



KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH PANTAI TIMUR Separuh Pertama 2025

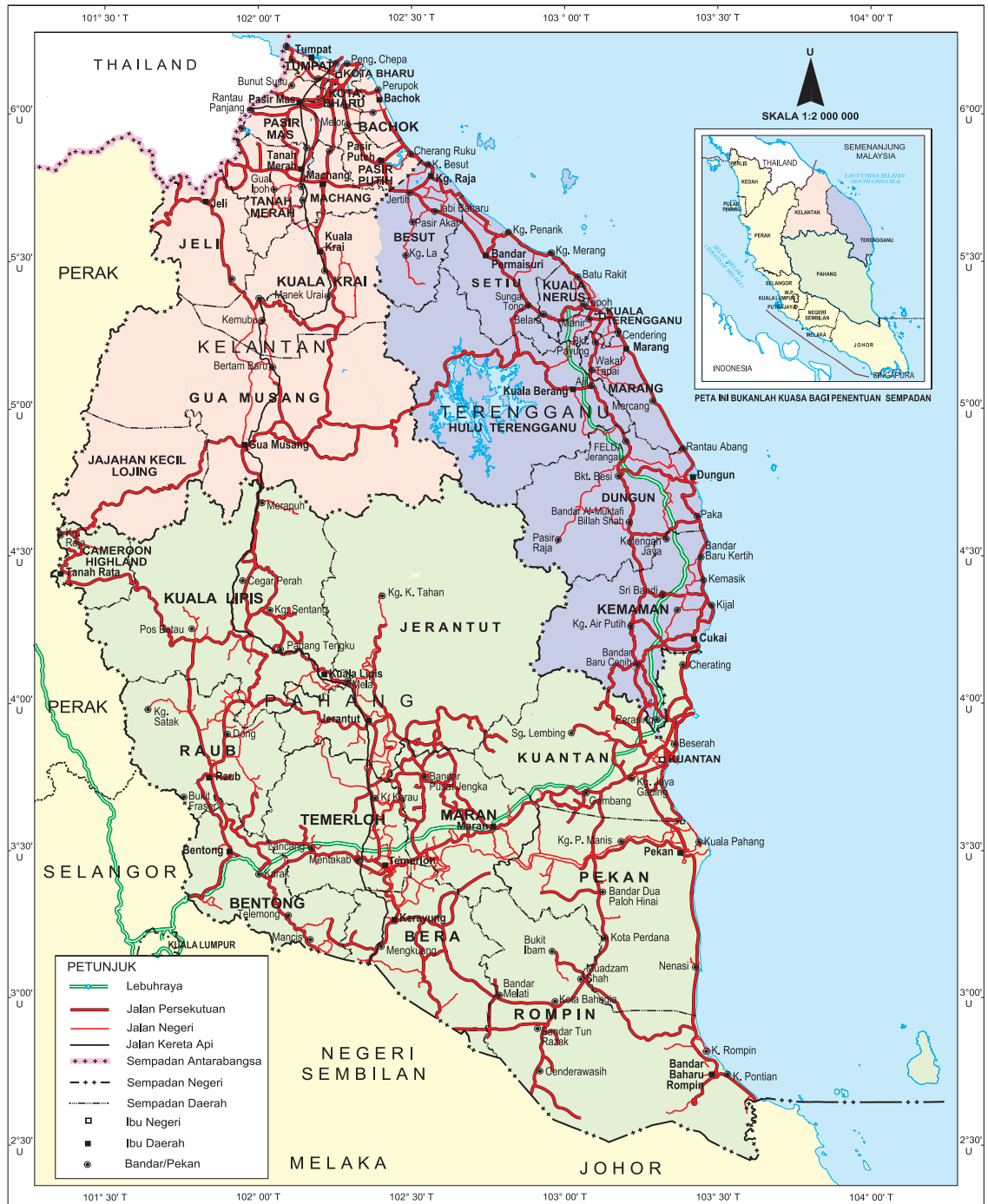
EAST COAST REGION PROPERTY MARKET REPORT First Half 2025



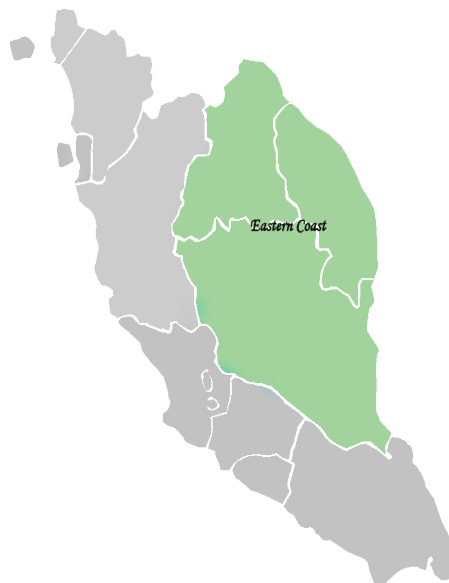
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

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EAST COAST REGION



MARKET ACTIVITY

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

▼ **-1.4%** Volume **32,433** transactions Value **RM6.29** billion ▼ **-3.6%**

18,692 units
RM3.32 billion

1,201 units
RM0.82 billion

143 units
RM0.36 billion

8,887 units
RM1.27 billion

3,510 units
RM0.53 billion



Residential



Commercial



Industrial

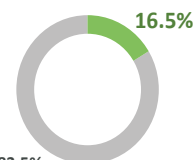


Agriculture



Development Land & Others

Market Share between
Regions (Volume)



83.5%

■ East Coast Region ■ Other Regions

Construction Activity



5,203
Completions

3,473
Starts

2,277
New Planned
Supply



141

284

220



0

1,070

0



1

40

0

Unsold Status



3,966 units @
RM1.35 billion
Unsold Completed

5,282
Unsold Under
Construction

281
Unsold Not
Constructed



857 units @
RM0.57 billion

495

114



622 units @
RM0.26 billion

3,182

0



58 units @
RM0.04 billion

33

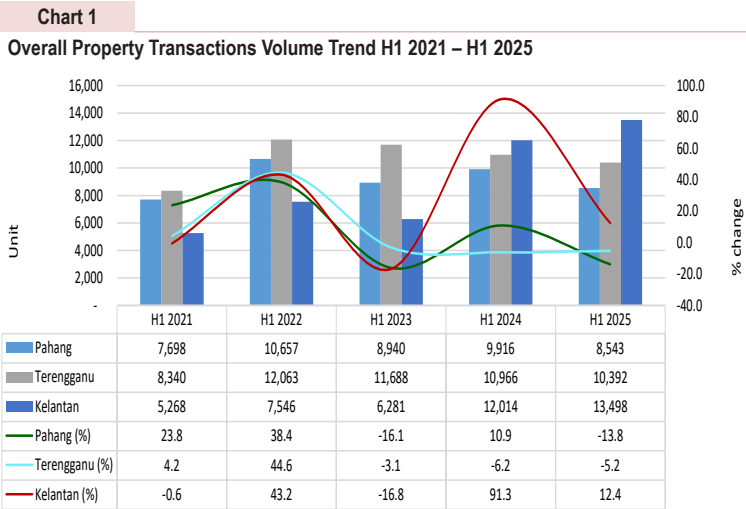
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1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH PANTAI TIMUR

Prestasi pasaran harta tanah di Wilayah Pantai Timur mencatat 32,433 transaksi bernilai RM6.29 bilion, masing-masing menurun sebanyak 1.4% dan 3.6% dalam bilangan dan nilai berbanding H1 2024. Gabungan ketiga-tiga negeri menyumbang 16.5% dan 5.8% daripada bilangan dan nilai transaksi nasional.

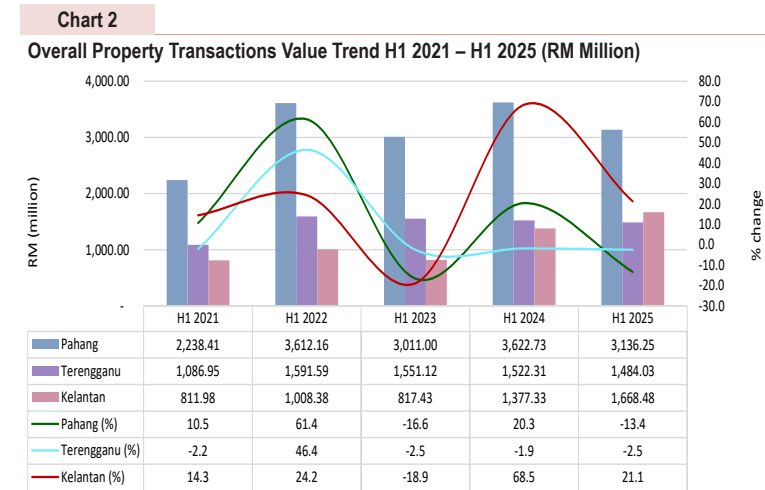
1.0 EAST COAST REGION PROPERTY MARKET OVERVIEW

The performance of the East Coast Region property market recorded 32,433 transactions worth RM6.29 billion, marking a decreased of 1.4% in volume and 3.6% in value compared to H1 2024. The combined total of the three states accounted for 16.5% and 5.8% of the national transaction volume and value, respectively.



Prestasi pasaran harta tanah di Kelantan menaik sebanyak 12.4%, manakala Pahang dan Terengganu masing-masing mencatat penurunan sebanyak 13.8% dan 5.2%.

The performance of the property market in Kelantan increased by 12.4%, while Pahang and Terengganu recorded declines of 13.8% and 5.2%, respectively.

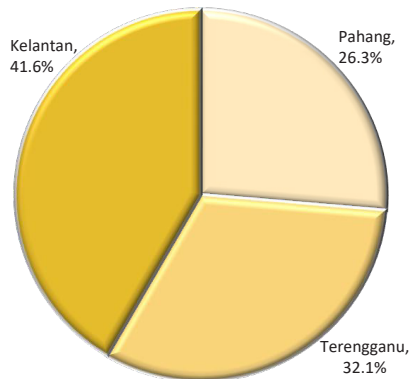


Dari segi nilai transaksi, Kelantan meningkat sebanyak 21.1%, manakala Pahang dan Terengganu masing-masing merekodkan penurunan sebanyak 13.4% dan 2.5%.

In terms of transaction value, Kelantan recorded an increase of 21.1%, while Pahang and Terengganu recorded declines of 13.4% and 2.5%, respectively.

Chart 3

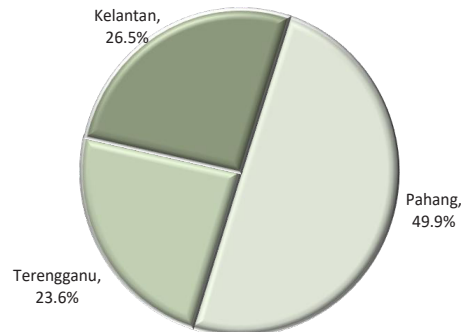
Overall Property Transactions Volume Breakdown by State H1 2025



Mengikut negeri, Kelantan mendominasi jumlah transaksi dalam wilayah dengan 41.6% (13,498 transaksi). Dari segi nilai, Pahang mendahului dalam wilayah dengan 49.9% (RM3.14 bilion) daripada jumlah nilai transaksi.

Chart 4

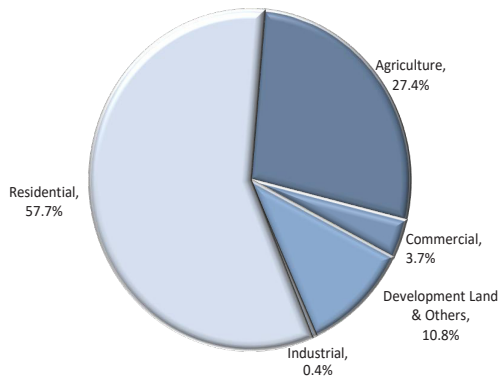
Overall Property Transactions Value Breakdown by State H1 2025



By state, Kelantan dominated the region's overall property transactions volume with 41.6% (13,498 transactions). In terms of value, Pahang led the region with 49.9% (RM3.14 bilion) from the total value transactions.

Chart 5

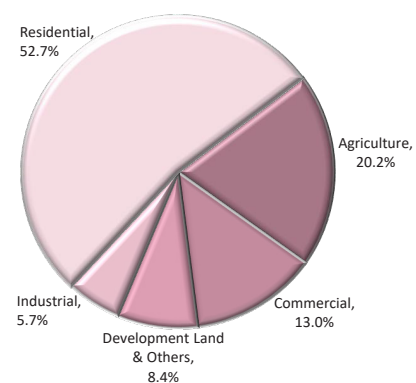
Overall Property Transactions Volume Breakdown by Sub-sector H1 2025



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah di wilayah ini dengan menyumbang 57.7% (18,692 transaksi) dalam bilangan dan 52.7% (RM3.32 bilion) dalam nilai daripada jumlah keseluruhan.

Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2025



By sub-sector, residential sub-sector continued to dominate the region's property activity by contributing 57.7% (18,692 transactions) in volume and 52.7% (RM3.32 bilion) in value from the total transaction.

1.1 PROMINENT SALES

Table 1					
Summary of Prominent Sales Recorded in H1 2025					
No.	State	Property	Location	Transaction Year	Consideration Price
SHOPPING COMPLEX					
1.	Terengganu	Wisma Q	Jalan Engku SAR, Terengganu	2025	RM8,400,000
INDUSTRIES					
2.	Pahang	Kawasan Perindustrian Gebeng	Off Exit Gebeng LPT, Bypass Gebeng, Pahang	2024	RM45,649,000
3.	Pahang	Kawasan Perindustrian Gebeng	Off Exit Gebeng LPT, Bypass Gebeng, Pahang	2024	RM45,649,000
4.	Pahang	Bandar Kecil Gebeng	Off Exit Gebeng LPT, Pahang	2024	RM28,200,000
5.	Pahang	Kawasan Perindustrian Gebeng	Off Exit Gebeng LPT, Bypass Gebeng, Pahang	2025	RM12,735,000
6.	Terengganu	Industri O&G Kerteh	Tmn Biopolimer Kertih, Off Jln Kuantan - Kuala Terengganu, Terengganu	2023	RM11,850,000
7.	Terengganu	Kawasan Industri Teluk Kalung	PT8200 & PT8430, Jalan Panchor, Terengganu	2025	RM10,441,000
LEISURE PROPERTY					
8.	Pahang	Hotel Mandurah	Pantai Berserah, Jalan Kuantan – Kemaman, Pahang	2024	RM14,780,000
ESTATE LAND					
9.	Pahang	Estate Land (993.44 hectares)	Bt 84, Jalan Karak - Kg. Lengkon, Pahang	2024	RM171,772,000
10.	Pahang	Estate Land (421.88 hectares)	Jalan Karak - Kg. Lengkon, Pahang	2024	RM52,082,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Subsektor kediaman merupakan subsektor utama untuk semua negeri. Prestasi pasaran subsektor kediaman Wilayah Pantai Timur bercampur-campur pada H1 2025. Wilayah ini merekodkan 18,692 transaksi, menurun 0.9% dalam bilangan berbanding H1 2024. Kelantan mencatatkan kenaikan dalam bilangan sebanyak 20.9%, manakala Pahang dan Terengganu masing-masing mencatatkan penurunan dalam bilangan sebanyak 14.7% dan 5.5%.

