and 23 units (H1 2024: none recorded), respectively. Meanwhile, WP Kuala Lumpur, and WP Putrajaya remained nil during review period.*

*At the starts and new planned supply stages, only Selangor contributed data for the region, recording declines of 29.3% and 36.3%, respectively, compared to H1 2024.*

Chart 16

Shop Construction Activity Trend H1 2023 – H1 2025



| | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 |
|---|---|---|---|---|---|---|---|---|---|---|
| | Selangor | | | | | WP Kuala Lumpur | | | | |
| 🟦 Completion | 120 | 181 | 32 | 261 | 166 | 0 | 0 | 0 | 193 | 23 |
| 🟧 Starts | 39 | 893 | 468 | 1,077 | 331 | 35 | 0 | 0 | 7 | 0 |
| ⬜ New Planned Supply | 367 | 621 | 582 | 1,510 | 371 | 11 | 0 | 0 | 27 | 0 |

Table 3

Construction Activity of Shop in the Central Region H1 2025

| **Stage of Development** / **State** | **Selangor** | **Kuala Lumpur** | **Putrajaya** |
|---|---|---|---|
| Existing Supply (units) | 111,263 | 30,456 | 538 |
| Incoming Supply (units) | 5,457 | 449 | 0 |
| Planned Supply (units) | 2,992 | 840 | 48 |

### Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Di WP Kuala Lumpur, kedai tiga tingkat di Taman Tun Dr Ismail, WP Kuala Lumpur dengan keluasan tanah purata 174 meter persegi mencatatkan nilai pindah milik tertinggi iaitu antara RM4.45 juta hingga RM6.10 juta ke antara RM5.20 juta dan RM6.50 juta.

Di Selangor, jenis yang sama di USJ 10, Petaling dengan keluasan tanah purata 164 m.p. mencatat nilai pindahmilik tertinggi meningkat daripada RM3.80 juta kepada julat antara RM3.80 juta hingga RM3.90 juta.

### Sewa

Sewa tingkat bawah kedai umumnya stabil dengan beberapa kenaikan di kawasan komersial terpilih. Di kawasan pusat bandar WP Kuala Lumpur, kenaikan 7.1% dicatatkan di Changkat Bukit Bintang dengan kadar sewa RM30,000 sebulan. Sewa tingkat bawah kedai di daerah Petaling, Selangor direkodkan julat antara RM2,500 hingga RM8,000 sebulan.

### *Price*

*The prices of shops showed mixed movement, with increases and decreases charted in several areas. In WP Kuala Lumpur, a three-storey shop in Taman Tun Dr Ismail, with an average land area of 174 square metres, recorded the highest transacted value, rising from between RM4.45 million and RM6.10 million to between RM5.20 million and RM6.50 million*

*In Selangor, the similar property type in USJ 10, Petaling, with an average land area of 164 s.m., recorded the highest transacted value, increasing from RM3.80 million to a range of RM3.80 million to RM3.90 million.*

### *Rental*

*Rental of ground floor shops were generally stable, with several increases in selected commercial areas. In the central town area of WP Kuala Lumpur, an increase of 7.1% was recorded in Changkat Bukit Bintang, with a rental rate of RM30,000 per month. Rental of ground floor shops in the district of Petaling, Selangor, recorded ranges from RM2,500 to RM8,000 per month.*

## b. Pangsapuri Khidmat/ SOHO

### Transaksi

Pangsapuri khidmat/ SOHO di Wilayah Tengah merekodkan sebanyak 4,403 transaksi bernilai RM3.92 bilion, menyumbang 49.6% daripada jumlah transaksi dan 26.8% daripada jumlah nilai harta tanah komersial dalam wilayah ini.

Mengikut negeri, WP Kuala Lumpur mendominasi bilangan transaksi dalam Wilayah Tengah sebanyak 55.4% (2,439 transaksi) daripada jumlah syer pasaran.

### Status Pasaran

Prestasi jualan bagi unit Pangsapuri khidmat/ SOHO di Wilayah Tengah menunjukkan pergerakan bercampur-campur. Prestasi positif masing-masing di rekodkan di peringkat siap dibina tidak terjual. Selangor dan WP Putrajaya mencatat penurunan unit belum terjual sebanyak 16.2% dan 11.1%. Walau bagaimanapun, WP Kuala Lumpur hanya meningkat sedikit iaitu 0.3% dalam tempoh kajian.

Walau bagaimanapun, di peringkat pembinaan belum terjual dan belum dibina belum terjual menunjukkan pertambahan unit terutama bagi Selangor sebanyak 43.5% dan 23.8% berbanding H2 2024.

## *b. Serviced Apartment/ SOHO*

### *Transaction*

*Serviced apartments/ SOHO in the Central Region recorded 4,403 transactions worth RM3.92 billion, representing 49.6% in volume and 26.8% in value of commercial property transactions in the region.*

*By state, WP Kuala Lumpur dominated the number of transactions in the Central Region at 55.4% (2,439 transactions) of the total market share.*

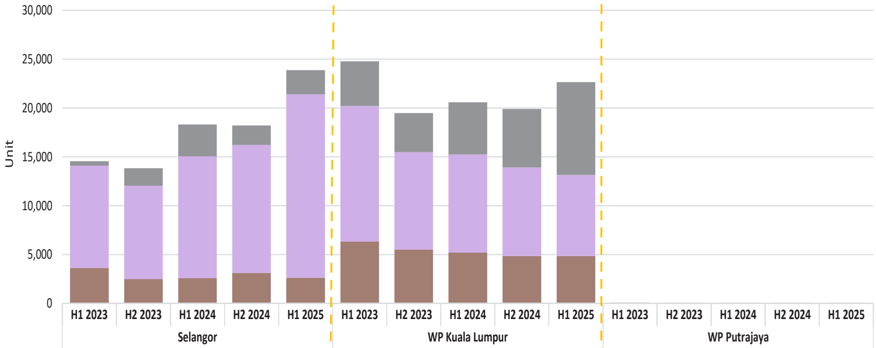
### *Market Status*

*Sales performance for serviced apartment/ SOHO units in the Central Region showed mixed movements. Positive performance was recorded at the unsold completed stage. Selangor and WP Putrajaya recorded a decrease of 16.2% and 11.1%, respectively, in unsold units. However, WP Kuala Lumpur recorded a mere increase of 0.3% during the review period.*

*Neverther less, at the unsold under construction and unsold not constructed stage, there was an increase in units, particularly in Selangor, which recorded rises of 43.5% and 23.8%, respectively, compared to H2 2024.*

**Chart 17**

**Serviced Apartment/ SOHO Overhang and Unsold Units H1 2023 – H1 2025**



| | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Selangor | | | | | WP Kuala Lumpur | | | | | WP Putrajaya | | | | |
| ■ Unsold Not Constructed | 463 | 1,799 | 3,251 | 1,992 | 2,466 | 4,586 | 4,004 | 5,343 | 5,987 | 9,507 | 0 | 0 | 0 | 0 | 0 |
| ■ Unsold Under Construction | 10,482 | 9,546 | 12,477 | 13,092 | 18,787 | 13,881 | 9,961 | 10,047 | 9,077 | 8,292 | 0 | 0 | 0 | 0 | 0 |
| ■ Unsold Completed | 3,621 | 2,494 | 2,590 | 3,128 | 2,621 | 6,321 | 5,515 | 5,204 | 4,847 | 4,863 | 94 | 84 | 84 | 81 | 72 |

### Aktiviti Pembinaan

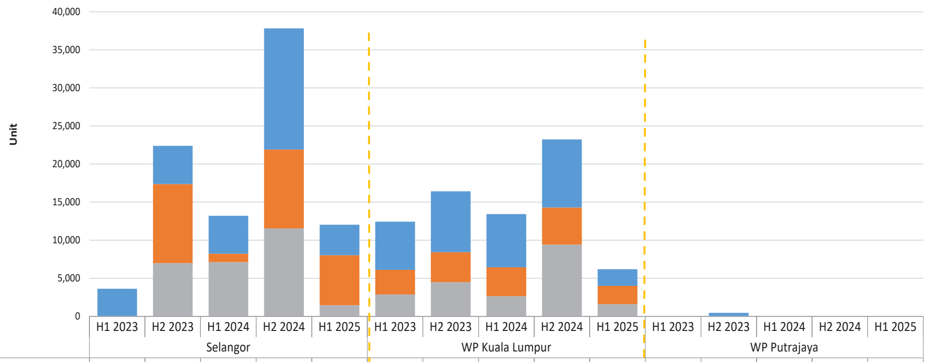
Secara amnya, situasi aktiviti pembinaan di Wilayah Tengah menurun berbanding tempoh yang sama tahun sebelumnya (H1 2024). Semua negeri merekodkan penurunan di semua peringkat pembinaan kecuali Selangor yang mencatat pertambahan unit di peringkat mula dibina sebanyak 6,563 unit berbanding 1,096 unit pada H1 2024.

### *Construction Activity*

*Overall, construction activity in the Central Region declined compared to the same period in the previous year (H1 2024). All states recorded decreases across all stages of construction, except for Selangor, which posted an increase in starts to 6,563 units compared to 1,096 units in H1 2024.*

**Chart 18**

**Serviced Apartment / SOHO Construction Activity Trend H1 2023 – H1 2025**



| | Selangor | | | | | WP Kuala Lumpur | | | | | WP Putrajaya | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 |
| Completion | 3,643 | 5,021 | 4,992 | 15,905 | 4,009 | 6,332 | 7,985 | 6,972 | 8,931 | 2,180 | 0 | 458 | 0 | 0 | 0 |
| Starts | 0 | 10,375 | 1,096 | 10,367 | 6,563 | 3,227 | 3,936 | 3,805 | 4,871 | 2,409 | 0 | 0 | 0 | 0 | 0 |
| New Planned Supply | 0 | 6,994 | 7,134 | 11,550 | 1,474 | 2,889 | 4,498 | 2,648 | 9,433 | 1,610 | 0 | 0 | 0 | 0 | 0 |

**Table 4**

**Construction Activity of Serviced Apartment/ SOHO in the Central Region H1 2025**

| Stage of Development / State | Selangor | Kuala Lumpur | Putrajaya |
|---|---|---|---|
| Existing Supply (units) | 153,871 | 185,913 | 1,204 |
| Incoming Supply (units) | 39,203 | 85,751 | 671 |
| Planned Supply (units) | 62,200 | 20,171 | 940 |

### Harga

Harga pangsapuri khidmat dan SOHO di Wilayah Tengah menyaksikan pergerakan bercampur secara menyeluruh. Pangsapuri khidmat dan SOHO di D'Alamanda Pudu Impian IV, The Rosewoodz @ Bukit Jalil dan Arcoris, Mont Kiara di WP Kuala Lumpur masing-masing meningkat 14.2% dan 12.8%.

Dalam perkembangan yang sama, pangsapuri khidmat Uptown Residence dan Solace Service Apartment, Setia Walk di daerah Petaling, Selangor masing-masing meningkat sebanyak 9.5% dan 8.9%.

