KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA MALAYSIA TIMUR

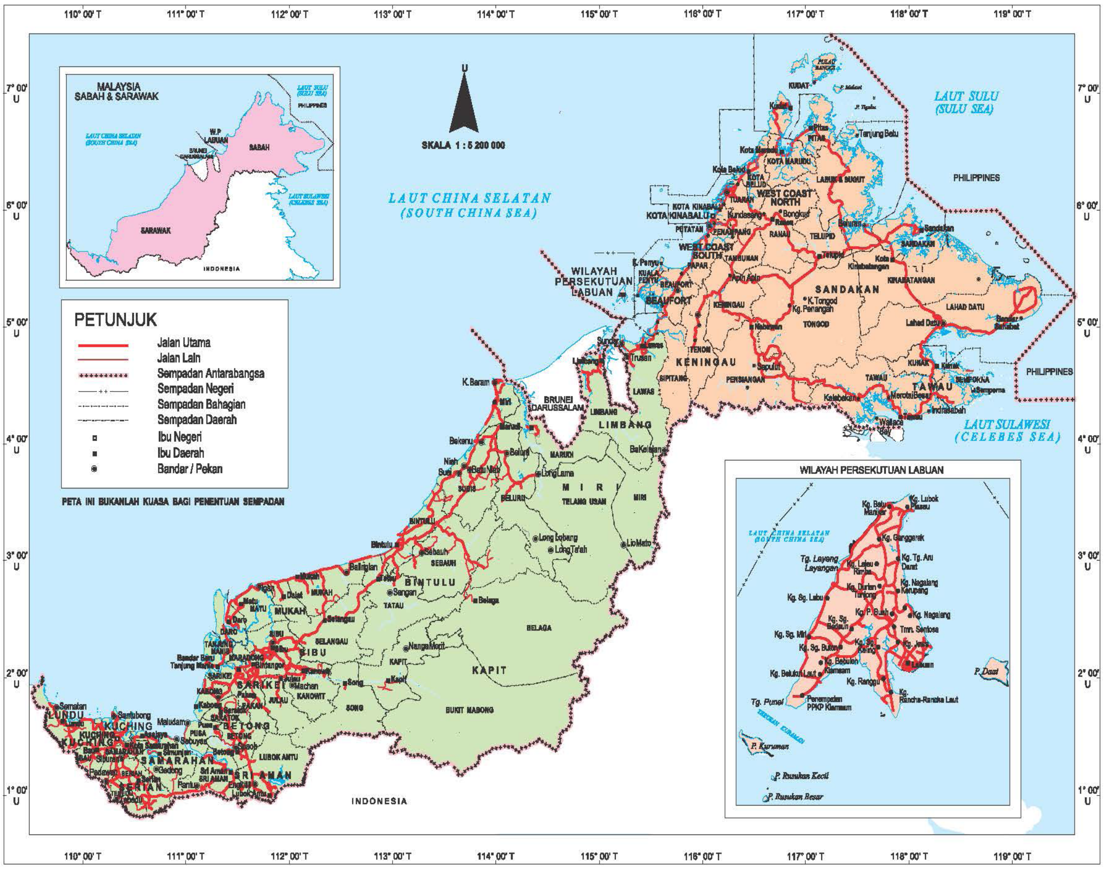
Separuh Pertama 2025

EAST MALAYSIA REGION PROPERTY MARKET REPORT

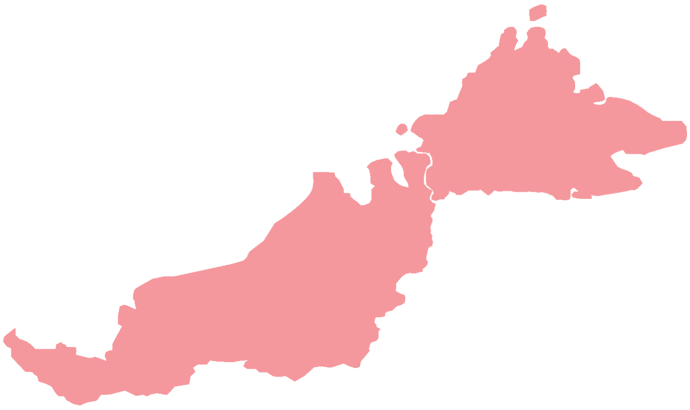
First Half 2025

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

CONTENTS


MALAYSIA
SABAH & SARAWAK
SKALA 1 : 5 200 000
LAUT CHINA SELATAN
(SOUTH CHINA SEA)
LAUT SULU
(SULU SEA)
PHILIPPINES
LAUT SULAWESI
(CELEBES SEA)
INDONESIA
BRUNEI DARUSSALAM
WILAYAH PERSEKUTUAN LABUAN
PETUNJUK
Jalan Utama
Jalan Lain
Sempadan Antarabangsa
Sempadan Negeri
Sempadan Bahagian
Sempadan Daerah
Ibu Negeri
Ibu Daerah
Bandar / Pekan
PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN
KUDAT
WEST COAST NORTH
WEST COAST SOUTH
SANDAKAN
KENINGAU
TAWAU
BEAUFORT
LIMBANG
MIRI
BINTULU
MUKAH
SIBU
KAPIT
SARIKEI
BETONG
KUCHING
SAMARAHAN
SRI AMAN
110° 00' T
111° 00' T
112° 00' T
113° 00' T
114° 00' T
115° 00' T
116° 00' T
117° 00' T
118° 00' T
119° 00' T
7° 00' U
6° 00' U
5° 00' U
4° 00' U
3° 00' U
2° 00' U
1° 00' U

EAST MALAYSIA REGION



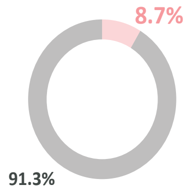
MARKET ACTIVITY

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

-5.2% Volume **16,943** transactions Value **RM6.97** billion -6.4%

Sector	Volume	Value	Volume change	Value change
Residential	7,882 units	RM3.00 billion	-5.4%	-1.5%
Commercial	1,975 units	RM1.32 billion	-3.4%	10.2%
Industrial	554 units	RM0.63 billion	23.7%	3.0%
Agriculture	4,743 units	RM1.07 billion	-11.4%	-13.0%
Development Land & Others	1,789 units	RM0.95 billion	4.9%	-30.4%

Market Share between Regions (Volume)



Construction Activity

	Residential	Shop	Service Apartments	Industrial
Completions	3,556	375	0	0
Starts	1,773	76	714	24
New Planned Supply	856	0	899	0

Unsold Status

	Residential	Shop	Service Apartments	Industrial
Unsold Completed	3,533 units @ RM2.47 billion	1,750 units @ RM1.75 billion	236 units @ RM0.08 billion	346 units @ RM0.40 billion
Unsold Under Construction	10,369	779	3,555	91
Unsold Not Constructed	1,416	49	158	6

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH MALAYSIA TIMUR

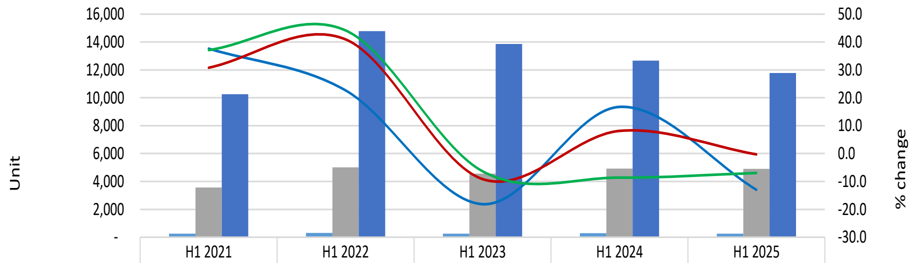
Prestasi pasaran harta tanah di Wilayah Malaysia Timur merekodkan 16,943 transaksi bernilai RM6.97 bilion, menurun sedikit 5.2% dalam bilangan, dan nilai 6.5% dalam nilai berbanding H1 2024. Gabungan ketiga-tiga negeri menyumbang 8.6% dan 6.5% daripada bilangan dan nilai transaksi nasional.

1.0 EAST MALAYSIA REGION PROPERTY MARKET OVERVIEW

The performance of the East Malaysia Region property market recorded 16,943 transactions worth RM6.97 billion, decreased by 5.2% in volume and 6.5% in value compared to H1 2024. The combined total of the three states accounted for 8.6% and 6.5% of the national transaction volume and value, respectively.

Chart 1

Overall Property Transactions Volume Trend H1 2021 – H1 2025



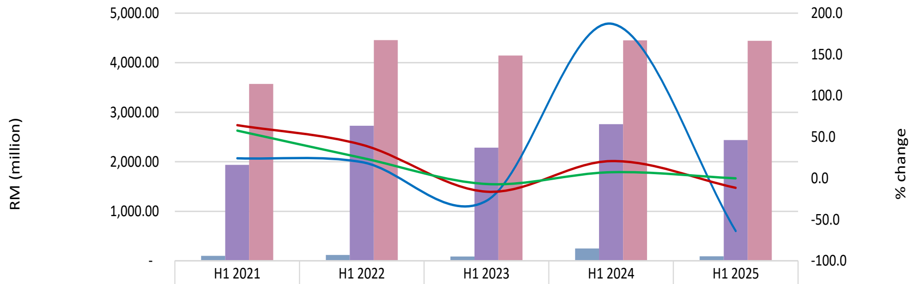
	H1 2021	H1 2022	H1 2023	H1 2024	H1 2025
WP Labuan	256	314	257	300	261
Sabah	3,557	5,013	4,554	4,924	4,909
Sarawak	10,258	14,787	13,850	12,656	11,773
WP Labuan (%)	37.6	22.7	-18.2	16.7	-13.0
Sabah (%)	30.8	40.9	-9.2	8.1	-0.3
Sarawak (%)	37.1	44.2	-6.3	-8.6	-7.0

Mengikut negeri, prestasi aktiviti pasaran di WP Labuan menyaksikan penurunan sebanyak 13.0% diikuti Sarawak sebanyak 7.0% dan Sabah sebanyak 0.3%.

By state, the performance of the market activity in WP Labuan experienced a decrease of 13.0%, followed by Sarawak at 7.0% and Sabah at 0.3%.

Chart 2

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



	H1 2021	H1 2022	H1 2023	H1 2024	H1 2025
WP Labuan	99.17	118.58	86.21	247.65	89.30
Sabah	1,939.03	2,727.28	2,284.04	2,758.87	2,439.44
Sarawak	3,572.18	4,454.81	4,145.05	4,449.10	4,444.21
WP Labuan (%)	24.2	19.6	-27.3	187.3	-63.9
Sabah (%)	64.3	40.7	-16.3	20.8	-11.6
Sarawak (%)	57.7	24.7	-7.0	7.3	-0.1

Trend menurun yang serupa dilihat pada nilai transaksi. WP Labuan mengalami penurunan sebanyak 63.9%, diikuti oleh Sabah 11.6% dan Sarawak 0.1%.

