



KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA SEPARUH PERTAMA

***PROPERTY MARKET REPORT
FIRST HALF***

2025



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

LAPORAN PASARAN HARTA
Separuh Pertama 2025

PROPERTY MARKET REPORT
First Half 2025

**JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
KEMENTERIAN KEWANGAN**

***VALUATION AND PROPERTY SERVICES DEPARTMENT
MINISTRY OF FINANCE***

Diterbitkan oleh

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No. 7, Persiaran Perdana
Precinct 2
62592 PUTRAJAYA*

Tel. : 03 - 8886 9000
Fax : 03 - 8886 9007

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KANDUNGAN CONTENTS

GAMBARAN KESELURUHAN PASARAN HARTA DI MALAYSIA BAGI SEPARUH PERTAMA 2025	overview 1
AN OVERVIEW OF THE MALAYSIAN PROPERTY MARKET IN FIRST HALF 2025	

Jadual	I	Bilangan Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga	overview 38
Table		<i>Number of Property Transactions by Sub-Sector and Price Range</i>	
	II	Nilai Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga (RM Juta).....	overview 40
		<i>Value of Property Transactions by Sub-Sector and Price Range (RM Million)</i>	
	III	Bilangan Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa	overview 42
		<i>Number of Property Transactions by State and Time Period</i>	
	IV	Nilai Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa (RM Juta)	overview 45
		<i>Value of Property Transactions by State and Time Period (RM Million)</i>	
	V	Bilangan Transaksi Harta Tanah Mengikut Kategori Pemberi dan Penerima Pindah Milik	overview 48
		<i>Number of Property Transactions by Category of Transferor and Transferee</i>	
	VI	Nilai Transaksi Harta Tanah Mengikut Kategori Pemberi Pindah Milik dan Penerima Pindah Milik (RM Juta)	overview 50
		<i>Value of Property Transactions by Category of Transferor and Transferee (RM Million)</i>	
	VII	Bilangan dan Nilai Transaksi Harta Tanah Kediaman mengikut Negeri dan Kumpulan Etnik, Malaysia, H1 2025.....	overview 52
		<i>Transaction and Value of Residential Property Transaction by State and Ethnic Group, Malaysia, H1 2025</i>	
	VIII	Bilangan dan Nilai Transaksi Harta Tanah Komersial mengikut Negeri dan Kumpulan Etnik, Malaysia, H1 2025	overview 53
		<i>Transaction and Value of Commercial Property Transaction by State and Ethnic Group, Malaysia, H1 2025</i>	
	IX	Bilangan dan Nilai Transaksi Harta Tanah Industri mengikut Negeri dan Kumpulan Etnik, Malaysia, H1 2025	overview 54
		<i>Transaction and Value of Industrial Property Transaction by State and Ethnic Group, Malaysia, H1 2025</i>	
	X	Bilangan dan Nilai Transaksi Harta Tanah Pertanian mengikut Negeri dan Kumpulan Etnik, Malaysia, H1 2025	overview 55
		<i>Transaction and Value of Agriculture Property Transaction by State and Ethnic Group, Malaysia, H1 2025</i>	
	XI	Penawaran Unit Kediaman di Malaysia	overview 56
		<i>Supply of Residential Units in Malaysia</i>	
	XII	Penawaran Unit Kedai di Malaysia	overview 57
		<i>Supply of Shop Units in Malaysia</i>	
	XIII	Penawaran dan Penghunian Kompleks Perniagaan di Malaysia	overview 58
		<i>Supply and Occupancy of Shopping Complex in Malaysia</i>	
	XIV	Penawaran dan Penghunian Pejabat Binaan Khas di Malaysia.....	overview 59
		<i>Supply and Occupancy of Purpose-Built Office in Malaysia</i>	
	XV	Penawaran Unit SOHO di Malaysia	overview 60
		<i>Supply of SOHO units in Malaysia</i>	
	XVI	Penawaran Unit Pangsapuri Khidmat di Malaysia	overview 61
		<i>Supply of Serviced Apartment Units in Malaysia</i>	
	XVII	Penawaran Unit Industri di Malaysia	overview 62
		<i>Supply of Industrial Units in Malaysia</i>	
	XVIII	Bilangan Bilik Hotel	overview 63
		<i>Number of Hotel Rooms</i>	
	XIX	Bilangan & Prestasi Jualan Pelancaran Baru dan Bilangan & Nilai Unit Kediaman yang Tidak Terjual di Malaysia	overview 64
		<i>Number and Sales Performance of New Launches and Number and Value of Unsold Residential Units in Malaysia</i>	
	XX	Bilangan Unit Kedai yang Tidak Terjual di Malaysia	overview 65
		<i>Number of Unsold Shop Units in Malaysia</i>	
	XXI	Bilangan Unit SOHO yang Tidak Terjual di Malaysia	overview 66
		<i>Number of Unsold SOHO Units in Malaysia</i>	
	XXII	Bilangan Pangsapuri Khidmat yang Tidak Terjual di Malaysia	overview 67
		<i>Number of Serviced Apartment Units in Malaysia</i>	
	XXIII	Bilangan Unit Industri yang Tidak Terjual di Malaysia	overview 68
		<i>Number of Unsold Industrial Units in Malaysia</i>	

Catatan Teknikal

Technical Note

TEKS WILAYAH REGION TEXT

LAPORAN PASARAN HARTA WILAYAH TENGAH

Central Region Property Market Report

Untuk Jadual Lanjut: Sila Rujuk Kad USB
For Further Tables: Please Refer to USB Card

LAPORAN PASARAN HARTA WILAYAH SELATAN

Southern Region Property Market Report

Untuk Jadual Lanjut: Sila Rujuk Kad USB
For Further Tables: Please Refer to USB Card

LAPORAN PASARAN HARTA WILAYAH UTARA

Northern Region Property Market Report

Untuk Jadual Lanjut: Sila Rujuk Kad USB
For Further Tables: Please Refer to USB Card

LAPORAN PASARAN HARTA WILAYAH PANTAI TIMUR

East Coast Region Property Market Report

Untuk Jadual Lanjut: Sila Rujuk Kad USB
For Further Tables: Please Refer to USB Card

LAPORAN PASARAN HARTA WILAYAH MALAYSIA TIMUR

East Malaysia Region Property Market Report

Untuk Jadual Lanjut: Sila Rujuk Kad USB
For Further Tables: Please Refer to USB Card

GLOSARI GLOSSARY

% Pecahan	: % Breakdown
% Perubahan	: % Change
"Purata" Semua Rumah	: "Average" All Houses
Ambilan Ruang	: Take-up Space
Bandar	: Town
Berkembar	: Semi-Detached
Bilangan	: Number
Bilangan Transaksi	: Number Of Transactions
Bilangan Unit	: Number Of Units
Blok Pejabat/ Lot Pejabat	: Office Block/ Office Lot
Durian	: Durian
Dusun	: Orchard
Fasa	: Phase
Getah	: Rubber
Harga Purata	: Average Price
Hektar	: Hectare
Indeks Harga Semua Rumah	: All House Price Index
Indeks Keyakinan Perniagaan	: Business Condition Index
Industri	: Industrial
Jenis	: Type
Juta	: Million
Kadar Ambilan	: Take-Up Rate
Kadar Asas Pinjaman (BLR)	: Base Lending Rate (BLR)
Kadar Dasar Semalaman (OPR)	: Overnight Policy Rate (OPR)
Kadar Penghunian Purata (pejabat/ kompleks perniagaan)	: Average Occupancy Rate (office/ shopping complex)
Kadar Penginapan Purata (hotel)	: Average Occupancy Rate (hotel)
Kadar Pinjaman Purata (ALR)	: Average Lending Rate (ALR)
Kadar Pulangan Kasar Purata	: Average Gross Yield
Kadar Serapan	: Absorption Rate
Kawasan Sekunder Pusat Bandar	: Central Town Secondary Area
Kawasan Sekunder Pinggir Bandar	: Suburban Secondary Area
Kawasan Utama Pusat Bandar	: Central Town Prime Area
Kawasan Utama Pinggir Bandar	: Suburban Prime Area
Kedai	: Shop
Kedai Industri	: Industrial Shop
Kedai Sebelum Perang	: Pre-war Shop
Kedai Tanpa Inap	: Lock-up Shop
Kediaman	: Residential
Kedudukan/lokasi	: Location
Kelapa	: Coconut
Kelapa Sawit	: Oil Palm
Keluaran Dalam Negara Kasar (KDNK)	: Gross Domestic Product (GDP)
Kilang Berkembar/ Gudang	: Semi-Detached Factory/ Warehouse

GLOSARI GLOSSARY

Kilang Sesebuah/Gudang	: <i>Detached Factory/Warehouse</i>
Kilang Teres/Gudang	: <i>Terraced Factory/Warehouse</i>
Koko	: <i>Cocoa</i>
Kompleks	: <i>Complex</i>
Kompleks Industri/Unit	: <i>Industrial Complex/Unit</i>
Kompleks Perniagaan	: <i>Shopping Complex</i>
Kondominium	: <i>Condominium</i>
Kopi	: <i>Coffee</i>
Ladang	: <i>Estate</i>
Lingkungan Harga	: <i>Price Range</i>
Lingkungan Sewa Sebulan	: <i>Rental Range Per Month</i>
Lot Niaga Di Dalam Kompleks Perniagaan	: <i>Retail Lot In Shopping Complex</i>
Luas Lantai Purata	: <i>Average Floor Area</i>
Luas Tanah Purata	: <i>Average Land Area</i>
m.p. (Meter Persegi)	: <i>s.m. (Square Meter)</i>
Nilai	: <i>Value</i>
Nilai Pindah Milik	: <i>Value of Transactions</i>
Padi	: <i>Paddy</i>
Padi Dua Kali Setahun	: <i>Double Cropping Paddy</i>
Padi Sekali Setahun	: <i>Single Cropping Paddy</i>
Pajakan	: <i>Lease</i>
Pangsapuri	: <i>Apartment</i>
Paras Ambang	: <i>Threshold Level</i>
Pasaran Sewa	: <i>Rental Market</i>
Pecahan Lot	: <i>Subdivision of Lot</i>
Pedalaman	: <i>Interior</i>
Penawaran Akan Datang	: <i>Incoming Supply</i>
Penawaran Baru Dirancang	: <i>New Planned Supply</i>
Penawaran Dalam Perancangan	: <i>Planned Supply</i>
Penghunian (pejabat/kompleks perniagaan)	: <i>Occupancy (office/shopping complex)</i>
Penginapan (hotel)	: <i>Occupancy (hotel)</i>
Perniagaan/Perdagangan/Komersial	: <i>Commercial</i>
Pertanian	: <i>Agricultural</i>
Perubahan % Dari Tahun Ke Tahun	: <i>Year on Year % Change</i>
Perubahan Harga Purata	: <i>Average Price Change</i>
Perubahan Sewaan Purata	: <i>Average Rental Change</i>
Plot Kosong	: <i>Vacant Plot</i>
Plot Perniagaan	: <i>Commercial Plot</i>
Prestasi Jualan	: <i>Sales Performance</i>
Rumah Bandar	: <i>Townhouse</i>
Rumah Berkelompok/Kluster	: <i>Cluster House</i>
Rumah Kos Rendah	: <i>Low-Cost House</i>
Rumah Pangsa	: <i>Flat</i>
Rumah Pangsa Kos Rendah	: <i>Low-Cost Flat</i>