2.0 PROPERTY MARKET ACTIVITY

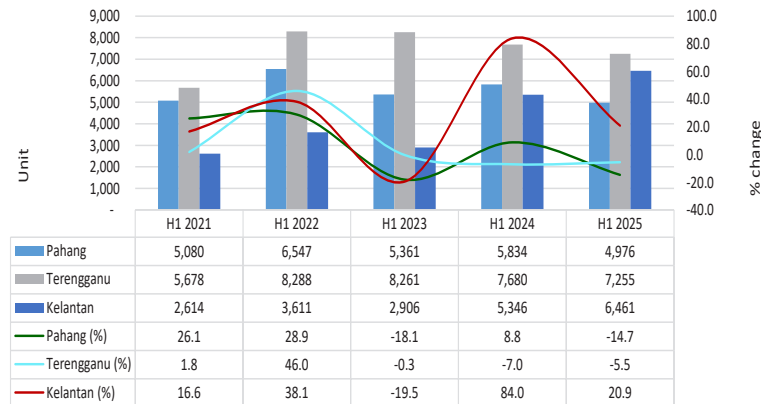
2.1 RESIDENTIAL PROPERTY

Transaction

The residential sub-sector was the main sub-sector for all states. In the East Coast Region, residential market performance showed a mixed trend in H1 2025. A total of 18,692 transactions were recorded, representing a 0.9% decrease in volume compared to H1 2024. Kelantan experienced a notable increase in the number of transactions by 20.9%, while Pahang and Terengganu recorded decreases of 14.7% and 5.5%, respectively.

Chart 7

Residential Property Transactions Volume Trend H1 2021 – H1 2025

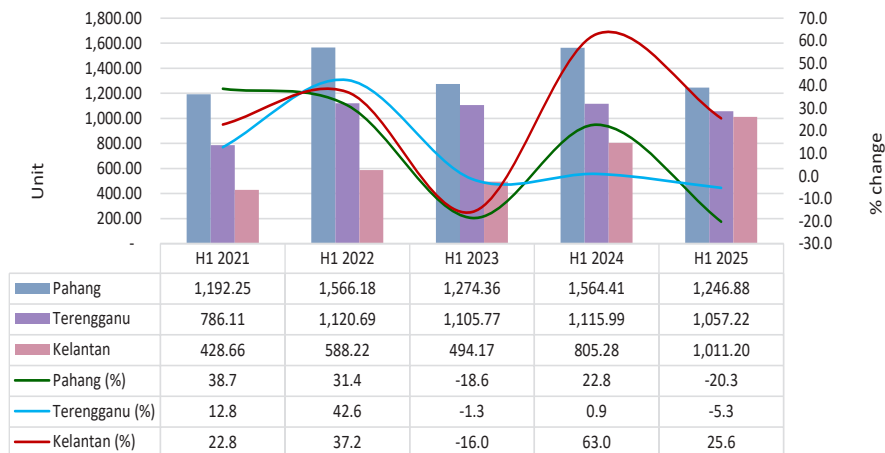


Dari segi nilai transaksi, Kelantan menunjukkan kenaikan sebanyak 25.6% manakala Pahang dan Terengganu masing-masing merekodkan penurunan sebanyak 20.3% dan 5.3%.

In terms of transaction value, Kelantan showed an increase of 25.6%, while Pahang and Terengganu recorded decreases of 20.3% and 5.3%, respectively.

Chart 8

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



Pelancaran Baharu

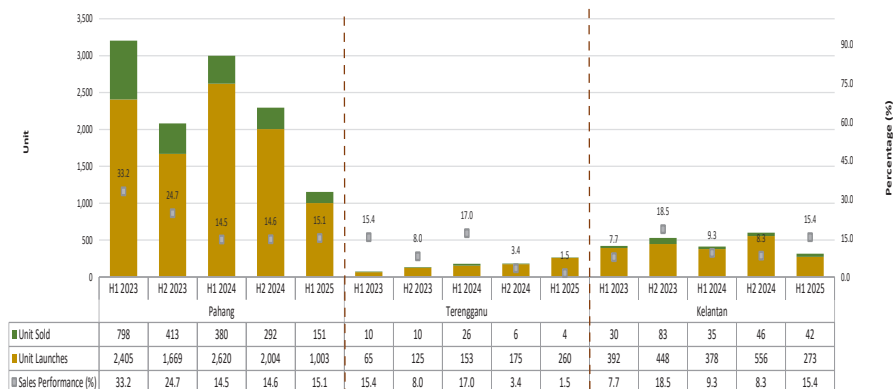
Pasaran utama di Wilayah Pantai Timur menyaksikan prestasi pelancaran baharu merosot di Pahang dan Kelantan. Pahang mencatat 1,003 unit pelancaran baharu, menurun sebanyak 61.7% berbanding H1 2024 (2,620 unit), sementara Kelantan menurun 27.8% kepada 273 unit (H1 2024: 378 unit). Terengganu mencatat 260 unit pelancaran baharu berbanding 153 unit pada H1 2024, meningkat sebanyak 69.9%.

New Launches

The East Coast Region primary market declined for new launches in Pahang and Kelantan. Pahang recorded 1,003 units of new launches, decreased by 61.7% compared to H1 2024 (2,620 units), while Kelantan decreased by 27.8% to 273 units (H1 2024: 378 units). Terengganu recorded 260 units new launches compared to 153 units in H1 2024, an increase of 69.9%.

Chart 9

Residential Newly Launch and Sales Performance H1 2023 – H1 2025



Status Pasaran

Situasi unit kediaman siap dibina tidak terjual menyaksikan pergerakan bercampur dalam tempoh kajian. Unit siap dibina tidak terjual di Wilayah Pantai Timur merekodkan peningkatan lebih dua kali ganda pada H1 2025 (3,966 unit) berbanding H2 2024 (1,833 unit). Mengikut negeri, Kelantan mencatat peningkatan lebih lima kali ganda berbanding H2 2024 (393 unit), diikuti Pahang sebanyak 10.4% berbanding H2 2024 (1,267 unit). Sementara itu, Terengganu merekodkan penurunan 9.8% berbanding H2 2024 (173 unit).

Unit dalam pembinaan belum terjual di Wilayah Pantai Timur menurun 20.4% (5,282 unit) berbanding H2 2024 (6,637 unit). Sementara itu, unit belum dibina belum terjual meningkat 35.7% (281 unit) berbanding H2 2024 (207 unit).

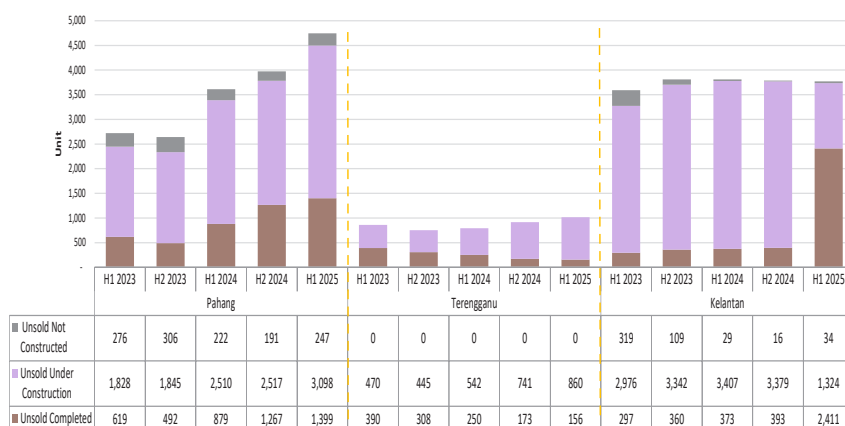
Market Status

The residential unsold completed situation saw mixed movements in the review period. In the East Coast region, unsold completed units increased by more than doubled in H1 2025 (3,966 units) compared to H2 2024 (1,833 units). By state, Kelantan recorded an increase of more than five-fold compared to H2 2024 (393 units), followed by Pahang with 10.4% compared to H2 2024 (1,267 units). However, Terengganu recorded a decrease of 9.8% compared to H2 2024 (173 units).

The unsold under construction unit in the East Coast Region decreased by 20.4% (5,282 units) compared to H2 2024 (6,637 units). Meanwhile, the unsold not constructed increased by 35.7% (281 units) compared to H2 2024 (207 units).

Chart 10

Residential Unsold Completed and Unsold Units H1 2023 – H1 2025



Aktiviti Pembinaan

Unit siap dibina di Wilayah Pantai Timur merekodkan peningkatan lebih dua kali ganda pada H1 2025 (5,203 unit) berbanding H1 2024 (2,241 unit). Mengikut negeri, Kelantan mencatat peningkatan lebih tiga kali ganda kepada 2,652 unit berbanding H1 2024 (609 unit), diikuti Pahang sebanyak 56.9% kepada 1,914 unit berbanding H1 2024 (1,220 unit) dan Terengganu sebanyak 54.6% berbanding H1 2024 (412 unit).

Unit mula dibina di Terengganu, Kelantan dan Pahang merekodkan penurunan, masing-masing turun 46.9%, 16.2% dan 3.4%.

Walau bagaimanapun, penawaran baharu dirancang di Kelantan menunjukkan peningkatan 62.3% berbanding H1 202. Sementara Terengganu dan Pahang masing-masing merekodkan penurunan 71.6% dan 58.7%.

Construction Activity

Completed units in the East Coast region increased more than doubled in H1 2025 (5,203 units) compared to H1 2024 (2,241 units). By state, Kelantan recorded an increase of more than three fold to 2,652 units compared to H1 2024 (609 units), followed by Pahang with 56.9% to 1,914 units from H1 2024 (1,220 units) and Terengganu with growth of 54.6% from H1 2024 (412 units).

Starts in Terengganu, Kelantan, and Pahang declined by 46.9%, 16.2%, and 3.4%, respectively.

However, new planned supply in Kelantan recorded an increase of 62.3% compared to H1 2024, while Terengganu and Pahang recorded decreases of 71.6% and 58.7%, respectively.

Chart 11

Residential Construction Activity H1 2023 – H1 2025

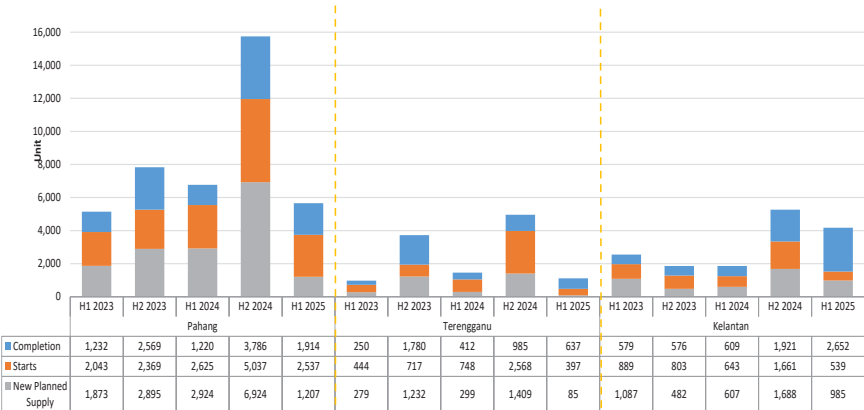


Table 2

Supply of Residential Units in East Coast Region H1 2024

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	313,071	120,195	96,406
Incoming Supply (units)	19,813	10,690	7,145
Planned Supply (units)	22,252	4,010	2,841

Harga

Secara keseluruhan H1 2025, harga harta tanah kediaman menunjukkan pergerakan bercampur-campur. Harta tanah kediaman bertanah di kawasan utama dan stabil mengalami peningkatan modal yang marginal.

Teres satu tingkat di skim yang mantap seperti di daerah Kuantan, Pahang menyaksikan peningkatan masing-masing sebanyak 9.1%, 8.7% dan 7.8% direkodkan di Air Putih, Permatang Badak dan Seri Setali. Bagi jenis harta tanah yang serupa di Terengganu, juga menunjukkan peningkatan 9.8%, 9.1% dan 5.7% masing-masing di Taman Banggol Permai, Taman Soleheen dan Beris Meraga, daerah Kemaman.

Indeks Harga Rumah

Indeks Harga Rumah untuk Pahang, Terengganu dan Kelantan masing-masing berada pada 210.7 mata, 199.0 mata dan 243.2 mata. Harga purata semua rumah Pahang adalah RM278,065 pada Q2 2025^p, menurun daripada RM278,895 pada Q2 2024. Terengganu berada pada RM313,570 pada Q2 2025^p meningkat daripada RM302,606 pada Q2 2024 dan Kelantan adalah RM278,280 pada Q2 2025^p meningkat daripada RM263,527 pada Q2 2024.

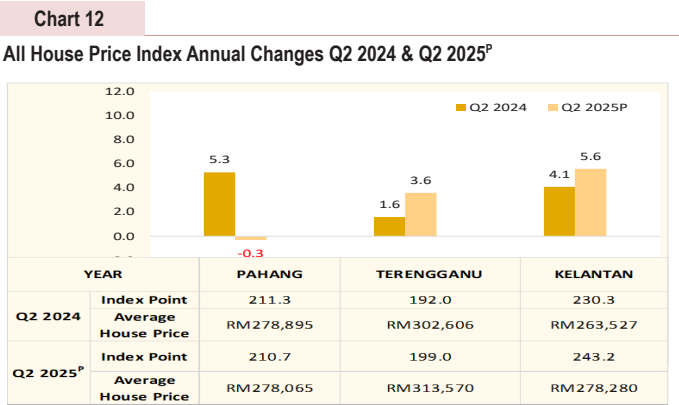
Price

Overall H1 2025, residential property prices showed mixed movements. Landed residential properties in prime and stable areas experienced marginal capital gains.

Single-storey terrace houses in established schemes such as in Kuantan district, Pahang, recorded increases of 9.1%, 8.7%, and 7.8% in Air Putih, Permatang Badak, and Seri Setali, respectively. For the similar property type in Terengganu, also saw an increase of 9.8%, 9.1%, and 5.7% were recorded in Taman Banggol Permai, Taman Soleheen, and Beris Meraga, Kemaman district, respectively

House Price Index

The House Price Index for Pahang, Terengganu, and Kelantan stood at 210.7 points, 199.0 points, and 243.2 points, respectively. The average price of all houses in Pahang was RM278,065 in Q2 2025^p, decreased from RM278,895 in Q2 2024. Terengganu was RM313,570 in Q2 2025^p, increased from RM302,606 in Q2 2024, and Kelantan was RM278,280 in Q2 2025^p, increased from RM263,527 in Q2 2024.



Sewa

Pasaran sewa menggambarkan prestasi bercampur-campur secara keseluruhan dengan pergerakan menaik direkodkan di beberapa kawasan terutamanya bagi rumah teres. Di Kelantan, rumah teres setingkat di Jajahan Kota Bharu iaitu Taman Sri Setia, Taman Sri Aman dan Taman Desa Darulnaim Fasa 3 masing-masing meningkat 5.7%, 10.5% dan 11.8% dengan sewa mencecah RM350 - RM400 sebulan, RM500 - RM550 sebulan dan RM450 - RM500 sebulan.