A similar downward trend was observed in transaction values. WP Labuan recorded a decrease of 63.9%, followed by Sabah at 11.6% and Sarawak at 0.1%.

Chart 3

Overall Property Transactions Volume Breakdown by State H1 2025

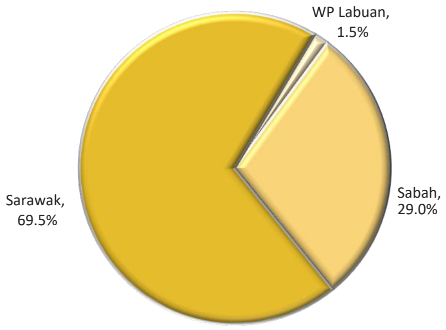
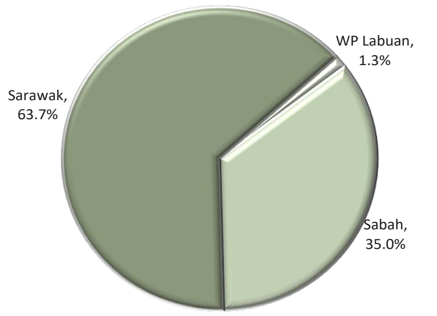


Chart 4

Overall Property Transactions Value Breakdown by State H1 2025



Mengikut negeri, Sarawak mendominasi bilangan transaksi dan nilai transaksi dalam wilayah dengan jumlah 11,733 transaksi (69.5%) bernilai RM4.44 bilion (63.7%), diikuti Sabah dan WP Labuan.

By state, Sarawak dominated the region's overall property transaction volume and value with 11,733 transactions (69.5%) worth RM4.44 billion (63.7%), followed by Sabah and WP Labuan.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector H1 2025

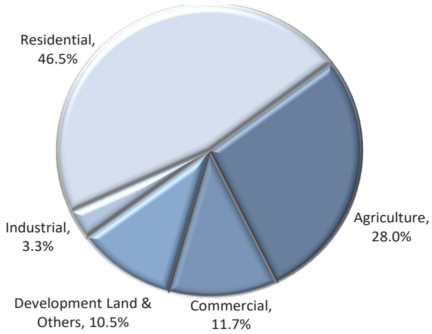
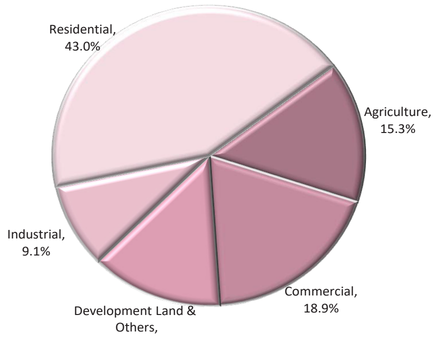


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2025



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah di wilayah ini dengan menyumbang 46.5% (7,882 transaksi) dalam bilangan dan 43.0% (RM3.00 bilion) dalam nilai daripada jumlah keseluruhan.

By sub-sector, the residential sub-sector continued to dominate the region's property activity by contributing 46.5% in volume (7,882 transactions) and 43.0% in value (RM3.00 billion) from the total transaction.

Table 1

Summary of Prominent Sales in H1 2025

No.	State	Property	Location	Transaction Year	Consideration Price
SHOPPING COMPLEX					
1.	Sabah	Bataras Hypermarket Tamparuli	Kampung Bontoi, Tamparuli, Sabah	2025	RM6,100,000
PURPOSE BUILT-OFFICE					
2.	Sabah	Uni Asia Life Assurance Building	Jalan Sagunting, Sabah	2025	RM18,000,000
3.	Sabah	Wisma Ting Hui	Jalan Tamparuli Togop, Sabah	2025	RM3,000,000
INDUSTRIES					
4.	Sarawak	Kidurong Industrial Estate	Bahagian Bintulu, Sarawak	2024	RM27,000,000
5.	Sarawak	Tanjung Manis Industrial Area	Bahagian Mukah, Sarawak	2024	RM12,000,000
6.	Sabah	Sedco Industrial Estate	Kota Kinabalu, Sabah	2024	RM25,000,000
7.	Sabah	Sedco Industrial Estate	Kota Kinabalu, Sabah	2024	RM19,500,000
8.	Sabah	Likas Baru Industrial Estate	Kota Kinabalu, Sabah	2024	RM13,665,000
ESTATE LAND					
9.	Sabah	Estate Land (79.68 hectares)	Tawau Semporna, Sabah	2025	RM8,370,000
10.	Sabah	Estate Land (80.45 hectares)	Off Bt. 13 Jln Lahad Datu Sandakan, Sabah	2025	RM6,564,000
11.	Sabah	Estate Land (397.70 hectares)	Jalan Jerocco, Sabah	2024	RM29,481,000
12.	Sabah	Estate Land (66.74 hectares)	Off Jalan Sukau, Sabah	2025	RM3,958,000
13.	Sabah	Estate Land (186.78 hectares)	Off Jalan Telupid- Sandakan, Sabah	2024	RM12,420,000
14.	Sabah	Estate Land (304.2 hectares)	Jalan Buis – Kiabau, Sabah	2025	RM19,542,000
15.	Sabah	Estate Land (128.54 hectares)	Jalan Tungku, Sabah	2025	RM9,370,000
16.	Sabah	Estate Land (40.43 hectares)	Jalan Kunak – Semporna Sabah	2025	RM2,700,000
17.	Sarawak	Estate Land (3,202 hectares)	Suai Niah, Sarawak	2024	RM170,000,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Subsektor kediaman merupakan subsektor utama untuk semua negeri. Prestasi pasaran subsektor kediaman di Wilayah Malaysia Timur menurun pada H1 2025. Wilayah ini merekodkan 7,882 transaksi, menurun 5.4% dalam bilangan berbanding H1 2024. Sabah mencatat kenaikan dalam bilangan sebanyak 1.4%. Sebaliknya, Sarawak dan WP Labuan masing-masing merekodkan sedikit penurunan dalam bilangan sebanyak 8.9% dan 1.6%.

2.0 PROPERTY MARKET ACTIVITY

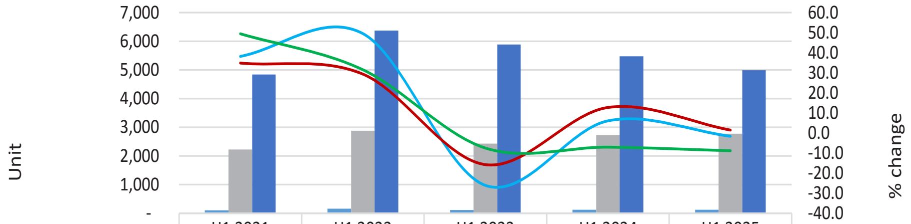
2.1 RESIDENTIAL PROPERTY

Transaction

The residential sub-sector was the main sub-sector for all states. The residential sub-sector performance in the East Malaysia Region decreased in H1 2025. The region recorded 7,882 transactions, a decrease of 5.4% in volume compared to H1 2024. Sabah recorded an increase in volume of 1.4%. In contrast, Sarawak and WP Labuan each recorded slight decreases in volume of 8.9% and 1.6%, respectively.

Chart 7

Residential Property Transactions Volume Trend H1 2021 – H1 2025



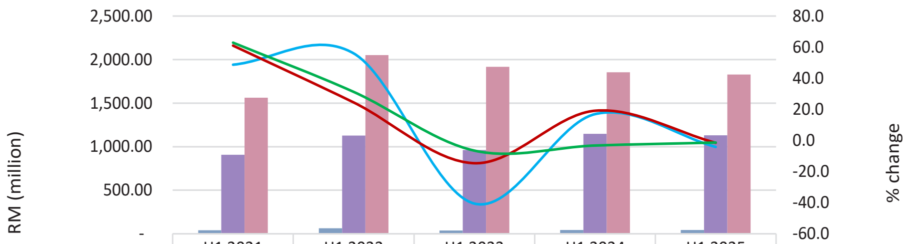
	H1 2021	H1 2022	H1 2023	H1 2024	H1 2025
WP Labuan	105	157	116	123	121
Sabah	2,226	2,879	2,425	2,733	2,772
Sarawak	4,843	6,369	5,890	5,474	4,989
WP Labuan (%)	38.2	49.5	-26.1	6.0	-1.6
Sabah (%)	34.8	29.3	-15.8	12.7	1.4
Sarawak (%)	49.4	31.5	-7.5	-7.1	-8.9

Dari segi nilai transaksi, semua negeri mencatat penurunan, iaitu WP Labuan sebanyak 4.2%, diikuti Sabah 1.5% dan Sarawak 1.3%.

In terms of transaction value, all states recorded declines, namely WP Labuan at 4.2%, followed by Sabah at 1.5% and Sarawak at 1.3%.

Chart 8

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



	H1 2021	H1 2022	H1 2023	H1 2024	H1 2025
WP Labuan	41.06	64.05	38.05	44.50	42.64
Sabah	905.98	1,127.51	962.53	1,146.53	1,129.11
Sarawak	1,562.52	2,050.72	1,916.78	1,854.41	1,829.44
WP Labuan (%)	48.7	56.0	-40.6	16.9	-4.2
Sabah (%)	61.0	24.5	-14.6	19.1	-1.5
Sarawak (%)	62.9	31.2	-6.5	-3.3	-1.3

Pelancaran Baharu

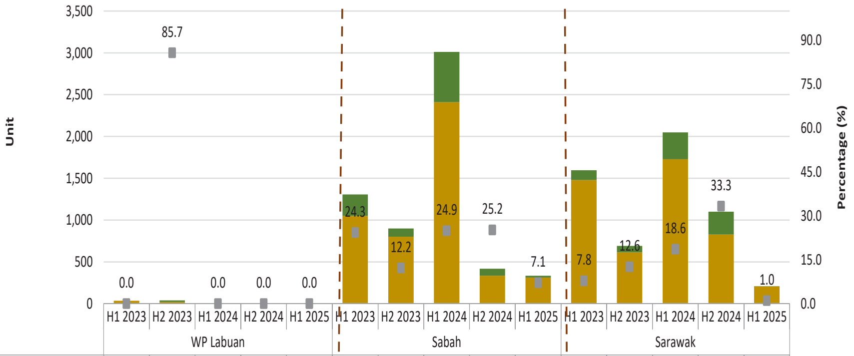
Pasaran utama di Wilayah Pantai Timur menyaksikan penurunan pelancaran baharu bagi Sarawak dan Sabah. WP Labuan mencatat tiada pelancaran baharu, sama seperti H1 2024, Sabah menurun 88.0% kepada 208 unit (H1 2024: 1,728 unit) dan Sarawak merekodkan penurunan 87.1% kepada 312 unit (H1 2024: 2,410 unit).