GLOSARI GLOSSARY

Saiz Sampel	: <i>Sample Size</i>
Sayur-sayuran	: <i>Vegetable</i>
Sesebuah	: <i>Detached</i>
Sewa	: <i>Rent</i>
Sewaan	: <i>Rental</i>
Sewaan Tingkat Bawah Kedai	: <i>Rentals of Ground Floor Shop</i>
Skim Perumahan Bertingkat Tinggi	: <i>High-Rise Residential Schemes</i>
Skim Perumahan Konvensional	: <i>Conventional Housing Schemes</i>
Stabil	: <i>Stable</i>
Stok Sedia Ada	: <i>Existing Stock</i>
Tahun Siap (dibina)	: <i>Year of Completion</i>
Taman Perindustrian Ringan	: <i>Light Industrial Park</i>
Tanah Adat Melayu	: <i>Malay Customary Land</i>
Tanah Kampung	: <i>Kampung Land</i>
Tanah Kosong	: <i>Vacant Land</i>
Tanah Pembangunan	: <i>Development Land</i>
Tanah Rezab Melayu	: <i>Malay Reservation Land</i>
Tarif	: <i>Tariff</i>
Tembakau	: <i>Tobacco</i>
Tempoh Kajian	: <i>Review Period</i>
Tempoh Sebelumnya/Sebelum ini	: <i>Preceding Period</i>
Tempoh Yang Sama Tahun Lalu	: <i>Corresponding Period</i>
Teres	: <i>Terraced</i>
Berkelompok/Kluster	: <i>Cluster</i>
Tidak Didefinisikan (ND)	: <i>Not Definable (ND)</i>
Tidak Boleh Dipindah Milik	: <i>Not Transferable</i>
Tidak Diperolehi (NA)	: <i>NA (Not Available)</i>
Tingkat Bawah	: <i>Ground Floor</i>
Tingkat Bawah Tanah	: <i>Lower Ground Floor</i>
Trend / Aliran	: <i>Trend</i>
Trend / Aliran Menaik	: <i>Upward Trend</i>
Trend / Aliran Menurun	: <i>Downward Trend</i>
Belum Dibina Belum Terjual	: <i>Unsold Not Constructed</i>
Dalam Pembinaan Belum Terjual	: <i>Unsold Under Construction</i>
Mula Dibina	: <i>Starts</i>
Siap Dibina	: <i>Completion</i>
Siap Dibina Tidak Terjual	: <i>Overhang</i>
k.p. (Kaki Persegi)	: <i>s.f. (Square Foot)</i>
s.m.p. (Se Meter Persegi)	: <i>p.s.m. (Per Square Meter)</i>
s.k.p. (Se Kaki Persegi)	: <i>p.s.f. (Per Square Foot)</i>

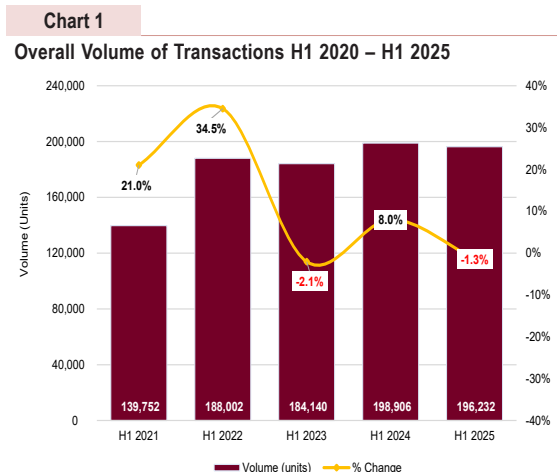
GAMBARAN KESELURUHAN

OVERVIEW

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH

Ekonomi Malaysia kekal berada pada landasan yang kukuh dan diunjurkan berkembang antara 4.0% hingga 4.8% pada tahun 2025. Unjuran pertumbuhan terkini mengambilkira senario tarif yang pelbagai dan ketidaktentuan persekitaran ekonomi global. Permintaan dalam negeri kekal berdaya tahan dan akan terus menyokong pertumbuhan pada masa hadapan. Menurut Bank Negara, pengembangan dalam aktiviti pelaburan akan diteruskan oleh kemajuan dalam projek infrastruktur berbilang tahun, pelaksanaan secara berterusan pelaburan yang telah diluluskan dan inisiatif pemangkin di bawah beberapa pelan induk nasional.

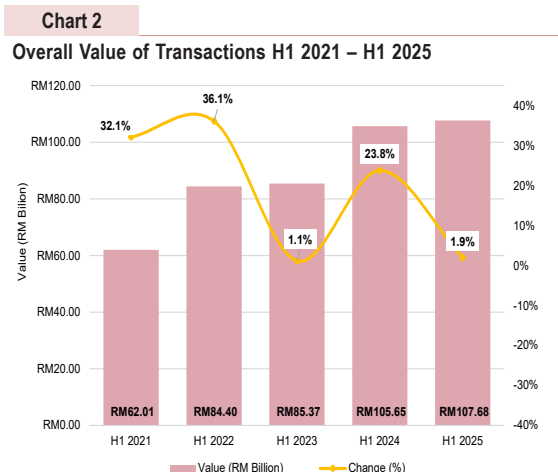
Walaupun ketidaktentuan ekonomi global berterusan, pasaran harta tanah pada separuh pertama 2025 (H1 2025) masih teguh dan mencatat penurunan sedikit dalam aktiviti pasaran berbanding tempoh yang sama tahun lepas. Sejumlah 196,232 transaksi bernilai RM107.68 bilion direkodkan, menunjukkan penurunan bilangan transaksi yang sederhana 1.3% tetapi nilai meningkat sedikit 1.9% (H1 2024: 198,906 transaksi bernilai RM105.65 bilion). Subsektor kediaman terus mendominasi aktiviti transaksi di seluruh negara, mengalami penurunan sedikit bagi kedua-dua bilangan dan nilai. Begitu juga, subsektor komersial dan pertanian turut mencatat penurunan bilangan transaksi. Namun begitu, subsektor industri dan tanah pembangunan dan lain-lain menyaksikan pertumbuhan bilangan yang sederhana.



1.0 OVERVIEW OF THE PROPERTY MARKET

The Malaysian economy remains resilient and is projected to expand between 4.0% to 4.8% in 2025. The updated growth projections are subject to various tariff scenarios and uncertainties surrounding the global economy. Domestic demand has been resilient and will continue to support growth going forward. According to Bank Negara, expansion in investment activity will be sustained by progress in multi-year infrastructure projects, continued high realisation of approved investments and catalytic initiatives under the national development plans.

Despite persistent global economy uncertainties, the property market in the first half of 2025 (H1 2025) managed to stay poised and posted a marginal softening in market activity compared to the same period last year. A total of 196,232 transactions worth RM107.68 billion were recorded, indicating a modest 1.3% decline in volume but a slight 1.9% increase in value (H1 2024: 198,906 transactions worth RM105.65 billion). The residential sub-sector continued to dominate transaction activity nationwide, with a marginal decrease in both volume and value. Similarly, commercial and agricultural sub-sectors recorded a slight decline in transaction volume. Nevertheless, the industrial and development land sub-sectors saw marginal growth.



Pasaran harta tanah disokong penuh oleh pelbagai inisiatif yang digariskan oleh kerajaan di bawah Bajet 2025, antara lain:

- i. Peruntukan RM405 juta untuk meneruskan 48 Program Residensi Rakyat (PRR), termasuk dua PRR di Port Dickson, Negeri Sembilan dan Seberang Perai Tengah, Pulau Pinang. Sebanyak 30 projek PRR dijangka siap menjelang akhir 2025, akan memanfaatkan hampir 17,500 penghuni baharu.
- ii. Peruntukan RM452 juta untuk meneruskan 14 Projek Rumah Mesra Rakyat (RMR) yang melibatkan pembinaan 5,410 unit rumah baharu.
- iii. Jaminan Kerajaan sehingga RM10.0 bilion di bawah Skim Jaminan Kredit Perumahan (SJKP) ke atas pembiayaan perumahan untuk manfaat 20,000 pembeli rumah.
- iv. Pelepasan cukai pendapatan individu ke atas pembayaran faedah pinjaman perumahan untuk menggalakkan pemilikan rumah di kalangan pembeli rumah pertama. Pelepasan cukai sehingga RM7,000 untuk rumah kediaman berharga sehingga RM500,000 dan pelepasan cukai sehingga RM5,000 untuk rumah kediaman berharga antara RM500,000 hingga RM750,000.
- v. Skim Step Up Financing di bawah SKJP diperkenalkan sebagai jaminan Kerajaan sehingga RM5.0 bilion khusus untuk anak muda yang ingin memiliki rumah pertama dengan bayaran balik pinjaman lebih rendah untuk lima tahun pertama.
- vi. Dana RM200.0 juta melalui UDA untuk pembangunan rumah mampu milik untuk rakyat di atas tanah wakaf.
- vii. Forest City telah diluluskan sebagai Pulau Bebas Cukai untuk meningkatkan aktiviti pelancongan dan ekonomi tempatan. Sebagai tambahan, pakej galakan bagi Zon Kewangan Khas Forest City telah diumumkan pada September 2024 untuk merencanakan aktiviti perkhidmatan kewangan, seperti perkhidmatan perniagaan global kewangan dan teknologi kewangan.
- viii. Kerajaan akan menyediakan insentif khas di bawah Zon Ekonomi Khas Johor-Singapura (JS-SEZ) bagi menarik pelaburan berkualiti tinggi dan pekerjaan bernilai tinggi, yang akan diumumkan menjelang akhir tahun ini.

The property market is highly supported by the implementation of various government initiatives outlined in the Budget 2025, among others:

- i. Allocation of RM405 million to continue 48 Program Residensi Rakyat (PRR), including two new PRR in Port Dickson, Negeri Sembilan and Seberang Perai Tengah, Penang. A total of 30 PRR projects is expected to be completed by end-2025, will benefit nearly 17,500 new residents.*
- ii. Allocation of RM452 million to provide 14 Projek Rumah Mesra Rakyat (RMR) which involves construction of 5,410 unit of new housing units.*
- iii. Government Guarantees of up to RM10.0 billion under Housing Credit Guarantee Scheme (SJKP) on housing financing for the benefit of 20,000 home buyers.*
- iv. Individual income tax relief on housing loan interest payments to encourage home ownership among first-time buyers. Tax relief of up to RM7,000 for residential homes priced up to RM500,000 and tax relief of up to RM5,000 for residential homes priced from RM500,000 ringgit to RM750,000.*
- v. Step-Up Financing Scheme under SKJP was introduced as a government guarantee of up to RM5.0 billion specifically for youngsters seeking to purchase their first home, with a lower instalment rate for the first five year.*
- vi. Funding RM200.0 million through UDA for the development of affordable housing for rakyat on waqf lands.*
- vii. Forest City has been approved as a Duty-Free Island to boost tourism and local economic activities. In addition, an incentive package for the Forest City Special Financial Zone was announced in September 2024 to boost financial services activities, such as global business financial services and fintech.*
- viii. Special incentives under the Johor-Singapore Special Economic Zone (JS-SEZ) to attract high-quality investments and high-value jobs, which will be announced by the end of this year.*

2.0 AKTIVITI PASARAN HARTA TANAH

Pasaran harta tanah merekodkan sejumlah 196,232 transaksi bernilai RM107.68 bilion, mencerminkan penurunan bilangan 1.3%, manakala nilai meningkat 1.9% berbanding H1 2024 (198,906 transaksi bernilai RM105.65 bilion). Daripada jumlah transaksi, 66.3% (130,071 transaksi) merupakan pindahmilik bertarikh dalam H1 2025, manakala peratusan selebihnya mewakili pindahmilik daripada tahun sebelumnya. Semua negeri mengalami penurunan, kecuali Johor, Kelantan, Kedah, WP Kuala Lumpur dan Negeri Sembilan, yang merekodkan pertumbuhan sederhana.

Aktiviti pasaran mengikut sektor menyaksikan prestasi yang bercampur. Subsektor kediaman, komersial dan pertanian mencatat penurunan bilangan transaksi masing-masing sebanyak 1.4%, 1.3% dan 4.0%. Sebaliknya, subsektor industri dan tanah pembangunan masing-masing mencatat pertumbuhan sebanyak 8.5% dan 3.7%.