### *Price*

*Prices of serviced apartments and SOHO in the Central Region saw mixed movement across the board. Serviced apartments and SOHO, namely D'Alamanda Pudu Impian IV, The Rosewoodz @ Bukit Jalil and Arcoris, Mont Kiara in WP Kuala Lumpur, increased by 14.2% and 12.8%, respectively.*

*On a similar note, serviced apartments, namely Uptown Residence and Solace Service Apartment, Setia Walk in the district of Petaling, Selangor increased by 9.5% and 8.9%, respectively.*

### Sewa

Pasaran sewa pangsapuri khidmat pada umumnya stabil. Kenaikan sewa tertinggi direkodkan di Residensi Xtreme Meridian (9.1%) di Gombak, Selangor. Sementara itu, kenaikan sewa pasaran di WP Kuala Lumpur direkodkan di Setia Sky Residence (23.4%) dan Banyan Tree (11.2%) di Seksyen 1 – 100, Plaza Damas 3 (16.9%), Novum (11.6%) dan Sinaran TTDI Condo (11.1%) di Mukim Petaling.

Bagi unit SOHO, kenaikan tertinggi direkodkan di Central Residensi @ Suria Sungai Besi, Mukim WP Kuala Lumpur daripada RM1,200 sebulan kepada RM1,400 sebulan.

## c. Kompleks Perniagaan

### Transaksi

Dalam tempoh kajian, tiga transaksi direkodkan: Plaza 63 dan KL Gateway Mall di WP Kuala Lumpur dan Jaya Shopping Centre di Selangor. Perjanjian jualbeli bagi Plaza 63 dan KL Gateway Mall adalah pada tahun 2024 dan disempurnakan pada 2025. Manakala Jaya Shopping Centre dipindahmilik pada 2025.

### Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga di Wilayah Tengah kekal stabil dengan kadar penghunian keseluruhan lebih tinggi dalam tempoh kajian. Kesemua negeri mencatat peningkatan kadar penghunian berbanding H2 2024. WP Kuala Lumpur meningkat 87.3% daripada 86.8%, WP Putrajaya 85.7% daripada 83.2% dan Selangor 80.9% daripada 80.6%.

### *Rental*

*The serviced apartment's rental market was generally stable. The highest increment rental recorded at Xtreme Meridian (9.1%) in Gombak, Selangor. Meanwhile, in WP Kuala Lumpur recorded an increase at Setia Sky Residence (23.4%) and Banyan Tree (11.2%) in Seksyen 1 – 100, Plaza Damas 3 (16.9%), Novum (11.6%) and Sinaran TTDI Condo (11.1%) in Mukim Petaling.*

*In terms of SOHO units, the Central Residensi @ Suria Sungai Besi, Mukim WP Kuala Lumpur recorded the highest rental in SOHO type from RM1,200 per month to RM1,400 per month.*

## *c. Shopping Complex*

### *Transaction*

*During the review period, three transactions were recorded: Plaza 63 and KL Gateway Mall in WP Kuala Lumpur, and Jaya Shopping Centre in Selangor. The sale and purchase agreements for Plaza 63 and KL Gateway Mall were in 2024 and completed in the review period. While Jaya Shopping Centre was transacted in 2025.*

### *Occupancy and Space Availability*

*The performance of the retail space subsector in the Central Region remained stable, with a higher overall occupancy rate during the review period. All states recorded increases in their respective occupancy rates compared to H2 2024. WP Kuala Lumpur rose to 87.3% from 86.8%, WP Putrajaya to 85.7% from 83.2%, and Selangor to 80.9% from 80.6%.*

**Chart 19**

**Supply and Occupancy of Shopping Complex**

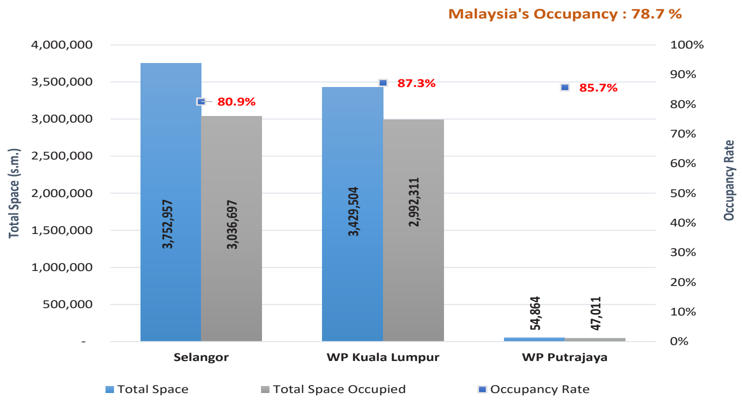


Table 5

Pertinent Movements in Shopping Complex

| No. | Shopping Complex | Estimated Space (s.m.) | Tenant Movement |
|---|---|---|---|
| 1. | Alamanda | 1,009 | Move In |
| 2. | TF Valur Mart Hypermarket | 27,018 | Move In |
| 3. | GIANT Hypermarket Batu Caves | 27,018 | Move Out |
| 4. | Lotus's Jenjarom | 263 | Move out |
| 5. | Klang Parade | 1,013 | Move Out |
| 6. | Ecohill Mall | 759 | Move In |
| 7. | Ampang Point | 240 | Move In |
| 8. | BMC Mall | 222 | Move In |
| 9. | Spectrum | 432 | Move in |
| 10. | Mid Valley Megamall | 3,479 | Move In |
| 11. | Jakel Square | 11,137 | Move Out |

## Aktiviti Pembinaan

Di Wilayah Tengah, hanya satu bangunan baru siap dibina direkodkan iaitu Sunway Square Mall yang menawarkan 29,357 m.p. ruang niaga ke dalam pasaran.

## *Construction Activity*

*In the Central Region, only one new completion was recorded namely Sunway Square Mall offering 29,357 s.m of retail space to the market.*

Table 6

Completion of Purpose-Built Office in Central Region

| State | Name of Building | Location | Category | Net Lettable Area (sq. metre) |
|---|---|---|---|---|
| Selangor | Sunway Square Mall | Jalan Lagoon Selatan, Bandar Sunway | Private Building | 29,357 |

Table 7

Construction Activity of Shopping Complex in Central Region H1 2025

| State<br>Stage of Development | Selangor | Kuala Lumpur | Putrajaya |
|---|---|---|---|
| Existing Supply | 152 complexes (3,752,957s.m) | 116 complexes (3,429,504 s.m) | 2 complexes (54,864 s.m) |
| Incoming Supply | 5 complexes (289,607 s.m) | 8 complexes (286,297 s.m) | 2 complexes (29,277 s.m) |
| Planned Supply | 0 | 3 complexes (196,691 s.m) | 0 |

## Sewa

Secara amnya, sewa ruang niaga adalah stabil bagi kebanyakan kompleks membeli-belah. Suria KLCC di WP Kuala Lumpur mengekalkan keunggulannya, dengan julat sewa tertinggi sehingga RM2,260 s.m.p. sebulan. Di kawasan utama pusat bandar, pertumbuhan sewa yang positif direkodkan di Suria KLCC, dengan kadar sewa antara RM400 s.m.p. hingga RM2,260 s.m.p. sebulan.

## *Rental*

*Generally, the rental of retail space was stable for most shopping complexes. Suria KLCC in WP Kuala Lumpur sustained its prominence, fetching the highest rental to as high as RM2,260 p.s.m. per month. In the central town prime area, positive rental growth was recorded at Suria KLCC, with rental ranges from RM400 p.s.m. to RM2,260 p.s.m. per month.*

Sementara itu, di Selangor julat sewa tertinggi direkodkan di Giant Hypermarket, Seksyen 13, Shah Alam dan diikuti oleh Giant Hypermarket, Kota Damansara dengan kadar sewa masing-masing RM23 s.m.p. hingga RM955 s.m.p. dan RM20 s.m.p. hingga RM807 s.m.p. sebulan.

## d. Pejabat Binaan Khas

### Transaksi

Dalam tempoh kajian, enam transaksi direkodkan: Menara Affin, Solaris Mont Kiara Car Park dan Bangunan KSK di WP Kuala Lumpur dan MKN Embassy Techzone, Menara Apex dan The Heritage di Selangor. Perjanjian jualbeli bagi pindahmilik bangunan pejabat binaan khas di WP Kuala Lumpur ditandatangani pada 2024, manakala di Selangor pada 2023. Walau bagaimanapun, semua transaksi disempurnakan dalam tempoh kajian.

### Penghunian dan Ketersediaan Ruang

Prestasi pejabat binaan khas di Wilayah Tengah adalah stabil dengan kadar penghunian keseluruhannya kekal pada kadar 75.2%. WP Kuala Lumpur tetap teguh dengan kadar penghunian meningkat sedikit kepada 72.2% berbanding H2 2024 (72.0%). Sebaliknya, Selangor mencatatkan penurunan pada 72.5% berbanding H2 2024 (73.1%), manakala WP Putrajaya kekal tidak berubah seperti H2 2024.

*Meanwhile, in Selangor, the highest rental ranges were recorded in Giant Hypermarket, Seksyen 13, Shah Alam and followed by Giant Hypermarket, Kota Damansara, with rental ranges from RM23 p.s.m. to RM955 p.s.m. and RM20 p.s.m. to RM807 p.s.m. per month, respectively.*

## *c. Purpose-built Office*

### *Transaction*

*During the review period, six transactions were recorded: Menara Affin, Solaris Mont Kiara Car Park, and Bangunan KSK in WP Kuala Lumpur; and MKN Embassy Techzone, Menara Apex, and The Heritage in Selangor. The sale and purchase agreements for the transfer of purpose-built office buildings in WP Kuala Lumpur were signed in 2024, while those in Selangor were signed in 2023. However, all transactions were finalised during the review period.*

### *Occupancy and Space Availability*

*The performance of purpose-built offices in the Central Region remained stable, with the overall occupancy rate maintained at 75.2%. WP Kuala Lumpur held steady, with a slight increase in occupancy to 72.2% compared to H2 2024 (72.0%). In contrast, Selangor recorded a decline to 72.5% from 73.1% in H2 2024, while WP Putrajaya remained unchanged from H2 2024.*

**Chart 20**

**Supply and Occupancy of Purpose-built Office**

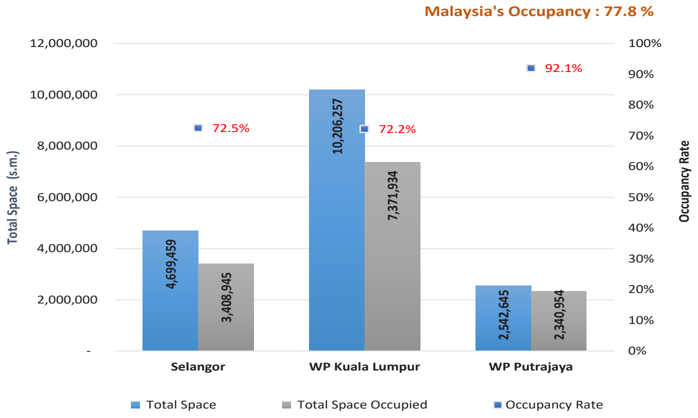


Table 8

Pertinent Movements in Shopping Complex

| No. | Shopping Complex | Estimated Space (s.m.) | Tenant Movement |
|---|---|---|---|
| 1. | Menara Maxis | 2,360 | Move In |
| 2. | Intermark (Integra Tower) | 16,129 | Move In |
| | | 274 | Move Out |
| 3. | Wisma UOA Damansara II | 752 | Move In |
| | | 2,384 | Move Out |
| 4. | Menara Darussalam | 1,328 | Move In |
| 5. | Wisma Chuang | 1,033 | Move In |
| | | 282 | Move Out |
| 6. | Menara Binjai | 2,823 | Move In |
| 7. | Maju Tower | 2,014 | Move Out |
| 8. | Wisma UOA II | 2,004 | Move In |
| | | 859 | Move Out |
| 9. | CP Tower | 4,622 | Move In |
| 10. | Menara UOA Bangsar | 10,807 | Move In |
| | | 4,877 | Move Out |
| 11. | Quill 9 | 6,781 | Move In |
| 12. | Menara AFA | 4,695 | Move In |
| 13. | Menara MTD | 9,655 | Move out |
| 14. | First Tower (Plaza Metro Klang) | 2,811 | Move out |
| 15. | NAZA TTDI | 1,792 | Move In |