New Launches

The East Malaysia Region primary market experienced a decline in new launches in Sarawak and Sabah. WP Labuan recorded no new launches, the same as in H1 2024. Sabah declined by 88.0% to 208 units (H1 2024: 1,728 units), and Sarawak recorded a decline of 87.1% to 312 units (H1 2024: 2,410 units).

Chart 9

Residential Newly Launch and Sales Performance H1 2023 – H1 2025



	WP Labuan					Sabah					Sarawak				
	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Unit Sold	0	18	0	0	0	255	98	600	84	22	116	77	321	275	2
Unit Launches	34	21	0	0	0	1,051	801	2,410	333	312	1,479	613	1,728	826	208
Sales Performance (%)	0.0	85.7	0.0	0.0	0.0	24.3	12.2	24.9	25.2	7.1	7.8	12.6	18.6	33.3	1.0

Status Pasaran

Situasi unit kediaman siap dibina tidak terjual menunjukkan pergerakan bercampur dalam tempoh kajian. Sabah dan Sarawak masing-masing mencatat 1,967 unit dan 1,525 unit, meningkat sebanyak 29.1% dan 0.9% berbanding H2 2024 (Sabah: 1,524 unit; Sarawak: 1,512 unit). WP Labuan mencatat 41 unit pada H1 2025, kekal sama seperti H2 2024.

Unit dalam pembinaan belum terjual di Wilayah Malaysia Timur meningkat sebanyak 15.4% (10,369 unit) berbanding H2 2024 (8,983 unit).

Sementara itu, unit belum dibina belum terjual di Wilayah Malaysia Timur meningkat sebanyak 5.8% (1,416 unit) berbanding H2 2024 (1,338 unit).

Market Status

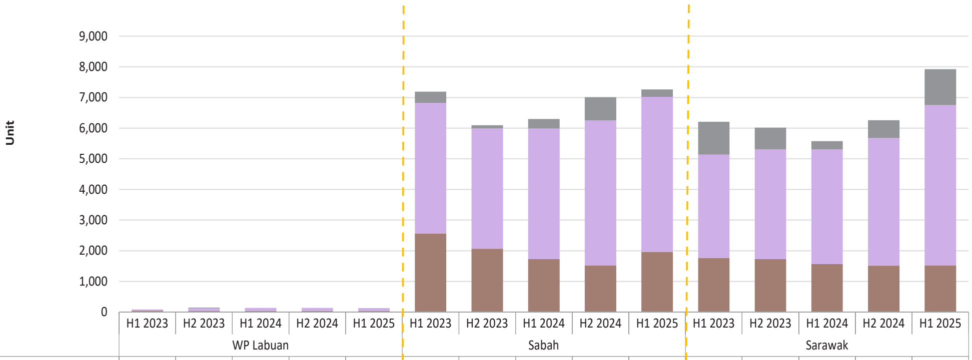
The situation of unsold completed residential units showed mixed movements during the review period. Sabah and Sarawak recorded 1,967 units and 1,525 units, respectively, increasing by 29.1% and 0.9% compared to H2 2024 (Sabah: 1,524 units; Sarawak: 1,512 units). WP Labuan recorded 41 units in H1 2025, remaining the same as in H2 2024.

The unsold under construction unit in the East Malaysia Region increased by 15.4% (10,369 units) compared to H2 2024 (8,983 units).

Meanwhile, the unsold not constructed increased 5.8% (1,416 units) compared to H2 2024 (1,338 units).

Chart 10

Residential Unsold Completed and Unsold Units H1 2023 – H1 2025



	WP Labuan					Sabah					Sarawak				
	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Unsold Not Constructed	0	18	0	0	0	367	101	310	756	239	1,068	703	273	582	1,177
Unsold Under Construction	37	89	95	93	89	4,267	3,928	4,260	4,727	5,056	3,370	3,583	3,743	4,163	5,224
Unsold Completed	46	42	41	41	41	2,555	2,068	1,728	1,524	1,967	1,768	1,728	1,562	1,512	1,525

Aktiviti Pembinaan

Unit siap dibina di Wilayah Malaysia Timur merekodkan penurunan 20.6% pada H1 2025 (3,556 unit) berbanding H1 2024 (4,479 unit). Mengikut negeri, Sabah meningkat 18.2% berbanding H1 2024, manakala Sarawak menunjukkan penurunan sebanyak 40.5%. Tiada unit siap dibina direkodkan di WP Labuan, sama seperti H1 2024.

Unit mula dibina di WP Labuan merekodkan peningkatan lebih empat kali ganda manakala Sabah dan Sarawak mencatatkan penurunan masing masing sebanyak 89.7% dan 28.7%.

Walau bagaimanapun, penawaran baharu dirancang di Sabah menunjukkan peningkatan lebih dua kali ganda berbanding H1 2024. Sarawak mencatat penurunan sebanyak 81.9% sementara WP Labuan tiada penawaran baharu dirancang direkodkan.

Construction Activity

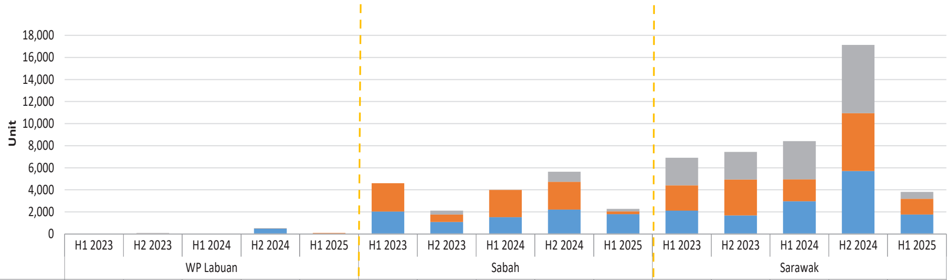
East Malaysia Region completion recorded a decline of 20.6% in H1 2025 (3,556 units) compared to H1 2024 (4,479 units). By state, Sabah increased by 18.2% compared to H1 2024, while Sarawak showed a decline of 40.5%. WP Labuan recorded no completion units, the same as in H1 2024.

Starts in WP Labuan recorded an increase of more than fourfold, while Sabah and Sarawak recorded declines of 89.7% and 28.7%, respectively.

However, new planned supply in Sabah showed an increase of more than doubled compared to H1 2024. Sarawak recorded a decline of 81.9%, while no new planned supply was recorded in WP Labuan.

Chart 11

Residential Construction Activity Trend H1 2023 – H1 2025



	WP Labuan					Sabah					Sarawak				
	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
New Planned Supply	0	34	0	0	0	0	353	0	905	230	2,489	2,504	3,467	6,182	626
Starts	0	34	18	18	99	2,568	662	2,477	2,529	254	2,294	3,248	1,992	5,252	1,420
Completion	22	21	0	500	0	2,034	1,094	1,518	2,205	1,794	2,118	1,681	2,961	5,701	1,762

Table 2

Construction Activity of Residential in East Malaysia Region H1 2025

State of Development \ State	WP Labuan	Sabah	Sarawak
Existing Supply (units)	14,039	247,802	297,779
Incoming Supply (units)	428	16,259	17,844
Planned Supply (units)	0	20,159	5,769

Indeks Harga Rumah

Indeks Harga Rumah untuk Sabah dan Sarawak masing-masing berada pada 206.5 mata dan 211.0 mata. Harga purata semua rumah Sabah adalah RM529,550 pada Q2 2025[P], meningkat daripada RM512,564 pada Q2 2024 dan harga purata semua rumah Sarawak adalah RM538,126 pada Q2 2025[P] merekodkan peningkatan daripada RM536,481 pada Q2 2024.

Harga

Harga harta tanah kediaman dalam H1 2025 menunjukkan pergerakan bercampur-campur secara keseluruhan. Teres dua tingkat di skim yang mantap seperti di Bahagian Sibu, Sarawak menyaksikan peningkatan masing-masing sebanyak 4.7%, 5.1% dan 5.4% direkodkan di Ulu Sungai Merah, Taman Soon Hup (Jalan Permai) dan Eco Garden. Bagi harta tanah yang sama jenis di Sabah, peningkatan juga direkodkan sebanyak 4.0% dan 10.0% masing-masing di Taman BDC Likas dan Taman Rimba Fasa 2, Daerah Kota Kinabalu.

House Price Index

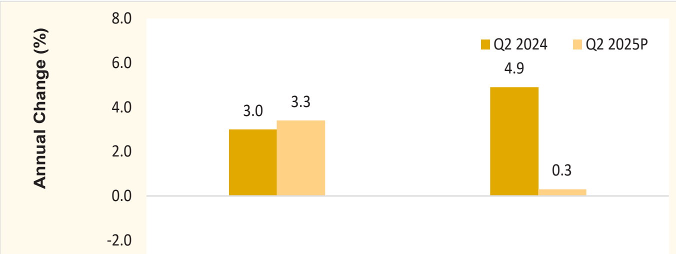
All House Price Index for Sabah and Sarawak stood at 206.5 points and 211.0 points, respectively. The average all house price for Sabah stood at RM529,550 in Q2 2025[P], an increase from RM512,564 in Q2 2024 and the average all house price for Sarawak stood at RM538,126 in Q2 2025[P], an increase from RM536,481 in Q2 2024.

Price

Overall in H1 2025, residential property prices showed mixed movements. Double storey terrace houses in established schemes such as in Sibu District, Sarawak, recorded increases of 4.7%, 5.1%, and 5.4% in Ulu Sungai Merah, Taman Soon Hup (Jalan permai) and Eco Garden, respectively. For the same property type in Sabah, similar increases of 4.0%, and 10.0% were recorded in Taman BDC Likas and Taman Rimba Phase 2, Kota Kinabalu District, respectively.

Chart 12

All House Price Index Annual Changes



YEAR		SABAH	SARAWAK
Q2 2024	Index Point	199.8	210.3
	Average House Price	RM512,564	RM536,481
Q2 2025[P]	Index Point	206.5	211.0
	Average House Price	RM529,550	RM538,126

Sewa

Pasaran sewa menggambarkan prestasi bercampur-campur secara keseluruhan dengan pergerakan menaik direkodkan di beberapa kawasan terutamanya bagi rumah teres. Di Sabah, rumah teres satu tingkat di daerah Tawau, iaitu Taman Uni Villa, Taman Ria Heights, Taman dan Taman Tawau Lama masing-masing meningkat 4.2%, 5.0% dan 11.1%. Sewa bulanan setiap skim masing-masing mencecah RM1,100 hingga RM1,400 sebulan, RM900 hingga RM1,200 sebulan dan RM1,100 sebulan.

Rental

The rental market showed mixed overall performance, with upward movements recorded in several areas, particularly for terrace houses. In Sabah, single storey terrace houses in Tawau district, namely Taman Uni Villa, Taman Ria Heights, and Taman Tawau Lama increased by 4.2%, 5.0%, and 11.1%, respectively. Monthly rental every scheme reached RM1,100 to RM1,400 RM900 to RM1,200 and RM1,100 respectively.