Rental

The rental market showed mixed overall performance, with upward movements recorded in several areas, particularly for terraced houses. In Kelantan, single-storey terraced houses in the Kota Bharu District, specifically in Taman Sri Setia, Taman Sri Aman and Taman Desa Darulnaim Phase 3, saw increases of 5.7%, 10.5%, and 11.8%, respectively with rents reaching RM350 - RM400 per month, RM500 - RM550 per month and RM450 - RM500 per month, respectively.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Commercial property in the East Coast region recorded 1,201 transactions valued at RM0.8 billion, with an increase of 16.4% in volume, while value saw a decrease of 2.5% compared to H1 2024. The number of transactions in Terengganu, Kelantan, and Pahang increased by 29.6%, 19.3%, and 10.1%, respectively.

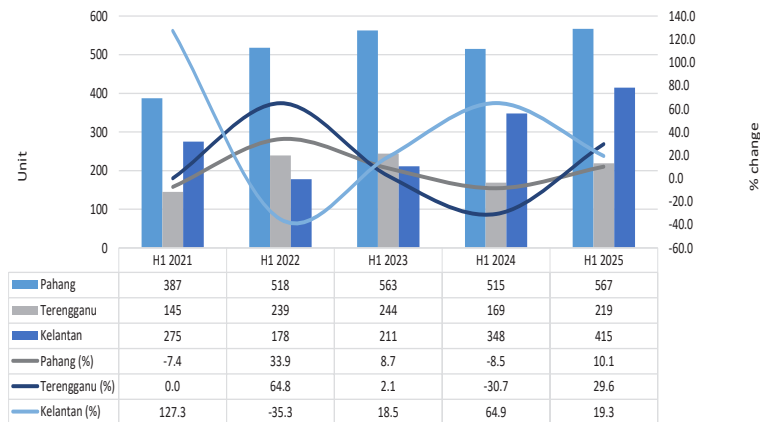
2.2 COMMERCIAL PROPERTY

Transaction

Commercial property in the East Coast region recorded 1,201 transactions valued at RM0.8 billion, with an increase of 16.4% in volume, while value saw a decrease of 2.5% compared to H1 2024. The number of transactions in Terengganu, Kelantan, and Pahang increased by 29.6%, 19.3%, and 10.1%, respectively.

Chart 13

Commercial Property Transactions Volume Trend H1 2021 – H1 2025

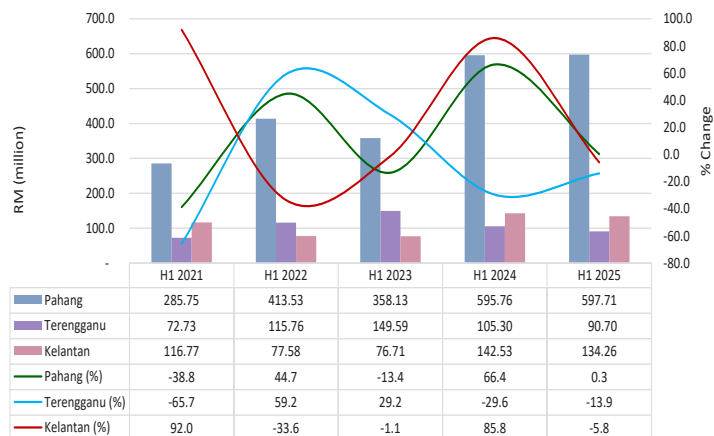


Dari segi nilai, Pahang menunjukkan peningkatan nilai sebanyak 0.3% manakala Terengganu dan Kelantan masing-masing mencatat penurunan nilai sebanyak 13.9% dan 5.8%.

In terms of value, Pahang recorded an increase of 0.3%, while Terengganu and Kelantan showed decreases of 13.9% and 5.8%, respectively

Chart 14

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



a. Kedai

Transaksi

Subsektor kedai di Wilayah Pantai Timur merekodkan 643 transaksi dengan nilai RM419.32 juta pada H1 2025, mencakupi 53.5% dalam bilangan dan 51.0% dalam nilai transaksi harta tanah komersial dalam wilayah ini. Pahang terus memacu pasaran kedai di wilayah ini dengan 373 transaksi bernilai RM264.74 juta, masing-masing menyumbang 58.0% dan 63.1% daripada bilangan dan nilai transaksi kedai. Pahang merekodkan syer pasaran sebanyak 4.1% daripada bilangan transaksi dan 2.9% daripada nilai transaksi kedai. Kelantan menyusul dengan syer pasaran sebanyak 1.7% daripada bilangan transaksi dan 1.0% daripada nilai transaksi kedai.

Status Pasaran

Keadaan unit kedai siap dibina tidak terjual bertambah baik di Terengganu kecuali Kelantan dan Pahang merekodkan sedikit peningkatan. Terengganu (76 unit) menurun 7.3% (H2 2024: 82 unit). Sementara itu Kelantan (398 unit) meningkat 19.5% (H2 2024: 333 unit) dan Pahang (383 unit) meningkat 2.4% (H2 2024: 374 unit). Bagi unit dalam pembinaan belum terjual, Terengganu meningkat 50.0% berbanding H2 2024 (H2 2024: 30 unit) dan Kelantan meningkat 22.6% berbanding H2 2024 (H2 2024: 221 unit). Sebaliknya, Pahang menurun 7.7% berbanding H2 2024 (H2 2024: 194 unit) unit dalam pembinaan belum terjual.

a. Shop

Transaction

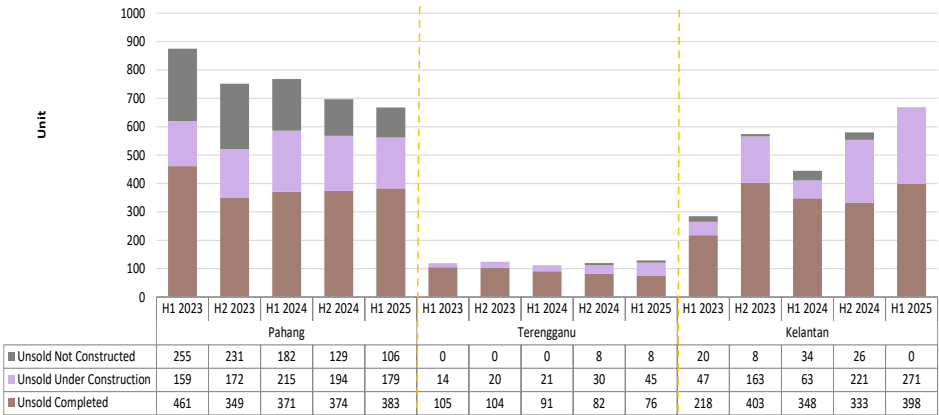
Shop sub-sector recorded 643 transactions worth RM419.32 million in H1 2025, accounting for 53.5% in volume and 51.0% in value of commercial property transactions in the region. Pahang continued to drive the sub-sector with 373 transaction worth RM264.74 million, accounting for 58.0% and 63.1%, respectively of the shop transaction volume and value. Pahang took up 4.1% of the market share in transaction volume and 2.9% in terms of the transaction value of the shop. Followed by Kelantan with a market share of 1.7% in transactions volume and 1.0% in terms of the transaction value of shop.

Market Status

The shop unsold completed situation improved in Terengganu, except for Kelantan and Pahang which recorded a slight increase. Terengganu (76 units) decreased by 7.3% (H2 2024: 82 units). Kelantan and Pahang experienced an increase of 19.5% (398 units) and 2.4% (383 units) compared to H2 2024 (Kelantan: 333 units ; Pahang: 374 units). Similarly, for unsold under construction units, Terengganu and Kelantan increased by 50.0% and 22.6% compared to H2 2024. In contrast, Pahang saw a decrease of 7.7% compared to H2 2024 (H2 2024: 194 units) in unsold under construction units.

Chart 15

Shop Unsold Completed and Unsold Units H1 2023 – H1 2025



Aktiviti Pembinaan

Unit siap dibina di Pahang (96 unit) meningkat sebanyak 21.5% kepada 96 unit (H1 2024: 79 unit). Sebaliknya, Terengganu dan Kelantan masing-masing menurun sebanyak 72.0% (7 unit) dan 69.1% (38 unit).

Mula dibina di Pahang merekodkan 219 unit diikuti Kelantan 51 unit dan Terengganu 14 unit pada H1 2025.

Penawaran baharu dirancang di Kelantan menunjukkan peningkatan sebanyak lebih lapan kali ganda kepada 119 unit berbanding dengan H1 2024 (12 unit). Terengganu juga merekodkan peningkatan sebanyak 33.3% kepada 12 unit berbanding dengan H1 2024 (9 unit). Manakala Pahang mencatatkan penurunan dalam penawaran baharu dirancang sebanyak 19.8% (89 unit) berbanding dengan H1 2024 (111 unit).

Construction Activity

Completed units in Pahang (96 units) increased by 21.5% to 96 units (H1 2024: 79 units). On the contrary, Terengganu and Kelantan decreased by 72.0% (7 units) and 69.1% (38 units), respectively.

Starts in Pahang recorded 219 units, followed by Kelantan with 51 units and Terengganu with 14 units in H1 2025.

New planned supply in Kelantan increased by more than eight-fold to 119 units compared to H1 2024 (12 units). Terengganu also recorded an increase of 33.3% to 12 units compared to H1 2024 (9 units). Meanwhile, Pahang recorded a decrease in planned new supply by 19.8% (89 units) compared to H1 2024 (111 units).

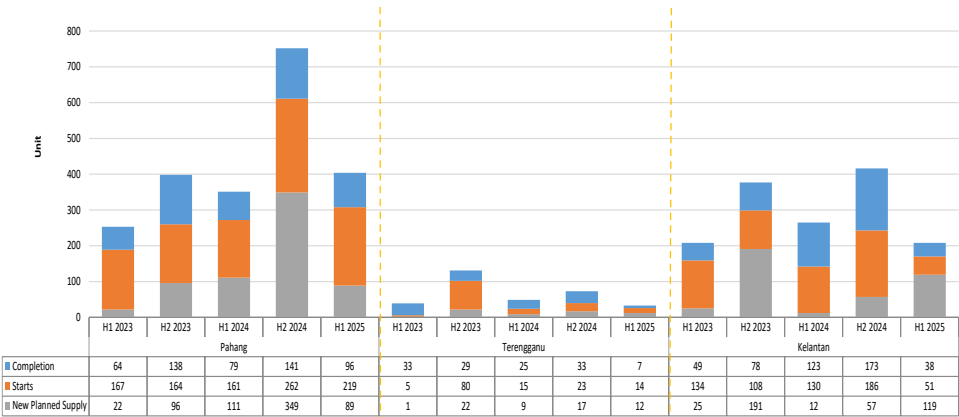
Table 3

Construction Activity of Shop in East Coast Region H1 2025

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	26,385	8,522	14,742
Incoming Supply (units)	1,979	578	1,037
Planned Supply (units)	2,331	425	341

Chart 16

Shop Construction Activity Trend H1 2023 – H1 2025



Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatat di beberapa kawasan. Harga kedai setingkat di Taman Saga Indah Mentakab, Daerah Temerloh, Pahang, meningkat sebanyak 4.2%. Begitu juga dengan kedai dua tingkat di Kampung Padang, daerah Kuantan, Pahang, meningkat sebanyak 2.3%. Manakala harga kedai dua tingkat di Bandar Baru Tumpat dan Cabang 3 Berangan, daerah Tumpat, Kelantan masing-masing mencatat penurunan sebanyak 10.0% dan 6.0%.

Di Terengganu, harga kedai empat tingkat di Pekan Jerjih, Daerah Besut merekodkan kenaikan 8.0% dalam lingkungan harga RM763,000 hingga RM850,000.

Sewa

Sewaan tingkat bawah kedai di wilayah ini umumnya stabil. Sewaan tingkat bawah di Jalan Ahmad Shah, Jalan Temerloh, Jalan Bunga Raya dan Jalan Tengku Ismail, Daerah Temerloh, Pahang masing-masing meningkat 6.7%, 5.9%, 5.5% dan 5.5%.

Begitu juga di Terengganu, peningkatan sewa tingkat bawah kedai direkodkan di Jalan Hiliran, Jalan Kampung Dalam dan Jalan Kamaruddin, Bandar Kuala Terengganu sebanyak 9.5%, 6.8% dan 5.0% dengan sewa antara RM2,100 hingga RM2,500 sebulan.

b. Kompleks Perniagaan

Penghunian dan Ketersediaan Ruang

Tiada transaksi kompleks perniagaan direkodkan dalam tempoh kajian.

Aktiviti Pembinaan

Prestasi subsektor ruang niaga menunjukkan pergerakan yang bercampur. Kadar penghunian di Terengganu mencatat peningkatan kepada 76.0% (H2 2024: 75.7%). Sebaliknya, Pahang dan Kelantan masing-masing mengalami penurunan kepada 75.4% (H2 2024: 76.6%) dan 76.0% (H2 2024: 77.5%).

Price

Shop prices showed mixed movements, with increases and decreases recorded in several areas. The price of single storey shops in Taman Saga Indah Mentakab, Temerloh District, Pahang, increased by 4.2%. Similarly, double storey shops in Kampung Padang, Kuantan district, Pahang, increased by 2.3%. Meanwhile, the prices of double storey shops in Bandar Baru Tumpat and Cabang 3 Berangan, Tumpat district, Kelantan, recorded decreases of 10.0% and 6.0%, respectively.

In Terengganu, the price of four storey shops in Pekan Jerjih, Besut District, recorded an increase of 8.0%, within the price range of RM763,000 to RM850,000.

Rental

Rental of ground floor shops in this region were generally stable. Ground floor rentals along Jalan Ahmad Shah, Jalan Temerloh, Jalan Bunga Raya, and Jalan Tengku Ismail in Temerloh District, Pahang, increased by 6.7%, 5.9%, 5.5%, and 5.5%, respectively.

Similarly, in Terengganu, increases in ground floor shop rentals were recorded along Jalan Hiliran, Jalan Kampung Dalam, and Jalan Kamaruddin in Kuala Terengganu Town, by 9.5%, 6.8%, and 5.0%, respectively, with rental rates ranging from RM2,100 to RM2,500 per month.

b. Shopping Complex

Occupancy and Space Availability

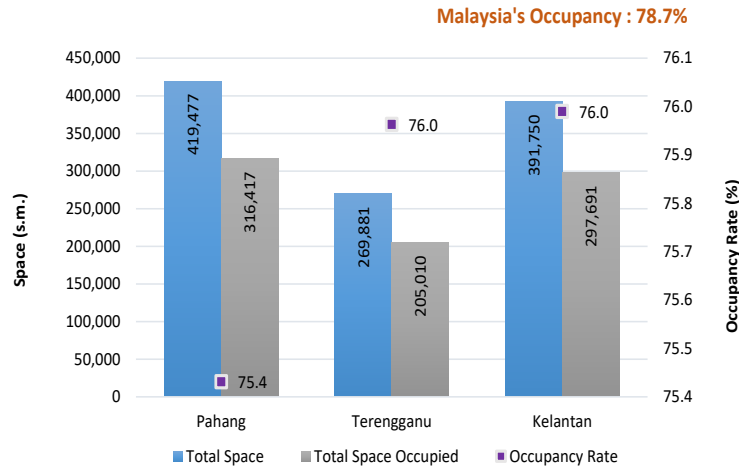
No shopping complexes transactions recorded during the review period.