Dari segi nilai transaksi, subsektor kediaman dan pertanian mengalami penurunan sedikit masing-masing sebanyak 0.1% dan 11.3%. Sebaliknya, subsektor komersial, industri dan tanah pembangunan masing-masing meningkat sebanyak 3.1%, 5.6% dan 18.3%.

Subsektor kediaman kekal sebagai bahagian terbesar daripada keseluruhan transaksi harta tanah, menyumbang 61.3% daripada bilangan transaksi. Ini diikuti subsektor pertanian (19.0%), komersial (10.8%), tanah pembangunan dan lain-lain (6.7%) dan industri (2.1%). Begitu juga dari segi nilai, subsektor kediaman mendahului dengan 45.9% bahagian, diikuti oleh komersial (22.7%), industri (13.2%), tanah pembangunan dan lain-lain (10.2%) dan pertanian (8.0%).

2.0 PROPERTY MARKET ACTIVITY

The property market recorded a total of 196,232 transactions worth RM107.68 billion, reflecting a 1.3% decline in volume, while value rose by 1.9% compared to H1 2024 (198,906 transactions worth RM105.65 billion). Of the total transactions, 66.3% (130,071 transactions) were transfers dated in H1 2025, while the remaining percentage represented transfers from prior years. All states experienced a decline, except for Johor, Kelantan, Kedah, WP Kuala Lumpur and Negeri Sembilan, which recorded modest growth.

Sectoral market activity saw mixed performance. Residential, commercial, and agricultural sub-sectors recorded a slight decline in transaction volume at 1.4%, 1.3%, and 4.0%, respectively. Conversely, the industrial and development land and other sub-sectors registered growth of 8.5% and 3.7%, respectively.

In terms of transactions value, the residential and agriculture sub-sectors experienced a modest decline of 0.1% and 11.3%, respectively. In contrast, the commercial, industrial and development land sub-sectors rose by 3.1%, 5.6% and 18.3%, respectively.

The residential sub-sector retained the largest share of the overall property transactions, with 61.3% contribution in volume. This was followed by agriculture (19.0%), commercial (10.8%), development land and others (6.7%) and industrial (2.1%). Similarly in value, residential took the lead with 45.9% share, followed by commercial (22.7%), industrial (13.2%), development land and others (10.2%) and agriculture (8.0%).

Chart 3

Contribution to Transaction Volume by Sub-sector H1 2025

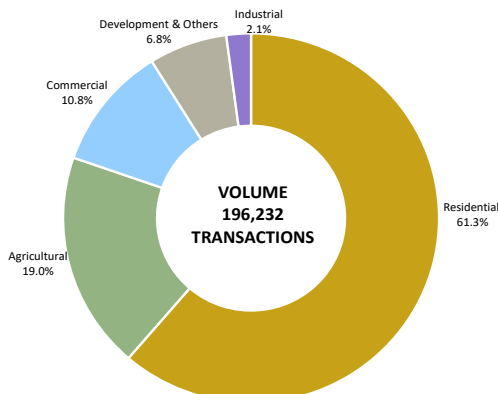


Chart 4

Contribution to Transaction Value by Sub-sector H1 2025

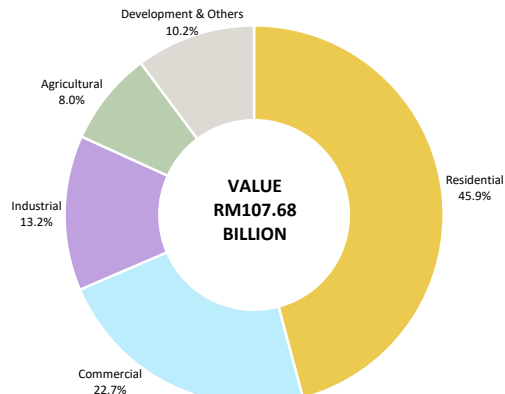


Chart 5

Transactions Volume by Price Range H1 2021 – H1 2025

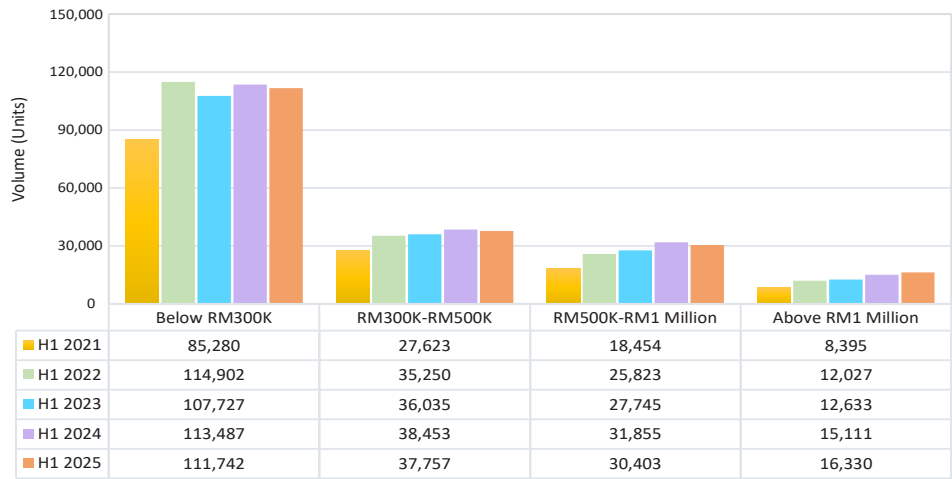


Chart 6

Transaction Volume by Sub-sector H1 2024 – H1 2025

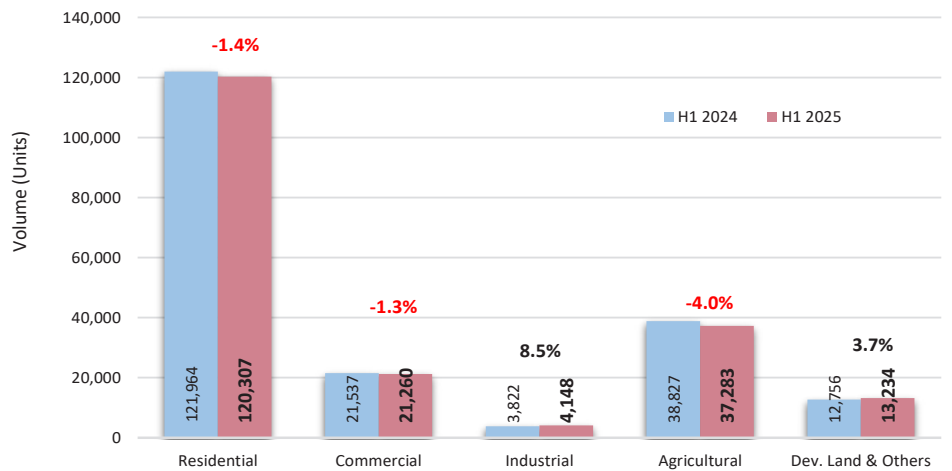


Chart 7

Transaction Value by Sub-sector H1 2024 – H1 2025

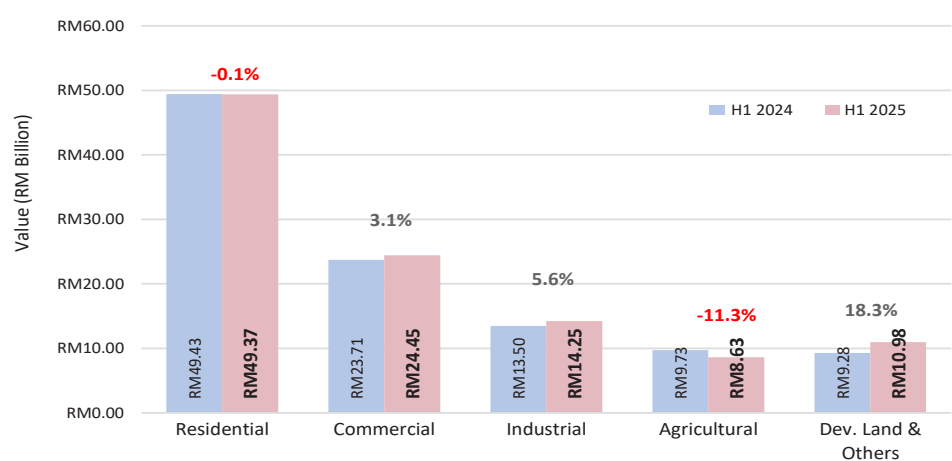


Chart 8

Transactions Volume by State H1 2024 – H1 2025

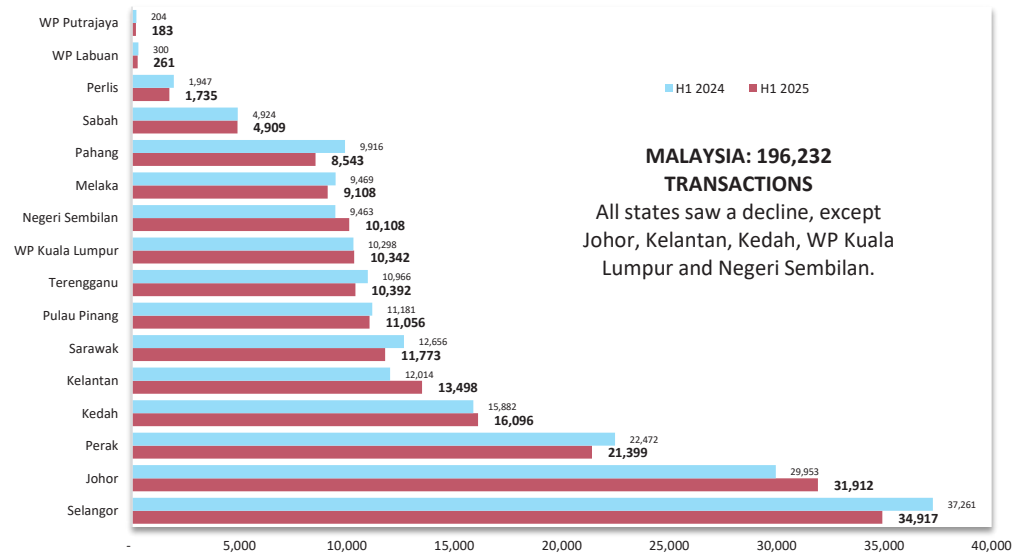


Table 1

Summary of Top Prominent Sales H1 2025

No	State	Property	Location	Transaction Year	Consideration (RM)
1.	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2024	935,926,667
2.	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2025	588,432,367
3.	WP Kuala Lumpur	Vacant Commercial Plot	Off Jalan Cheras, Kuala Lumpur	2024	458,000,000
4.	Johor	Vacant Commercial Plot	Batu 24, Jalan Johor Bahru – Ayer Hitam	2024	402,302,175
5.	WP Kuala Lumpur	Vacant Commercial Plot	Taman Sungai Besi	2024	397,096,459
6.	Johor	Industrial Development Land	Off Kawasan Perindustrian Tanjung Langsat	2025	374,120,000
7.	WP Kuala Lumpur	Pavilion Hotel Kuala Lumpur	Jalan Bukit Bintang	2024	340,000,000
8.	Selangor	Detached Factory	Seksyen 15, Shah Alam	2024	295,000,000
9.	Selangor	Residential Development Land	Jalan Broga	2024	285,633,231
10.	Pulau Pinang	Industrial Development Land	Jalan Tun Hamdan Sheikh Tahir	2023	255,987,407

2.1 HARTA TANAH KEDIAMAN

Transaksi

Subsektor kediaman menyaksikan penurunan bilangan dan nilai sebanyak 1.4% dan 0.1%. Sejumlah 120,307 transaksi bernilai RM49.37 bilion direkodkan berbanding H1 2024 (121,964 transaksi bernilai RM49.43 bilion). Prestasi mengikut negeri adalah bercampur. Semua negeri merekodkan bilangan transaksi lebih rendah kecuali Kelantan, Johor, Negeri Sembilan, Kedah, Perlis dan Sabah yang mencatat pertumbuhan sedikit dalam aktiviti pasaran. Empat negeri utama, iaitu WP Kuala Lumpur, Johor, Selangor, dan Pulau Pinang, menyumbang kira-kira 50% daripada bilangan keseluruhan transaksi harta tanah negara.