2.2 HARTA TANAH KOMERSIAL

2.2 COMMERCIAL PROPERTY

Transaksi

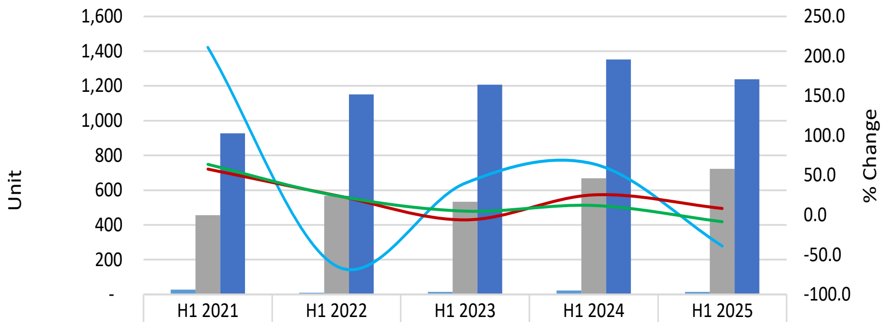
Aktiviti pasaran mencatat peningkatan apabila jumlah transaksi di Sabah meningkat sebanyak 8.2%. Walau bagaimanapun, WP Labuan dan Sarawak masing-masing menyaksikan penurunan sebanyak 39.1% dan 8.5%.

Transaction

Market activity recorded an increase as the number of transactions in Sabah increased by 8.2%. However, WP Labuan and Sarawak each saw declines of 39.1% and 8.5%, respectively.

Chart 13

Commercial Property Transactions Volume Trend H1 2021 – H1 2025



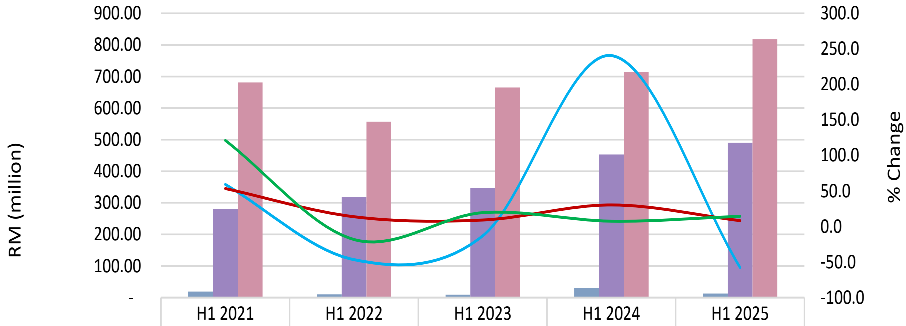
	H1 2021	H1 2022	H1 2023	H1 2024	H1 2025
WP Labuan	28	10	14	23	14
Sabah	456	568	533	668	723
Sarawak	927	1,152	1,208	1,353	1,238
WP Labuan (%)	211.1	-64.3	40.0	64.3	-39.1
Sabah (%)	57.8	24.6	-6.2	25.3	8.2
Sarawak (%)	63.8	24.3	4.9	12.0	-8.5

Dari segi nilai transaksi, Sarawak dan Sabah menunjukkan trend peningkatan masing-masing sebanyak 14.4% dan 8.3%, manakala WP Labuan mencatat penurunan 57.6%.

In terms of transaction value, Sarawak and Sabah showed an increasing trend of 14.4% and 8.3%, respectively, while WP Labuan recorded a decrease of 57.6%.

Chart 14

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



	H1 2021	H1 2022	H1 2023	H1 2024	H1 2025
WP Labuan	19.31	10.30	8.94	30.43	12.89
Sabah	279.83	318.28	347.27	452.65	490.06
Sarawak	681.20	556.51	664.90	714.75	817.6
WP Labuan (%)	59.2	-46.7	-13.2	240.5	-57.6
Sabah (%)	53.4	13.7	9.1	30.3	8.3
Sarawak (%)	121.2	-18.3	19.5	7.5	14.4

a. Kedai

Transaksi

Subsektor kedai di Wilayah Malaysia Timur merekodkan 1,505 transaksi dengan nilai RM912.18 juta pada H1 2025, mencakupi 76.2% dalam bilangan dan 69.1% dalam nilai transaksi harta tanah komersial dalam wilayah ini. Sarawak terus memacu pasaran kedai di wilayah ini dengan 1,080 transaksi bernilai RM629.83 juta, masing-masing menyumbang 71.8% dan 69.0% daripada bilangan dan nilai transaksi kedai. Sarawak menyumbang syer pasaran sebanyak 11.8% bagi bilangan transaksi dan 7.0% bagi nilai transaksi kedai. Diikuti oleh Sabah dengan syer sebanyak 4.5% bagi bilangan transaksi dan 3.0% bagi nilai transaksi.

Status Pasaran

Keadaan unit kedai siap dibina tidak terjual bertambah baik di Sarawak dan Sabah. Sarawak (1,125 unit), menurun 3.5% (H2 2024: 1,166 unit) dan Sabah (625 unit) menurun 1.7% (H2 2024: 636 unit). Bagi unit dalam pembinaan belum terjual, Sarawak (401 unit) meningkat 6.1% berbanding H2 2024 (H2 2024: 378 unit) dan Sabah (378 unit) menurun 29.5% berbanding H2 2024 (H2 2024: 536 unit). Unit siap dibina tidak terjual, unit dalam pembinaan belum terjual dan belum dibina belum terjual di WP Labuan kekal tiada pada tahun H1 2025.

a. Shop

Transaction

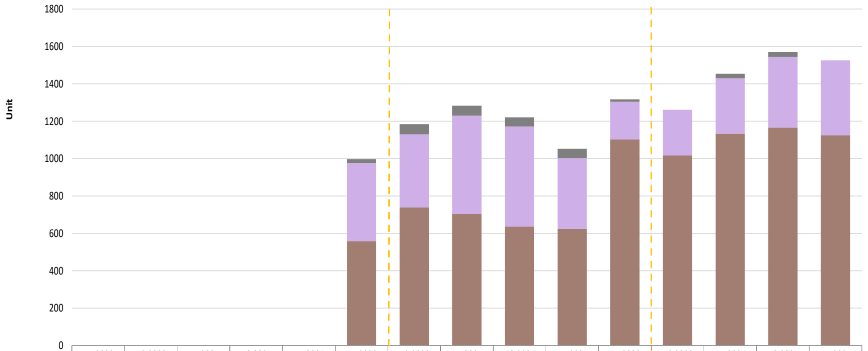
The shop sub-sector recorded 1,505 transactions worth RM912.18 million in H1 2025, accounting for 76.2% in volume and 69.1% in value of commercial property transactions in the region. Sarawak continued to drive the sub-sector with 1,080 transactions worth RM629.83 million, accounting for 71.8% and 69.0% respectively of the shop transaction volume and value. Sarawak took up 11.8% of the market share in transaction volume and 7.0% in terms of the transaction value of the shop. Followed by Sabah with a market share 4.5% in transaction volume and 3.0% in terms of the transaction value.

Market Status

The shop unsold completed situation improved in Sarawak and Sabah. Sarawak (1,125 units), decreased by 3.5% (H2 2024: 1,166 units) and Sabah (625 units) decreased by 1.7% (H2 2024: 636 units). For unsold under construction units, Sarawak (401 units) increased by 6.1% compared to H2 2024 (H2 2024: 378 units), and Sabah (378 unit) decreased by 21.7% compared to H2 2024 (H2 2023: 536 units). Unsold completed, unsold under construction, and unsold not constructed units in WP Labuan remained nil in H1 2025.

Chart 15

Shop Overhang and Unsold Units H1 2023 – H1 2025



	WP Labuan					Sabah					Sarawak				
	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
Unsold Not Constructed	0	0	0	0	0	21	54	54	49	49	13	0	24	26	0
Unsold Under Construction	0	0	0	0	0	417	391	525	536	378	201	244	297	378	401
Unsold Completed	0	0	0	0	0	559	739	704	636	625	1103	1017	1,133	1166	1,125

Aktiviti Pembinaan

Aktiviti pembinaan di Wilayah Malaysia Timur mengalami peningkatan berbanding separuh tahun 2024. Unit siap dibina di Sabah meningkat dengan ketara kepada 142 unit (H1 2024: 34 unit). Sarawak juga merekodkan peningkatan sebanyak 35.0% (H1 2024: 157 unit) manakala WP Labuan merekodkan 20 unit siap dibina pada H1 2025.

Dalam H1 2025, Sarawak merekodkan 76 unit kedai mula dibina, manakala Sabah dan WP Labuan tiada unit mula dibina.

Sebagai tambahan, tiada unit penawaran baharu dirancang di Sabah, WP Labuan, dan Sarawak semasa tempoh kajian.

Construction Activity

Construction activity in the East Malaysia Region experienced an increase compared to the first half 2024. Completed units in Sabah rose significantly to 142 units (H1 2024: 34 units). Sarawak also recorded an increase of 35.0% (H1 2024: 157 units) while WP Labuan recorded 20 units in H1 2025.

In H1 2025, Sarawak recorded 76 units shops starts, while no units were commenced in Sabah and WP Labuan.

Additionally, there were no new planned supply units were recorded in Sabah, WP Labuan, and Sarawak during the review period.

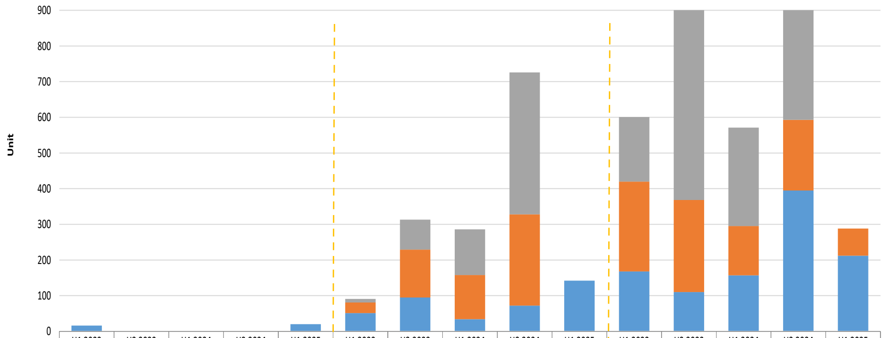
Table 3

Construction Activity of Shop in East Malaysia Region H1 2025

State of Development \ State	WP Labuan	Sabah	Sarawak
Existing Supply (units)	1,073	33,623	39,520
Incoming Supply (units)	30	2,182	1,270
Planned Supply (units)	0	2,174	765

Chart 16

Shop Construction Activity Trend H1 2023 – H1 2025



	WP Labuan					Sabah					Sarawak				
	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025	H1 2023	H2 2023	H1 2024	H2 2024	H1 2025
New Planned Supply	0	0	0	0	0	10	84	128	398	0	181	745	276	416	0
Starts	0	0	0	0	0	30	134	124	256	0	252	258	138	198	76
Completion	16	0	0	0	20	51	95	34	72	142	168	110	157	395	212

Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Harga kedai tiga tingkat di Jalan Rubber, Bahagian Kuching, Sarawak meningkat 2.6%. Manakala harga kedai tiga tingkat di Travilion Gateway @7th Mil, Sarawak mencatatkan penurunan 15.3% dengan harga balasan RM1.00 juta

Sewa

Sewaan tingkat bawah kedai di wilayah ini umumnya stabil. Sewaan tingkat bawah di Benoni Commercial Centre dan The Palm Square, Daerah Papar, Sabah masing-masing meningkat 11.3% dan 18.0% dengan sewa antara RM2,500 hingga RM2,800 sebulan dan RM2,000 hingga RM3,000 sebulan.

b. Kompleks Perniagaan

Transaksi

Tiada transaksi melibatkan kompleks perniagaan direkodkan bagi wilayah ini dalam tempoh kajian.