Construction Activity

The performance of the retail sub-sector showed mixed movements. The occupancy rate in Terengganu increased to 76.0% (H2 2024: 75.7%). In contrast, Pahang and Kelantan recorded declines to 75.4% (H2 2024: 76.6%) and 76.0% (H2 2024: 77.5%), respectively.

Chart 17

Supply and Occupancy of Shopping Complex H1 2025



Aktiviti Pembinaan

Tiada aktiviti pembinaan baharu direkodkan dalam tempoh kajian.

Construction Activity

No new construction activity was recorded in the review period.

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Table 4

Construction Activity of Shopping Complex in East Coast Region H1 2025

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	40 complexes (419,477 s.m.)	40 complexes (269,881 s.m.)	29 complexes (391,750 s.m.)
Incoming Supply	1 complex (6,276 s.m.)	1 complex (7,845 s.m.)	0
Planned Supply	2 complexes (15,373 s.m.)	0	0

Sewa

Pergerakan sewa ruang perniagaan adalah bercampur-campur bergantung kepada jenis dan lokasi harta tanah. Di Pahang, kompleks perniagaan seperti Kuantan City Mall merekodkan peningkatan sewa dalam lingkungan 2.1% hingga 6.3%. Di Terengganu, Giant Hypermarket Kuala Terengganu merekodkan penurunan sewa sebanyak 11.2% manakala di Kelantan pula, Plaza Pasir Puteh, daerah Pasir Puteh merekodkan peningkatan sewa dalam lingkungan 30.1% hingga 30.7%.

Rental

Rental movement of retail space showed mixed performance depending on the type and location of the property. In Pahang, shopping complexes such as Kuantan City Mall recorded a growth in rental ranging from 2.1% to 6.3%. In Terengganu, Giant Hypermarket Kuala Terengganu recorded a decrease of 11.2% while in Kelantan, Plaza Pasir Puteh, Pasir Puteh district recorded a growth in rental ranging from 30.1% to 30.7%.

Table 5

Pertinent Tenant Movements in Shopping Complex in East Coast Region H1 2025

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Terengganu	Paya Bunga Square	70	Move In
2		Mydin Mall	74	Move In
3		Mydin Gong Badak	83	Move In
4		KTCC Mall	779	Move In
5		Giant Hypermarket	140	Move In
6		Jertih Square	167	Move In
7		Casa Limbong	3,751	Move In
8		Paya Bunga Square	-308	Move Out
9		Paya Bunga Sentral	-70	Move Out
10		Mydin Mall	-37	Move Out
11		Mydin Gong Badak	-166	Move Out
12		KTCC Mall	-278	Move Out
13		Jertih Square	-46	Move Out
14	Kelantan	Bazar Tok Guru	7	Move In
15		KB Mall	1,380	Move In
16		Aeon Mall	3,814	Move In
17		Lotus	520	Move In
18		Mydin Hypermarket Tunjong	396	Move In
19		Bangunan Serangkai Emas	14	Move In
20		KB Mall	-1,315	Move Out
21		Plaza Pasir Puteh	-281	Move Out
22		Pantai Timur Hypermarket	-100	Move Out
23		Aeon Mall	-243	Move Out
24		Mydin Hypermarket Tunjong	-1,397	Move Out
25		Lotus	-45	Move Out

c. Pejabat Binaan Khas

Penghunian dan Ketersediaan Ruang

Prestasi subsektor pejabat binaan khas adalah pelbagai. Kelantan dan Pahang merekodkan penurunan kadar penghunian iaitu 92.4% dan 88.6%. Sementara itu, Terengganu mencatat kadar penghunian yang lebih tinggi iaitu 97.1% (H2 2024: 97.0%).

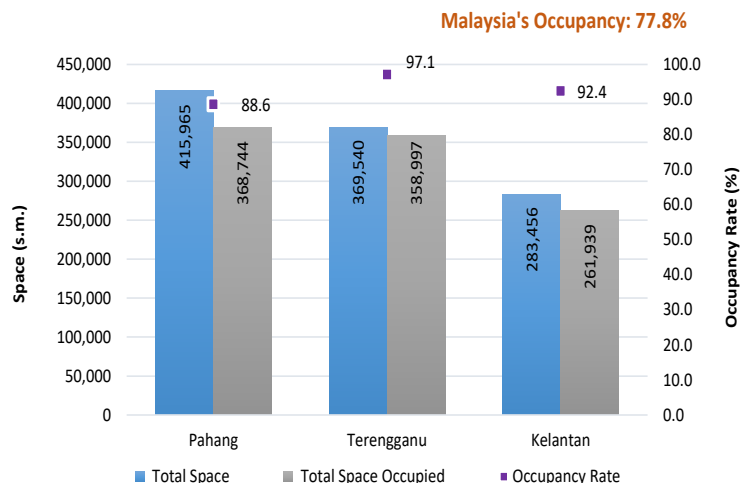
c. Purpose-Built Office

Occupancy and Space Availability

The performance of the purpose-built office sub-sector varied. Kelantan and Pahang recorded a decline in occupancy rates to 92.4% and 88.6%, respectively. Meanwhile, Terengganu registered a higher occupancy rate of 97.1% (H2 2024: 97.0%).

Chart 18

Supply and Occupancy of Purpose-Built Office H1 2025



Aktiviti Pembinaan

Tiada aktiviti pembinaan baharu direkodkan dalam tempoh kajian.

Construction Activity

No new construction activity was recorded in the review period.

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Table 6

Construction Activity of Purpose-Built Office in East Coast Region H1 2025

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	96 complexes (415,965 s.m.)	72 complexes (369,540 s.m.)	68 complexes (283,456 s.m.)
Incoming Supply	0	1 complex (9,704 s.m.)	1 complex (46,988 s.m.)
Planned Supply	0	1 complex (31,760 s.m.)	0

Sewa

Pasaran sewa bangunan pejabat binaan khas kekal stabil di Wilayah Pantai Timur. Di Pahang, peningkatan kadar sewa berlaku di Menara Zenith (8.9%). Begitu juga di Terengganu, kenaikan sewa berlaku di Wisma Kokitab (5.3% - 5.5%), Bangunan Lembaga Tabung Haji (8.3%) dan Wisma Perkeso (8.4% - 18.5%). Di Kelantan, Bangunan AIA mencatat peningkatan sewa dalam lingkungan 17.9% manakala Menara PMBK Jalan Kuala Krai mencatat kenaikan (5.4% hingga 5.5%).

Rental

The rental market for purpose-built office buildings remained stable in the East Coast region. In Pahang, rental rates increased at Menara Zenith (8.9%). Similarly, in Terengganu, rental increases were recorded at Wisma Kokitab (5.3% - 5.5%), Bangunan Lembaga Tabung Haji (8.3%), and Wisma Perkeso (8.4% - 18.5%). In Kelantan, Bangunan AIA recorded a rental increase of around 17.9%, while Menara PMBK on Jalan Kuala Krai recorded an increase of 5.4% to 5.5%.

Table 7

Pertinent Tenant Movements in Purpose Built Office in East Coast Region H1 2025

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1	Pahang	Wisma Delima	311	Move In
2	Kelantan	Bangunan PKINK	249	Move In
3		Bangunan Menara Perbadanan	224	Move In
4		Bangunan UTC	1041	Move In
5		Bangunan Yakin	570	Move In
6		Bangunan Menara Perbadanan	-224	Move Out
7		Bangunan UTC	-922	Move Out
8		Bangunan Yakin	-600	Move Out
9		AIA	-448	Move Out
10		Kompleks Niaga Tabung Haji	-346	Move Out
11		PERKESO	-995	Move Out

d. Harta Tanah Riadah

Transaksi

Terdapat satu transaksi harta tanah riadah direkodkan dalam tempoh kajian iaitu Hotel Mandurah, Pahang telah dipindahmilik pada tahun 2024 dengan harga balasan RM14,780,000.00.

Aktiviti Pembinaan

Tiada aktiviti pembinaan direkodkan dalam tempoh kajian.

d. Leisure Property

Transaction

There was one leisure property transaction recorded during the review period namely Hotel Mandurah, Pahang, which was transferred in 2024 with a consideration price of RM14,780,000.00.

Construction Activity

No new construction activity was recorded in the review period.

Table 8

Construction Leisure Construction Activity in East Coast Region H1 2024

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	305 buildings (26,037 rooms)	251 buildings (11,677 rooms)	91 buildings (4,360 rooms)
Incoming Supply	0	3 buildings (446 rooms)	1 building (144 rooms)
Planned Supply	9 buildings (783 rooms)	2 buildings (316 rooms)	1 building (10 rooms)

2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian telah menyumbangkan syer sebanyak 27.4% kepada jumlah keseluruhan aktiviti pasaran di Wilayah Pantai Timur. Terdapat 8,887 transaksi bernilai RM1.27 bilion, menurun sebanyak 7.0% dalam bilangan dan 9.9% dalam nilai berbanding H1 2024.

Aktiviti transaksi menunjukkan trend yang menurun. Kelantan mencatatkan penurunan sebanyak 15.9%, diikuti oleh Pahang dan Terengganu masing-masing sebanyak 8.0% dan 1.7%. Dari segi nilai transaksi, Kelantan dan Terengganu masing-masing mencatat peningkatan sebanyak 5.1% dan 0.3%, manakala Pahang merekodkan penurunan sebanyak 16.0%.

2.3 AGRICULTURE PROPERTY

Transaction

The agricultural sub-sector contributed 27.4% to the total market activity in the East Coast Region. There were 8,887 transactions worth RM1.27 billion, marking a decrease of 7.0% in volume and 9.9% in value compared to H1 2024.

Transaction activity showed a declining trend. Kelantan recorded a decrease of 15.9%, followed by Pahang and Terengganu with decreases of 8.0% and 1.7%, respectively. In terms of transaction value, Kelantan and Terengganu posted increases of 5.1% and 0.3%, respectively, while Pahang recorded a decrease of 16.0%.

Chart 19

Agriculture Property Transactions Volume Trend H1 2021 – H1 2025

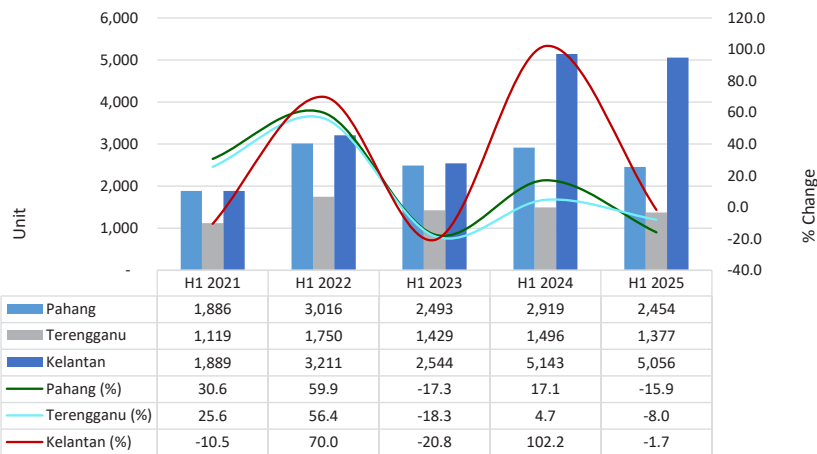
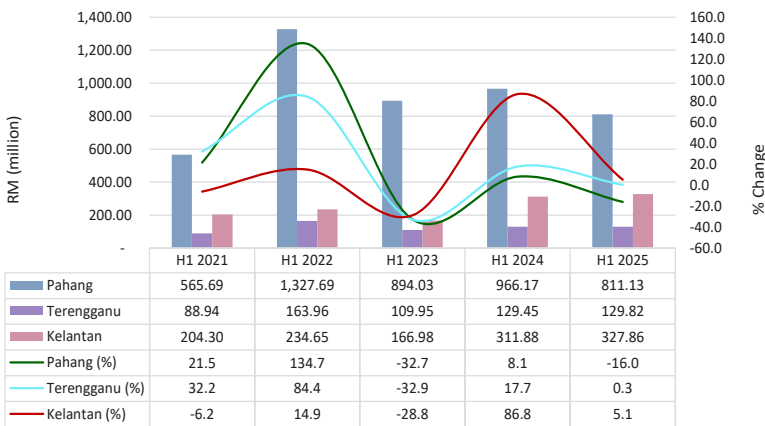


Chart 20

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



Harga

Harga tanah pertanian pada umumnya stabil dengan sedikit pergerakan harga direkod di Kawasan tertentu. Di Kelantan, tanah padi dua kali tanam di Kampung Sabak yang diklasifikasikan sebagai tanah lapisan ketiga telah mencatat harga tertinggi iaitu RM650,000 sehektar. Di Jajahan Tanah Merah, tanah dusun di Jalan Pasir Mas dengan keluasan purata 0.25 hektar mencatat harga RM666,000 sehektar. Sebaliknya, tanah dusun di Jajahan Kuala Krai, khususnya di Kampung Bukit Aring (0.06 hektar), hanya mencatat RM42,000 sehektar.

Sementara itu, transaksi tanah kelapa sawit dan getah adalah aktif di Pahang dan Terengganu mencatat pergerakan harga yang bercampur bergantung kepada lokasi tanah.

Price

Agricultural land prices were generally stable, with slight price movements recorded in certain areas. In Kelantan, double-cropping paddy land in Kampung Sabak, classified as third layer land, recorded the highest price at RM650,000 per hectare. In Tanah Merah District, orchard land along Jalan Pasir Mas with an average size of 0.25 hectares recorded a price of RM666,000 per hectare. In contrast, orchard land in Kuala Krai District, specifically in Kampung Bukit Aring (0.06 hectares), recorded only RM42,000 per hectare.

Meanwhile, transactions for oil palm and rubber land were active in Pahang and Terengganu, with mixed price movements depending on the land's location.