Mengikut jenis harta, permintaan terus tertumpu kepada rumah teres, menyumbang 41.0% daripada jumlah transaksi kediaman. Ini diikuti tanah kosong (19.3%), unit bertingkat tinggi (17.9%), rumah berkembar (7.3%), rumah sesebuah (6.0%), rumah/flat kos rendah (6.0%) dan jenis-jenis kediaman lain yang menyumbang baki peratusan selebihnya.

Rumah mampu milik berharga RM300,000 dan ke bawah terus menguasai pasaran kediaman, mewakili 53.1% daripada bilangan transaksi. Perak, Selangor dan Johor menguasai bahagian pasaran rumah mampu milik masing-masing mencatat 8.0% (9,675 transaksi), 7.4% (8,958 transaksi) dan 7.1% (8,547 transaksi). Lingkungan julat harga RM300,001 hingga RM500,000 dikedudukan kedua (24.3%), diikuti oleh RM500,001 hingga RM1 juta (16.8%), dan julat harga melebihi RM1 juta (5.8%). Daripada keseluruhan transaksi kediaman, 20.6% adalah daripada pasaran utama (pembelian daripada pemaju) dan 79.4% daripada pasaran sekunder (sub-jualan).

2.1 RESIDENTIAL PROPERTY

Transaction

The residential sub-sector saw a slight decrease of 1.4% in volume and 0.1% in value. A total of 120,307 transactions worth RM49.37 billion were recorded as compared to H1 2024 (121,964 transactions worth RM49.43 billion). States performances were mixed. All states recorded lower transactions volume except Kelantan, Johor, Negeri Sembilan, Kedah, Perlis, and Sabah which registered marginal growth in market activity. The four major states, namely WP Kuala Lumpur, Johor, Selangor, and Pulau Pinang, formed about 50% of the total national volume of transactions.

By property type, demand remained concentrated on terraced houses, which accounted for 41.0% of the total residential transactions. This was followed by vacant plots (19.3%), high-rise units (17.9%), semi-detached houses (7.3%), detached houses (6.0%), low-cost houses/flats (6.0%) and other types accounted for the remaining share.

The affordable houses priced at RM300,000 and below continued to dominate the residential market, representing 53.1% of total transactions volume. Perak, Selangor and Johor dominated the affordable market share with 8.0% (9,675 transactions), 7.4% (8,958 transactions) and 7.1% (8,547 transactions), respectively. The price range bracket of RM300,001 to RM500,000 came in second (24.3%), followed by RM500,001 to RM1 million (16.8%), and more than RM1 million (5.8%). Of the total residential transactions, 20.6% were from the primary market (purchases from developers) and 79.4% from the secondary market (sub-sale).

Chart 9

Residential Transactions Volume Trend H1 2021 - H1 2025

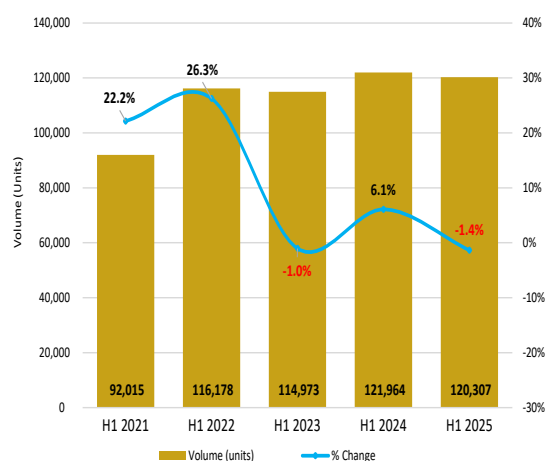


Chart 10

Residential Transactions Value Trend H1 2021 - H1 2025

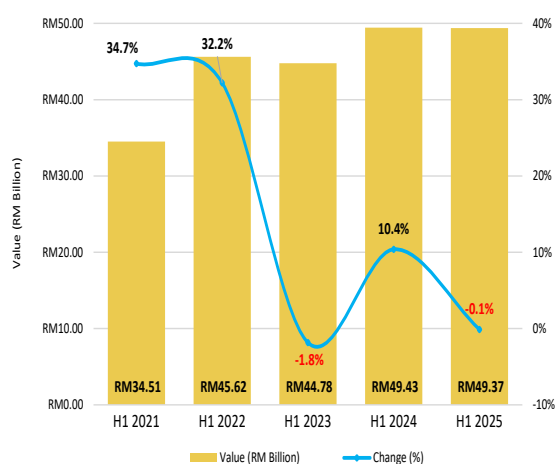


Chart 11

Transactions Volume by Price Range

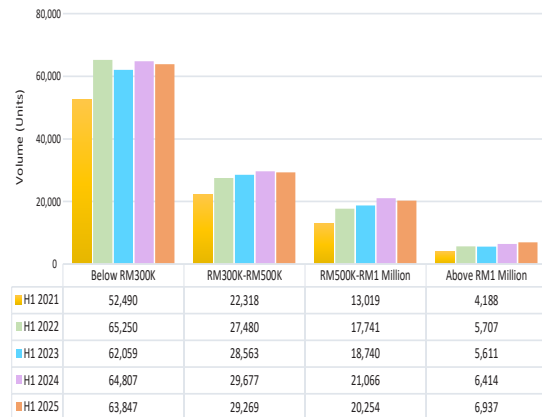


Chart 12

Residential Transactions by Type

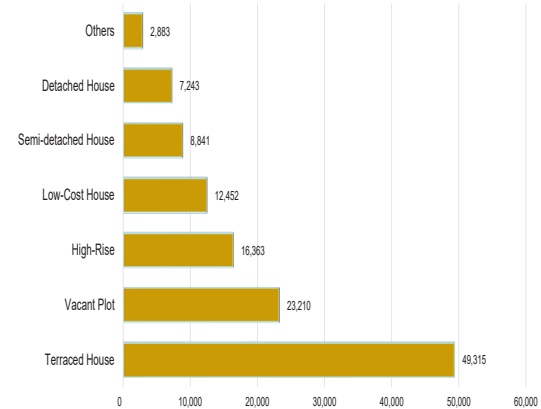
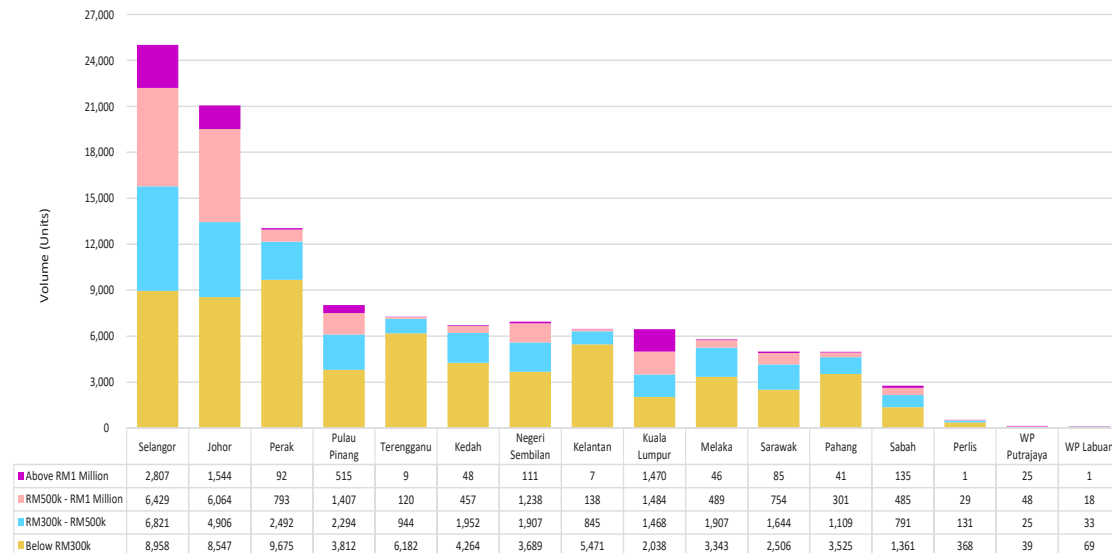


Chart 13

Residential Transactions by State H1 2025



Pelancaran Baharu

Prestasi pasaran utama adalah sederhana, mencerminkan sentimen berhati-hati di kalangan pemaju. Terdapat 23,380 unit dilancarkan, berbanding H1 2024 (43,246 unit). Namun begitu, prestasi jualan merekodkan 24.0%, lebih tinggi sedikit daripada 23.6% yang dicapai pada tahun lepas. Pertumbuhan ini dikaitkan dengan pelbagai insentif dan bantuan yang diberikan oleh kerajaan untuk mempromosikan pemilikan rumah, terutamanya bagi pembeli kali pertama, dalam Bajet 2025.

New Launches

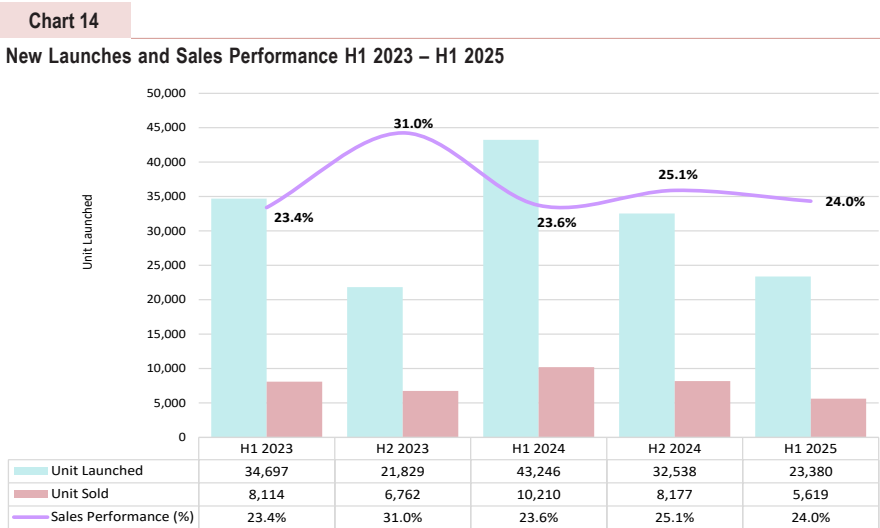
The primary market performance is moderated, reflecting the cautionary sentiment among developers. There were 23,380 units launched, compared to H1 2024 (43,246 units). Nevertheless, sales performance was recorded at 24.0%, slightly higher than 23.6% achieved last year. It could be attributed to the various incentives and assistance given by the government to promote home ownership, especially for first-time purchasers, in Budget 2025.

Johor terus mendahului pelancaran baharu kediaman, menyumbang 23.1% daripada jumlah pelancaran baharu negara dengan 5,401 unit dan prestasi jualan sebanyak 44.0%. Selangor menyusul dengan 4,548 unit dan prestasi jualan 15.0%. Perak dikedudukan ketiga, mencatat 2,841 unit dan prestasi jualan 30.5%.

Rumah teres terus kekal mendahului jenis harta tanah dalam pelancaran baharu, merangkumi 58.7% (13,714 unit) daripada jumlah keseluruhan. Ia termasuklah 4,997 unit merupakan teres satu tingkat dan 8,717 unit adalah teres dua hingga tiga tingkat, yang terletak terutamanya di Johor dan Perak. Unit kondominium/apartmen dikedudukan kedua, menyumbang 28.4% (6,645 unit) daripada keseluruhan, kebanyakannya di WP Kuala Lumpur dan Selangor.