Price

Shop prices showed mixed movements, with increases and decreases recorded in several areas. The price of three storey shops on Jalan Rubber, Kuching Division, Sarawak, increased by 2.6%. Meanwhile, the price of three storey shops at Travilion Gateway @7th Mil, Sarawak, recorded a decrease of 15.3%, with a consideration price of RM1.00 million.

Rental

Ground floor shop rentals in the region were generally stable. Rentals for ground floor shops at Benoni Commercial Centre and The Palm Square, Papar District, Sabah, increased by 11.3% and 18.0%, with rents ranging from RM2,500 to RM2,800 per month and RM2,000 to RM3,000 per month, respectively.

b. Shopping Complex

Transaction

No transactions involving shopping complexes were recorded in this region during the review period.

Penghunian dan Ketersediaan Ruang

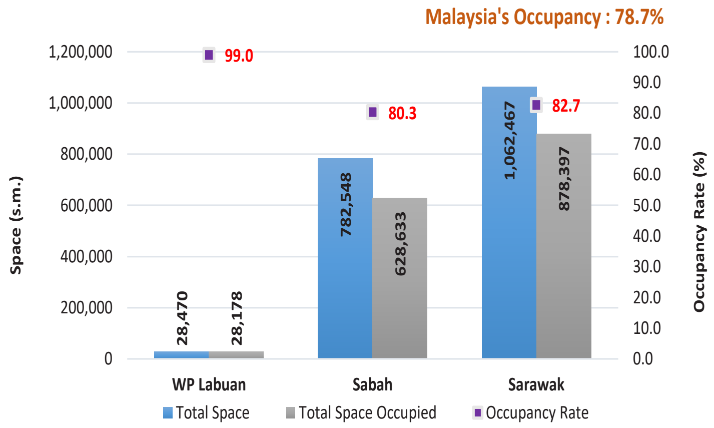
Prestasi subsektor ruang niaga menunjukkan pergerakan yang bercampur-campur. Kadar penghunian di Sabah dan Sarawak masing-masing mencatatkan peningkatan kepada 80.3% (H2 2024: 79.2%) dan 82.7% (H2 2024: 80.6%). Sebaliknya, WP Labuan mengalami penurunan kepada 99.0% (H2 2024: 99.3%).

Occupancy and Space Availability

The performance of the retail sub-sector showed mixed movements. The occupancy rate in Sabah and Sarawak increased by 80.3% (H2 2024: 79.2%) and 82.7% (H2 2024: 79.2%). Conversely, WP Labuan experienced a decline to 99.0% (H2 2024: 99.3%)

Chart 17

Supply and Occupancy of Shopping Complex H1 2025



12

Aktiviti Pembinaan

Tiada aktiviti pembinaan direkodkan dalam tempoh kajian.

Construction Activity

No new construction activity was recorded in the review period.

Table 4

Construction Activity of Shopping Complex in East Malaysia Region H1 2025

State / State of Development	Labuan	Sabah	Sarawak
Existing Supply	2 complexes (28,470 s.m.)	45 complexes (782,548 s.m.)	76 complexes (1,062,467 s.m.)
Incoming Supply	0	3 complexes (61,415 s.m.)	2 complexes (41,676 s.m.)
Planned Supply	0	1 complex (23,509 s.m.)	0

Sewa

Pergerakan sewa ruang perniagaan adalah bercampur bergantung kepada jenis dan lokasi harta tanah. Di Sarawak, kompleks perniagaan seperti Permaisuri Imperial City Mall, Bahagian Kuching merekodkan peningkatan sewa dalam lingkungan 6.0% hingga 33.0%. Di Sarawak, Putatan Mall (One Place Mall), daerah Putatan merekodkan penurunan sewa lingkungan 5.3% hingga 8.9%, manakala di WP Labuan pula sewaan ruang perniagaan adalah stabil.

Rental

The rental movement for commercial spaces is mixed, depending on the type and location of the property. In Sarawak, commercial complexes such as Permaisuri Imperial City Mall, Kuching Division, recorded rental increases ranging from 6.0% to 33.0%. In Sarawak, Putatan Mall (One Place Mall), Putatan district, recorded a rental decrease ranging from 5.3% to 8.9%, while in WP Labuan, commercial space rentals remained stable.

Table 5

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

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Sarawak	Everrise Complex BDC	8	Move In
2		AEON Mall Kuching Central	33	Move In
3		Vivacity Megamall	307	Move In
4		The Spring Kuching	2,651	Move In
5		Plaza Merdeka Shopping Mall	1,067	Move In
6		Precint 88	173	Move In
7		Wisma Saberkas	286	Move In
8		Aiman Mall	105	Move In
9		Boulevard Shopping Complex	82	Move In
10		Bintang Mall	3,964	Move In
11		Wisma Pelita Tunku	259	Move In
12		Permaisuri Imperial City Mall	652	Move In
13		Boulevard Shopping Mall Bintulu	3,166	Move In
14		The Spring Bintulu	1,610	Move In
15		Everrise Complex BDC	-14	Move Out
16		AEON Mall Kuching Central	-660	Move Out
17		Vivacity Megamall	-107	Move Out
18		The Spring Kuching	-847	Move Out
19		Plaza Merdeka Shopping Mall	-216	Move Out
20		Precint 88	-432	Move Out
21		Wisma Saberkas	-170	Move Out
22		Aiman Mall	-40	Move Out
23		Wisma Pelita Tunku	-127	Move Out
24		Permaisuri Imperial City Mall	-104	Move Out
25		The Imperial Mall	-178	Move Out
26		Boulevard Shopping Mall Bintulu	-131	Move Out
27		Parkcity Mall	-33	Move Out

c. Pejabat Binaan Khas

c. Purpose-Built Office

Penghunian dan Ketersediaan Ruang

Occupancy and Space Availability

Prestasi subsektor pejabat binaan khas menunjukkan penurunan di semua negeri. WP Labuan mencatat penurunan kadar penghunian sebanyak 90.9%, diikuti Sabah dengan 86.6%, dan Sarawak sebanyak 85.9%.

The performance of the purpose-built office sub-sector has declined in all states. WP Labuan recorded a decrease in occupancy rate of 90.9%, followed by Sabah at 86.6%, and Sarawak at 85.9%.

Aktiviti Pembinaan

Construction Activity

Hanya satu bangunan baru siap dibina dicatatkan dalam tempoh kajian iaitu Unifor Complex di Kuching, Sarawak. Perincian bangunan adalah seperti di bawah:

Only one new completion was recorded in the review period, namely Unifor Complex in Kuching, Sarawak. The details are as below:

Table 6

Completion of Purpose-Built Office in East Malaysia Region in East Malaysia Region H1 2025

State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
Sarawak	Unifor Complex	Jalan Ong Tiang Swee	Government Building	6,989

Chart 18

Supply and Occupancy of Purpose-Built Office H1 2025

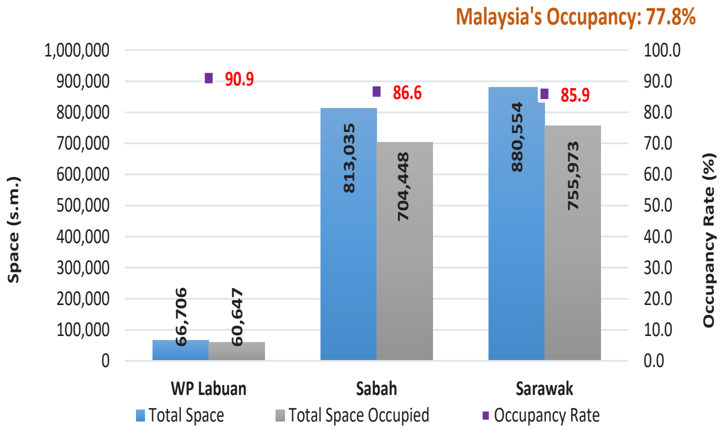


Table 7

CConstruction Activity of Purpose-Built Office in East Malaysia Region H1 2025

State of Development \ State	Labuan	Sabah	Sarawak
Existing Supply	9 buildings (66,706 s.m.)	95 buidings (813,035 s.m.)	107 buildings (880,554 s.m.)
Incoming Supply	0	2 buildings (11,067 s.m.)	1 building (10,528 s.m.)
Planned Supply	0	2 buildings (37,498 s.m.)	0

Sewa

Pasaran sewa bangunan pejabat binaan khas kekal stabil di Wilayah Malaysia Timur. Di Kota Kinabalu, Sabah, kadar sewa mencatatkan peningkatan di Centre Point sebanyak 8.9% dan Menara MAA sebanyak 4.7%.

Rental

The rental market for purpose-built office buildings remained stable in the East Malaysia Region. In Kota Kinabalu, Sabah, rental rates saw an increase of 8.9% at Centre Point and 4.7% at Menara MAA.

Table 8

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

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1	Sarawak	Bangunan SSM, Kuching	661	Move In
2		RCW Corporate Building, Kuching	447	Move In
3		Bangunan Binamas, Kuching	66	Move In
4		HSL Tower, Samarahan	489	Move In
5		HSL Tower	1,039	Move In
6		Wisma Pelita Tunku	922	Move In
7		Wisma Interhill	298	Move In
8		Wisma Technip	1,261	Move In
9		Wisma Saberkas, Kuching	-167	Move Out
10		Gateway Kuching	-439	Move Out
11		Wisma Senling	-318	Move Out
12		Menara Kidurong	-35	Move Out

2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian telah menyumbangkan syer sebanyak 28.0% kepada jumlah keseluruhan pasaran di Wilayah Malaysia Timur. Terdapat 4,743 transaksi bernilai RM1.07 bilion, menurun sebanyak 10.6% dalam bilangan dan 13.1% dalam nilai berbanding H1 2024.

Aktiviti transaksi menunjukkan bahawa WP Labuan, Sabah, dan Sarawak masing-masing mencatat penurunan sebanyak 46.7%, 27.7%, dan 7.6% berbanding H1 2024.