## Aktiviti Pembinaan

Terdapat empat bangunan baru siap dibina dicatatkan dalam tempoh kajian, seperti di bawah:

## *Construction Activity*

*There is four new completion was recorded in the review period, the details are as below:*

Table 9

Construction Activity of Purpose-Built Office in Central Region

| State | Name of Building | Location | Category | Net Lettable Area |
|---|---|---|---|---|
| WP Kuala Lumpur | The Exchange TRX Campus Office | Jalan Tun Razak | Private Building | 25,529 |
| WP Kuala Lumpur | Oxley Towers | Jalan Ampang | Private Building | 33,000 |
| Selangor | Sunway Square Corporate Tower 1 | Jalan Lagoon Selatan, Bandar Sunway | Private Building | 40,180 |
| Selangor | Sunway Square Corporate Tower 2 | Jalan Lagoon Selatan, Bandar Sunway | Private Building | 50,074 |

Table 10

Construction Activity of Purpose-built Office in Central Region

| Stage of Development / State | Selangor | Kuala Lumpur | Putrajaya |
|---|---|---|---|
| Existing Supply | 277 units<br>(4,699,459 s.m.) | 460 units<br>(10,206,257 s.m.) | 46 units<br>(2,542,645 s.m.) |
| Incoming Supply | 1 unit<br>(32,906 s.m.) | 8 units<br>(518,461 s.m.) | 3 units<br>(59,940 s.m.) |
| Planned Supply | 0 | 18 units<br>(736,092 s.m.) | 3 units<br>(39,875 s.m.) |

### Sewa

Secara amnya, penyewaan ruang pejabat stabil bagi kebanyakan bangunan pejabat. Di kawasan segitiga emas WP Kuala Lumpur, Menara Prestige, Jalan Pinang mencatat pertumbuhan sewa pada 9.6% dengan kadar sewa dari RM67.28 s.m.p. hingga RM91.49 s.m.p.

Di Selangor, kadar sewa ruang pejabat kekal stabil. Kadar sewar ruang pejabat tertinggi direkodkan di Sunway Pinnacle dengan kadar sewa daripada RM50.59 s.m.p. hingga RM102.26 s.m.p.

## e. Harta Tanah Riadah

### Transaksi

Tempoh kajian menyaksikan tiga transaksi di wilayah tengah iaitu Pavilion Hotel dan Bayan Tree di WP Kuala Lumpur dan Hotel Klang Histana di Selangor. Bangunan riadah di WP Kuala Lumpur ditandatangani pada 2024, manakala di Selangor pada 2025. Kesemuanya disempurnakan dalam H1 2025.

### Aktiviti Pembinaan

Bagi aktiviti pembinaan, sehingga H1 2025, terdapat 477 hotel (77,827 bilik) penawaran sedia ada, 17 lagi hotel (3,862 bilik) dalam penawaran akan datang dan 13 hotel (3,013 bilik) dalam penawaran yang dirancang.

## 2.3 HARTA INDUSTRI

### Transaksi

Subsektor industri menyumbang 3.4% daripada keseluruhan aktiviti pasaran di Wilayah Tengah. Prestasi pasaran wilayah ini mencatatkan peningkatan dalam bilangan 12.2% kepada 1,562 transaksi (H1 2024: 1,392 transaksi). Sebaliknya, nilai sedikit menurun daripada 1.4% kepada RM7.10 billion berbanding H1 2024 dengan RM7.20 bilion.

### *Rental*

*Generally, rentals of office space were stable for most office buildings. In the WP Kuala Lumpur golden triangle area, Menara Prestige, Jalan Pinang recorded rental growth of 9.6% with rentals ranging from RM67.28 p.s.m to RM91.49 p.s.m.*

*In Selangor, office space rental rates remained stable. The highest rental rate for office space was recorded in Sunway Pinnacle, with rentals ranging from RM50.59 p.s.m. to RM102.26 p.s.m.*

## *e. Leisure Property*

### *Transactions*

*The review period saw three transactions in the Central Region, namely Pavilion Hotel and Bayan Tree in WP Kuala Lumpur, and Hotel Klang Histana in Selangor. Leisure buildings in WP Kuala Lumpur were signed in 2024, while those in Selangor was signed in 2025. All were concluded in H1 2025.*

### *Construction Activity*

*In terms of construction activity, as of H1 2025, there were 477 hotels (77,827 rooms) in the existing supply, 17 hotels (3,862 rooms) in the incoming supply, and 13 hotels (3,013 rooms) in the planned supply.*

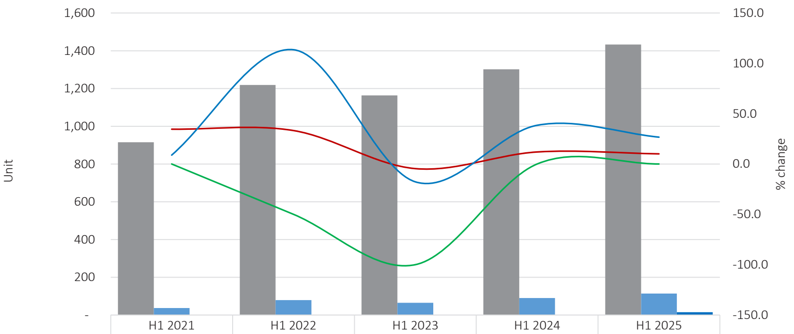
## *2.3 INDUSTRIAL PROPERTY*

### *Transaction*

*The industrial sub-sector contributed a marginal portion of 3.4% to the overall market activity in the Central Region. The region’s market performance recorded an increase of 12.2% in volume to 1,562 transactions (H1 2024: 1,392 transactions). In contrast, value slightly decreases at 1.4% to RM7.10 billion compared to H1 2024 with RM7.20 billion.*

**Chart 21**

**Industrial Property Transactions Volume Trend H1 2021 – H1 2025**



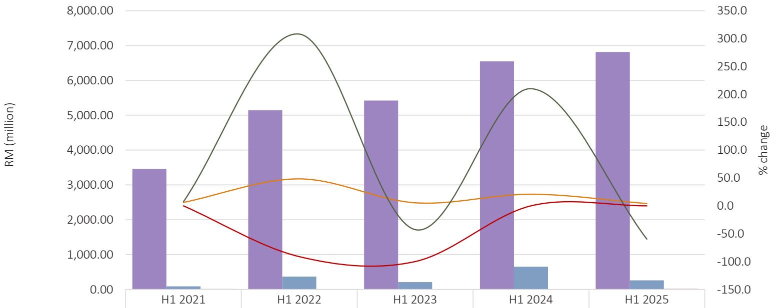
| | H1 2021 | H1 2022 | H1 2023 | H1 2024 | H1 2025 |
|---|---|---|---|---|---|
| Selangor | 915 | 1,219 | 1,163 | 1,302 | 1,433 |
| WP Kuala Lumpur | 37 | 79 | 65 | 90 | 114 |
| WP Putrajaya | 2 | 1 | 0 | 0 | 15 |
| Selangor (%) | 34.6 | 33.2 | -4.6 | 12.0 | 10.1 |
| WP Kuala Lumpur (%) | 8.8 | 113.5 | -17.7 | 38.5 | 26.7 |
| WP Putrajaya (%) | 0 | -50.0 | -100 | 0.0 | 0.0 |

Dari segi nilai transaksi, Selangor dan WP Putrajaya masing-masing meningkat kepada RM6.82 billion (H1 2024: RM6.55 billion) dan RM18.59 million (H1 2024: Nil). Manakala WP Kuala Lumpur mencatat penurunan 59.7% kepada RM262.75 million (H1 2024: RM652.39 million).

*In terms of transaction value, Selangor dan WP Putrajaya increased to RM6.82 billion (H1 2024: RM6.55 billion) and RM18.59 million (H1 2024: Nil) respectively. Meanwhile in WP Kuala Lumpur it decreases to RM262.75 million (H1 2024: RM652.39 million).*

**Chart 22**

**Industrial Property Transactions Value Trend H1 2021 – H1 2025 (RM Million)**



| | H1 2021 | H1 2022 | H1 2023 | H1 2024 | H1 2025 |
|---|---|---|---|---|---|
| Selangor | 3,464.76 | 5,140.37 | 5,420.89 | 6,550.17 | 6,816.90 |
| WP Kuala Lumpur | 89.89 | 366.87 | 210.34 | 652.39 | 262.75 |
| WP Putrajaya | 14.70 | 1.30 | 0.00 | 0 | 18.59 |
| Selangor (%) | 6.1 | 48.4 | 5.5 | 20.8 | 4.1 |
| WP Kuala Lumpur (%) | 7.3 | 308.1 | -42.7 | 210.2 | -59.7 |
| WP Putrajaya (%) | 0.0 | -91.2 | -100.0 | 0.0 | 0.0 |

## Status Pasaran

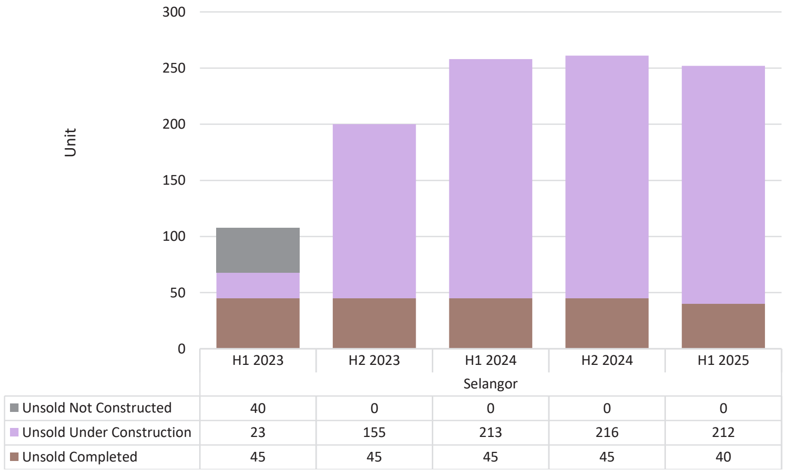
Wilayah Tengah menyaksikan prestasi unit belum terjual yang positif. WP Kuala Lumpur dan WP Putrajaya masing-masing kekal dengan tiada rekod unit belum terjual seperti H2 2024. Selangor merekodkan penurunan sebanyak 11.1% (H2 2024: 45 unit) di peringkat siap dibina tidak terjual dan 1.9% (H2 2024: 216 unit) di peringkat dalam pembinaan belum terjual.