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure	Description	Current Development Status																																																		
1.	East Coast Rail Line (ECRL)	■ Location: Port Klang to Kota Bharu. ■ Connecting areas: Selangor, Pahang, Terengganu and Kelantan. ■ Total length: 665 kilometres double-track, standard gauge railway link.. ■ Project cost/ estimating cost: RM50.27 billion. ■ The Project Background: The ECRL rail network will connect Kota Bharu in Kelantan to Port Klang in Selangor, bridging the East and West Coasts of Peninsular Malaysia. Comprise total of 20 stations, including 14 passenger stations, 5 combined passenger and freight stations, and 1 freight station. 7 stations will be in Pahang namely, Bentong Station, Temerloh Station, Maran Station, Paya Besar Station, KotaSAS Station, Kuantan Port City Station and Cherating Station. The project involved land acquisition of privately owned land, underground land, state land and reserved forest. ■ On 12th July 2027, the ECRL project achieved an important milestone after 16.39 km Genting Tunnel, loacted on the Titiwangsa Range, was dug completely. a) Location: Pahang • Seven stations will be in Pahang namely, Bentong Station, Temerloh Station, Maran Station, Paya Besar Station, KotaSAS Station, Kuantan Port City Station and Cherating Station. • To date, this ECRL project has involved the acquisition of 2,539 lots of land throughout the state of Pahang. The breakdown of the number of lots involved until April 2025 is as follows: Part A : <table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td rowspan="5">Section B (Phase 1)</td><td>Kuantan</td><td>289</td></tr><tr><td>Bera</td><td>4</td></tr><tr><td>Maran</td><td>479</td></tr><tr><td>Temerloh</td><td>243</td></tr><tr><td>Kecil Gebeng</td><td>2</td></tr><tr><td colspan="2">Total</td><td>1,017</td></tr></table><table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td rowspan="5">Section B (Phase 2A)</td><td>Kecil Gebeng</td><td>2</td></tr><tr><td>Kuantan</td><td>141</td></tr><tr><td>Kuantan Port City</td><td>2</td></tr><tr><td>Maran</td><td>186</td></tr><tr><td>Temerloh</td><td>139</td></tr><tr><td colspan="2">Total</td><td>468</td></tr></table><table><tr><th>Section / Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td rowspan="5">Section B (Phase 2B)</td><td>Kecil Gebeng</td><td>17</td></tr><tr><td>Kuantan</td><td>52</td></tr><tr><td>Maran</td><td>133</td></tr><tr><td>Temerloh</td><td>1</td></tr><tr><td>Kuantan (KPC)</td><td>7</td></tr><tr><td colspan="2">Total</td><td>210</td></tr></table> Overall ECRL project completion until May 2025 is 83.38%. 86.03% has been completed in Pahang involved Section B & C. Estimated completion in end of year 2026 with passenger service to begin in phases from January 2027 (Article from The Edge Malaysia dated 12.7.2025: "ECRL project completes boring on 16km Genting Tunner on schedule") Land acquisition process has been started. Hearing and inquiry are ongoing and some of the acquired land has been compensated.	Section/ Phase	District	Lot Nos.	Section B (Phase 1)	Kuantan	289	Bera	4	Maran	479	Temerloh	243	Kecil Gebeng	2	Total		1,017	Section/ Phase	District	Lot Nos.	Section B (Phase 2A)	Kecil Gebeng	2	Kuantan	141	Kuantan Port City	2	Maran	186	Temerloh	139	Total		468	Section / Phase	District	Lot Nos.	Section B (Phase 2B)	Kecil Gebeng	17	Kuantan	52	Maran	133	Temerloh	1	Kuantan (KPC)	7	Total		210
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Total		25																																																																																										

No.	Infrastructure	Description	Current Development Status
		b) Location: Terengganu - ECRL rail network will bridge the East Coast and the West Coast of Peninsular Malaysia by connecting Kota Bharu in Kelantan to Port Klang in Selangor - Total length: 665 kilometres (Terengganu: 262 kilometres) - Total stations: 20 stations (Terengganu: 6 stations. Namely: Chukai Station, Kemasik Station, Dungun Station, Kuala Terengganu Station, Bandar Permaisuri Station and Jerleh Station) - Project done by Malaysia Rail Link (MRL) - An estimated total of 6,200 individual land lots for the entire State of Terengganu will be involved in Land Acquisition for the project c) Location: Kelantan - The alignment for this project starts from Pasir Puteh to Kota Bharu. - Length: 56 kilometres involving 2 main stations that will build in Pasir Puteh and Bandar Baru Tunjong, Kota Bharu. - Project area: 304.9001 hectares (including private and government land) - Project cost: RM50.27 billion (total cost of the project) - Involved 1,555 lots (Phase 1) and 112 lots (Phase 2)	Project Start: February 2019 Expected to be completed in 2026 Project Status: Under construction. 82.45% (overall project) 91.11% (Terengganu) completion stage Under construction, about 89.64% progress The project is expected to be completed in September 2027
2.	Road Upgrading Project from Felda Terapai, Pekan to Felda Mayam, Bera, Pahang	- Involves upgrading a 13.65 kilometres long road worth RM85 million - This project was started on 14/02/2022 and is expected to be completed within 3 years which is on 13/02/2025	Under construction Stage of construction 65.0%
3.	Road Upgrading Project from Jabor – Jerangau Intersection to Sungai Ular Intersection, Kuantan, Pahang (Package 2) from Jabor – Jerangau Elevated Intersection to Kuantan Port Intersection, Pahang	- Land acquisition process involving 11 individual lots. - Involves upgrading works as follows: - Upgrade the existing road to a 4-lane dual carriageway. - Raise the road level in flooded areas. - Upgrading 3 bridges and 3 intersections - Installation of streetlights and traffic lights.	Under construction Stage of construction 24.0%
4.	Project to Build Kampung Mat Daling Jerantut road to Pahang/ Terengganu Border (Phase 3B)	Involved 16 lots located in Mukim Tembeling, Jerantut district. Note The original proposal was 40 kilometer but has been cancelled. Latest construction involved only 3 kilometer for 15 lots only. 1 lot has been cancelled. The expected completion is July 2025.	Under construction and progress development in July 2025 is at 75.0%
5.	Road Upgrading Project from Kampung Rebus to Kampung Doja via Sipang Retang, Jerantut District	Land acquisition process involving 34 individual lots Objective of this project is to improve the quality of the road and facilitate transportation between Kampung Rebus, Kampung Doja, and Sipang Retang in Jerantut District. The road upgrading will support economic development, accessibility, and safety for road users in the area. The main scope of work for this project includes the following activities: - Repairing and upgrading the road structure, such as constructing new asphalt layers, reinforcing the road embankments, and improving the road surface quality. - Construction and upgrading of bridges or crossings where necessary to facilitate traffic flow. - Improvement of drainage systems to prevent waterlogging and flash floods along the road. - Installation of road signage and construction of road shoulders for user safety. - Relocation and reorganization of infrastructure such as electrical lines or water pipes that are involved in the road construction.	Under construction and progress development is at 50.0%

No.	Infrastructure	Description	Current Development Status
6.	Central Spine Road (CSR) Highway Project FT 34 Kota Bharu to Simpang Pelangai, Bentong	i. Package 4 – Kampung Relong to Raub - Section 4A – Kampung Relong to Ladang Jerkoh - Section 4B – Ladang Jerkoh to Segu Lama - Section 4C – Segu Lama to Kuala Dong (5.8 km) - Section 4D – Kuala Dong to Tanah Berchangkul (13.6 km) ii. Package 5 – Raub to Bentong - Section 5A – Raub By-Pass	Under construction with progress development is 92.0% Under construction with progress development is 92.0%. Two (2) additional lots are under land acquisition process Completed but not yet opened to the public Under construction with progress development is 97.0% Completed and has been open to the public
7.	Project to upgrade Lubuk Kulit – Sungai Ular Road, Lipis District, Pahang	Involved 32 lots located in Mukim Telang and Mukim Batu Yon, Lipis District The details of the project are as follows : - Location: Lubuk Kulit-Sungai Ular - Land area: 3.5509 hectares (8.7745 acres) - Developer/ Contractor: Nara Impian Sdn Bhd - Applicant Agency: Kementerian Kemajuan Desa dan Wilayah (KKDW) - Project Cost: RM42,639,303.00 approximately - Project Launches: 28 September 2023 - Expected Completion: 15 Jun 2027 - Descriptions: The development involved 32 agriculture lots located in Mukim Telang and Mukim Batu Yon, Lipis District - The project entails the following upgrading works: - Upgrade the existing road - Prevention from flood	Land acquisition process settled. Under constructed with progress development is 20.0%
8.	Semantan River Integrated River Basin Development Project, Temerloh Phase 1, Pahang Darul Makmur: Semantan River Flood Mitigation Plan in Mentakab Town	Land acquisition process involving 32 individual lots. - Objective of this project is to reduce flood risks in areas around Semantan River, particularly in Mentakab Town and surrounding areas. This is part of a long-term effort to enhance safety and well-being of residents and to ensure sustainable development in the area. The main activities involved in Phase 1 include: - Construction of flood protection structures such as channels, dams, and river embankments. - Maintenance and improvement of drainage systems in areas frequently affected by floods. - Dredging and excavation of the river to ensure smooth water flow and reduce the risk of flash floods. - Development of water retention areas to help accommodate higher water flows during the rainy season.	1st hearing has been completed on 24 June 2024 2nd hearing has been completed on 26 - 27 September 2024 Under construction and progress development at June 2025 is 32.0%.
9.	Road Upgrading Project for Federal Route FT1486 from Bukit Goh Signalized Junction to KotaSAS, Kuantan District, Pahang Darul Makmur	- The land acquisition involves 34 lots in the Mukim of Kuala Kuantan, Kuantan District - The project has been approved under the 12th Malaysia Plan, which involves upgrading the existing road from 2 lanes to 4 lanes, starting from the Bukit Goh Intersection to Kotasas, covering a distance of 9 kilometers.	This project is still in the initial construction phase, involving excavation and land reclamation, site cleaning, as well as routine maintenance work.

No.	Infrastructure	Description	Current Development Status
10.	Integrated River Basin Development Project (PLSB) of the Kuantan River, Flood Mitigation Plan for the Kuantan River Phase II (Package 2 and Package 3), Kuantan District, Pahang	The land acquisition involves 118 lots in the Mukim of Kuala Kuantan, Kuantan District The Flood Mitigation Project (RTB) and Integrated River Basin Development (PLSB) for the Kuantan River in Kuantan involve several packages, including Package 1 which upgrades the Belat River and constructs flood prevention structures. Package 3, on the other hand, involves the construction of flood barriers in Cenderawasih Village and the improvement of existing barriers in Sungai Isap Village and Sungai Semantan Temerloh Phase 1. Additionally, there are site cleaning works for the construction of flood barriers for the PLSB Kuantan River, the Kuantan Flood Mitigation Plan (RTB) Phase II, Kuantan – Package 2 at Sungai Pandan. Here are some additional details about the project: • Project Value: Four RTB and PLSB projects in Pahang worth RM501 million. • Status of Package 1 PLSB Kuantan: Completed. • Package 3 PLSB Kuantan: Involves the construction of flood barriers at specific locations. • Site Cleaning Work: Currently being carried out for the construction of flood barriers at Sungai Pandan. • Project Purpose: To reduce the risk of recurring floods in affected areas.	Land hearing by JKPTG in July 2025
11.	Road Connectivity Project from Kampung Tuit to Kampung Mat Daling and Bridge Access to Sekolah Kebangsaan (SK) Gusai, Jerantut District, Pahang Darul Makmur (Package 2A & 2C)	For Package 2A, the land acquisition involves 55 lots in the Mukim of Ulu Tembeling, Jerantut District. While land acquisition for Package 2C involves 16 lots in the Mukim of Ulu Tembeling, Jerantut District This project involves four (4) development packages, namely Package 2A, 2B, 2C, and 2D. The scope of work for each involved package is as follows: • Phase 2A – upgrading the village road with a 4km R1 specification • Phase 2B – upgrading the village road with a specification of R1 along 11.8km (3 Bridges) • Phase 2C – 4.3 km Main Road (1 Bridge) • Phase 2D – Build Bridge (220Meter) & 3 Small Bridge as well as 5km of connecting road The estimated cost of the project for the entire packages is RM143 million. The project summary for the implementation of packages 2A and 2C is as follows: • Developer/ Contractor: Khairi Consult Sdn Bhd • Applicant Agency: Kementerian Kemajuan Desa dan Wilayah (KKDW) • Descriptions: The development involved 55 agriculture lots for Package 2A and 16 agriculture lots for Package 2C located at Mukim of Ulu Tembeling, Jerantut District	Land hearing by JKPTG in July 2025

No.	Infrastructure	Description	Current Development Status
12.	Upgrading the road from McDonald's to Brinchang / Time Tunnel (F59) and Built a One Way Loop at Kea Farm, Cameron Highlands District, Pahang	Land acquisition process involving 7 individual lots at Mukim Hulu Telom, Cameron Highlands District - The details of the project are as follows : - Location: Kea Farm - Developer/ Contractor: Ahmad Zaki Resources Berhad - Applicant Agency: Kementerian Kerja Raya (KKR) - Project Cost: RM71,460,000.00 approximately - Descriptions: The development involved 7 individual lots located in Kea Farm, Mukim Hulu Telom, Cameron Highlands District - The project entails the following upgrading works: - Upgrade the existing road from 2 way to one way loop to alleviate traffic congestion at the popular tourist destination at Kea Farm	Completed site visit for land acquisition and valuation by JPPH. But there is change in the land acquisition lineup which need to re-hearing
13.	Upgrading Marang River Bridge project	- Location: Marang, Terengganu - Connecting Kuala Terengganu – Marang – Kuantan - Length: 1.5 kilometres - Project cost/ Estimating Cost: RM435.8 million - Contractor: GPQ-LGBE JV	Project Start: 9 December 2021 The project is expected to be completed and fully operational by October 2025 Project Status: Under construction 51.7% as of June 2025
14.	Coastal Erosion Control Project in Kuala Nerus	- Location: Pantai Tok Jembal, Pantai Mengabang Telipot dan Pengkalan Maras, Kuala Nerus Terengganu - Project cost/ Estimating cost: RM69.9 million - Contractor: GPQ Sdn Bhd	Project Start: July 2023 Expected Completion Date: September 2026 Project Status: Under construction 28.34%
15.	Bukit Payung Flood Mitigation Plan	- Location: Bukit Payung, Marang, Terengganu - Project cost/ Estimating Cost: RM60 million - Contractor : Nil (Tender stage)	Project Status: Tender procurement stage
16.	New office of Mineral and Geoscience Department Terengganu Project	- Location: Pusat Pentadbiran Bukit Besar, Kuala Terengganu, Terengganu - Land Area: 1.9904 hectares - Contractor: Merak Kayangan Sdn Bhd - Project cost/ Estimating cost: RM25.3 million - The project consists of a 4 storey office building, a chain building block, heavy vehicle covered garage and others	Project Start: July 2022 Expected Completion Date: July 2025 Project Status: Under construction 35.0% as of June 2025
17.	Integrated River Basin Development Project for Sungai Kemaman, Kemaman, Terengganu (PLSB)	- Location: Sungai Kemaman, Kemaman, Terengganu - The project aims to solve the problem recurring floods in Bandar Chukai by building new drainages, straightening rivers and to build other infrastructure. This development consists of the following developments: - Phase 1: Floodway from Paman to Tasik Bungkus - Phase 2: Riverbank Binjai from Paman to Bukit Kuang - Phase 3: Left and Right riverbank of Kemaman River and reservoir pond - Project cost/ Estimating Cost: RM300 million	Project Status: Tender procurement stage