2.3 AGRICULTURE PROPERTY

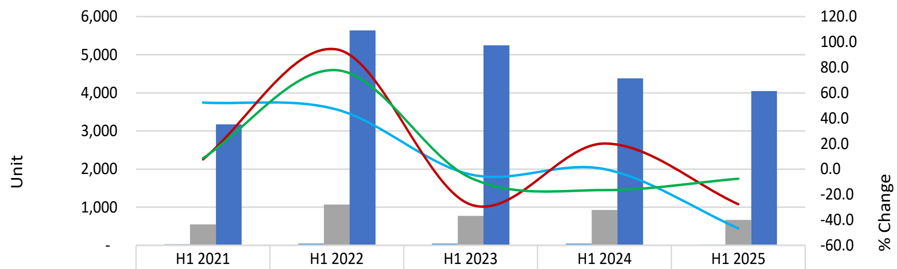
Transaction

The agricultural sub-sector contributed 28.0% to the total market in the East Malaysia Region. There were 4,743 transactions worth RM1.07 billion, marking a decrease of 10.6% in volume and 13.1% in value compared to H1 2024.

Transaction activity showed that WP Labuan, Sabah, and Sarawak each recorded declines of 46.7%, 27.7%, and 7.6%, respectively, compared to H1 2024.

Chart 19

Agriculture Property Transactions Volume Trend H1 2021 – H1 2025



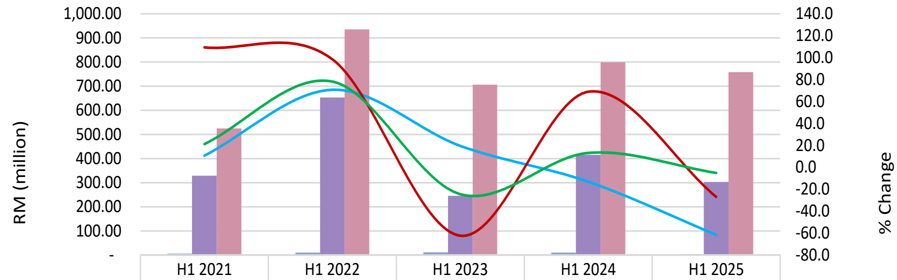
	H1 2021	H1 2022	H1 2023	H1 2024	H1 2025
WP Labuan	32	47	45	45	24
Sabah	550	1,068	770	925	669
Sarawak	3,172	5,641	5,250	4,382	4,050
WP Labuan (%)	52.4	46.9	-4.3	0.0	-46.7
Sabah (%)	7.6	94.2	-27.9	20.1	-27.7
Sarawak (%)	8.6	77.8	-6.9	-16.5	-7.6

Dari segi nilai transaksi, semua negeri merekodkan penurunan, iaitu WP Labuan sebanyak 61.5%, Sabah 27.0%, dan Sarawak 5.1%.

In terms of transaction value, all states recorded declines, with WP Labuan at 61.5%, Sabah at 27.0%, and Sarawak at 5.1%.

Chart 20

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



	H1 2021	H1 2022	H1 2023	H1 2024	H1 2025
WP Labuan	5.55	9.47	11.31	9.83	3.78
Sabah	329.09	653.34	245.88	415.31	303.15
Sarawak	525.25	935.95	706.63	799.36	758.16
WP Labuan (%)	10.6	70.7	19.5	-13.1	-61.5
Sabah (%)	109.3	98.5	-62.4	68.9	-27.0
Sarawak (%)	21.1	78.2	-24.5	13.1	-5.2

Sewa

Harga tanah pertanian pada umumnya stabil dengan sedikit pergerakan harga direkod di Kawasan tertentu. Di daerah Tawau, tanah akuakultur di Wakuba/ Inderasabah mencatat peningkatan harga sebanyak 48.3%, daripada RM114,500 kepada RM221,000 sehektar. Bagi transaksi tanah sawit, harga tertinggi dicatat di daerah Tawau, iaitu RM189,000 sehektar lokasi di Off Batu 13 Jalan Apas.

Rental

Agricultural land prices were generally stable, with slight price movements recorded in certain areas. In Tawau district, aquaculture land in Wakuba/ Inderasabah recorded a price increase of 48.3%, from RM114,500 to RM221,000 per hectare. For oil palm land transactions, the highest price was recorded in Tawau district, at RM189,000 per hectare for land located off Batu 13 Jalan Apas.

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure	Description	Current Development Status
1.	Pan Borneo Highway, Sabah	WP01 - Upgrading Road from Sindumin to Kampung Melalia • Connecting areas: Sindumin - Sipitang • Length: 29.00 kilometres • Project Cost: RM668,775,508.89 • Expected Completion Date: June 2025	Under Construction: 80.6%
		WP02 - Upgrading Road from Kampung Melalia to Beaufort • Connecting areas: Sindumin - Sipitang • Length: 31.00 kilometres • Project Cost: RM906,110,188.34 • Expected Completion Date : March 2027	Under Construction: 55.1%
		WP03 - Upgrading Road from Beaufort to Bongawan • Connecting areas: Beaufort - Bongawan • Length: 25.00 kilometres • Project Cost: RM476,541,855.67 • Expected Completion Date: January 2026	Under Construction: 83.0%
		WP04 - Upgrading Road from Bongawan to Papar • Connecting areas: Beufort - Bongawan • Length: 25.00 kilometres • Project Cost: RM562,682,691.88 • Expected Completion Date: October 2025	Under Construction: 92.4%
		WP05 - Upgrading Road from Donggongon to Simpang Jalan Papar Spur • Connecting areas: Papar • Length: 13.80 kilometres • Project Cost: RM322,592,849.89 • Expected Completion Date: June 2022	Completed
		WP06 - Upgrading Road from Putatan to Inanam • Connecting areas: Putatan - Inanam • Length: 10.90 kilometres • Project Cost: RM913,519,360.72 • Expected Completion Date: March 2026	Under Construction: 91.4%
		WP07 - Upgrading Road from Inanam to Sepanggar • Connecting areas: Inanam - Sepanggar • Length: 15.90 kilometres • Project Cost: RM449,547,004.74 • Expected Completion Date: November 2026	Under Construction: 88.6%

No.	Infrastructure	Description	Current Development Status
		WP08 - Upgrading Road from Sepanggar to Bulatan Berunggis • Connecting areas: Sepanggar - Tuaran • Length: 13.20 kilometres • Project Cost: RM548,429,956.60 • Expected Completion Date: December 2025	Under Construction: 83.0%
		WP09 – Development of road from Serusop to Pituru • Connecting areas: Tuaran – Kota Belud • Length: 30.00 kilometres • Project Cost: RM504,651,200.00 • Expected Completion Date: July 2028	Under Construction: 1.0%
		WP10 – Under Construction from Pituru to Rampayan Laut • Connecting areas: Kota Belud - Kudat • Length: 30.00 kilometres • Project Cost: RM554,627,896.90 • Expected Completion Date: November 2024	Under Construction: 95.7%
		WP11 – Development of road from Rampayan Laut to Sarang • Connecting areas: Kota Belud - Kudat • Length: 19.40 kilometres • Project Cost: RM167,477,833.75 • Expected Completion Date: September 2026	Under Construction: 8.1%
		WP12 – Development of road from Sarang to Temuno • Connecting areas: Kota Belud - Kudat • Length: 15.60 kilometres • Project Cost: RM316,500,000.00 • Expected Completion Date: March 2027	Under Construction: 8.1%
		WP13 – Development of road from Temuno to Bingolon • Connecting areas: Kota Belud - Kudat • Length: 20.00 kilometres • Project Cost: 373,600,000.00 • Expected Completion Date: September 2027	Under Construction: 7.9%
		WP14 – Development of road from Bingolon to Simpang Mengayau • Connecting areas: Kota Belud - Kudat • Length: 20.20 kilometres • Project Cost: RM452,500,000.00 • Expected Completion Date: September 2027	Under Construction: 14.1%
		WP16 - Upgrading Road from Tawau Airport to Sungai Kalumpang • Connecting areas: Tawau – Lahad Datu • Length: 31.00 kilometres • Project Cost: RM485,500,000.00 • Expected Completion Date: October 2027	Under Construction: 9.5%
		WP17 - Upgrading Road from Sungai Kalumpang to Madai • Connecting areas: Tawau – Lahad Datu • Length: 19.00 kilometres • Project Cost: RM431,219,934.60 • Expected Completion Date: March 2028	Under Construction: 4.4%
		WP18 - Upgrading Road from Madai to IGN Estate • Connecting areas: Tawau – Lahad Datu • Length: 19.00 kilometres • Project Cost: RM360,990,023.22 • Expected Completion Date: September 2027	Under Construction: 6.4%

No.	Infrastructure	Description	Current Development Status
		WP19 - Upgrading Road from IGN Estate to Agri Harvest • Connecting areas: Tawau – Lahad Datu • Length: 19.00 kilometres • Project Cost: RM431,139,620.60 • Expected Completion Date: September 2027	Under Construction: 5.0%
		WP20 - Upgrading Road from Agri Harvest to Sapagaya • Connecting areas: Tawau – Lahad Datu • Length: 18.00 kilometres • Project Cost: RM428,055,210.00 • Expected Completion Date: March 2028	Under Construction: 1.7%
		WP22- Upgrading Road from Lahad Datu Bypass to Kampung Sandau • Connecting areas: Tawau – Sandakan M32 • Length: 25.50 kilometres • Project Cost: 635,447,188.87 • Expected Completed Date: March 2028	Under Construction: 6.1%
		WP23 - Upgrading Road from Kampung Sandau to Sungai Takala • Connecting areas: Tawau – Sandakan M32 • Length: 24.80 kilometres • Project Cost: RM614,677,332.91 • Expected Completion Date: April 2028	Under Construction: 3.9%
		WP24 - Upgrading Road from Sungai Takala to Kampung Perpaduan Datuk Moh • Connecting areas: Tawau – Sandakan M32 • Length: 16.40 kilometres • Project Cost: RM524,862,220.20 • Expectation Completion Date: April 2028 •	Under Construction: 1.6%
		WP25 - Upgrading Road from Kampung Perpaduan Datuk Moh to Sukau • Connecting areas: Tawau – Sandakan M32 • Length: 16.80 kilometres • Project Cost: RM485,039,000.00 • Expected Completion Date: February 2028	Under Construction: 1.0%
		WP26 - Upgrading Road from Sukau to Kampung Lot M • Connecting areas: Tawau – Sandakan M32 • Length: 18.00 kilometres • Project Cost: RM487,906,953.43 • Expected Completion Date: March 2028	Under Construction: 5.9%
		WP28 – Upgrading Road from Sandakan Mile 32 to Moynod • Connecting areas: Sandakan M32 – Ranau • Length: 22.00 kilometres • Project Cost: RM351,543,121.30 • Expected Completion Date: January 2026 •	Under Construction: 30.9%
		WP29 – Upgrading Road from Moynod ke Sapi Nangoh • Connecting areas: Sandakan M32 – Ranau • Length: 20.00 kilometres • Project Cost: RM341,730,016.18 • Expected Completion Date: January 2026	Under Construction: 75.2%
		WP30 – Upgrading Road from Sapi Nangoh to Sungai Bauto • Connecting areas: Sandakan M32 – Ranau • Length: 22.70 kilometres • Project Cost: RM262,595,897.60 • Expected Completion Date: September 2026	Under Construction: 54.7%