## *Market Status*

*The Central Region recorded positive performance in unsold units. WP Kuala Lumpur and WP Putrajaya remained with no record of unsold units same as H2 2024. Selangor recorded a decline of 11.1% (H2 2024: 45 units) at the unsold completed stage and 1.9% (H2 2024: 216 units) at the unsold under construction stage.*

**Chart 23**

**Industrial Unsold completed and Unsold Units H1 2023 – H1 2025**



| | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 |
|---|---|---|---|---|---|
| Unsold Not Constructed | 40 | 0 | 0 | 0 | 0 |
| Unsold Under Construction | 23 | 155 | 213 | 216 | 212 |
| Unsold Completed | 45 | 45 | 45 | 45 | 40 |

## Aktiviti Pembinaan

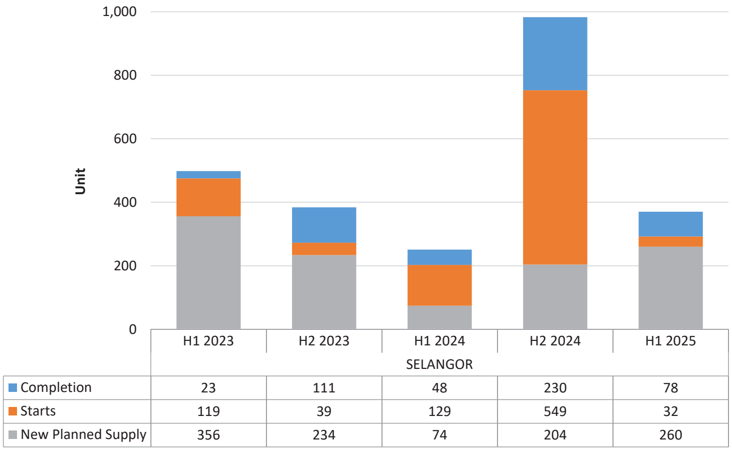
Aktiviti pembinaan di Wilayah Tengah menunjukkan prestasi bercampur. Hanya Selangor mendominasi dan menawarkan unit di pasaran wilyah ini. Unit siap dibina dan penawaran baharu dirancang masing-masing mencatatkan kenaikan 62.5% dan menghampiri tiga kali ganda berbanding H1 2024. Sebaliknya, unit mula dibina menurun 75.2% (H1 2024: 129 unit).

## *Construction Activity*

Construction activities in the Central Region were mixed. Selangor dominated all stages of construction in the region’s market. Completion units and newly planned supply recorded increases *of 62.5% and nearly tripled compared to H1 2024, respectively. In contrast, starts units declined by 75.2% (H1 2024: 129 units).*

**Chart 24**

**Industrial Construction Activity Trend H1 2023 – H1 2025**



| | H1 2023 | H2 2023 | H1 2024 | H2 2024 | H1 2025 |
|---|---|---|---|---|---|
| Completion | 23 | 111 | 48 | 230 | 78 |
| Starts | 119 | 39 | 129 | 549 | 32 |
| New Planned Supply | 356 | 234 | 74 | 204 | 260 |

**Table 11**

**Construction Activity of Industrial in Central Region**

| State<br>Stage of Development | Selangor | Kuala Lumpur | Putrajaya |
|---|---|---|---|
| Existing Supply | 43,295 | 5,138 | 48 |
| Incoming Supply | 1,472 | 0 | 0 |
| Planned Supply | 1,095 | 37 | 0 |

## 3.0 PROPERTY HIGHTLIGHTS

### 3.1 Infrastructure Development

| No. | Infrastructure Projects | Descriptions | Current Development Status |
|---|---|---|---|
| 1. | Light Rail Transit (LRT3), Selangor | • Total Length: 37.0 km<br>• Link Bandar Utama with Johan Setia in Klang<br>• Travel Time: 60 minutes<br>• No. of stations: 20<br>• Expected to be completed by March 2025. | Under Construction: 98.6% completed |
| 2. | East Coast Rail Link (ECRL), Selangor | • This is a east and west coast rail network connecting Kota Bharu, Kelantan to Port Klang, Selangor<br>• The new ECRL alignment for Section C commences from Mentakab, Gombak, Serendah, Puncak Alam, Kapar to Port Klang.<br>• The distance from Mentakab to Port Klang is 204 km.<br>• The project expected to be completed by December 2026. | Stage of completion: 83.4% completed (Overall construction) and 40% for Selangor |
| 3. | Lebuhraya Pantai Barat (LPB) / West Coast Expressway (WCE), Selangor | • The West Coast Expressway (WCE).<br>• Involves the Selangor State Line of 93.8 kilometers and the Perak State line of 139.2 kilometers.<br>• The construction is divided into 11 packages, of which seven are in Selangor and the others are in Perak.<br>• In Selangor, the first six packages are completed and open to traffic. While for Package 7, namely Assam Jawa Elevated Interchange to Tanjung Karang Elevated Interchange is currently under construction. It is divided into Package 7A (19.5 kilometers) and Package 7B (10.0 kilometers).<br>• Package 7 is expected to be completed by 2026. | Under Construction:<br>Package 7A: 100% completed<br>Package 7B: 51.1% completed (Expected to be completed on March 2026) |

| No. | Infrastructure Projects | Descriptions | Current Development Status |
|---|---|---|---|
| 3. | Lebuhraya Pantai Barat (LPB) / West Coast Expressway (WCE), Selangor | • The West Coast Expressway (WCE).<br>• Involves the Selangor State Line of 93.8 kilometers and the Perak State line of 139.2 kilometers.<br>• The construction is divided into 11 packages, of which seven are in Selangor and the others are in Perak.<br>• In Selangor, the first six packages are completed and open to traffic. While for Package 7, namely Assam Jawa Elevated Interchange to Tanjung Karang Elevated Interchange is currently under construction. It is divided into Package 7A (19.5 kilometers) and Package 7B (10.0 kilometers).<br>• Package 7 is expected to be completed by 2026. | Under Construction: Package 7A: 100% completed<br>Package 7B: 51.1% completed (Expected to be completed on March 2026) |
| 4. | East Klang Valley Expressway (EKVE), Selangor | • The EKVE starts from Sungai Long at the SILK Highway in the south to Ukay Perdana in the north. The 39 km spans are a dual carriageway with a closed toll system that accommodates five (5) toll plazas at this interchange;<br>1. Sg. Long Interchange<br>2. Bandar Mahkota Cheras Interchange<br>3. Hulu Langat Interchange<br>4. Ampang Interchange<br>5. Ukay Perdana Interchange<br>• The project was delayed due to several legal and civil disputes and is expected to be fully completed by end of 2025. | Under Construction: 94.0% completed |
| 5. | Sungai Lemas Flood Mitigation Plan Project, Kampung Sungai Ramal Dalam, Selangor | • Sungai Lemas Flood Mitigation Plan Project located at Kampung Sungai Ramal Dalam, Mukim Kajang, Daerah Hulu Langat.<br>• The purpose and objective of this project is to reduce the risk of narrow river flow leading to river overflow and flash floods.<br>• Involved area approximately 15,924.387 square meter involve 19 lots of land title and 6 lots of government land.<br>• The project was gazetted under Section 8 dated on 14th November 2024. | In the midst of compensation hearing and proceedings at the Hulu Langat District Land Office. |
| 6. | Flood Mitigation Projects in Sungai Langat, Selangor | • The flood mitigation project in Sungai Langat involves two phases;<br>○ Flood Mitigation Plan for Sungai Langat Phase 1; in the process of acquiring land and is expected to be completed in 2027.<br>○ Flood Mitigation Plan for Sungai Langat Phase 2; the project is expected to begin this year and be fully completed in 2030. | Under Construction: Site clearing - constructed by phase |
| 7. | Construction of New Water Plant Facility, Selangor | • To ensure adequate reserve margin for clean water supply in Selangor, several new plants will be constructed, including:<br>1. Rasau Water Supply Scheme<br>- Phase 1 – expected to be completed by 2025. Expected to produce clean water supply to Pulau Indah, Port Klang Free Zone (PKFZ), Pulau Ketam, Taman Bukit Lipat Kajang, Seksyen 16, Bukit Raja Industrial - North Port, Bukit Tinggi & Botanik, Bandar Puteri & Putera 2, Taman Sri Andalas, Taman Sentosa, Bayu Perdana, Bandar Klang, Teluk Gedung, Persiaran Raja Muda Musa, Sobena Jaya, Pandamaran, Jalan Tengku Badar and up to Sijangkang (Kuala Langat).<br>- Stage 2 is to produce clean water supply to Klang and Petaling regions. Expected to be completed by 2028.<br>2. Langat Water Supply Scheme Phase 2 – expected to be completed by 2030.<br>3. Labohan Dagang Water Supply Scheme Phase 2 – expected to be completed by 2029.<br>4. Pulau Ketam Desalination Plant – expected to be completed by 2026. | Under Construction: Site clearing - constructed by phase |

| No. | Infrastructure Projects | Descriptions | Current Development Status |
|---|---|---|---|
| 8. | Integrated Development Region in South Selangor (IDRISS) Project, Selangor | • The Selangor government has introduced five incentives to drive investments into its Integrated Development Region in South Selangor (IDRISS).<br>• IDRISS is a strategic economic development effort in southern Selangor that includes various aspects, including education, housing, investment, and transportation, covering an area of 40,000 acres in the district of Sepang and Kuala Langat.<br>• They comprise a special premium scheme, interest-free instalments payment for development charges, tax exemption for vacant land assessment, a 50% discount on the vacant building assessment tax, and business license fee exemption. | Under construction: Site clearing &<br>Land conversion process. |
| 9. | NCT Smart Industrial Park (NSIP), Selangor | • The NCT Group of Companies (NCT Group) has introduced the NCT Smart Industrial Park (NSIP), a significant initiative within the South Selangor Integrated Regional Development (IDRISS), with an estimated Gross Development Value (GDV) reaching up to RM10 billion.<br>• Spanning 296.43 hectares, NSIP is set to showcase cutting-edge infrastructure, artificial intelligence (AI), Internet of Things (IoT) technology, advanced data analytics, and other advancements in digitalization and automation, all planned over a 10-year development period.<br>• The park is expected to become a central hub for the electrical and electronics (E&E) sector, semiconductors, smart logistics, transportation, and industries driven by the Fourth Industrial Revolution (4IR). | Under construction |
| 10. | MRT Circle Line (MRT 3), WP Kuala Lumpur | • Total Length: 50.8 kilometers<br>• No of Stations: 33 (26 elevated and 7 underground)<br>• The circle line is from Bukit Kiara to PPUM<br>• Link densely populated areas such as Mont Kiara, Segambut, KL Metropolis, Titiwangsa, Setapak, Setiawangsa, Ampang, Salak South, Pandan Indah, Pantai Dalam, Cheras and University Malaya. | Land Acquisition Process |
| 11. | Kompleks Sukan Shah Alam (KSSA), Selangor | • Location: Persiaran Sukan, Section 13, Shah Alam<br>• Total land area: 76.08 hectares<br>• Will be resplendent with futuristic, innovative design and green technology.<br>• Redevelopment Cost RM 3.28 billion<br>• **Development phases:**<br>o **First phase:**<br>- The construction of the stadium, parking plaza and integrated terminal is expected to be completed by end of 2026<br>o **Second phase:**<br>- Includes commercial development such as sports. Indoor theatre, commercial space and recreation area that will be completed in 2028.<br>o **Third phase**<br>- Additional facilities as a complement such as Hotel which is expected to be completed by the end of 2029.<br>- Accessibility and comfort are also given priority, with a Light Rail Transit 3 (LRT3) connection, a transport hub, ample parking and wide pedestrian avenues in the plans, all against the backdrop of a sprawling wetland recreational park, underscoring the balance between development and preservation of nature.<br>• KSSA is expected to be fully completed in 2030. | In process of demolition stadium<br>(45% completed) |
| 12. | Flood Mitigation Projects – DBKL, WP Kuala Lumpur | • Projects to improve drainage and drainage systems, flood reservoirs, flood walls and pump systems are allocated under the development budget of DBKL, the Federal Government and KPKT. | Implementation within 2 years starting from 2024 - 2026. |
| 13. | Ampang Road Upgrading Project, WP Kuala Lumpur | • Location: From the intersection of Jalan Tun Razak to MRR2<br>• Scope of Work for Upgrading 3.5km<br>• Construction of road dividers to improve safety.<br>• Installation of streetlights for better lighting.<br>• Construction of footpaths and drains for pedestrian comfort and water management. | Starting February 17, 2025<br>Implementation Period: 1 year<br>(Expected completed on 16 February 2026). |