No.	Infrastructure	Description	Current Development Status
18.	The Floating Solar Farm Project at Tasik Kenyir	Location: Tasik Kenyir, Hulu Terengganu. - The project aligns with the government's goals to: - Reduce dependence on fossil fuels - Increase renewable energy (RE) generation - Support Malaysia's carbon-neutral target by 2050 - Stakeholders: TNB, SEDA, KETSA, state authorities - Developer: Terengganu Inc Sdn. Bhd & TNB Genco - Total capacity: 2,500 MW (Phase 1: 640 MW, cost: RM2 billion)	Project Status: Following the completion of the EPCC tender, the project has entered the design stage
19.	Maktab Rendah Sains Mara (MRSM) Dungun project	- Location: Dungun, Terengganu - The project aims to provide a campus with the best infrastructure covering an area of 68 acres. - Project cost/ Estimating Cost: RM97.4 million	Project Start: 29 March 2021 Expected Completion Date: 14 July 2025 Project Status: Under construction 90.0%
20.	Hospital Kijal, Kemaman	- Location: Kijal, Kemaman - Land Area: 22 hectares - Contractor: Ufuk Semarak Sdn Bhd - Project cost/ Estimating Cost: RM420,000,000.00 - The project consists, 9-storey hospital building will accommodate a total of 300 beds for patients - Which includes 2 special intensive care units (ICU), 8 critical care unit operating room (CCU) and cardiac rehabilitation centre - Contractor: Ufuk Semarak Sdn Bhd	Project Start: 27 November 2017 Expected Completion Date: August 2024 (delayed) Project Status: Under construction 85.0%
21.	Kemasik Flood Mitigation Plan (RTB) Project	- Location: Sungai Kemasik, T13 Kampung Baru, Kemasik. - Contractor: Iswarabena Sdn.Bhd - Project cost/ Estimating Cost: RM 60,000,000.00	Project Start: 28 March 2022 Expected Completion Date: 23 March 2025 Project Status: Completed
22.	The Besut River Estuary Conservation Project	- Location: Muara Sungai Besut, Kuala Besut, Besut, Terengganu - Contractor: Perbudi Sdn. Bhd - The project scope includes the construction of breakwater forts in the northern and southern parts of the estuary measuring 1.3 kilometers and 1.85 kilometers long respectively - The project Department of Irrigation and Drainage (JPS) involving an expenditure of RM250 million is expected to be completed in December 2025 - The project involved the construction of a cliff protection at Kampung Sungai Nail, work to deepen the bot passage and beach nourishment along the north shore of the Sungai Besut	Project Start: 17 May 2023 Expected Completion Date: 12 November 2024 (delayed) Project Status: Under construction 61.2%
23.	Road Construction From Jalan Pantai Dendong to Bukit Keluang, Besut	- Location: Bukit Keluang, Besut, Terengganu - Construction of a three kilometres road with two bridges crossing the Bukit Keluang river - Bridge 1 spans 100 meters over Sungai Keluang Besar and Bridge 2 crosses Sungai Keluang Kecil with a length of 40 meters - Project cost/ Estimating Cost: RM 47.05 million - Contractor : MK Services Sdn. Bhd.	Project Start: 22 August 2021 Expected Completion Date: 14 June 2025 Project Status: Under construction 96.5%

No.	Infrastructure	Description	Current Development Status
24.	Construction and Upgrading of Jerteh Integrated Bus and Taxi Terminal, Besut	- Location: Bandar Jerteh - Project cost: RM14,283,211 - Contractor: Selenggara Timur Sdn Bhd	Project Start: 26th Disember 2024 Expected Completion Date: 23rd June 2027 Project Status: Under construction. Project completion has reached 3.2%
25.	FT209 and FT131 Road Upgrading Project	- Location: From Pasir Hor Interchange to Panchor, Kota Bharu, Kelantan - Project area: 16.1921 hectares - Project cost: RM191 million - Gazetted under Section 8, Land Acquisition Act 1960 on 26 May 2022 - Involved 362 lots and additional another 3 lots	Additional application from KKR for the acquisition of another 5 lots. Still ongoing process Noticed of Possession (Form K) issued and is under construction
26.	Palekbang - Kota Bharu	- Location: Palekbang, Tumpat to Penambang, Kota Bharu - Project cost: RM440 million - Location: Kota Bharu - Project cost: RM2 million - Involved 146 lots	Under construction
27.	Sultan Ismail Petra Airport Expansion and Upgrading Project	- Location: Kota Bharu - Project cost: RM2 million	Phase 2 is under construction
28.	Proposed Construction of Kota Bharu to Kuala Krai Highway	Package 2C Kok Lanas to Machang and 3A Machang to Bukit Tiu - Location: Kok Lanas to Machang and Machang to Kok Lanas/ Machang to Bukit Tiu and Bukit Tiu to Machang - Project area: 256.69 hectares - Length: 18.45 kilometres - Project cost: RM389.5 million - Gazetted under Sec. 8, Land Acquisition Act 1960 on 13 Oktober 2022 and 9 February 2023 - Involved 438 lots Package 3B Kg Berangan Mek Nab ke Keroh - Location: Kg Berangan Mek Nab to Keroh dan Keroh to Kg Berangan Mek Nab - Length: 9.78 kilometres - Project cost: RM244.2 million - Gazetted under Sec. 8, Land Acquisition Act 1960 on 12 Januari 2023. - Involved 66 lots Package 3C: Keroh To Kuala Krai - Location: Kota Bharu Kuala Krai and Keroh to Kuala Krai - Project area: 95.6874 hectares - Length: 8.6 kilometres - Project cost: RM244.3 million - Gazetted under Sec. 8, Land Acquisition Act 1960 on 8 December 2022 - Involved 258 lots	A part of the project has been Noticed of Possession (Form K) and under construction Land acquisition processes have been completed and under construction Under construction

No.	Infrastructure	Description	Current Development Status
29.	Sungai Golok Integrated River Basin Development Project: Phase 1	Location: Tumpat and Pasir Mas - Length: i. Sungai Golok Flood Bann: 26.2 kilometres ii. Sungai Lemal Lancang Bann: 19.84 kilometres iii. Sungai Mentua Bunding Bann: 8.1 kilometres - Project cost: RM501 million Phase 1: a. Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1-Flood Bund-C (LA1-LA25), Pasir Mas District • Project area: 30.5883 hectares • Involved 303 lots b. Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund D- (LA2 -LA 25), Tumpat District • Project area: 28.3304 hectares • Involved 355 lots c. Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 – Bund D, Pasir Mas District • Project area: 0.7259 hectares • Involved 37 lots d. Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 – Sungai Mentua, Tumpat District • Project area: 14.0879 hectares • Involved 109 lots	Under construction. Project have been stopped due to contractor changes by the Government Under construction. Project have been stopped due to contractor changes by the Government Under construction. Project have been stopped due to contractor changes by the Government Under construction. Project have been stopped due to contractor changes by the Government
30.	Kuala Nal - Pasir Kelang Bridge Construction Project	• Location: Kuala Krai • Length: 100 meter • Project area: 5.3154 hectares • Project cost: RM29.7 million • Involved 13 lots	Under construction
31.	Ulu Nenggiri Hydroelectric Power Plant Project	• Location: Ulu Nenggiri, Gua Musang • Project cost: RM5 billion • 300 MW, the biggest renewable energy project	Under construction. Expected to be completed in 2027
32.	Construction of Urban Drainage, Bandar Baru Tunjong Under Integrated River Basin Project (PLSB) Phase 1 (Scope of MSMA Bandar Baru Tunjong)	• Location: Padang Enggang, Kota, Pendek, Tjong, Kelantan. • Project area: 64.76 hectares • Project cost: RM51 million • PLSB Bandar Baru Tunjong have divided by two (2) Project: a. PLSB Seri Bong b. PLSB Kolam KADA	Under construction
33.	Construction of Stadium in Pasir Puteh Sport Facility	• Location: Bukit Merbau, Pasir Puteh • Stadium would include various sports facilities such as hockey field, shooting range, and aquatic centre. • The stadium would be built on a 129.5 hectares piece of land with 40,000 capacity stadium. • Project cost: RM159 million	Under construction Expected to be completed in 2027
34.	Kampung Belimbing – Kampung Joh Bridge Construction Project	• Location: Kampung Belimbing Tanah Merah – Kampung Joh, Machang • Project cost: RM122.95 million • Project under RMK 12 include new and upgrade road	Under construction Expected to be completed in December 2024
35.	Pantai Cahaya Bulan Development for Public Recreation Park and Tourism	• Location: Pantai Cahaya Bulan, Mukim Badang, District Kota Bharu • Project cost: RM11.5 million	Land acquisition process have been completed

No.	Infrastructure	Description	Current Development Status
37.	Construction of New Road from Jalan Malaysia to Kg. Berdang, Jeli	• Location: Air Lanas, Mukim Jeli, District Jeli • Has been gazetted under Section 8 on 26 September 2024, Land Acquisition Act 1960. • Project cost: RM31.8 million	Land acquisition process.
38.	Landscape Development for Kota Bharu City Centre	• Location: Bulatan Tuan Padang , Dataran Kota Sultan Ismail Petra, Menara Tinjau, Laman Che Su and Padang Merdeka. • Mukim: Bandar Kota Bharu • Total Project cost: RM48 million	Under construction
39.	Proposed Construction of Central Spine Road (Kuala Krai to Gua Musang)	Package 1: Kuala Krai to Lakit River Bridge • Length: 47 kilometers • Involved 386 lots 1. Section 1A: Kg. Rahmat ke Sungai Peria • Length: 11.05 kilometers • Involved 73 lots 2. Section 1B: Kg Sungai Peria ke Kg Laloh • Length: 14.75 kilometers • Involved 172 lots 3. Section 1C: Kg Laloh to FT66 • Length: 11.05 kilometers • Involved 141 lots 4. Section 1D: FT66 to Lakit River Bridge • Length: 12.10 kilometers Package 2: Lakit River Bridge to Gua Musang • Length: 59 kilometers 1. Section 2A: Lakit River Bridge to Paloh 2 • Project cost: RM326.5 million 2. Section 2B: Paloh 2 to Bukit Sejuk (Package 2C, Package 2D and Package 2E) • Project cost: RM365.8 million • Package 2C: Has been gazetted under Section 8 on 30 March 2023, Land Acquisition Act 1960. • Package 2D: Has been gazetted under Section 8 on 16 February 2023, Land Acquisition Act 1960. • Package 2E: Has been gazetted under Section 8 on 4 August 2022, Land Acquisition Act 1960. 3. Section 2C: Bukit Sejuk to Bandar Baru Gua Musang (Package 2F and Package 2G) • Project cost: RM371.5 million • Package 2F: Has been gazetted under Section 8 on 16 October 2023, Land Acquisition Act 1960. • Package 2G: Has been gazetted under Section 8 on 18 May 2023, Land Acquisition Act 1960. Package 3: Gua Musang to Kg. Relong • Length: 17.5 kilometres 1. Section 3B & 3C: KM 180.5 FT08 ke Bulatan Gua Musang • Project cost: RM181.96 million Section 3D: Bulatan Gua Musang to Mentara • Project cost: RM288.0 million	Under construction Under construction Under construction Under construction Under construction Under construction Land acquisition process Land acquisition process Under construction Under construction Under construction Land acquisition process Under construction Under construction

No.	Infrastructure	Description	Current Development Status
40.	Danau Tok Uban Floating Solar Plant	- Location: Danau Tok Uban, Pasir Mas, Kelantan - This project is supplying the renewal energy to national grid. The capacity of the solar is 60MWac. - Total project cost : RM500 million	Operation date on 7 Januari 2025 DTU1 (Phase 1) and 31 Januari 2025 DTU2 (Phase 2)
41.	Second Rantau Panjang – Sungai Golok Bridge	- Malaysia and Thailand marked a historic moment with the signing of an agreement for the construction of Second Rantau Panjang – Sungai Golok Bridge - Project cost: RM40.54 million	Land acquisition process

3.2 Mega Project

No.	Development	Description	Current Development Status
1.	Sultan Ahmad Shah Administrative Centre (PPSAS), KotaSAS	- Location: KotaSAS, Kuantan - Total land area: 105.70 acres - Total built up area: 57,777 sqm. - Project cost/ Estimating Cost: RM415.5 million. - Development Components: 4 storey Dewan Undangan Negeri, 7-Storey Menteri Besar and State Secretary Office, 7-Storey State Building Offices, 7-Storey Federal Building Offices, Banquet Hall, Gallery, Auditorium, 1,213 car parks etc. - The design of PPSAS building has been inspiration based on state coat of arms of Pahang. - Pusat Pentadbiran Sultan Ahmad Shah (PPSAS) will replace Wisma Sri Pahang located at Jalan Gambut, Kuantan.	Block A & B has completed and obtained CCC on 25/06/2024 while Block C & D are under construction with current development progress as at July 2025 is 95.0% for Block C and 85.0% for Block D
2.	City Mosque and Pahang Islamic Centre Complex, KotaSAS	- Location: KotaSAS, Kuantan - Developer: Ahmad Zaki Resources Bhd (AZRB) - Total land area: 27.80 acres - Project cost/ estimating cost: RM205.43 million. - Development components: City Mosque, Study Center/ Knowledge Center, Multipurpose Hall, Museum, Library Gallery, and Administrative Center. - The mosque can accommodate an estimated 10,000 worshippers. - The design has been inspiration based on “tanza” and a spear based on Pahang state coat of arms. - This new Pahang City Mosque will replace Sultan Ahmad Shah Mosque 1 located at Jalan Mahkota, Kuantan.	Under Construction: Current development progress as at May 2025 is 45.0%.
3.	Miracle Sentral, Bandar Tun Razak Jengka	- Location: Bandar Tun Razak Jengka, Pahang - Total land area: 122 acres - Developer: Angsanapuri Development - Development Components: Shopping center, hyper market, jengka venice & jengka walk, green park and lake with jogging track, restaurants, petrol station, hotel, food court, 2 and 3 storey shop office, affordable housing (PRIMA Pahang and Makmur). - For Phase 1, the development components consist of: i. Double Storey Shopoffice (167 units) with starting prices from RM865,000 and above ii. Single Storey Semi-Detached Houses (PRIMA) (242 units) with a price of RM150,000.00 iii. Single Storey Terrace Houses (57 units) with a price of RM80,000.00	Development of PRIMA, Makmur houses and shop offices are under construction with progress development is 85.0%