No.	Infrastructure	Description	Current Development Status
		WP31 – Upgrading Road from Sungai Bauto to Telupid • Connecting areas: Sandakan M32 – Ranau • Length: 12.30 kilometres • Project Cost: RM659,101,998.00 • Expected Completion Date: March 2028 WP32 – Upgrading Road from Telupid to Kampung Lumou Baru • Connecting areas: Sandakan M32 – Ranau • Length: 18.40 kilometres • Project Cost: RM611,297,998.00 • Expected Completion Date: June 2028 WP33 – Upgrading Road from Kampung Lumou Baru to Kampung Toupos • Connecting areas: Sandakan M32 – Ranau • Length: 17.6 kilometres • Project Cost: RM1,333,871,000.00 • Expected Completion Date: September 2028 WP34 – Upgrading Road from Kampung Toupos to Kampung Nabutan • Connecting areas: Sandakan M32 – Ranau • Length: 26.00 kilometres • Project Cost: RM966,447,318.10 • Expected Completion Date: September 2028 WP35 – Upgrading Road from Kampung Nabutan to Ranau • Connecting areas: Sandakan M32 – Ranau • Length: 31.00 kilometres • Project Cost: RM1,057,414,813.23 • Expected Completion Date: October 2028	Under Construction: 3.4% Under Construction: 2.5% Under Construction: 1.9% Under Construction: 0.5% Construction Works Have Not Yet Started
2.	Jalan Utara Baru, Tawau, Sabah	• Upgrading Jalan Utara Baru - Connecting areas: Sandakan M32 – Ranau - Length: 5.40 kilometres - Project Cost: RM206,000,000.00 - Construction period: 2023 – 2026 - Expected Completion Date: March 2026	Under Construction: 56.3%
3.	Second Main Road Project, Sarawak	• Shortening the travel time between Sibu and Kuching (from 6-7 hours to around 3 hours) • Divided into several packages: - Batang Samarahan Road to Batang Sadong (4 lanes/ 13.7 km/ RM530 million) - Batang Sadong Road to Sebuyau/ Batang Lupar Bridge (2 lanes/ 28 km/ RM525 million) including an 800-meter overpass crossing the Sedilu National Park.	Under Construction: Expected to be completed in February 2027 Expected to be completed on April 2028
4.	Batang Lupar 2 Bridge Construction Project, Sarawak	• The longest cable-stayed bridge in Sarawak (870 meters long) and the tallest bridge tower in Malaysia (145 meters high) valued at RM223.6 million • One of the packages of the Second Main Road or Coastal Road connecting Jalan Lingga, Sri Aman, and Lidong, Betong over 28 kilometers.	Under Construction: Expected to be completed in June 2026
5.	Project to build the Ulu Paku/ Ulu Kota Road, Spaoh, Betong, Sarawak	• New Ulu Paku-Ulu Kota connector road, 20 kilometers long, from the Pan Borneo Highway in Spaoh, Betong to Pakan, Sarikei • Allocation of RM247 million • The construction of the new road will shorten the travel distance by approximately 50 kilometers between the towns of Betong and Sarikei	Under Construction: Expected to be completed in January 2027

No.	Infrastructure	Description	Current Development Status
6.	Proposed Kuching Tanjung Embang International Airport, Sarawak	• Located in Tanjung Embang, Kuching, near the Asajaya District, Samarahan • Estimated development cost: approximately RM70 billion • Aimed to become a regional aviation hub, with the capacity to accommodate 15 million passengers annually • Expected to generate significant economic impact for the residents of Samarahan, Asajaya, and the entire coastal region of the state	Still in the final stage of study. (Under Planning)
7.	North Coastal Highway, Sarawak	• Location: Miri, Limbang, and Lawas • Project Cost: Estimated at RM6.1 billion • Project Duration: 60 months • The project involves the construction of a four-lane highway to connect Miri, Limbang, and Lawas via Brunei	Expected to be constructed in April 2025
8.	Bintulu – Jepak Bridge, Sarawak	• Location: Bintulu City Center • Bridge Length: 1,048 meters • Project Cost: RM466 million • Project Duration: 48 months • The bridge will shorten the travel time from Jepak to Bintulu City Center, thereby impacting other development projects and boosting socio-economic activities in the Jepak area	Under Construction: Expected to be completed in 2025
9.	Sungai Limbang Second Bridge, Sarawak	• Location: Limbang River • Bridge Length: 760 meters • Project Duration: 96 months • Project Cost: RM188 million • The bridge will connect Limbang with Brunei, thereby driving development in the area across the river	Under Construction
10.	Bintulu-Samalaju Gas Pipeline, Sarawak	• Location: Bintulu • Pipeline Length: 70 km • Implementation Cost: RM1 billion • Expected Completion: End of 2025 • The EPCC phase (Engineering, Procurement, Construction, and Commissioning) has commenced, along with preliminary works, such as onshore civil works, which began in December 2024. • The purpose of this project is to supply natural gas to the CCGT (Combined Cycle Gas Turbine) plant in Bintulu, as well as to industrial and commercial users in the Samalaju Industrial Park (SIP).	Under construction Expected to be completed by the end of 2025
11.	Ulu Sungai Merah Road Upgrading Project, Sibu, Sarawak	• Location: Traffic lights at Jalan Ling Kai Cheng to Lorong Ulu Sungai Merah 48 • Allocation: RM25.58 million • Construction involves road widening over 2.14 kilometres	Under Construction: Expected to be completed in April 2026
12.	Phase 1 Project (Jalan Nanga Kabah - SK Beguang - Sungai Song), Sarawak	• Location: From the Nanga Kabah area to any Kapit town. • Phase 1 starts at the intersection of Jalan Sibu and Jalan Nibong, covering approximately 16.35 km • Project Cost: RM145.89 million	Under Construction
13.	The Sibu – Tg Manis Road Project, including the Batang Rajang Bridge in Sarikei, Sarawak	• Project Cost: RM321 million • Road Length: 17 km • Bridge Length: 1.4 km	Completion Status: 92% Expected Completion: March 2025
14.	Nanga Ibau/ Ulu Sungai Ibau Road Project, Kapit Division, Sarawak	• Location: Nanga Ibau/ Ulu Sungai Ibau Road, Kapit Division • Road Length: 12.5 kilometers • Duration: 36 months • Project Cost: RM99.9 million	Under Construction: Expected to be completed in 2028

No.	Infrastructure	Description	Current Development Status
15.	Kampung Medong / Lebrasau / Kampung Klid Road Project, Dalat District, Mukah Division, Sarawak	• Location: Kampung Medong/ Lebrasau/ Kampung Klid Road • Road Length: 11.6 kilometers • Project Cost: RM74.18 million	Under Construction: Expected to be completed in 2026
16.	Sibu – Tanjung Manis Road Project Including the Batang Rajang Bridge in Sarikei, Sarawak	• Sibu – Tanjung Manis Road Project Including the Batang Rajang Bridge in Sarikei • Project Cost: RM321 million • Road Length: 17 km • Bridge Length: 1.4 km	Completion Status: 92%
17.	WP Labuan Sports Complex Upgrading Project, WP Labuan	• Location: Jalan Mohammed Salleh, WP Labuan • Land Area: 19.29 hectares • Description: • This project involves a total cost of RM20 million. • The upgrading works include new construction and renovations, covering the sports hall building, running track, football field, demolition of an abandoned swimming pool, as well as the upgrading of tennis courts and the grandstand roof.	Under Construction: 82.0% Expected to be fully completed by October 2025
18.	Sungai Gersik Flood Mitigation Project, WP Labuan	• Location: Sungai Gersik, WP Labuan • Project Cost: RM7.9 million to RM8 million • Area Involved: 18 hectares surrounding the Kampung Gersik area • Description: • The main objective of this project is to control the river water level, especially during high tides or prolonged heavy rainfall, thereby reducing the risk of flash floods in the affected area. The project implementation is based on previous studies that identified this area as a high-risk flood zone. • Key components of the project include: • Construction of a floodgate • Installation of a high-capacity pump system (strew pump), and • Construction of concrete embankments along Sungai Gersik.	Under Construction: 65.0% Expected to be fully completed by August 2025

3.2 Mega Project

No.	Infrastructure	Description	Current Development Status
1.	Solar Manufacturing, Sabah	• Kibing Group, through its subsidiary SBH Kibing New Solar Energy (M) Sdn Bhd, has agreed to invest in a new solar glass manufacturing plant with an estimated total investment value of RM7.2 billion, to be implemented in three (3) phases. This investment is expected to create 5,000 job opportunities for the people of the state.	Budget 2025
2.	Mixed Commercial Development at Jesselton Jetty Terminal, Sabah	• The Suria Capital has announced its collaboration with BEDI Development, a subsidiary of EXSIM Development Sdn Bhd, to develop two parcels of land totaling approximately 35.2 acres in Kota Kinabalu, Sabah. These companies will undertake the development, construction, and completion of an integrated mixed-use commercial project on Land 1, covering 6.3 acres held under Town Lease, and Land 2, covering 28.9 acres under Country Lease. • Land 1 encompasses the Jesselton Point Ferry Terminal, which serves as the gateway to nearby islands in the Tunku Abdul Rahman Marine Park, while Land 2, which lies adjacent, comprises 10 acres of the KK Port jetty area and its surrounding waterbody.	Project launch in 2024