### 3.2 Mega Project

| No. | Commercial Projects | Descriptions | Current Status |
|---|---|---|---|
| 1. | SA Sentral (Shah Alam Sentral), Selangor | • Location: Pusat Bandar Shah Alam, Section 13, Shah Alam. SA Sentral is in a strategic location, which is only 25 to 30 meters from Dato Menteri LRT Station 3, making it very easy to access.<br>• Total land area: 58.6 hectares<br>• Involving several components of the development of Plaza Alam Sentral (PAS), Plaza Perangsang, SACC Mall, SACC Walk, Shah Alam PKNS Complex, Shah Alam Convention Center (SACC) as well as several areas in Section 14.<br>• GDV: RM3 billion<br>• Based on the principles of '3R-Rejuvenate, Reconnect and Reinvent', SA Sentral will change the urban landscape of Shah Alam with innovative design, sustainable practices and smart and low-carbon city features aiming to attract the interest of a new generation of residents, businesses and visitors.<br>• Development is mixed with the concept of Transit Oriented Development (TOD)<br>• Expected completion of the entire SA Sentral project is within 7 years (2031). | Under construction |
| 2. | Central Park Damansara, Damansara Perdana, Selangor | • Location: Jalan PJU 8/8, Damansara Perdana<br>• Total land area: 10.687 acres (4.3249 hectares)<br>• The details of development are as below:<br>o D'Clover Residences @ Central Park Damansara<br>- land area: 3.27 acres<br>- 1 block of 46 storey building with 593 units services residence.<br>- Selling price starting at RM918,500 to RM1,130,360<br>- Expected to be completed by 2027<br>o D'Terra Residences @ Central Park Damansara<br>- land area: 3.747 acres<br>- 1 block of 49 storey building with 767 units services residence.<br>- Selling price starting at RM749,870 to RM979,330<br>- Expected to be completed by January 2027<br>o D'Teserra Residences @ Central Park Damansara<br>- land area: 3.67 acres<br>- 1 block of 49 storey building with 671 units services residence.<br>- Selling price starting at RM899,140 to RM1,122,660<br>- Expected to be completed by January 2027<br>o D'Vine Residences @ Central Park Damansara<br>- Land area: 2.54 acres<br>- 1 block of 46 storey building with 1,450 units Affordable Serviced Apartment<br>- Selling price at RM270,000<br>- Expected to be completed by September 2026 | **Phase 1**<br>Under construction 80%<br>**Phase 2**<br>Under construction 70%<br>**Phase 3**<br>Under construction 75%<br>**Phase 5**<br>Under construction 90% |
| 3. | Suria Garden @ Puchong, Selangor | • Location: Jalan Puchong Utama 2, Taman Puchong Utama, Puchong, Selangor<br>• Land area: 5.69 acres<br>• Consists of 3 towers of multi-storey serviced apartments with a total of 972 units.<br>• The detail total units per block are as below:<br>o Tower 1 - 444 units of 28 storey serviced apartment,<br>o Tower 2 - 374 units of 27 storey serviced apartment,<br>o Tower 3 - 146 units of 14 storey affordable serviced apartment (RSKU) and 8 units serviced apartment.<br>• Built up area:<br>o Type A - 81.38 s.m.<br>o Type B - 85.18 s.m.<br>o RSKU - 51.65 s.m.<br>• Selling price starts from RM516,800 to RM657,556 and RSKU at RM270,000.<br>• Estimated completion phase 1: May 2027. | Under construction 100% |

| No. | Commercial Projects | Descriptions | Current Status |
|---|---|---|---|
| 4. | Residensi Damansara Avenue 1 (Blok A & B), Selangor | • Location: Persiaran Perdana Bandar Sri Damansara, Mukim Sungai Buloh, District of Petaling, Selangor Darul Ehsan.<br>• Land Area: 6.015 hectares<br>• Gross Development Value: RM 3 billion<br>• Developer: Indo Aman Bina Sdn. Bhd.<br>• Descriptions: Mixed development located at Damansara Avenue, Petaling Jaya, Selangor.<br>• Detail of Development:<br>o 2 blocks of 55-storey Residential Tower including 2-storey of facilities; on 14-storey podium car park including 1-storey of facilities.<br>o 1 block of 40-storey Office Towers including 5-storey of facilities.<br>o 6-storey of retail podium including 3-storey of Medical Center.<br>o 2 levels of basement carpark. Vehicular ramp to Ativo Plaza. Pedestrian Link Bridge to Ativo Plaza and Ativo Suites.<br>o Number of units;<br>- Block A - 634 Units<br>- Block B - 634 Units<br>o Built up area:<br>- Block A: 554 s.f. – 1,230 s.f.<br>- Block B: 539 s.f – 1,181 s.f.<br>o Selling Price:<br>- Block A: RM650,000 – RM1,467,000<br>- Block B: RM663,000 – RM1,471,000<br>• Estimated completion Q1 2028. | Under construction 30% |
| 5. | Astrum Shah Alam, Selangor | • Location: Pusat Bandar Shah Alam, Jalan 14/2, Shah Alam<br>• Land area: 3.487 acres<br>• Gross Development Value: RM550 Million<br>• Developer: Setia Awan Land Sdn Bhd<br>• Detail of Development:<br>o 3 Block Serviced Apartment 32 storey (1,252 Units) and 2 and 3 store shophouses (24 Units).<br>o Built up area: 570 s.f - 1,065 s.f<br>o Selling Price: RM270,000 - RM 951,600<br>• Date of Launching: Phase 1A & 1B (12/7/2024)<br>• Estimated completion 28 May 2027. | Under construction: 10% completed |
| 6. | Serasi Residence (Block 1/2/3), Selangor | • Location: Jalan Putra Indah 5, Putra Heights<br>• Total of Land Area: 6.99 acres<br>• Gross Development Value: RM455 million<br>• Developer: Sime Darby Property (Bukit Raja) Sdn Bhd<br>• Detail of Development:<br>o Numbers of Units:<br>- Block 1: 507 units of 31 storey serviced apartment<br>- Block 2: 419 units of 33 storey serviced apartment & SAMM (Serviced Apartment Mampu Milik)<br>- Block 3: 502 units of 28 storey serviced apartment & SAMM (Serviced Apartment Mampu Milik)<br>o Built up area: 51 - 79 s.m.<br>o Selling Price: RM250,000 – RM619,000<br>• Date of Launching: 22 December 2022.<br>• Estimated completion: 21 December 2025. | Under construction: 60% completed |
| 7. | Gravit8, Klang, Selangor | • Gravit8 is a mixed development project involving apartments, corporate offices, a shopping mall and a hotel which is estimated to cover approximately 15 acres of freehold land in Kota Bayu Emas, South Klang.<br>• The development phase includes:<br>o **First Phase:**<br>- 22 office shop units with the size of 4,909 to 18,190 s.f.<br>o **Second Phase**<br>- Two tower buildings called Nordica and Andria.<br>- A total of 374 units serviced apartments.<br>- Price: RM510,883 - RM787,606<br>- Built-up area: 952 to 1,206 s.f.<br>- There are also 42 affordable housing units with an area of 551 s.f. which will be sold at a price of RM270,000.00 per unit.<br>o **Third Phase**<br>- Development such as offices, boutique hotels, grocery stores, shopping mall. | **Phase 1:**<br>Completed<br>**Phase 2:**<br>Phase 2A & **2B** Completed<br>**Phase 2C**<br>The Tresor Stage of completion: 100%<br>CCC: 1 April 2024<br>**Phase 3:**<br>Future Project |

| No. | Commercial Projects | Descriptions | Current Status |
|---|---|---|---|
| 8. | Interpoint, Bandar Bukit Tinggi, Selangor | • The scheme is situated in Bandar Bukit Tinggi and provides easy access to highways such as KESAS Highway, NKVE, SKVE, and Federal Highway.<br>• Details of development:<br>o Serviced apartment consisting of 998 units, 36 shop units and 30 units office.<br>o Divided into 3 blocks:<br>- Tower A: 332 unit (35 floors)<br>- Tower B: 344 unit (34 floors)<br>- Tower C: 322 unit (33 floors)<br>o Serviced Apartment<br>- Built up area: 722 - 1,207 s.f.<br>- Price: RM 423,800 – RM 841,850<br>o Shop units:<br>- Built up area: 1,690 – 2,917 s.f.<br>- Price: RM1,288,500– RM2,553,088<br>o Office:<br>- Built up area: 667 – 850 s.f.<br>- Price: RM 386,860 – RM 495,000<br>• Expected to be completed by Mac, 2027. | Under construction: 50% completed |
| 9. | Ferrous Fasa A10-01, Alam Impian, Selangor | • The Alam Impian plan provides convenient access highways, including the Federal Highway, KESAS Highway, Elite Highway, and Lebuhraya Kemuning – Shah Alam (LKSA).<br>• Details of development:<br>- 136 units of 2-storey terrace houses.<br>- Built up area: 1,897 - 2,146 s.f.<br>- Price: RM 843,800 – RM 1,283,800.<br>- Expected to be completed by October 2025. | Under construction: 100% completed |
| 10. | Desa Arowana, Jeram, Selangor | • Located at Pekan Kuala Sungai Buloh, Kuala Selangor. Access is available via the Klang-Teluk Intan, LATAR, and WCE highways.<br>• Details of development:<br>o Phase 1:<br>- 106 units of single storey terraced house<br>- 254 units of 2-storey terrace house<br>o Phase 2:<br>- 175 units of 2-storey terrace house.<br>o Single storey terraced house:<br>- Price: RM368,000 – RM 529,000<br>- Land area 130.06 s.m.<br>- Floor area: 105.07 s.m.<br>o 2-storey terraced house<br>- Price: RM 550,000 – RM 663,000<br>- Land area: 167.62 s.m.<br>- Floor area: 226.96 s.m.<br>• Expected to be completed by May 2026. | Under construction:<br>Phase 1 - 65% completed<br>Phase 2 - 60% completed |
| 11. | Hamlet @ The Meadows, Selangor | • The scheme is situated in Tanjung Karang and provides easy access to highways such as LATAR Highway, Guthrie Corridor Expressway (GCE), Damansara-Shah Alam Elavated (DASH) and WEST COAST Expressway (WCE).<br>• Details of development:<br>- 460 units of single storey terrace house.<br>- Built up area: 101.35 – 125.04 s.m.<br>- Price: RM 430,500 – RM 627,300. | Under Construction: 25% completed |
| 12. | Astrum Jelatek/ Ampang, Selangor | • Location: Jalan Ampang/Jalan Jelatek<br>• Land area: 2.5212 hectares<br>• Developer: Green Stone Development Sdn Bhd<br>• Composition of development: 6 towers comprise of 5,228 units of Rumah SelangorKu with price at RM230,000 per unit.<br>• Floor area: 26.02 s.m. (280 s.f.) (Studio type).<br>• The project expected to be completed by October 2026. | Under construction: 60% completed |