Johor continued to lead in new residential launches, accounting for 23.1% of the national total with 5,401 units and a sales performance of 44.0%. Selangor followed with 4,548 units and a sales performance of 15.0%. Perak ranked third, recording 2,841 units and a sales performance of 30.5%.

Terraced houses remained the leading property type in new launches, comprising 58.7% (13,714 units) of the total. This included 4,997 units were single storey and 8,717 units were two to three storey terrace units, primarily located in Johor and Perak. Condominium/apartment units ranked second, contributing 28.4% (6,645 units) of the total, predominantly located in WP Kuala Lumpur and Selangor.



Status Pasaran

Situasi kediaman siap dibina tidak terjual kurang memberangsangkan pada H1 2025, apabila bilangan unit siap dibina tidak terjual meningkat dengan ketara. Sejumlah 26,911 unit siap dibina tidak terjual bernilai RM16.44 bilion telah direkodkan, menandakan peningkatan bilangan sebanyak 16.3% dan peningkatan nilai sebanyak 17.9% berbanding H2 2024 (23,149 unit siap dibina tidak terjual bernilai RM13.94 bilion).

Mengikut negeri, WP Kuala Lumpur merekodkan bilangan unit kediaman tidak terjual yang tertinggi dalam negara, dengan 3,643 unit, mewakili 13.5% daripada jumlah keseluruhan. Ini diikuti Perak dengan 3,266 unit dan Johor dengan 3,209 unit. Dari segi nilai, WP Kuala Lumpur juga mendahului senarai dengan jumlah nilai unit siap dibina tidak terjual sebanyak RM3.16 bilion, mendahului Johor RM2.76 bilion, dan Selangor RM1.98 bilion.

Market Status

The residential unsold completed situation remained less encouraging in H1 2025, with the number of unsold completed units notably increased. A total of 26,911 unsold completed units worth RM16.44 billion were recorded, marking a 16.3% increase in volume and 17.9% increase in value compared to H2 2024 (23,149 unsold completed units worth RM13.94 billion).

By state, WP Kuala Lumpur recorded the highest number of unsold completed residential units in the country, with 3,643 units, representing 13.5% of the national total. This was followed closely by Perak with 3,266 units and Johor with 3,209 units. In terms of value, WP Kuala Lumpur also topped the list with a total unsold completed value of RM3.16 billion, ahead of Johor at RM2.76 billion, and Selangor at RM1.98 billion.

Kondominium dan pangsapuri membentuk bahagian terbesar kediaman siap dibina tidak terjual negara, menyumbang 57.9% (15,584 unit). Ini diikuti dengan rumah teres, yang mewakili 24.9% (6,699 unit), manakala rumah berkembar dan rumah sesebuah sebanyak 9.8% (2,643 unit). Bakinya 7.4% terdiri daripada kategori jenis harta tanah kediaman lain.

Dari segi julat harga, rumah mampu milik berharga di bawah RM300,000 merupakan segmen terbesar dengan 36.1% (9,710 unit) daripada jumlah unit siap dibina tidak terjual. Rumah berharga antara RM300,001 hingga RM500,000 menyumbang 26.5% (7,125 unit), diikuti rapat oleh rumah dalam julat harga RM500,001 dan RM1.0 juta, yang menyumbang 25.8% (6,951 unit). Bakinya 11.6% (3,125 unit) terdiri daripada rumah berharga melebihi RM1.0 juta.

Condominiums and apartments made up the largest share of the national residential unsold completed, accounting for 57.9% (15,584 units). This was followed by terraced houses, which represented 24.9% (6,699 units), while semi-detached and detached houses made up 9.8% (2,643 units). The remaining 7.4% consisted of other residential categories.

In terms of price range, affordable houses priced below RM300,000 made up the largest segment at 36.1% (9,710 units) of total unsold completed units. Houses priced between RM300,001 and RM500,000 made up 26.5% (7,125 units), followed closely by those in the range, RM500,001 and RM1.0 million, which accounted for 25.8% (6,951 units). Houses priced above RM1.0 million comprised the remaining 11.6% (3,125 units).

Chart 15

Residential Unsold Completed Units H1 2023 – H1 2025

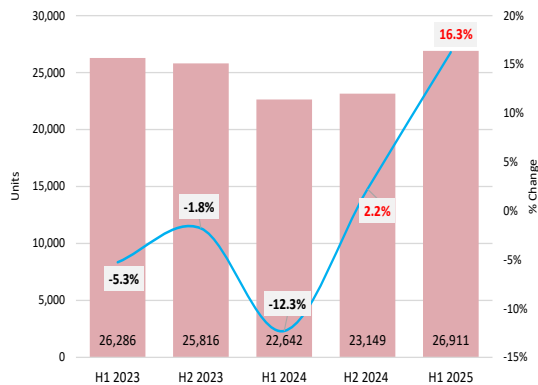


Chart 16

Residential Unsold Units H1 2023 – H1 2025

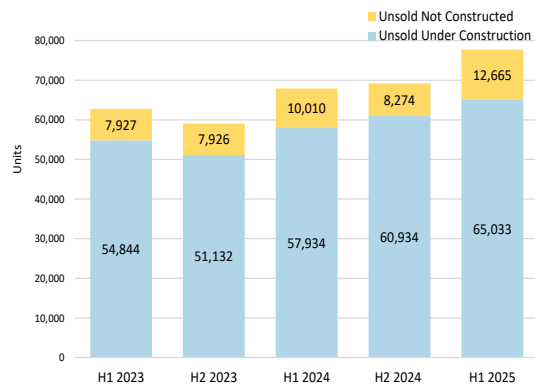
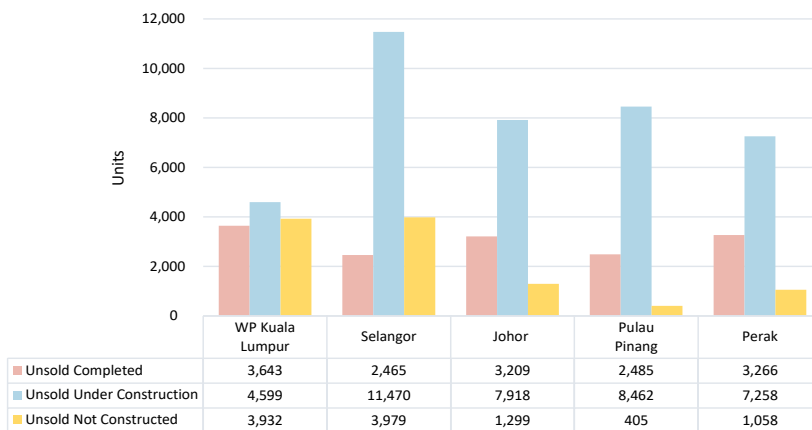


Chart 17

Residential Market Status by Selected States



Pada perkembangan yang sama, unit dalam pembinaan belum terjual dan belum dibina belum terjual adalah kurang memberangsangkan apabila bilangannya meningkat masing-masing kepada 65,033 unit (H2 2024: 60,934 unit) dan 12,665 unit (H2 2024: 8,274 unit).

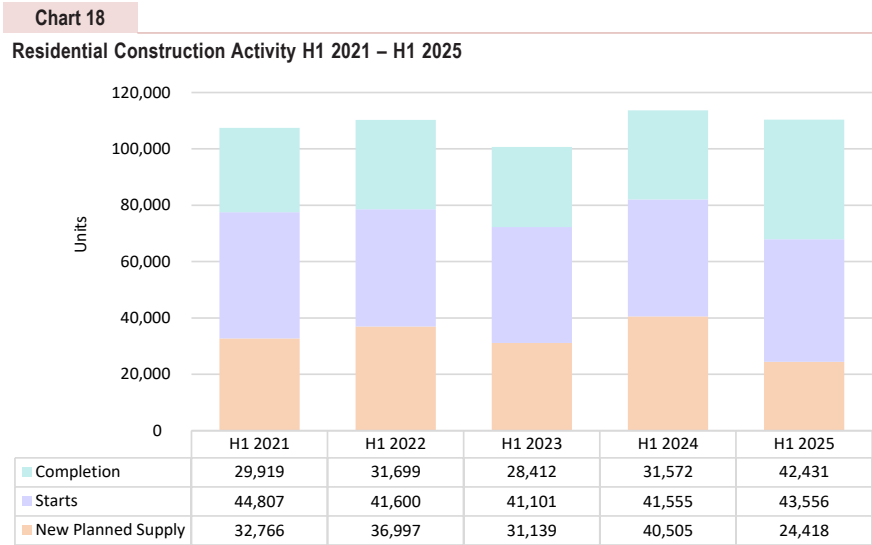
Aktiviti Pembinaan

Dalam segmen pembinaan, unit kediaman siap dibina bertambah kukuh dengan pertumbuhan dua angka sebanyak 34.4% kepada 42,431 unit berbanding H1 2024 (31,572 unit). Selangor menyumbang bilangan tertinggi sebanyak 8,209 unit, diikuti WP Kuala Lumpur 4,193 unit. Mengikut jenis, penawaran terus tertumpu kepada kondominium/apartmen, yang membentuk lebih daripada 30.0% (14,546 unit) daripada jumlah keseluruhan negara, manakala rumah teres membentuk 44.9% lagi (19,059 unit). Begitu juga, unit mula dibina menunjukkan peningkatan sebanyak 4.8% kepada 43,556 unit, manakala penawaran baharu dirancang susut 30.1% kepada 24,418 unit. Sehingga akhir Jun 2025, bilangan unit kediaman sedia ada melebihi 6.4 juta, dengan tambahan lebih daripada 0.37 juta unit dalam penawaran baharu dirancang dan 0.31 juta unit dalam penawaran yang dirancang.

On similar note, the unsold under construction and not constructed were less encouraging as the numbers increased to 65,033 units (H2 2024: 60,934 units) and 12,665 units (H2 2024: 8,274 units), respectively.

Construction Activity

In the construction segment, housing completion strengthen with double digit growth of 34.4% to 42,431 units as compared to H1 2024 (31,572 units). Selangor contributed the highest number with 8,209 units, followed by WP Kuala Lumpur with 4,193 units. By type, supply continued to focus on condominiums/apartments, which formed more than 30.0% (14,546 units) of the national total, while terraced houses formed another 44.9% (19,059 units). Similarly, starts show increasing numbers by 4.8% to 43,556 units, while new planned supply declined by 30.1% to 24,418 units. As of end-June 2025, the number of existing residential units exceeded 6.4 million, with an additional more than 0.37 million units in the incoming supply and 0.31 million units in the planned supply.



Pergerakan Harga

Indeks Harga Rumah Malaysia (IHRM) berada pada 227.3 mata (purata harga RM490,376 seunit) pada H1 2025^P, dengan pertumbuhan tahunan sedikit pada kadar 0.7%. Semua negeri mencatat pertumbuhan tahunan yang positif kecuali WP Kuala Lumpur, Selangor dan Pahang. Mengikut negeri, Perlis mendahului pertumbuhan tahunan positif dengan pertumbuhan tahunan 7.2%, diikuti

Price Movements

The Malaysian House Price Index (IHRM) stood at 227.3 points (average price at RM490,376 per unit) in H1 2025^P, with a marginal annual growth of 0.7%. All states recorded positive annual growth except for WP Kuala Lumpur, Selangor and Pahang. By state, Perlis led the positive annual growth with 7.2% annual growth, followed by Johor (5.7%) and

Johor (5.7%) dan Pahang (3.3%). Mengikut jenis rumah, rumah teres mencatat pertumbuhan tahunan tertinggi sebanyak 2.4%, manakala unit berkembar, sesebuah dan unit bertingkat tinggi masing-masing mencatat penurunan sedikit 2.4%, 0.2% dan 1.1% berbanding tempoh yang sama tahun lepas.