No.	Infrastructure	Description	Current Development Status
		• The proposed mixed-use commercial development on these lands, alongside existing waterfront developments such as Jesselton Quay, the Sabah International Convention Centre (SICC), and the Kota Kinabalu Convention City (KKCC), will collectively be known as Jesselton Waterfront City. • The estimated gross development value (GDV) for the entire project is approximately RM4.2 billion.	
3.	New commercial center knows as Plaza Semporna, Sabah	• Location 5km from Pekan Semporna • Located at Jalan Bubul. • Total development area 62,466.87 s.m. • Proposed development was: a. Premium Outlet – 2 storey detached unit consist with 80 units retail lot with total floor area: 5,884 sq. meter (Building plan approved on 2023) b. Commercial suits – 13 storey building consist with 196 units – proposed for hotel. c. 22 units - 3 storey shop office d. 2 units - 1 1/2 storey semi-detached showroom e. Petrol station	Work Progress: Under construction 80% for 3 storey shop office only Launch date: 1st March 2023 (only for premium outlet and 3 storey shop office)
4.	Taman Seraya, Sandakan, Sabah	• Location: Batu 7, Jalan Merpati, Off Jalan Airport • Development area: 132,100 s.m. • Land owner: Housing and Town Development Board (Lembaga Pembangunan Perumahan dan Bandar) • Project developer: KTI Landmark Bhd. • Proposed development: 1. 186 units of double-storey terraced houses 2. 124 units of double-storey terraced houses under the Malaysia Civil Servants Housing Programme (PPAM)	Construction Status: Phase 1: 10% complete (94 units) Phase 2: 10% complete (53 units) Phase 3: 10% complete (82 units) Phase 4: 10% complete (81 units) Estimated Completion Date: 2027 – 2028
5.	Sejati Sentral Sandakan, Sabah	• Location: Batu 7, Off Jalan Airport, Sandakan • Development area: 63,962.68 s.m. • Total build-up area: 32,587.97 s.m. • Land Owner and Project Developer: Sejati Sentral (Sandakan) Sdn. Bhd. • Proposed Development: • 141 units of 2-storey terrace shop-offices, with a land area of 29,850 s.m. • 1-storey drive-thru unit, with a land area of 232.45 square meters • 6 units of 2-storey pavilion-style linked shops, with a land area of 2,401.05 s.m. • 5-storey hotel, with a total land area of 1,582.38 square meters	Construction Status: Phase 1: 25% complete (69 units) Phase 2: 10% complete (4 units) Estimated Completion Date: Phase 1: 27 April 2026 Phase 2: 30 October 2026

No.	Infrastructure	Description	Current Development Status
6.	Springvale Residence, Sarawak	• Location: Jalan Stutong, Kuching • Property Type: 13-Storey (140 Service Apartment Units) • Developer: Tecktonic & Sons Holdings • Price: Starting from RM382,000 • Size: 562 s.f. – 1,285 s.f. • Sales Performance: Not Available (NA)	Site Clearing
7.	Teku Hill, Sarawak	• Location: Lot 1359 Seduan Land District, Sibu O.T.3327 & Lot 10100 Block 6 Seduan Land District, Rantau Panjang, Sibu • Developer: Sung Kiong Realty Sdn Bhd • Units Launched: • 58 units of double-storey terraced houses • House Price: RM475,000 – RM713,000.	Under Construction
8.	Onyx Residence, Sarawak	• Location: Galacity, Jalan Tun Jugah • Property Type: 19-story building (510 serviced apartment units + retail units) • Developer: Musyati Development Sdn. Bhd. • Price Range: RM477,000 – RM813,000 • Size Range: 527 s.f. – 2,164 s.f. • Sales Performance: 0% (Q3 2024)	Site Clearing
9.	Summervale Residences, Sarawak	• Location: Jalan Stutong, Kuching • Property Type: 10-story building (195 serviced apartment units) • Developer: Tecktonic & Sons Holdings • Price: Starting from RM382,000 • Size Range: 420 s.f. – 1,631 s.f. • Sales Performance: 58.97% (Q3 2024)	Construction Status: Started (20% completed)
10.	IKE Village Fasa 3, Sarawak	• Location: Jalan Datuk Mohammad Musa, Kota Samarahan • Property Type: 8 & 9-story apartment buildings (300 units) – Blocks D, E & F • Developer: Musyati Ibanco Property Sdn. Bhd. • Price Range: RM259,000 – RM297,000 • Size Range: 850 s.f. – 1,150 s.f. • Sales Performance: 30.0% (Q3 2024)	Construction Status: Started (Q4 2024)
11.	The Corliss Residence, Sarawak	• Location: The Northbank, Kuching-Samarahan Expressway • Property Type: 12-story building (330 serviced apartment units) • Developer: Ibraco Berhad • Price: Starting from RM382,000 • Size Range: 452 s.f. – 1,414 s.f. • Sales Performance: 16.6% (Q3 2024)	Construction Status: Started (20% completed)
12.	Abbertton Avenue, Sarawak	• Location: Pines Square, Jalan Batu Kawa • Property Type: 8-story building (168 serviced apartment units & 14 commercial units) • Developer: Ih Hung Enterprise Sdn. Bhd. • Price Range: RM325,000 – RM575,280 • Size Range: 576 s.f. – 1,137 s.f. • Sales Performance: Not Available (NA)	Construction Status: Started (10% completed)
13.	Onyx Hotel, Sarawak	• Located at Gala City, Jalan Tun Jugah, Kuching • 13-storey hotel, with 205 rooms, rated 4 stars • Can accommodate up to 420 guests at a time • Facilities include: - Swimming pool - Gym - Lounge - Indoor & outdoor bar and lounge - Business lounge - 24-hour in-room dining service - Banquet hall (located on the highest floor)	Construction to Begin in Q2 2025 (April 2025)

No.	Infrastructure	Description	Current Development Status
14.	Citadines Langit Kuching, Sarawak	• Located at Jalan Tabuan, Kuching • 28 storeys + 2 basement levels • Tower A – 64 condominium units • Tower B – 220 hotel apartment rooms • Developer – Hock Seng Lee • Groundbreaking ceremony scheduled for 25 April 2025	Site Clearing
15.	Desa Damai, Sarawak	• Location: Lot 8619, Block 11, Kuala Baram Land District, Miri, Sarawak • Developer: Naim Land Sdn. Bhd. • Total Units: 302 units • Building Types: Single-Story Terrace Houses: 111 units Double-Story Terrace Houses: 133 units Double-Story Semi-Detached Houses: 58 units Construction Start Date: 1 November 2023 • Single-Story Terrace Houses: Intermediate: RM392,888 Corner/ End Lot: RM531,888 • Double-Story Terrace Houses Intermediate: RM580,888 Corner/ End Lot: RM670,000 • Double-Story Semi-Detached Houses: RM746,888 • Sales Performance: 30.0% (Q2 2024)	Under Construction
16.	North City 5, Sarawak	• Location: Parent Lot 4192, Block 6, Kuala Baram • Land District, Miri, Sarawak • Developer: YYT Properties Sdn. Bhd • Type of Building: • Single-storey terraced houses: 220 units • Total Number of Units: 220 units • Construction Start Date: 1 November 2023 • Prices: - Intermediate units: RM358,888 - Corner/ end units: RM468,888	Under Construction
17.	Unity Residence, Sarawak	• Location: Bintulu • Land Area: 12 hectares • Developer: Poly Drive Sdn. Bhd • Types of Buildings: • Townhouses: 104 units • Double-storey terrace houses: 84 units • Single-storey low-cost terrace houses: 88 units • Construction Start Date: 8 March 2024 • Price Range: • Townhouses: RM500,000 – RM800,000 • Double-storey terrace houses: RM600,000 – RM1,000,000 • Single-storey low-cost terrace houses: RM50,000 – RM60,000	Under Construction
18.	Penyau Heights, Sarawak	• Location: Jalan Bukit Penyau • Property Type: 7-storey building (Block A – 94 apartment units) • Developer: Jiawood Jaya Sdn. Bhd • Price Range: RM293,000 – RM575,000 • Size: 750 s.f. – 1,200 s.f. • Upcoming Development: • Property Type: 6-storey building (Block B – Apartments) • Property Type: 2-storey townhouses (26 units)	Under Construction

No.	Infrastructure	Description	Current Development Status
19.	Academia Residences, Sarawak	• Location: Taman Indah, Sibu • Property Types: • Single-storey terrace houses – 49 units • Double-storey terrace houses – 45 units • Developer: Timber Land Properties Sdn. Bhd • Prices: • Single-storey terrace houses starting from RM468,000 • Double-storey terrace houses starting from RM598,000 • Size: 1,001 s.f. – 2,014 s.f..	Newly launched
20.	Taman Perdana Merinding, WP Labuan	• Location: Jalan OKK Daud, WP Labuan • Developer: Mui Chew Sdn. Bhd • Total Area: 47,230 s.m. • Total Units: 99 single-storey terrace houses • Proposed Development: • Phase 1: 28 single-storey terrace houses • Phase 2: 36 single-storey terrace houses • Phase 3: 35 single-storey terrace houses	Newly launched

3.3 State Government Policy

State	Details
Sabah	• The Sabah State Government, through the Department of Lands and Surveys Sabah, has launched SMART Geo Sabah, a digital land management system developed by the department. Integrating Artificial Intelligence (AI) with geospatial technology, the system allows users to access land information through conversational interaction in Malay, English, or Mandarin. • The initial launch of the system took place on 30 July 2024, and it is expected to be publicly available by mid-2025.
Sarawak	• The Land Code (Amendment) Bill 2025 was passed in Sarawak's State Legislative Assembly on May 20, 2025, introducing significant reforms aimed at modernizing land governance, enhancing enforcement, and embracing digital transformation. These amendments are aligned with Sarawak's Post-COVID-19 Development Strategy (PCDS) 2030 and the Sarawak Digital Economy Blueprint 2030, reflecting the state's commitment to efficient, transparent, and inclusive land administration. **1. Formalizing Religious Endowment Land Registration** A significant addition is Section 171A, which establishes a formal mechanism for registering wakaf (religious endowment) lands in the Land Registry. This provision empowers religious bodies, such as Majlis Islam Sarawak and Unifor, to register and manage wakaf lands, ensuring their protection and proper utilization for community development. The amendment applies to all faiths, promoting an inclusive approach to land administration. **2. Strengthening Enforcement and Penalties** • The amendment introduces stricter penalties to deter illegal land activities. Section 32A now mandates licensing for the extraction, removal, and transportation of rock materials within Sarawak. Violations can result in fines ranging from RM50,000 to RM500,000, imprisonment up to five years, or both. Additionally, Section 32AA prohibits the export of rock materials without a valid license, imposing fines between RM100,000 and RM1 million or imprisonment up to five years. These measures aim to safeguard Sarawak's natural resources and ensure proper revenue collection. **3. Enhancing Enforcement Powers** The amendment strengthens enforcement capabilities by increasing penalties for unlawful occupation, cultivation, or clearing of state land. Offenders can now face fines up to RM500,000 or imprisonment up to five years. Section 230 has been revised to impose fines up to RM3 million for unauthorized land subdivision or development, with additional daily fines for continuing offenses. These measures aim to address land encroachment and unauthorized development effectively.

State	Details
	4. Embracing Digital Transformation To modernize land administration, the amendment facilitates digital transformation by allowing the digital submission of documents. This change aligns with Sarawak's push towards a paperless system, streamlining processes and improving service delivery to landowners and investors. **5. Broader Implications** The Land Code (Amendment) Bill 2025 reflects Sarawak's proactive approach to land governance, addressing contemporary challenges through comprehensive reforms. By strengthening enforcement, formalizing religious land registration, and embracing digital transformation, the amendment aims to create a more efficient, transparent, and inclusive land administration system. These changes are expected to enhance public trust, attract investments, and support sustainable development in Sarawak.