| No. | Commercial Projects | Descriptions | Current Status |
|---|---|---|---|
| 13. | Selayang Mutiara Residensi, Selangor | • Location: Taman Selayang Baru, Selayang<br>• Land area: 1.75 hectares<br>• Developer: Shiya Development Sdn Bhd<br>• Composition of development: 260 units apartment.<br>• Floor area: 91.40 s.m.<br>• Expected to be completed by September 2026. | Under construction: 20% completed |
| 14. | Hana Hills, Taman Melawati | • Location: Jalan Melawati 4, Taman Melawati<br>• Land area: 2.61 hectares<br>• Developer: OSK Property Sdn Bhd<br>• Composition of development: 297 units condominium.<br>• Floor area: 88.62 – 109.99 s.m.<br>• Expected to be completed by December 2027. | Under construction: 20% completed |
| 15. | Traders Park @ Cheras Selatan 2, Selangor | • Location: Hulu Langat, Bandar Cheras.<br>• Land area: 2.2267 hectares.<br>• Developer: SCP Balakong Sdn Bhd<br>• Consists of 3 blocks of 27-storey service apartments with a total of 899 units. The detail total units per block are as below:<br>o Blok A – 297 units,<br>o Blok B – 297 units,<br>o Blok C – 305 units.<br>• Size unit: 51.28 – 79.80 s.m.<br>• Price Launch: RM314,000 and above<br>• Expected to be completed in 2025 | Status construction: 100% completed |
| 16. | Lagenda Ardea (Rumah Selangorku), Selangor | • Location: Bernam Jaya, Hulu Selangor<br>• Land area: 19.656 hectares.<br>• Developer: Blossom Eastland Sdn Bhd<br>• Composition of development: 2,340 single-storey terrace houses<br>• Floor area: 84.00 s.m. (904.17 s.f.)<br>• Expected to be completed by December 2027 | Under construction: 10% completed |
| 17. | Residensi Begonia, Selangor Selangorku @ Eco Majestic, Selangor | • Location: This Project is part of the development in the existing project scheme at Eco Majestic. This project is located near the Kajang - Seremban Highway which connects the Lekas Highway to Jalan Semenyih.<br>• Land area: 3.440 hectares<br>• Development consists of 3 blocks of 30 storey with the total unit is 933 units.<br>• Details of development:<br>o Block A – 317 units<br>o Block B – 308 units<br>o Block C – 308 units<br>• This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security.<br>• Built up area: 1,045 s.f.<br>• Price of RM250,000. | Under Construction: 75% completed<br>(Expected to be completed in 2026) |
| 18. | Residensi Oleander Selangorku @ Eco Majestic, Selangor | • Location: Selangorku Oleander Residency @ Eco Majestic is part of the development in the existing project scheme at Eco Majestic.<br>• Land area: 48,563.50 s.m.<br>• Development consists of 4 blocks of 30 storey with the total unit is 1,200 units condominium.<br>• This project also provides facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security.<br>• Built up area: 1,045 s.f.<br>• Price: RM250,000. | Under Construction: 75% completed<br>(Expected to be completed in 2026) |
| 19. | Se'Duduk D'Kajang, Selangor | • Location: Semenyih, Hulu Langat<br>• Land area: 6.92 acres<br>• Details of development:<br>o 1,220 units Serviced Apartment and 25 commercial units.<br>o Type A<br>- Built up area 1,000 s.f.<br>- Three bedrooms and two bathrooms<br>- Launch price @ RM 400,000<br>o Type B Studio unit<br>- Built up area s.f.<br>- Launch price @ RM 270,000.<br>• Expected to be completed in 2027. | Under construction: 35% completed (Clearing Site & Piling) |

| No. | Commercial Projects | Descriptions | Current Status |
|---|---|---|---|
| 20. | Anja Residence, Bangi, Selangor | • Location: Bandar Baru Bangi, Hulu Langat<br>• Land area: 4.02 acres<br>o Details of development: 900 units Serviced Apartment and 37 commercial units<br>o Built up area from 550 – 1,019 s.f.<br>o Price @ RM 490,000 – RM 600,000.<br>• Expected to be completed in 2027. | Under construction: 35% completed (Clearing Site & Piling) |
| 21. | Monkey Canopy Resort, Selangor | • Location: Sg. Long Hill Cheras, Hulu Langat<br>• Land area: 177.707 hectares<br>• Developer: Tiara Assets Sdn Bhd<br>• Monkeys Canopy resort is a top family – friendly destination in Malaysia, Offering exciting waterparks, theme parks and luxurious accommodations;<br>a. Resort<br>b. Ballroom<br>c. Safari escape<br>d. Playland<br>e. Restaurant<br>f. Conquer indoor extreme park<br>g. E-sport Virtual Arena (EVA)<br>h. Water Theme Park<br>i. Dino Desert<br>j. LYL International Karting Circuit<br>k. Spa<br>• Accommodation:<br>a. Deluxe Room – 120 units<br>b. Premium Deluxe Room – 60 units<br>c. Junior Suite – 24 units | Status construction: 100 Completed |
| 22. | Anyra Hills, Ulu Semenyih, Selangor | • Location: Ulu Semenyih, Hulu Langat<br>• Land area: 236.544 hectares<br>• Developer: Goldhill Fortune Sdn Bhd)<br>• Description:<br>o This new development style of agricultural with bungalow lots. The development will be carried out by phases involving more than 300 lots.<br>o Sales prices: more than RM4 million per acre. | Under construction |
| 23. | Off Bandar Tasik Kesuma, Semenyih, Selangor | • Location: Off Bandar Tasik Kesuma, Semenyih<br>• Land area: 202.35 hectares<br>• Developer: Mah Sing Group Berhad<br>• Description:<br>• Details of development:<br>a. 180-unit Double Storey Terrace House (20'X60')<br>b. 366-unit Double Storey Terrace House (20'X65')<br>c. 189-unit Double Storey Terrace House (20'X70')<br>d. 82-unit Double Storey Superlink House (24'X70')<br>e. 190-unit Strata Landed: Double Storey Terrace House (20'X70')<br>f. 118-unit Strata Landed:<br>g. 3-Storey Town House (22'X70')<br>h. Rumah Selangorku (RSKU):<br>o 375-unit (Trio) - 750 s.f.<br>o 375-unit (Quad) - 900 s.f.<br>• Commercial plot - 4.906 acres. | The stamp duty valuation and conversion were carried out by JPPH. |

| No. | Commercial Projects | Descriptions | Current Status |
|---|---|---|---|
| 24. | Serenia City, Selangor | • This project consists of 5 new phases that is Serenia Amalia, Serenia Aiora, Serenia Ariya, Serenia Anisa and Serenia Aqila.<br>• Location: Jalan Pintas Dengkil - WP Putrajaya (FT29), Bandar Serenia, Sepang.<br>• Developer: Sime Darby Property (Serenia City) Sdn Bhd.<br>• Details of development:<br>• **Serenia Amalia:**<br>o 202 units of town house and 230 units single storey terrace house.<br>o Price:<br>o Terrace house: RM250,000 – RM300,000<br>o Town house: RM42,000 – RM100,000<br>o Built up area:<br>o Terrace house: 65.03 s.m.<br>o Town house 65.0 3– 69.68 s.m.<br>o This phase is under the initiative project of affordable housing namely Rumah Selangorku. | 100% completed:<br>(June 2024) |
| | | • **Serenia Aiora:**<br>o 273 units of double storey terrace house.<br>o Land area:<br>- Intermediate/ end lot: 6.10 x 21.34 meter<br>- Cornet lot: 6.60 x 21.33 meter<br>o Built up area:<br>- Intermediate lot: 173.36 s.m.<br>- End lot: 179.95 s.m.<br>- Corner lot: 198.07 s.m.<br>o Price:<br>- Intermediate unit: RM702,888 – RM745,888<br>- End unit: RM869,888 - RM910,888<br>- Corner unit: RM1,121,888 - RM1,162,888 | 100% completed:<br>(November 2023) |
| | | • **Serenia Ariya:**<br>o 324 units of double storey terraced house.<br>o Land area: 6.10 x 21.33 meter<br>o Built up area: 147.62– 207.63 s.m.<br>o Price: RM750,888.00 - RM1,501,888.00. | 100% completed:<br>(June 2024) |
| | | • **Serenia Anisa:**<br>o 408 units of double storey terrace house.<br>o Land area: (6.70 x 21.33) meter – (10.66 x 21.33 meter)<br>o Built up area: 181.24 – 287.24 s.m.<br>o Price: RM805,888 – RM2,407,888. | Expected to be completed in August 2025 |
| | | • **Serenia Aqila:**<br>o 72 units of double storey semi-detached house.<br>o Land area: 12.19 x 24.38 meter<br>o Built up area: 281.47 s.m.<br>o Price: RM1,712,888 – RM2,760,888. | 100% completed:<br>(22 October 2024) |
| | | • **Serenia Anira:**<br>o Involves 296 units of double storey terrace house.<br>o Serenia Anira 1: 84 Units of double storey terrace house<br>o Serenia Anira 2: 96 Units of double storey terrace house<br>o Serenia Anira 3: 116 Units of double storey terrace house<br>o Price: RM735,888 – RM1,297,000 for double storey terrace house.<br>o Built up area:<br>o 172.50 square meters (double storey terrace house) | 100% completed:<br>(22 October 2024) |
| 25. | Compass, Kota Seri Langat, Selangor | • Compass @ Kota Seri Langat is an integrated industrial and logistics hub development located in Kota Seri Langat, Kuala Langat District, Selangor.<br>• The development can be connected via the West Coast Expressway via a special junction as well as a connection to Jalan Langat.<br>• This development offers larger land plot sizes ranging from 9,290.00 s.m. to 92,903.00 s.m.<br>• The following is a brief description of the development:<br>o 80.93 hectares Integrated Industrial Park<br>o Easy access via direct junction to the West Coast Expressway (WCE)<br>o Permanent Tenure Land<br>o Location close to cities, ports and major airports<br>o 24-hour security control system | Under Construction: 79% completed<br>Expected to be completed in May 2025 |