Pahang (3.3%). By house type, terraced houses recorded the highest annual growth of 2.4%, while semi-detached, detached and high-rise units recorded a slight decrease of 2.4%, 0.2% and 1.1%, respectively compared to similar period last year.

Chart 19
MHPI: Index Point, Annual and Quarterly Percentage Change Q1 2018 - Q2 2025^p

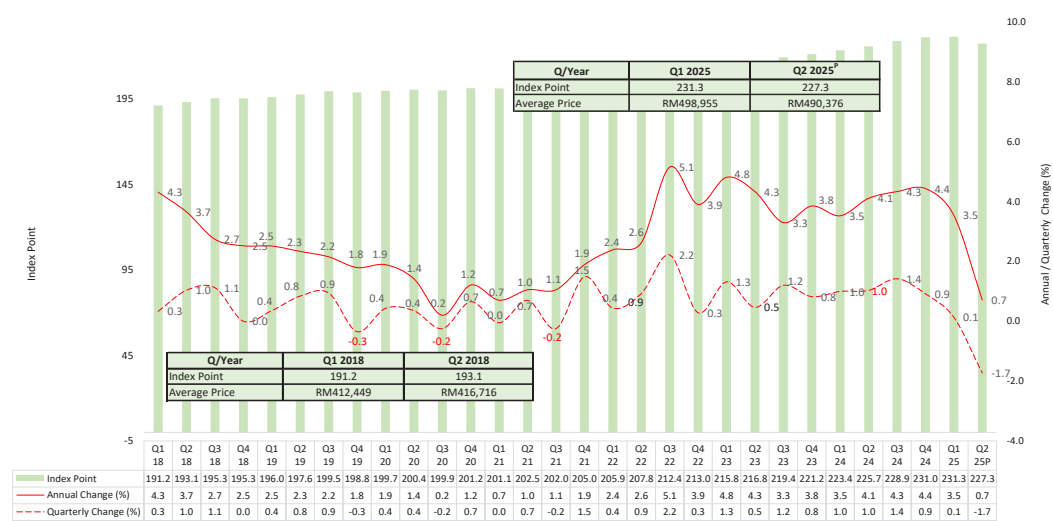


Chart 20
MHPI: Point and Annual Changes by Type Q1 2018 – Q2 2025^p

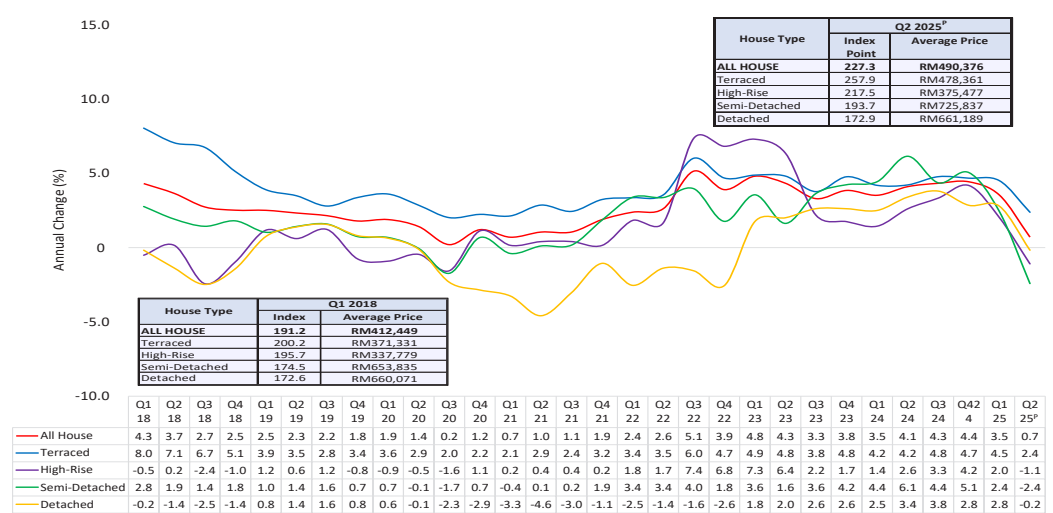
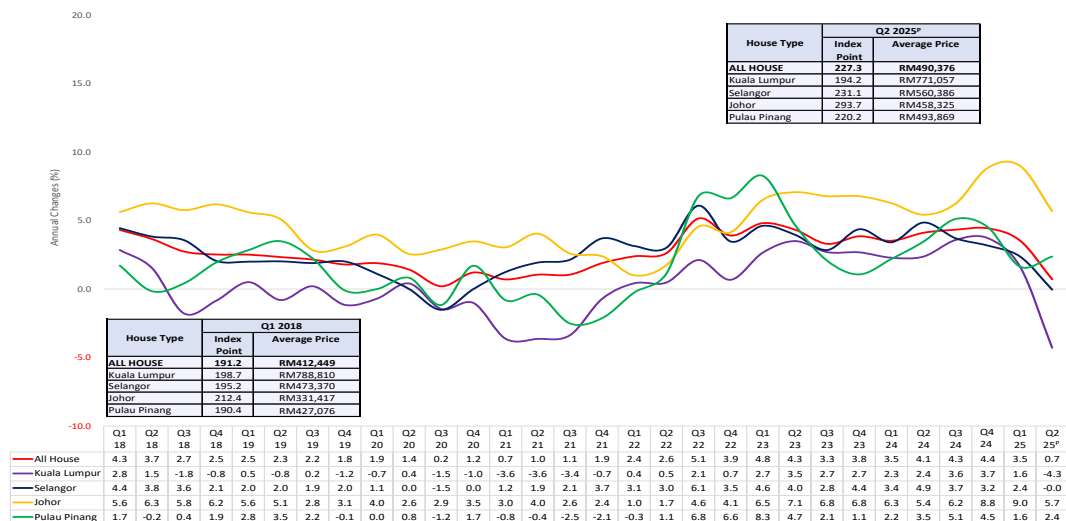


Chart 21

MHPI: Point and Annual Changes in Major States Q1 2018 – Q2 2025^P

Sewa

Pasaran sewa kediaman secara amnya stabil di negeri utama dengan rumah teres dan unit bertingkat tinggi mengalami pertumbuhan sewa di lokasi terpilih. Di WP Kuala Lumpur, trend peningkatan sewa direkodkan di beberapa kawasan yang mempunyai permintaan sewa yang tinggi, terutamanya lokasi bersebelahan dengan stesen LRT dan MRT, mempunyai pemandangan KLCC dan jaringan jalan raya yang cekap, seperti unit flat di Taman Melati dan unit kondominium di Star Residences. Sementara itu, teres dua tingkat di Damansara Heights dan Desa Park City (Casaman) memperoleh sewa tertinggi, melebihi RM8,000 sebulan. Begitu juga, unit kondominium di U Thant Residence, 10 Mont Kiara, Seni Mont Kiara dan Sunway Vivaldi, mencapai sewa bulanan melebihi RM11,000.

Pasaran sewa Selangor secara umum menunjukkan kestabilan, dengan pertumbuhan sewa sederhana bagi rumah teres dua tingkat dan unit pangsapuri, khususnya di daerah Petaling, Gombak dan Hulu Selangor. Rumah teres dua tingkat di Valencia, Sungai Buloh mencapai kadar sewa bulanan premium melebihi RM8,000 sebulan. Sementara itu, sewaan di Mutiara Damansara dan Setia Eco Glade, Cyberjaya masing-masing mencatat sewa bulanan antara RM2,300 hingga RM3,000 dan RM3,200 hingga RM3,900. Pasaran sewa untuk unit kondominium juga stabil, dengan sewa bulanan lebih tinggi antara RM2,500 hingga RM3,500 direkodkan di Kondominium La Costa, Saujana Villa Resort, Subang Park Home dan One Jelatek.

Rental

The residential rental market was generally stable in major states with terraced houses and high-rise units experiencing rental growth in selected locations. In WP Kuala Lumpur, upward rentals trends were observed in several high rental demand areas, particularly those adjacent to LRT and MRT stations, KLCC views and efficient connectivity, such as flat units in Taman Melati and condominium units in Star Residences. Meanwhile, double storey terrace in Damansara Heights and Desa Park City (Casaman) commanded higher rentals, exceeding RM8,000 per month. Similarly, condominiums units in U Thant Residence, 10 Mont Kiara, Seni Mont Kiara and Sunway Vivaldi, achieved monthly rentals of over RM11,000.

Selangor's rental market showed general stability, with modest rental growth for double storey terraced houses and apartment units, particularly in districts of Petaling, Gombak and Hulu Selangor. Double-storey terrace houses in Valencia, Sungai Buloh achieved premium monthly rentals exceeding RM8,000 per month. Meanwhile, rentals in Mutiara Damansara and Setia Eco Glade, Cyberjaya recorded monthly rentals ranging from RM2,300 to RM3,000 and RM3,200 to RM3,900, respectively. Rental market for condominium units also stable, with higher monthly rentals between RM2,500 to RM3,500 recorded in La Costa Condominium, Saujana Villa Resort, Subang Park Home and One Jelatek.

Di Wilayah Selatan, pasaran sewa sebahagian besarnya kekal stabil, dengan sedikit peningkatan diperhatikan di Johor Bahru, Johor dan Seremban, Negeri Sembilan. Di Johor Bahru, kadar sewa rumah teres satu setengah tingkat meningkat 3.8% kepada 12.1%. Sementara itu, unit kondominium di Iskandar Residence di Medini, mencatat kadar sewa setinggi RM2,800 sebulan. Seremban juga menunjukkan pertumbuhan sewa bagi rumah teres satu dan dua tingkat, mencatat sewa kurang RM2,000 sebulan. Di Wilayah Utara, pasaran sewa Pulau Pinang secara keseluruhannya stabil, dengan pergerakan bercampur diperhatikan bagi rumah teres dan unit bertingkat tinggi di kebanyakan daerah. Unit kondominium di daerah Timur Laut dan Barat Daya menyaksikan kenaikan sewa sebanyak 2.4% hingga 8.0%, dengan The Cove mencatat kadar tertinggi antara RM6,000 hingga RM8,500 sebulan.

In the Southern Region, the rental market remained largely stable, with slight increases observed in Johor Bahru, Johor and Seremban, Negeri Sembilan. In Johor Bahru, rental rates for one and a half storey terrace houses increased by 3.8% to 12.1%. Meanwhile, condominium units at Iskandar Residence in Medini, recorded rental rate as high as RM2,800 per month. Seremban also observed a slight rentals growth for single and double storey terrace houses, obtaining rentals below RM2,000 per month. In the Northern Region, Pulau Pinang's rental market stable overall, with mixed movements observed for terraced houses and high-rise units across most districts. Condominium units in Timur Laut and Barat Daya districts saw rental increases of 2.4% to 8.0%, with The Cove registering highest rates between RM6,000 and RM8,500 per month.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Subsektor komersial mengalami prestasi pasaran yang perlahan pada H1 2025, apabila bilangan transaksi menurun 1.3% kepada 21,260 transaksi. Walaupun berlaku penurunan bilangan transaksi, jumlah nilai transaksi komersial meningkat sebanyak 3.1%, mencecah RM24.45 bilion, berbanding H1 2024 (21,537 transaksi bernilai RM23.71 bilion). Kebanyakan negeri mencatat peningkatan transaksi komersial, kecuali Selangor, Pulau Pinang, Johor, Sarawak, Kedah, Perlis dan WP Labuan, yang menunjukkan penurunan.