No.	Development	Description	Current Development Status												
4.	FELDA' New Generation Housing Project	- Involved 10 sites The Felda New Generation Housing Project (PGBF) which has been abandoned by FELDA to be developed again starting April 2021 through cooperation method between Pahang Housing and Real Estate Board (LPHP) and KMDI Holdings as the developer's. - Sites located at Felda Jengka 6 (10 units), Felda Kampung Awah (56 units), Felda Jengka 1 (120 units), Felda Jengka 11 (180 units), Felda Bukit Tajau (100 units), Felda Bukit Sagu (300 units), Felda Keratong 7 (400 units), Fleda Sungai Retang (400 units), Felda Kota Gelanggi (144 units) dan Felda Jengka 12 (50 units). - Estimated will be completed by December 2023	Under construction: - Felda Bukit Sagu: progress 65.0% - Felda Jengka 1: (progress 60.0%) - Felda Jengka 6: (progress 20.0%) - Felda Jengka 11: (progress 75.0%) - Felda Kampung Awah: (progress 35.0%) - Felda Bukit Tajau: (progress 50.0%) - Felda Keratong 7: (progress 50.0%)												
5.	Sea Crestz, Kuantan Waterfront Resort City (KWRC) – Phase 2	- Location: Pesisiran Pantai Tanjung Lumpur Mukim Kuala Kuantan, Daerah Kuantan, Pahang - Land area: 4.326 acres (17,506 s.m) - Developer: Kuantan Waterfront Resort City Sdn. Bhd. - Expected Completion : End of 2028 - Descriptions: 2 tower serviced apartments as high as 21 levels and 31 levels that offer 456 serviced apartment units with spacious ranging from 506 s.f to 1,012 s.f and only 196 units enjoy expansive sea views. 17 units of two -storey shops facing the sea will also be built in Phase 2. - The development consist of : <table><tr><th>Type</th><th>Accommodation</th><th>Size</th></tr><tr><td>A</td><td>1 bedroom + 1 bathroom</td><td>506 sq. feet (47 sq. metre)</td></tr><tr><td>B</td><td>3 bedrooms + 2 bathrooms</td><td>850 sq. feet (79 sq. metre))</td></tr><tr><td>C</td><td>3 bedrooms + 3 bathrooms</td><td>1,012 sq. feet (94 sq. metre)</td></tr></table> - The selling price offered range from RM509,747 to RM1,847,099 - Total car park : For serviced apartment – 821 lots +16 (OKU) and for retails – 92 lots + 2 OKU.	Type	Accommodation	Size	A	1 bedroom + 1 bathroom	506 sq. feet (47 sq. metre)	B	3 bedrooms + 2 bathrooms	850 sq. feet (79 sq. metre))	C	3 bedrooms + 3 bathrooms	1,012 sq. feet (94 sq. metre)	Under construction which involved site and land improvement This project has received approval building plan on 25/10/2024 Current development progress as at July 2025 is 5.0%
Type	Accommodation	Size													
A	1 bedroom + 1 bathroom	506 sq. feet (47 sq. metre)													
B	3 bedrooms + 2 bathrooms	850 sq. feet (79 sq. metre))													
C	3 bedrooms + 3 bathrooms	1,012 sq. feet (94 sq. metre)													
6.	Tenaga Nasional Berhad Terengganu Headquarters Project	- Location: Kuala Terengganu, Terengganu - Land Area: 0.96 hectares - Project cost/ Estimating Cost: NA - Descriptions: 19 storey PBO with a net floor area of 9,704 s.m.	Project Start: 7 February 2022 Expected Completion Date: February 2026 Project Status: Under construction 25.0%												
7.	Kompleks Pasar Dan Terminal Bas (Cukai Sentral), Mukim Cukai, Kemaman.	- Location: Mukim Cukai, Kemaman - Developer: WRA Services Sdn. Bhd. - Descriptions: - The development project consists of an Integrated Bus & Taxi Terminal, Government Building Complex, Market & Kiosk, Jetty and Waterfront.	Project Start: 23 November 2020 Expected Completion Date: 2026 Project Status: Under construction 80.0%												
8.	Qubaz Suites @ Kuala Terengganu	- Location: Kampung Tiong, Kuala Terengganu, Terengganu - Land area: 0.5868 hectares - Developer: Exsim Kg Tiong Sdn. Bhd. - Description: 30-storey building with 759 units of serviced apartment and 7 units for retail.	Project Start: 22 May 2024 Expected Completion Date: May 2028 Project Status: Under construction 20.0%												

No.	Development	Description	Current Development Status
9.	Taman Rawai Perdana Project	- Location: Taman Rawai Perdana, Mukim Alur Limbat, about 21 kilometres from Kuala Terengganu City Centre via Jalan Kuala Berang. - Land area: 8.37 hectares (20.69 ekar) - Developer: Pasir Delima Sdn Bhd Composition of development is including: 141 units of single storey terrace house with a price range RM273,000.00 to RM296,000.00.	Project Start: 1 June 2022 Expected Completion Date: November 2024 Project Status: Under construction 95.0%
10.	Muara Marang Residensi	- Location: Muara Marang Residensi, Mukim Pulau Kerengga, about 38 kilometres from Kuala Terengganu City Centre via Laluan Persekutuan 3/AH18. - Land area: 4.8822 hectares - Developer: Udaran Sdn. Bhd. - Composition of development is including: 41 units of double storey terrace house with a price range between RM410,000.00 – RM500,000.00. 60 units of double storey terrace shop-house with a price RM630,000.00 8 units of three storey terrace shop-office with a price RM1,350,000.00.	Project Start: 16 July 2017 Expected Completion Date: March 2025 Project Status: Under construction Project completion has reached 95% as of June 2025.
11.	Taman Desa Padang Indah	- Location: Taman Desa Padang Indah, Mukim Batu Buruk, about 4.5 kilometres from Kuala Terengganu City Centre via Jalan Sultan Mahmud. - Land area: 1.119 hectares - Developer: Tanjong Developer Sdn. Bhd. - Composition of development is including: 14 units of two storey semi-detached house with a price range between RM550,000.00 – RM564,000.00. 5 units of two storey detached house with a price range between RM730,000.00 and RM795,000.00.	Project Start: 3 July 2022 Expected Completion Date: January 2025 Project Status: Under construction 90.0% completion stage
12.	Taman Serada Indah 2	- Location: Taman Serada Indah 2, Mukim Serada, about 17 kilometres from Kuala Terengganu City Centre via Jalan Serada. - Land area: 1.484 hectares - Developer: AD Mega Construction Sdn. Bhd. - Composition of development is including: 14 units of double storey terrace house with a price range between RM260,000.00 and RM310,000.00.	Project Start: 1 March 2023 Expected Completion Date: March 2025 Project Status: Under construction 80.0% completion stage
13.	Taman Desa Solehah Fasa 5	- Location: Kampung Padang Air, Kuala Nerus. - Land area: 0.9168 hectare - Developer: SART Properties Sdn. Bhd. - Composition of development is including: 82 units of single storey terrace house (Package 1) with a price RM242,000.00 – RM270,000.00	Project Start: 15 July 2022 Expected Completion Date: July 2025 Project Status: Under Construction 80.0% completion stage
14.	Taman KTGR Fasa 6	- Location: Tok Jembal, Kuala Nerus. - Land area: 1.07 hectare - Developer: UDA Land (EAST) Sdn. Bhd. - Composition of development is including: 18 units of double storey detached house with a price RM714,000.00.	Project Start: 2 November 2023 Expected Completion Date: November 2025 Project Status: Under Construction 70.0% completion stage

No.	Development	Description	Current Development Status
15.	Desa Koperat Idaman	- Location: Tok Jembal, Kuala Nerus - Land area: 0.87 hectare - Developer: Konsortium Perumahan Rakyat Terengganu Sdn. Bhd. - Composition of development is including: 7 units of double storey terrace house with a price RM410,000.00 7 units of double storey terrace shop with a price RM520,000.00	Project Start: 1 December 2022 Expected Completion Date: February 2025 Project Status: Under Construction 95.0% completion stage
16.	Desa Bukit Lalang	- Location: Padang Nanas, Batu Rakit. - Land area: 1.20 hectare - Developer: Mahawangsa Properties Sdn. Bhd. - Composition of development is including: 17 units of single storey terrace house with a price RM280,000.00 8 units of double storey terrace house with a price RM400,000.00	Project Start: 2 September 2022 Expected Completion Date: May 2025 Project Status: Under Construction 85.0% completion stage
17.	Desa Seri Rahmah	- Location: Off Jalan Lapangan Terbang, Kuala Nerus. - Land area: 1.53 hectare - Developer: KP Beta Solution Sdn. Bhd. - Composition of development is including: 20 units of double storey terrace house with a price RM438,000.00	Project Start: 8 November 2023 Expected Completion Date: February 2026 Project Status: Under Construction 70.0% completion stage
18.	Taman Nurani 3	- Location: Kuala Paka, Dungun. - Land area: 1.1125 hectare - Developer: Faktor Murni Development Sdn Bhd - Composition of development is including 21 units of housing development projects: 11 units of double storey terraced house with a price range between RM320,000.00 and RM350,000.00 6 units of detached house with a price range between RM385,000.00 and RM390,000.00 4 units of single storey semi-detached with a price range between RM275,000.00 and RM290,000.00	Project Start: 1 February 2022 Expected Completion Date: 1 June 2025 Project Status: Under Construction 95% completion stage
19.	Taman Seri Kertih Fasa 1, Mukim Kertih, Dungun	- Location: Bandar Baru Kertih - Land Area: 0.7767 hectares - Developer: Perbadanan Memajukan Iktisad Negeri Terengganu. - Composition of development is including: 36 units single storey terrace house with a price range between RM250,000.00 and RM340,000.	Project Start: 1 November 2019 Expected Completion Date: 10 May 2025 Project Status: Under Construction 95.0% completion stage
20.	Pecahan Lot 299, Mukim Teluk Kalung, Fasa 1	- Location: Teluk Kalung, Kemaman - Land Area: 0.4867 hectares - Developer: Meracrem Development Sdn. Bhd - Composition of development is including: 25 single storey terrace house with a price range between RM246,000.00 and RM300,000	Project Start: 1 March 2023 Expected Completion Date: 10 May 2025 Project Status: Under Construction 80.0% completion stage

No.	Development	Description	Current Development Status
21.	Taman Koperat Impian, Alor Lintang Kubang Bemban	- Location: Kampung Alor Lintah, Kubang Bemban, Daerah Besut. - Land area: 2.8503 hectares - Developer: Konsortium Perumahan Rakyat Terengganu Sdn. Bhd. - Composition of development is including: 96 units of single storey terrace house with a price range between RM220,000.00 and RM285,100.00.	Project Start: 09 October 2023 Expected Completion Date: 08 October 2025 Project Status: Under construction 73.0% completion stage
22.	Tok Bali Industrial Park	- Location: Tok Bali Industrial Park in Mukim Gong Kulim, Pasir Puteh District - Consist of heavy industries (oil & gas) as well as small and medium industries including Halal Industries - Gross development value: RM200 million - Phase 1: - Project area: 40.47 hectares - Number of lots: 81 lots - Phase 2: - Project area: 33.5 hectares - Number of lots: 48 lots	Under construction Under construction
23.	New Complex Development Project for the Malaysian Maritime Enforcement Agency, Tok Bali	- Location: Tok Bali, Kelantan - Land area: 14 hectares - Construction included of complex for administration, accommodation and quarters for government servants - Gross development value: RM250 million	Under construction Expected to be completed in December 2026
24.	Residensi Prima @ Kubang Kerian	- Location: Kubang Kerian, Kelantan, about 7 kilometers from Hospital University Kubang Kerian (HUSM) and 11 kilometers from Kota Bharu City Center. - Land area: 10.11 hectares - Erected on Lot 15306 in Mukim Mentuan, Kota Bharu District 2 blocks Apartment with 632 units with the composition of development: - Built -up area: - Type A – 850 s.f @ 78.97 s.m. - Type B – 950 s.f @ 88.26 s.m. - Type C1 & C2 – 1050 s.f @ 97.55 s.m. - Price from RM245,000.00 - RM321,000.00 - Facilities: - Children's playground, Nursery & Kindergarten, Multipurpose Hall, Prayer room, Swimming pool - Expected completion: Februari 2024 - Developer: AUEI Teras Holdings Sdn Bhd	Under construction Expected to be completed in December 2026
25.	Residensi Platinum @ Bayam	- Location: Kota Bharu City Center, about 2 kilometres from Hospital Raja Perempuan Zainab II and 2 kilometres from downtown of Kota Bharu City. - Land area: 0.75 hectares (on Lot 11850 in Mukim Padang Garong, Kota Bharu) 2 blocks apartment with 272 units with the composition of development: - Built -up area: - Type A – 828 s.f @ 76.92 s.m - Type B – 823 s.f @ 76.46 s.m - Type C – 818 s.f @ 75.99 s.m - Price from RM345,600.00 - RM384,210.00 - Facilities: - Children's playground, Nursery & Kindergarten, Prayer room's, Swimming pool, Gymnasium, 24 hours security - Expected completion: 1 Januari 2025 - Developer: BBGM Wangsa Development Sdn Bhd	Under construction and expected to be completed in October 2026

No.	Development	Description	Current Development Status
26.	PPAM Sireh Residence	- Location: Mukim Kampong Sireh, Kota Bharu District, nearby Aeon Mall, and Lotus's Hypermarket, Educational Institute, Integrated Transport Terminal and recreational areas along the river. - Land area: 9.37 hectares (on Lot PT 90, PT 91 and 123 more lot) 8 blocks of the apartment with 2,160 units with the components of development: - Built-up area: - Type A - 1,058.32 s.f. @ 98.32 s.m - Type B - 1,154.00 s.f. @ 107.20 s.m - Price from RM 274,600.00 – RM 299,500.00 - Facilities: - Children's playground, Nursery & Kindergarten, Prayer rooms, Swimming pool, Gymnasium, 24 hours security, Convenience Store, Multipurpose Hall - Expected completion: January 2024 - Developer: Liziz Standaco Sdn Bhd	Get the Completion and Compliance (CCC) for 3 blocks date on 9 January 2025. The others block not construct yet.
27.	Residensi Tok Bali, Housing Development	- Location: Off Pasir Puteh – Tok Bali Road in Mukim Gong Kulim and Semerak, Pasir Puteh. - Land area: 15.312 hectares (on Lot 701,447,446,445,650, 651,2193,2195,1563,1656,1657). - Providing a total of 359 units of single-storey terraced and 141 units of double-storey terraced with the composition of development: - Single Storey – 950 s.f - Double Storey – 1,400 s.f - Price: - Single Storey – from RM 149,400 – RM 174,000 - Double Storey – from RM 229,500 – RM 269,000 - Expected completion: November 2022 (Phase 1) - Developer: BBGM Tok Bali Development Sdn Bhd	Phase 1A already get CCC on 27 April 2025 and key handover Phase 1B is under construction. The progress of construction is around 20-45%. It expected to be completed in Mac 2026
28.	Uptown Machang, Commercial Development	- Location: Jalan Kota Bharu Machang Mukim Machang, Machang District - Mukim Machang, District of Machang. - Total units: 169 units (2-storey shop terrace) 1-unit bus station, 1-unit public market, 100,000 sq meters double storey shopping complex - Shop detail: - Land area: 130 s.m - Built-up area: 260 s.m - Price from RM 700,000 per unit - Developer: Induk Setia Sdn Bhd	Under construction Expected to be completed in December 2025
29.	New Complex Development Project for the Hospital Bachok	- Location: Kampung Teratak Pulau, Mukim Tepus, Bachok, Kelantan - Land area: 20.3 hectares - Bachok Hospital has three floors and is equipped with 76 patient beds. Services offered include pediatric treatment, oncology, and various other medical services. - Gross development value: RM71.30 million	Completed Get the CCC date on 10 October 2024