| No. | Commercial Projects | Descriptions | Current Status |
|---|---|---|---|
| 26. | M Senyum @ Salak Tinggi, Selangor | • M Senyum is 40.5 hectares (100 acres) landed residential development located at Salak Tinggi.<br>• The development comprising a total of 1,176 units of double storey terrace. which are:<br>- Residential: Camellia, Camellia 2, Rosalia, Rosalia 2, Wisteria and Wisteria 2<br>- Shop lot: Coming soon<br><br>**Camellia (Phase 1A)**<br>o 262 units.<br>o Land Area: 6.096 meter x 18.28 meter<br>o Selling Price: RM546,000 – RM731,000.<br><br>**Camellia 2 (Phase 1B)**<br>o 270 units.<br>o Land Area: (6.09 meter x 18.28 meter) and (6.09 meter x 21.33 meter)<br>o Selling Price: RM592,000 – RM837,000<br><br>**Rosalia (Phase 2A)**<br>o 139 units<br>o Land Area: (6.096 meter x 21.33 meter)<br>o Selling Price: RM719,000 – RM925,000.<br><br>**Rosalia 2 (Phase 2B)**<br>o 270 units<br>o Land Area: (6.09 meter x 18.28 meter) and (6.09 meter x 21.33 meter)<br>o Selling Price: RM672,000 – RM929,000<br><br>**Wisteria (Phase 3A)**<br>o 150 units<br>o Land Area: (6.096 meter x 18.28 meter)<br>o Selling Price: RM551,000 – RM766,000<br><br>**Wisteria (Phase 3B)**<br>o 195 units<br>o Land Area: (6.096 meter x 18.28 meter)<br>o Selling Price: RM555,000 – RM780,000 | Phase 1A<br>Under Construction: 100% completed by 13 December 2024<br><br>Phase 1B<br>Under Construction: 100% completed By August 2025<br><br>Phase 2A<br>Expected Completion by December 2025<br><br>Phase 2B<br>Expected Completion by April 2026<br><br>Phase 3A<br>Expected Completion by September 2026<br><br>Phase 3B<br>Expected Completion by December 2026 |
| 27. | Gamuda Cove, Selangor | • **Maya Bay**<br>o Development type: 972 units of serviced apartment.<br>o Built up area: 51.09 s.m. – 89.92 s.m.<br>o Price: RM465,800 – RM731,800.<br><br>• **Mio Spring**<br>o The scheme development consists of 2 phases of 618 units double-storey terrace houses launched. The composition is divided into:<br>- Phase 1E-1: 296 Units<br>- Phase 1E-2: 322 Units<br>o Land area: (6.096 m x 19.81 m) – (10.36 m x 18.28 m)<br>o Built up area: 171.59 s.m.– 257.99 s.m.<br>o Price: RM780,000 – RM2,501,952. | 100% completed: (CCC on 2 February 2024)<br><br>Development Stage: 35% completed |
| 28. | Sejati Lakeside 2, Selangor | • **Sejati Lakeside 2**<br>o Sejati Lakeside 2 is another project after completion of Sejati Lakeside (418 units of 2 storey terrace and 2 storey semi-detached in 3 phase) under Paramount Property Sdn. Bhd.<br>o Development type: 234 units of double storey semi-detached house.<br>o The scheme development consists of 2 phases of 234 units double-storey semi-detached houses launched. The composition is divided into:<br>- Phase 1 – 122 units,<br>- Phase 2 – 112 units,<br>o Land area: (10.972 meter x 22.860 meter) – (10.972 meter x 24.382 meter)<br>o Built up area: 223.62 s.m. – 284.19 s.m.<br>o Price: RM1,484,400 – RM2,082,800. | Development stage: Phase 1: 100% completed (CCC on 12 October 2024)<br><br>Phase 2: 90% completed Expected completion: June 2025 |

| No. | Commercial Projects | Descriptions | Current Status |
|---|---|---|---|
| 29. | Senai, Selangor | • Located at Taman Putra Perdana, Puchong.<br>• The scheme development consists of 2 phases of 558 units three-storey link villa. The composition is divided into:<br>o Phase 1: 341 Units<br>o Phase 2: 217 Units (Not yet launched)<br>o Land area: (6.10 meter x 40.49 meter)<br>o Built up area: 180.97 s.m. – 239.04 s.m.<br>o Price: RM1,211,800 – RM2,709,800<br>o Project status: 0 % (Phase 1) | Expected completion in April 2028 (Phase 1) |
| 30. | Urban Renewal Programm – Kampung Sungai Baru Redevelopment Project, WP Kuala Lumpur | • Land Acquisition Under the Land Acquisition Act 1960 (Act 486) for the Kampung Sungai Baru Redevelopment Project, Bandar WP Kuala Lumpur on 38 land titles and 72 strata titles which have been gazette under Section 4 with No. Gazette 9400 dated 18 June 2021 and Section 8 with No. Gazette 9412 dated 21 June 2021.<br>• It's located in Kampung Sungai Baru, a suburb of Kampung Baru, WP Kuala Lumpur. | Land acquisition process: Completed<br>Construction stage: Expected to start in the first quarter of 2025. |
| 31. | Urban Renewal Programm-Flat Rajawali, Jalan Desa Aman, WP Kuala Lumpur | • This project will redevelop 1 block of Rajawali Flat from 80 units to 2- block condominium with 693 units.<br>• All existing owners will acquire one new condominium unit (House Replacement) with this "Key-to-key Home Swap Redevelopment Concept" without involving any costs to the owner.<br>• Built up area 900 s.f. with 3 bedrooms, 2 bathrooms and 1 carpark bay.<br>• With luxurious condominium facilities such as recreation spaces, sports venues, swimming pools, community halls and others. | Land acquisition process: Completed |
| 32. | Merdeka 118, WP Kuala Lumpur | • Location: Jalan Hang Jebat, WP Kuala Lumpur<br>• Land area: 7.6 hectares<br>• The development was divided into three phases.<br>o **Phase 1:** Iconic Merdeka towers with 118 floors and the surrounding infrastructure.<br>o **Phase 2:** 118 Mall and Merdeka Boulevard @ 118 linear park.<br>o **Phase 3:** Three residential towers.<br>• Upon Completion, the Merdeka 118 tower is the region's tallest at 678.90 meters. The figure 118 represents the number of floors in the building.<br>• Spanning over 3.1 million square feet of floor area, the Merdeka 118 tower includes 1.7 million square feet of net lettable area of premium Grade-A rentable office space. | Phase 1: 100% Completed<br>Phase 2: Under Construction - 80% completed |
| 33. | Pavilion Damansara Heights, WP Kuala Lumpur | • Location: Jalan Damanlela, Damansara Heights, WP Kuala Lumpur.<br>• Land area: 16 acres<br>• The integrated development project comprises of three blocks of luxurious residences, nine blocks of corporate towers and the 1.2 million s.f. retail mall.<br>o **Phase 1:** 533,361 s.f net lettable area;<br>o **Phase 2:** 529,353 s.f. net lettable area;<br>o The mall will also offer 1,800 car park bays for its customers<br>o Luxurious residences, new podium office block and hotel is under construction. | Phase 1: Completed<br>Phase 2: under construction – 75% completed Includes 90%- Windsor Suites |
| 34. | Tun Razak Exchange, WP Kuala Lumpur | • Location: Jalan Tun Razak, WP Kuala Lumpur<br>• Land area: 28.3 hectares<br>• The master plan includes a total of 30 buildings with a combined gross floor area of 24 million s.f. spread across the office, retail, hotel, residences and cultural offerings.<br>• The entire TRX development is anticipated to have a gross development value of more than RM40 billion.<br>➢ **The Exchange TRX**<br>o Land area: 17 acres<br>o The development consists a hotel, an office building, a two million square foot shopping mall (The Exchange TRX), and six residential towers with a combined 3,800 residential units (known as TRX Residences). | Completed;<br>▪ Menara Exchange 106<br>▪ TRX Residence A<br>▪ TRX Residence B<br>▪ TRX Mall<br>▪ Menara Affin<br>▪ Menara TS Law<br>▪ Menara IQ<br>▪ Menara Prudential |

| No. | Commercial Projects | Descriptions | Current Status |
|---|---|---|---|
|  |  | ➢ **The Exchange 106**<br>o Height: 445.5 meter<br>o The tallest building in TRX and one of the tallest in Malaysia;<br>o It has 106 floors with massive column-free floor plates ranging from 28,000 s.f. to 34,000 s.f.;<br>o Phase 1 of The Exchange TRX is made up of the retail podium, which comprises two levels and roughly 70 retail shops.<br>o Phase 1 will be focused on food and beverage (F&B), and service-related offerings and combined with The Exchange TRX, will create over 1.5 million s.f. of retail space within the TRX master plan. | Under Construction:<br>▪ Menara Golden Eagle<br>▪ Kimpton Hotel<br>▪ TRX Office Block (Lot C7-10) |
| 35. | Bukit Bintang City Centre (BBCC), WP Kuala Lumpur | • Location: Jalan Hang Tuah, Bukit Bintang, Pudu.<br>• Land area: 19.4 acres<br>• Gross development value: RM8.7 billion<br>• The leasehold project features 1.4 million square feet retail mall, six luxury residential towers, strata offices, hotels and an 80-storey signature tower.<br>• The development was divided into three phases.<br>**Phase 1**<br>o Lifestyle mall;<br>o 43-storey strata office tower;<br>o An entertainment hub;<br>o Hotel;<br>o A live event hall that can accommodate about 2,500 people;<br>o Two towers of serviced apartments;<br><br>**Phase 2**<br>o One office tower; and<br>o Three residential suite towers;<br><br>**Phase 3**<br>o BBCC signature tower. | Phase 1 (Completed):<br>▪ Lalaport BBCC<br>▪ Lucentia Residence<br>▪ SWNK Houze<br>▪ The Stride @BBCC<br><br>Phase 2 and 3:<br>Under construction and expected completion by 2025. |
| 36. | Terra @ Precinct 8, WP Putrajaya | • Location: Precinct 8, WP Putrajaya<br>• A lakeside mixed development with component of luxury apartment, services apartment, waterfront retail, retail mall including offices and event hall<br>• Expected completion - 2024 (extended). | Development Stage:<br>80% completion |
| 37. | Teja (Fasa 1), WP Putrajaya | • Located at Precinct 16, WP Putrajaya<br>• The project comprises 28 units of 2½ storey terraced strata house with freehold tenure.<br>o Type A: 16 units<br>o Type B: 12 units<br>• Land Area from 1,432 - 3,563 s.f.<br>• Build up area from 2,944 – 3,753 s.f.<br>• Selling priced start from RM1,386,000.00 to RM2,981,000.00. | Development Stage:<br>30% completion |