2.2 COMMERCIAL PROPERTY

Transaction

The commercial sub-sector experienced a softening in market performance in H1 2025, with transactions volume declined slightly by 1.3% to 21,260 transactions. Despite the drop in volume, the total value of commercial transactions rose by 3.1%, reaching RM24.45 billion, compared to H1 2024 (21,537 transactions worth RM23.71 billion). Most states recorded an increase in commercial transactions, except for Selangor, Pulau Pinang, Johor, Sarawak, Kedah, Perlis and WP Labuan, which saw declines.

Chart 22

Commercial Transactions Volume H1 2021-H1 2025

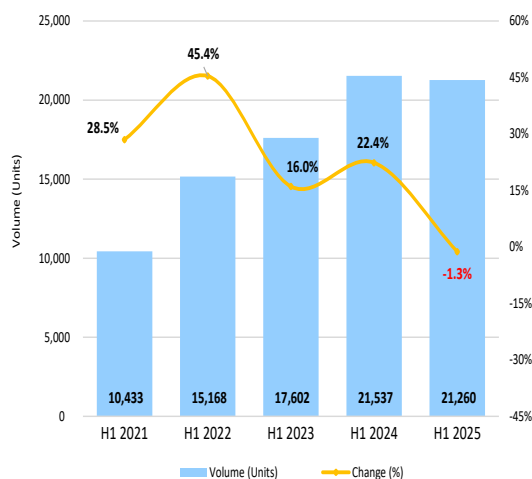
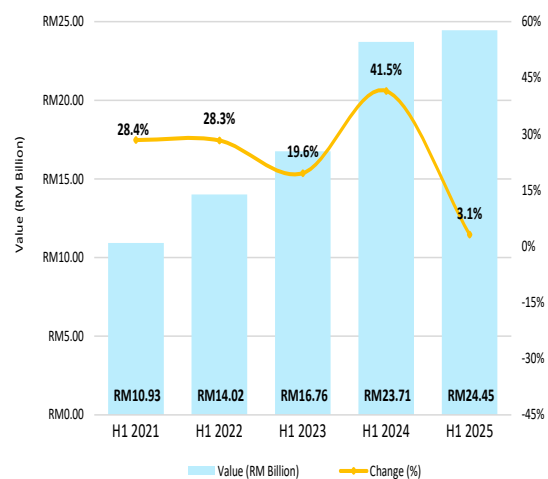


Chart 23

Commercial Transactions Value H1 2021-H1 2025



2.2.1 Kedai (Satu hingga Enam Setengah Tingkat dan Kedai Sebelum Perang)

Transaksi

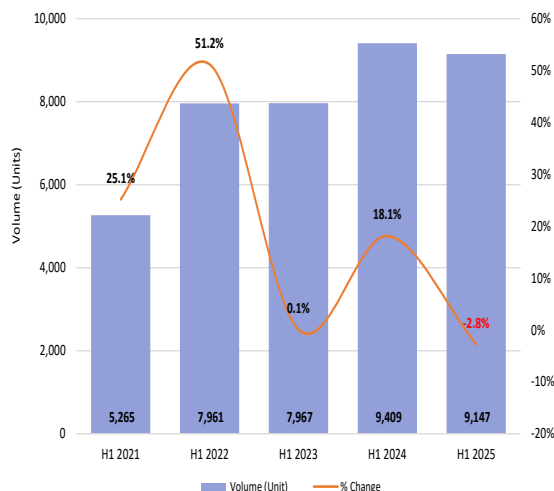
Segmen kedai merekodkan 9,147 transaksi bernilai RM9.00 bilion pada H1 2025, menunjukkan penurunan sedikit 2.8% dalam bilangan transaksi berbanding H1 2024 (9,409 transaksi). Walaupun bilangan transaksi menurun, nilai transaksi meningkat 1.3% daripada RM8.88 bilion yang direkodkan dalam tempoh yang sama tahun lepas.

Johor kekal sebagai penyumbang terbesar segmen kedai mengikut bilangan transaksi, menyumbang 21.2% (1,935 transaksi), diikuti Selangor 19.7% (1,802 transaksi) dan Sarawak 11.8% (1,080 transaksi). Dari segi nilai, Selangor mendahului pasaran, menyumbang 30.0% (RM2.70 bilion), manakala Johor dikedudukan kedua dengan 24.1% (RM2.17 bilion) daripada jumlah nilai.

Mengikut jenis harta tanah, kedai dua hingga dua setengah tingkat adalah yang paling aktif dan mendapat permintaan, menyumbang 53.2% (4,870 transaksi) daripada transaksi kedai. Ini diikuti kedai tiga hingga tiga setengah tingkat, yang merangkumi 27.6% atau 2,521 transaksi.

Chart 24

Shop Transactions Volume H1 2021 – H1 2025



2.2.1 Shop (One to Six and A-half Storey and Pre-war Shop)

Transaction

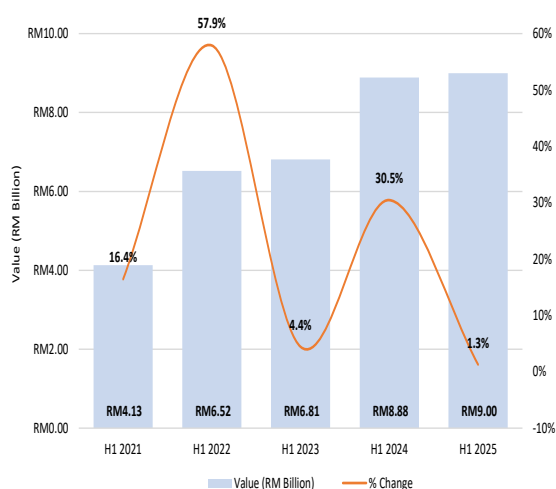
The shop segment recorded 9,147 transactions worth RM9.00 billion in H1 2025, representing a marginal decline of 2.8% in transactions volume compared to H1 2024 (9,409 transactions). Despite the dip in volume, the transactions value rose by 1.3% up from RM8.88 billion in the same period last year.

Johor remained the largest contributor to the shop segment by transactions volume, accounting for 21.2% (1,935 transactions), followed by Selangor with 19.7% (1,802 transactions) and Sarawak with 11.8% (1,080 transactions). In terms of value, Selangor led the market, contributing 30.0% (RM2.70 billion), while Johor ranked second with 24.1% (RM2.17 billion) of the total value.

By property type, two to two and a half storey shops were the most active and in demand, accounting for 53.2% (4,870 transactions) of the shop transactions. This was followed three to three and a half storey shops, which made up 27.6% or 2,521 transactions.

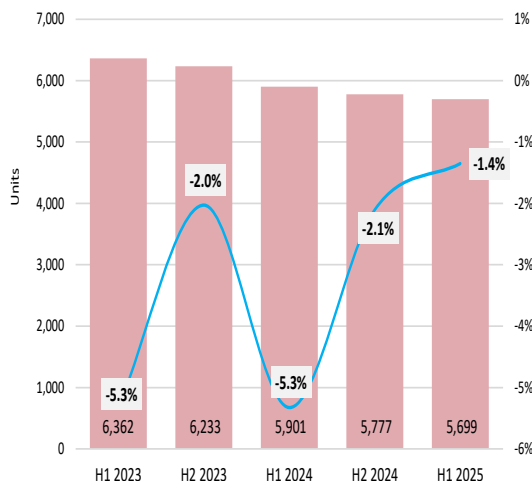
Chart 25

Shop Transactions Value H1 2021 – H1 2025



Status Pasaran

Situasi kedai siap dibina tidak terjual bertambah baik apabila bilangannya berkurang kepada 5,699 unit dengan nilai RM4.95 bilion, susut 1.4% dalam bilangan dan 1.1% dalam nilai berbanding H2 2024 (5,777 unit bernilai RM5.01 bilion). Sementara itu, unit dalam pembinaan belum terjual dan belum dibina belum terjual merekodkan sebaliknya, meningkat kepada 4,158 unit (H2 2024: 3,524 unit) dan 615 unit (H2 2024: 581 unit). Johor menyumbang melebihi 19.2% dan 21.7% dalam bilangan dan nilai unit kedai siap dibina tidak terjual, mencakupi 1,097 unit dengan nilai keseluruhan RM1.07 bilion. Dalam perkembangan lebih baik, situasi unit kedai siap dibina tidak terjual di Johor menunjukkan prestasi lebih baik berbanding H2 2024.

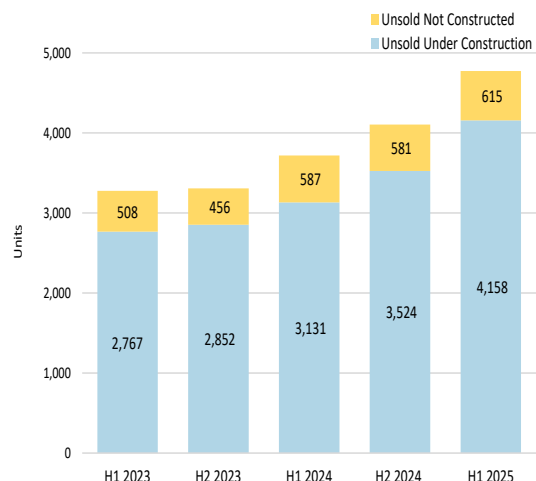
Chart 26**Shop Unsold Units H1 2023 – H1 2025**

Aktiviti Pembinaan

Dari segi penawaran, aktiviti pembinaan adalah sederhana aktif dalam tempoh kajian. Unit siap dibina meningkat ketara sebanyak 59.8% kepada 1,491 unit berbanding H1 2024 (933 unit). Sebaliknya, unit mula dibina merosot 25.6% kepada 1,609 unit, manakala penawaran baharu dirancang turun 27.7% kepada 1,166 unit. Sehingga akhir Jun 2025, terdapat lebih 550,000 unit kedai sedia ada dalam pasaran, dengan melebihi 24,000 unit dalam penawaran baharu dirancang dan lebih 22,000 unit dalam penawaran yang dirancang.

Market Status

The shop unsold completed situation slightly improved as the numbers were reduced to 5,699 units with a value of RM4.95 billion, a drop of 1.4% in volume and 1.1% in value against H2 2024 (5,777 units worth RM5.01 billion). Meanwhile, the unsold under construction and not constructed units saw the reverse, up to 4,158 units (H2 2024: 3,524 units) for the former and 615 units (H2 2024: 581 units) for the latter. Johor contributed more than 19.2% and 21.7% in volume and value of shop unsold completed, accounting for 1,097 units with a total value of RM1.07 billion. On a better note, the situation of shop unsold completed in Johor shows better performance compared to H2 2024.

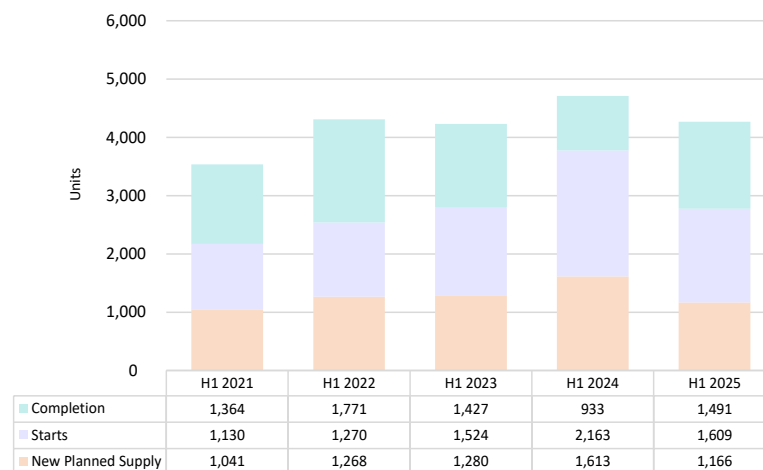
Chart 27**Shop Unsold Units H1 2023 – H1 2025**

Construction Activity

On the supply front, construction activity was moderately active in the review period. Completion sharply increased by 59.8% to 1,491 units as compared to H1 2024 (933 units). Contrarily, starts declined by 25.6% to 1,609 units, while new planned supply dropped by 27.7% to 1,166 units. As of end-June 2025, there were over 550,000 existing shops units in the market, with more than 24,000 units in the incoming supply and over 22,000 units in the planned supply.