No.	Development	Description	Current Development Status
30.	Arika Kubang Kerian	- Location: Off Jalan Sultan Yahya Petra, Mukim Kenali, Kota Bharu - Land area: 4291 square meters (on Lot 1910) 2 Blocks of serviced apartments with 668 units with the composition of development: - Built-up area: - Type A - 260 s.f. @ 24.15 s.m - Type A1 - 364 s.f. @ 33.82 s.m - Type A2 - 300 s.f. @ 27.87 s.m - Type B, B4, B5, C - 520 s.f. @ 48.31 s.m - Type B1 - 590 s.f. @ 54.81 s.m - Type B2 - 599 s.f. @ 55.65 s.m - Type B3 - 679 s.f. @ 63.08 s.m - Type C1 - 555 s.f. @ 51.56 s.m - Type D, E - 798 s.f. @ 74.13 s.m - Type F - 1,040 s.f. @ 96.62 s.m - Type G - 357 s.f. @ 33.17 s.m - Price from RM229,000.00 – RM1,305,000.00 - Developer: Seruan Mewah Sdn Bhd.	Under construction Expected to be completed in February 2027
31.	Kota Seribong Fasa 3B	- Developed on Lot PT 1773 - PT 1830 and PT 1857 - PT 1949 Mukim Padang Enggang, Section 62, Daerah Kota, Kota Bharu - Located near to the Kota Bharu – Kuala Krai Highway and 4.3 miles to Kota Bharu City Centre - Total units: 151 units (2-storey Terrace Houses) - Land area: 1302 s.f (121 s.m) - Built-up area: 137.86 s.m – 140.46 s.m - Price from RM 470,000 – RM 865,000 per unite - Expected Completion Date: Disember 2023 - Developer: SENSEA TIMUR Sdn. Bhd.	Completed Get CCC on 6th January 2025
32.	Bangunan Gunasama Persekutuan Kota Bharu	- Location: Jalan Kuala Krai , Batu 4 and 2.5 km from Kota Seribong - Mukim: Pendek - Land Area: 69,928 s.m 3 Blok Administration which involve 3,000 staff - Developer: PDM Builders Sdn. Bhd. - Government purpose built office	Under construction Expected to be complete September 2025
33.	Senja @ Laman Serai	- Pasir Mas New Town Housing Project 'SENJA@LAMASERAI', Kelantan - A Housing Project is being developed in Mukim Apam, Pasir Mas with 312 units of Single Storey Terrace Houses with 3 Bedrooms, 2 Bathrooms Standard land area is 105 s.m and building area is 85.09 s.m. This Housing scheme is Malay Reserve. - Price Starts at RM308,000 per unit - The scheme is divided into five phases. The first, second and third phases have been fully completed; now the fourth and fifth phases are under construction - Environmental Facilities: - Next to East Coast Hypermarket - Near Existing Schools - Near the Recreation Area - Near the Mosque - Near Hospital - Developer : Elite Forte Construction Sdn Bhd	Under construction for the fourth and fifth phases Expected to be completed in July 2026
34.	Taman Cinta Lagenda	- Developed on Lot PT 6058 - PT 6149 and PT 6155 – PT 6186 , Mukim Gual Nering, Jajahan Pasir Mas. - Located 7 kilometres to the Pekan Rantau Panjang. - Total units: 124 units (Single storey terrace) with 3 bedrooms, 2 bathrooms. - Land area: 1,356.25 s.f (126 s.m) – 3,552.09 s.f (330 s.m) - Built-up area: 94.54 s.m - Developer: Lagenda Armada Sdn Bhd	Undeveloped and still vacant land

No.	Development	Description	Current Development Status
35.	Residensi Intan @ Green Mutiara (Fasa 2), Residential Development	- Location: Jalan Kuala Krai Machang Mukim Kuala Nal, Kuala Krai District - Developed on Lot 1020 & 1021, Mukim Nal, District of Kuala Krai - Located near to Bandar Kuala Krai (8 km) - Total units: 143 units (1-storey Terrace Houses) - Land area: 1291 s.f (120 s.m) - Built-up area: 92 s.m – 120. s.m - Price from RM 260,000 – RM 280,000 per unit 84 units (1 storey Semi Detached) - Land area: 3000 square feet (278 s.m) - Built up area: 1,232 s.m @ 114 s.m - Price from RM 370,000 – RM 380,000 per unit - Developer: Fajar Baru Real Development Sdn. Bhd	Under construction Expected to be completed in December 2025
36.	Taman Sutera, Residential Development	- Location: Bukit Sireh Mukim Telekong District of Kuala Krai Kelantan, about 10 kilometers to Bandar Kuala Krai - Total units: 165 units (1-storey Terrace Houses) - Land area: 1,400 s.f (130 s.m) - Built-up area: 86 s.m	Under construction Expected to be completed in October 2028
37.	Residensi Intan @ Green Mutiara (Fasa 2), Residential Development	- Location at Jalan Kuala Krai Machang Mukim Kuala Nal, Kuala Krai District - Developed on Lot 1020 & 1021, Mukim Nal, District of Kuala Krai - Located near to Bandar Kuala Krai (8km) - Total units: 143 units (1-storey Terrace Houses) - Land area: 1291 square feet (120 s.m) - Built-up area: 92 square meters – 120. square meters - Price from RM 260,000 – RM 280,000 per unit 84 unit (1 storey Semi Detached) - Land area: 3000 square feet (278 s.m.) - Built area: 1,232 s.f @ 114 s.m - Price from RM 370,000 – RM 380,000 per unit - Developer: Fajar Baru Real Development Sdn. Bhd.	Under construction Expected to be completed in December 2025
38.	Krai Centre Park Fasa 3, Residential Development	- Location: Bandar Kuala Krai, Kelantan, about 3 kilometers from Old Kuala Krai town - Erected on in Mukim Batu Mengkebang, Kuala Krai District 57 unit single storey terrace - Built -up area: 102sqm - Land Area: 140sqm - Price from RM260,000.00 – RM280,000.00 - Developer: PH Vantage Sdn Bhd	Under construction Expected to be completed in October 2025
39.	Taman Tok Udang Merah	- Located at Lot 9104 Jalan Pasir Mas – Tanah Merah Mukim Pasir Genda, District of Tanah Merah - Total units: 110 units (1-storey terrace house) - Land area: 130 s.m) - Built-up area: 87 s.m) - Price from RM 323,000 – RM363,000 per unit - Total units: 18 units (1-storey semi Detached house) - Land area: 270 s.m) - Built-up area: 119 s.m). - Price from RM 413,000 – RM453,000 per unit. - LPT Property Sdn Bhd.	Under construction Expected to be completed in 2028

3.3 State Government Policy

No.	State	Details
1.	Pahang	1. Agriculture Sector ❖ The Pahang State Government will allocate RM36.78 million to further develop the agriculture sector and agro-based industries. ❖ The State Government will also continue several existing initiatives, including The Vanilla Pioneer Centre Program, The Selected Sapling Program, The Dusun Rakyat Pahang Initiative and Plant aid for animal feed. 2. Tourism Sector ❖ The Pahang State Government has approved an allocation of RM7.07 million to Tourism Pahang to enhance tourism activities across the state. ❖ Of this, RM3 million has been allocated for the development of tourist infrastructure and facilities in Pahang's tourism areas. ❖ Additionally, the State Government has agreed to continue the Train Tourism Program along the West Pahang Economic Region Plus route, with an allocation of RM400,000. ❖ The Pahang State Government has also allocated RM2 million to the Pahang State Park Corporation for managing and implementing various initiatives, programs, and research related to State Parks. This includes the study and development of the Maran–Chini Geopark and the Lipis Geopark Gallery, aimed at achieving UNESCO Global Geopark recognition, as well as strengthening enforcement within the state parks. 3. Development of Sustainable Mineral Industry ❖ Pahang State Government through an allocation of RM1.6 million contributed by Pahang Mining Corporation Sdn Bhd will implement the Project Development of the Pahang Mining Industry includes Projects Pahang State Mineral Deposit and Potential Study, Pre-Study Project Feasibility of New Methods of Mineral Transport and Mine Waste Management Project. ❖ The State Government also allocates as much as RM1.61 million for the purpose of continuing the implementation development of Malaysia Mineral Academy Pahang in Lipis. 4. Improve Water Supply Services ❖ Pahang State Government through Pengurusan Air Pahang Berhad (PAIP) has allocating RM91.97 million for improve water supply services in the state ❖ This project is a continuation of the State Governmet's effort in solve 90% of water supply issues by the end of the year 2026. ❖ The projects include : i. Build and complete the Hill Water Treatment Plant Puling in Kuantan with an allocation of RM40 million ii. Build and complete the balance tank at Gebeng Industrial Area, Kuantan with an allocation of RM45 million iii. Build and complete a new Water Treatment Plant at Karak, Bentong with an allocation of RM500 thousand iv. Allocate RM570 thousand for construction suction tank and pump house ath the Barley Water Treatment Plant and pipe installation from the Barley Water Treatment Plant to Bukit Bius tank. v. Provide an allocation of RM3.5 million for continue the Nenasi water supply project, Pekan. vi. Continue the Raub water supply project with allocation of RM600 thousand. vii. Continue the water distribution pipe construction projevt from Kemaman to Gebeng has a capacity of 90 million liters per day in Kuantan with an allocation of RM1.8 million 5. Maintenance of State Roads and Infrastructure ❖ The Federal Government has approved road infrastructure projects under Rolling Plan 4 The 12th Malaysia Plan with a total allocation of RM645.74 million. ❖ This provision is approved through two (2) ministries namely the Ministry of Works amounting RM179.92 million dan Ministry of Rural and Regional Development totaled RM465.82 million. ❖ Pahang State Government through State Public Works Department also allocated RM94.60 million to implement the project includes road upgrading as well as repairs and upgrades the level of government office complex in this state.

No.	State	Details						
		6. Flood Management ❖ The Pahang State Government has allocated RM19.89 million for the implementation of various related programs, initiatives and projects. The include Flood Mitigation Plan, Coastal Erosion Control Project and Reapir River Estuary and Urban Drainage System across the state. 7. Housing Facilities Initiatives ❖ To ensure the well-being of the people through housing facilities, the State Government has drawn up several initiatives including: <table><tr><th>Programs</th><th>Details</th></tr><tr><td>Rumah Rakyat Pahang (RRP)</td><td> ❖ The State Government will continue the implementation of Rumah Rakyat Pahang in 2025 to support poor or hardcore poor people to have a comfortable home for free. ❖ The State Government agreed to improve its implementation by covering the increase in the construction cost of each house from RM75 thousand to RM80 thousand. ❖ Following that, the construction of 350 units of Rumah Rakyat Pahang Phase 6 will be implemented which involves construction costs as much as RM28.7 million through the Board's allocation Pahang Housing and Real Estate with the support of allocations as much as RM9.45 million from the State Government. ❖ The State Government will also provide an allocation amounting to RM9.84 million for the purpose 26 implementation of the construction of 120 units of Rumah Rakyat Pahang Phase 6 specifically for the Orang Asli community in Pahang. </td></tr><tr><td>Pangsapuri Pahang</td><td> ❖ The State Government is taking proactive measures to ensure that everyone in the state, including young people has the chance to own real estate. ❖ Recognizing the economic challenges and financial constraints faced by this group, the State Government will launch one of the Pahang Apartment Project specifically aimed at low-income young people </td></tr></table>	Programs	Details	Rumah Rakyat Pahang (RRP)	❖ The State Government will continue the implementation of Rumah Rakyat Pahang in 2025 to support poor or hardcore poor people to have a comfortable home for free. ❖ The State Government agreed to improve its implementation by covering the increase in the construction cost of each house from RM75 thousand to RM80 thousand. ❖ Following that, the construction of 350 units of Rumah Rakyat Pahang Phase 6 will be implemented which involves construction costs as much as RM28.7 million through the Board's allocation Pahang Housing and Real Estate with the support of allocations as much as RM9.45 million from the State Government. ❖ The State Government will also provide an allocation amounting to RM9.84 million for the purpose 26 implementation of the construction of 120 units of Rumah Rakyat Pahang Phase 6 specifically for the Orang Asli community in Pahang.	Pangsapuri Pahang	❖ The State Government is taking proactive measures to ensure that everyone in the state, including young people has the chance to own real estate. ❖ Recognizing the economic challenges and financial constraints faced by this group, the State Government will launch one of the Pahang Apartment Project specifically aimed at low-income young people
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2.	Terengganu	• The Terengganu State Government has presented the 2025 Budget amounting to RM1.887 billion by the Chief Minister, YB Datuk Seri Dr Ahmad Samsuri Mokhtar on 18th November 2024. • The Terengganu State Budget 2025 themed “Demi Masa Depan Terengganu” emphasizes five (5) focuses which are Fiscal Sustainability Improvement; Food Value Chain Development; Strengthening Social Capital; Competitive Economic Empowerment; and Entrepreneurial Society Empowerment. • The 2025 budget allocation increased to RM1.887 billion from RM1.860 billion in 2024 and the Development Fund decreased from RM500 million in 2024 to RM450 million for 2025. • The following are some initiatives for development and can stimulate the real estate market in Terengganu: i. The initiatives for development under Fiscal Sustainability Improvement (Focus 1) include a large-scale initiative involving Islamic financial instruments to finance real estate development and will be mobilized with MAIDAM (Majlis Agama Islam Dan Adat Melayu Terengganu). This waqf instrument holds significant potential to address issues such as unemployment, poverty, food security, education, and healthcare. ii. Additionally, through Focus 1, UPEN (Unit Perancangan Ekonomi Negeri) will establish a public-private partnership to alleviate the financial burden and accelerate the development process, with a particular emphasis on enhancing the efficiency of Transit-Oriented Development (TOD) areas around ECRL stations. iii. Focus 3: Strengthening Social Capital, the State Government through the SUK (Setiasaha Kerajaan Negeri) Housing Division, PMINT (Perbadanan Memajukan Ikhtisad Negeri Terengganu) and Lembaga Tabung Amanah Warisan Negeri Terengganu will collaborate to reform the privatized housing development policy. This reform aims to offer improved incentives for developers and introduce a wider range of affordable homes for buyers. This initiative will not only stimulate the real estate market but also address the demand for housing, benefiting both developers and buyers. iv. Furthermore, in Focus 3, the State Government will continue the Program Perumahan Terengganu Sejahtera (PPTS) and prioritize efforts to resolve the issue of abandoned private housing projects.						

No.	State	Details
		i. Focus 4: In collaboration with TNB (Tenaga Nasional Berhad) Genco, the development of a floating solar farm in Lake Kenyir, with the potential to generate up to 2,000 MW of electricity, will involve an investment of nearly RM10 billion over several year. ii. Additionally, in Focus 4, UPEN and PMINT will streamline procedures and enhance the project approval process, while offering more competitive incentives through the industrial development policy to be launched in the future.
3.	Terengganu	• Terengganu has amended the “Office Fee” rate under the Terengganu Land Rules 1996 Amendment 2024, which involves several land matters such as Transfer of Land Ownership (14A), Personal Caveat, Official Search, Additional Trustee, Boundary Division (9A), Subdivision (9B), Lien Caveat, and others. The implementation of these regulations effective starting January 1, 2025.
4.	Kelantan	a. Kelantan Affordable Housing Policy (RMMK) • The policy is a guideline set by the State Authority (PBN), Local Authority (PBT), technical agencies, and developers in planning and controlling the development of affordable housing development projects in the state of Kelantan, as well as the basis for the implementation of the Kelantan Affordable Housing Program (RMMK). • This project will provide facilities to the target group by house type to own the first home according to the rules and conditions. • Kelantan Affordable Housing Policy will be revised in 2025 and is still under preparation process. Focus Group Discussion have been done on 25 – 26 Jun 2025 involved from many organizations from state government, federal government, GLC and REHDA. b. Urban land density flexibility control policy • Provide flexibility control of density for land in urban areas to be more viable by developers. c. State government incentives on land tax, land premium and issuance of title. • Reduction of 25% current quit rent and any penalty payment involved for industrial property (not included substation electric and communication) within period 2024 to 2025. (Refer to Pekeliling Pengarah Tanah dan Galian Negeri Kelantan Bilangan 1 Tahun 2024)