## 3.3 State Government Policy

<table>
<tr><th>State</th><th>Descriptions</th></tr>
<tr><td>Selangor</td><td><b>1. Rumah Idaman</b><br>• Rumah Idaman is an initiative and formula by MBI Selangor and the Selangor State Government to provide a solution for home ownership for Selangor citizens. The objective is to achieve the Selangor State Housing Policy by providing “A Perfect Home for A Family”.<br>• It is an upgraded Rumah Selangorku with better specifications and interior fixtures and fittings like tile, furniture, etc. offered to B40 and M40 that do not own a house yet.</td></tr>
<tr><td></td><td><b>2. Skim Smart Rental and Skim Smart Rental Ownership to Stay (2Stay)</b><br>• Introduced in 2020 and continues until 2024<br>• This programme is affordable rental for a maximum of a 5 years rental period with the option to transition to a rent-to-own scheme.<br>• Tenants are eligible for a 30% rebate of their total rent payment.<br>• The rental of Rumah Selangorku Harapan and Rumah Idaman units is aimed at helping those who find it difficult to get a bank loan to buy their first house as well as helping the low-income group (B40) to own a home for less than RM200,000.<br>• Rumah Selangorku Harapan and Rumah Idaman units are equipped with air conditioning, kitchen cabinets, clothes cabinets and water heaters.<br>• Through the Selangor Budget 2023, the State Government has agreed to allocate RM115 million for the purchases of 500 additional units and aim to prepare up to the year 2025 as much as 3,000 units of the Smart Rental Scheme.<br>• To realize the target of 3,000 Smart Rent Scheme units up to year 2025, the proposed purchase of the Rent Smart Scheme will continue in the year 2024 with a target of 810 units with an additional allocation of RM220 million.</td></tr>
<tr><td></td><td><b>3. Skim Ceria Home Repair Programme</b><br>• This scheme was introduced to repair a house for B40 group which is the property which is considered are not suitable for occupied.<br>• Selangor State Government has allocated RM10 million for the year 2024.</td></tr>
<tr><td></td><td><b>4. Selangor Affordable Homes (Rumah Selangorku 3.0)</b><br>• This policy is provided to supersede the Selangorku 2.0 and have been implemented since 2 April 2018.<br>• This policy still maintained its objective as “Satu Keluarga Satu Kediaman Yang Sempurna”.<br>• Previously Rumah Selangorku have been classified into various types of units, depending on the income level.<br>• Under the Rumah Selangorku 3.0 initiative which was launched in January 2023, there are some changes in the aspect of development zones, development components, specifications, development control and enforcement.<br>• The development has been categorised into 4 zones as follows:<br>- Zone 1: High Density Area<br>- Zone 2: Urban Area<br>- Zone 3: Sub-Urban Area<br>- Zone 4: Rural Area<br><br>• The components of developments as follows:
<table>
<tr><th>Types</th><th>Minimum Area/ No of Rooms</th><th>Selling Price (RM)</th></tr>
<tr><td>Solo</td><td>450 s.f. / 1 Room</td><td>114,750.00</td></tr>
<tr><td>Duo</td><td>600 s.f. / 2 Rooms</td><td>153,000.00</td></tr>
<tr><td>Trio</td><td>750 s.f. / 3 Rooms</td><td>191,250.00</td></tr>
<tr><td>Quad</td><td>900 s.f. / 3 Rooms</td><td>229,500.00</td></tr>
<tr><td>Quad (terraced)</td><td>900 s.f. (20’ x 60’)</td><td>250,000.00</td></tr>
</table>
• Rumah Selangorku 3.0 also offers an option for singles with a 1-room unit of 450 s.f. at a price of RM114,750 for singles aged 30 and under and still working in the city centre.</td></tr>
<tr><td></td><td><b>5. Integrated Development Region in South Selangor (IDRISS)</b><br>• Government Incentives towards IDRISS development project such as follows:<br>- Special premium scheme<br>- Interest free instalment of development charge<br>- Exemption of vacant land Assessment Rate<br>- 50% off for building Assessment Rate</td></tr>
</table>

| State | Descriptions |
|---|---|
|  | **6. Restoration Of Abandoned Housing Projects**<br>• The Selangor State Government through the Selangor Housing and Property Board (LPHS) has taken proactive steps in overcoming abandoned projects problem by ensuring the restoration of abandoned housing projects with the establishment of the Jawatankuasa Pemulihan Projek Terbengkalai (JPPT) for the purpose of discussion and cooperation of all parties involved.<br>• A total of 178 abandoned projects involving 36,342 buyers were recorded to date. The Selangor State Government has successfully completed as many as 101 housing projects in the State of Selangor involving 39,476 housing units since 2007.<br>• In 2024, the State Government has also allocated RM18 million into the Selangor State Tabung Pemulihan Projek Terbengkalai (TEPAT) to accelerate the restoration of abandoned housing projects.<br>• The State Government expects to restore more abandoned projects in Selangor. For example, the state government has spent approximately RM11.4 million to develop infrastructure facilities in the Projek Pembesaran Kampung Koskan in Serendah and Desa Mawar in Kuala Selangor which has been abandoned for more than 20 years. The infrastructure repair works have been fully completed and the residents of the village can now enjoy the new infrastructure facilities.<br>• In addition to using the available remaining TEPAT Fund, the State Government with the cooperation of the Ministry of Housing and Local Government (KPKT) has agreed to restore three (3) abandoned projects in Selangor under the provisions of the Inisiatif Belanjawan 2023 Pemulihan Projek Perumahan Swasta Terbengkalai amounting to RM7.25 million. It consists of two projects i.e. one at Taman Meru Makmur in Klang and another at Pangsapuri Impian Meru, Klang. |
|  | **7. Task Force for Initiative of Issuing Strata Title for Housing and Property**<br>• The State Government plans to establish a committee/ task force to resolve issues related to issuance of strata title for apartments that have been occupied for a long time without strata ownership.<br>• This committee/ task force will be coordinated jointly by the Selangor Housing and Property Board (LPHS) and Selangor Land and Mines Office (Pejabat Tanah dan Galian Selangor) and given an allocation of RM200,000 from the State Government to resolve issues related to the issuance of strata title. |
|  | **8. Strata Community Rewang Programme, Empowering the PPR Community and Smart Rental Scheme (Program Rewang Komuniti Strata, Memperkasakan Komuniti PPR dan Skim Smart Sewa)**<br>• The Strata Community Rewang Programme is a programme that strengthens the role of the community among the residents in the apartments. An estimated RM500,000 will be allocated for this programme. This programme is expected to last for two (2) days and one (1) night with maximum community participation through various events such as gotong royong, sports, cultural performances and so on.<br>• A provision of RM300,000 under the Baikpulih Projek Perumahan Rakyat will be allocated for programmes that are capable for empowering the PPR community and Smart Rent Scheme as well as promotions related to affordable housing. |
|  | **9. Rumah Kerajaan Prihatin untuk golongan B40**<br>• This programme is intended to help the B40 group and the less capable to have a comfortable and safe residence through the implementation of the Program Bantuan Rumah Kerajaan Prihatin. There are two (2) types of assistance under this programme, namely home improvement and assistance to build a new house, which are subject to the conditions set upon.<br>• In 2023, the Selangor State Government will have spent RM1.994 million to help 38 families. This programme continues in 2024 with an allocation of RM2 million and is placed under the Portfolio Pembasmian Kemiskinan. The main focus will be given to home improvement assistance applications to ensure more people can be assisted and reap benefits from the existing provisions. |
| WP Kuala Lumpur and WP Putrajaya | **1. The Kuala Lumpur Local Plan 2040 (PTKL 2040) was officially gazetted on May 28 and came into effect on June 11 2025**<br>• The Kuala Lumpur Local Plan 2040 (PTKL2040) has been prepared in accordance with the provisions of Section 13, Federal Territories (Planning) Act 1982 (Act 267). The framework for the preparation of PTKL2040 is in line with Section 17, Federal Territories (Planning) Act 1982 (Act 267) which provides for the requirement to vary, supplement, revise, repeal or replace the whole or part of a local plan. This plan replaces the Kuala Lumpur City Plan 2020 (PBRKL 2020)<br>• PTKL2040 is the main reference document for planning guidance and control, focuses on balanced physical, economic, social and environmental development. It addresses a range of current and future issues, including the impacts of climate change, rapid urban population growth, technological advancements, demands for smarter mobility, and the need for environmentally friendly and resilient infrastructure. PTKL2040 is widely used in the decision-making process by DBKL and other stakeholders, particularly in the assessment of planning permission applications, development implementation, preparation of sectoral action plans, and reference for investors and professional planners. The plan also serves as a guiding principle for landowners and developers in planning development proposals in line with the city's strategic direction. |

<table>
<tr><th>State</th><th>Descriptions</th></tr>
<tr><td></td><td><b>2. Residensi Wilayah: Development Incentives and Facilities for Developers</b><br>• To encourage the development and provision of RW in the Federal Territory, various incentives and facilities are given to housing developers to balance the cross-subsidy method implemented subject to OSC consideration.<br>• RW construction is exempted from development charges according to the percentage built as follows:
<table>
<tr><th>% Residensi Wilayah</th><th>% of Development Caj Exemption</th></tr>
<tr><td>30%</td><td>30%</td></tr>
<tr><td>50%</td><td>50%</td></tr>
<tr><td>70%</td><td>70%</td></tr>
<tr><td>100%</td><td>100%</td></tr>
</table>
• Contribution of Development Service Money (ISF) for the purpose of road construction is given a reduction of 50 percent.<br>• A reduction in parking ratio calculations may be considered for RW projects in Transit-Oriented Development (TOD) areas.<br>• Developers are eligible for a Special Lane (Green Lane) for land-related matters at Pejabat Pengarah Tanah dan Galian Wilayah Persekutuan (PTGWP) / Unit Jawatankuasa Kerja Tanah Wilayah Persekutuan (UJKTWP).</td></tr>
<tr><td rowspan="3"></td><td><b>3. Rumah Majlis (Council Home), DBKL</b><br>• Rumah Majlis (Council Home) with a minimum area of 750 s.f. per unit on DBKL-owned sites to be rented to qualified city residents at a rental rate lower than the market rate for a certain period. This Council Home will benefit the B40 and M40 groups. Council Home projects under construction as follows:<br>○ Jalan Selimang/ Jalan Siakap.<br>○ Taman Desa<br>○ Alam Damai<br>○ Sungai Besi<br>○ Tasik Permaisuri; dan<br>○ Kuarters DBKL Sentul</td></tr>
<tr><td><b>4. Civil Servant Reserved Unit (CSRU), Urusetia Jawatankuasa Kerja Tanah Wilayah Persekutuan.</b><br>• The Civil Servant Reserved Unit (CSRU) residential unit offering program in the Federal Territory of WP Putrajaya gives Civil Service Members the opportunity to own a house in WP Putrajaya with a 25% price discount.</td></tr>
<tr><td><b>5. Implementation of the WP Kuala Lumpur Urban Renewal, Kementerian Wilayah Persekutuan</b><br>• Renewal or better known as urban renewal is one of the best solutions in managing and solving municipal issues, especially in cities that are experiencing deterioration in infrastructure facilities and an increasingly less habitable living environment. The main objective of this program is to;<br>○ Promote sustainable urban land use<br>○ Increase the value of city real estate<br>○ Improve the quality of the appearance and image of the city<br>○ Create habitable elements<br>○ Improve the quality of life<br>• Among the areas involved in this Renewal program are Seri Labuan Public Housing, Negeri Sembilan Seri Cloud Housing, Kampung Sungai Baru Flats, Taman Segar Flats and Taman Rajawali Flats. Through this program the residents will get a more comfortable and quality replacement house with sufficient facilities.</td></tr>
</table>