Chart 28

Shop Construction Activity H1 2021 – H1 2025



Harga

Harga bagi harta tanah kedai secara amnya adalah stabil, walaupun sesetengah kawasan mencatat trend yang bercampur. Pergerakan harga menaik disaksikan di lokasi yang strategik dan kukuh di WP Kuala Lumpur, Selangor, dan Johor, manakala harga di Pulau Pinang kebanyakannya stabil dengan perubahan yang minimum. Di WP Kuala Lumpur, kedai dua tingkat di Bangsar Baru, Taynton View, Taman Sri Sinar dan Desa Setapak mengalami pertumbuhan harga antara 2.3% hingga 12.5%, dipindah milik antara RM1.75 juta hingga RM6.70 juta. Sebaliknya, penurunan harga ketara dicatatkan bagi jenis harta yang serupa di Taman Alam Damai, Kuala Lumpur, di mana harga turun 17.6%, dipindahmilik RM1.40 juta. Sementara itu, di Selangor, unit kedai dua dan tiga tingkat turut mengalami pertumbuhan harga iaitu di Seksyen 17 Shah Alam, Kundang Jaya, Bandar Sunway Semenyih, TTDI Jaya, Putera Heights dan Bandar Pinggiran Subang.

Di Wilayah Selatan, beberapa kenaikan harga ditunjukkan terutamanya di kawasan komersial yang stabil dengan perhubungan jalan raya yang kukuh. Di daerah Johor Bahru, unit kedai dua tingkat dan tiga tingkat mencatat kenaikan harga marginal antara 2.3% hingga 9.3%, dengan harga dipindah milik setinggi RM3.88 juta. Sementara itu, di Pulau Pinang, harga tertinggi bagi unit kedai dua tingkat direkodkan di daerah Timur Laut, dengan harga transaksi antara RM800,000 hingga RM3.20 juta.

Price

Shop property prices generally stable, though some areas recorded mixed trends. Upward price movements were seen in strategic and well-established locations in WP Kuala Lumpur, Selangor, and Johor, whereas prices in Pulau Pinang mostly stable with minimal changes. In WP Kuala Lumpur, double storey shops in Bangsar Baru, Taynton View, Taman Sri Sinar and Desa Setapak experienced price growth of between 2.3% and 12.5%, with transactions ranging from RM1.75 million to RM6.70 million. Conversely, a notable price decline was recorded for similar units in Taman Alam Damai, Kuala Lumpur, where prices dropped by 17.6%, transacted at RM1.40 million. Meanwhile in Selangor, double and three storey shop units also experienced price growth such as Seksyen 17 Shah Alam, Kundang Jaya, Bandar Sunway Semenyih, TTDI Jaya, Putera Heights and Bandar Pinggiran Subang.

In the Southern Region, several price increases were observed, particularly in established commercial areas with strong road connectivity. In Johor Bahru district, double and three storey shop units recorded marginal price appreciation ranging from 2.3% to 9.3%, with price transacted reaching as high as RM3.88 million. Meanwhile, in Pulau Pinang, the highest priced of double storey shop units were recorded in the Timur Laut district, with transaction price ranging between RM800,000 and RM3.20 million.

Sewa

Sewaan bagi kedai tingkat bawah secara umumnya adalah stabil, dengan pergerakan yang ketara direkodkan di pusat bandar terpilih. WP Kuala Lumpur terus mencatat kadar sewa tertinggi dalam negara, dengan sewa bulanan mencecah sehingga RM30,000 di Changkat Bukit Bintang. Kawasan terkenal lain, seperti Jalan Tuanku Abdul Rahman merekodkan kadar sewa bulanan antara RM17,000 hingga RM34,000, manakala Bangsar Baru mencatat kadar sewa daripada RM15,000 hingga RM19,000 sebulan. Di Selangor, pertumbuhan sewa disaksikan di daerah Petaling, Gombak, dan Klang. Beberapa peningkatan sewa melebihi 5.0% dicatatkan di Taman Ehsan Gombak, Bandar Country Homes dan Bayu Perdana (Klang), dengan sewa bulanan antara RM2,500 hingga RM6,500 sebulan. Sementara itu, Bandar Setia Alam mencapai kadar sewa lebih tinggi, antara RM7,000 hingga RM8,500 sebulan.

Di Wilayah Selatan, sewa tingkat bawah kedai di Johor Bahru sebahagian besarnya kekal stabil, dengan beberapa pergerakan menaik di kawasan terpilih. Kadar sewa di Jalan Tun Abdul Razak mengalami kenaikan sewa sebanyak 7.7% dengan sewa bulanan antara RM3,000 hingga RM4,000. Jalan Wong Ah Fook mencatat kadar sewa tertinggi di Johor Bahru, antara RM7,500 hingga RM9,500 sebulan.

Begitu juga, Pulau Pinang menunjukkan pertumbuhan sewa yang sederhana di beberapa kawasan. Di daerah Timur Laut, sewa bulanan meningkat 6.3% hingga 8.4%, dengan kadar sewa antara RM3,500 hingga RM4,700. Kedai tingkat bawah di Seberang Perai Tengah, Seberang Perai Utara dan Seberang Perai Selatan juga mengalami kenaikan sewa marginal antara 2.4% dan 11.6%.

2.2.2 Pangsapuri Khidmat

Transaksi

Aktiviti pasaran di segmen pangsapuri khidmat menunjukkan prestasi bercampur pada H1 2025. Bilangan transaksi mencatat penurunan sederhana 2.6%, dengan 6,624 transaksi berbanding 6,804 transaksi pada H1 2024. Sebaliknya, nilai transaksi meningkat sebanyak 4.5% kepada RM5.16 bilion, naik daripada RM4.94 bilion yang direkodkan dalam tempoh yang sama tahun lepas, menunjukkan peningkatan permintaan bagi unit dengan nilai lebih tinggi.

Rental

Rentals of ground floor shop were generally stable, with notable movements in selected urban centers. WP Kuala Lumpur continued to record the highest rental rates in the country, with monthly rental reaching up to RM30,000 at Changkat Bukit Bintang. Other prominent areas, such as Jalan Tuanku Abdul Rahman experienced monthly rental rates ranging between RM17,000 and RM34,000, while Bangsar Baru observed rate from RM15,000 to RM19,000 per month. In Selangor, rental growth was observed in the districts of Petaling, Gombak, and Klang. Several rental increases exceeding 5.0% were recorded in Taman Ehsan Gombak, Bandar Country Homes and Bayu Perdana (Klang), with monthly rental ranging from RM2,500 to RM6,500 per month. Meanwhile, Bandar Setia Alam achieved higher rental rates, ranging between RM7,000 and RM8,500 per month.

In the Southern Region, rental for ground-floor shops in Johor Bahru remained largely stable, with some upward movements in selected areas. Rental rates at Jalan Tun Abdul Razak experienced rental increased by 7.7% with monthly rentals ranging between RM3,000 and RM4,000. Jalan Wong Ah Fook recorded the highest rental rates in the district, ranging from RM7,500 to RM9,500 per month.

Similarly, Pulau Pinang showed modest rental growth across several areas. In the Timur Laut district, monthly rentals rose by 6.3% to 8.4%, with rates ranging from RM3,500 to RM4,700. Ground-floor shops in Seberang Perai Tengah, Seberang Perai Utara, and Seberang Perai Selatan also experienced marginal rental increases between of 2.4% and 11.6%.

2.2.2 Serviced Apartment

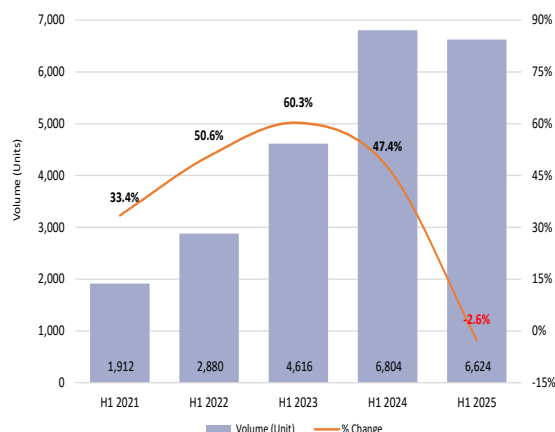
Transaction

Market activity in the serviced apartment segment showed mixed performance in H1 2025. Transaction volume recorded a modest decline of 2.6%, with 6,624 transactions compared to 6,804 transactions in H1 2024. In contrast, the transaction value rose by 4.5% to RM5.16 billion, up from RM4.94 billion in the same period last year, indicating increased demand for higher value units.

WP Kuala Lumpur kekal sebagai negeri dengan aktiviti pasaran paling aktif, menyumbang 33.9% daripada jumlah transaksi nasional (2,246 transaksi), diikuti Johor dengan 28.0% (1,853 transaksi) dan Selangor pada 25.5% (1,687 transaksi). Dalam subsektor harta tanah komersial yang lebih luas, pangsapuri khidmat memainkan peranan penting, menyumbang 31.2% dan 21.1% daripada bilangan dan nilai transaksi komersial keseluruhan.

Chart 29

Served Apartment Transactions Volume H1 2021 – H1 2025



Status Pasaran

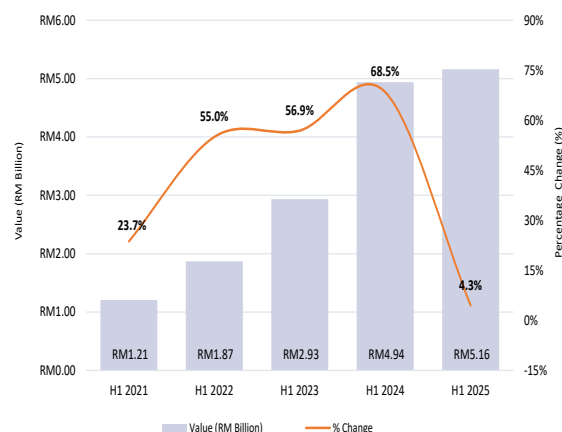
Prestasi subsektor pangsapuri khidmat menunjukkan tanda peningkatan pada H1 2025. Bilangan unit siap dibina tidak terjual berkurangan sebanyak 8.6% kepada 17,883 unit, manakala jumlah nilai susut 8.1% kepada RM14.43 bilion, berbanding 19,564 unit dengan jumlah nilai RM15.70 bilion pada H2 2024. Mengikut lingkungan harga, kebanyakan unit siap dibina tidak terjual merupakan unit lingkungan harga melebihi RM500,000 hingga RM1.0 juta, mencakupi 61.6% (11,020 unit) daripada jumlah keseluruhan, diikuti dengan julat harga melebihi RM1.0 juta, yang membentuk 22.4% (3,997 unit). Mengikut negeri, Johor kekal mendahului senarai dengan 52.1% bahagian dalam bilangan (9,323 unit) dan 54.5% dalam nilai (RM7.86 bilion); kebanyakannya di daerah Johor Bahru. WP Kuala Lumpur mengikuti dengan 23.7% syer (4,236 unit) dalam bilangan dan 28.4% (RM4.10 bilion) dalam nilai.

Sebaliknya, unit dalam pembinaan belum terjual dan belum dibina belum terjual menyaksikan peningkatan bilangan. Unit dalam pembinaan belum terjual menyaksikan peningkatan ketara sebanyak 37.5% kepada 41,644 unit (H2 2024: 30,279 unit) manakala unit belum dibina belum terjual meningkat sebanyak 24.5% kepada 11,932 unit (H2 2024: 9,582 unit). Selangor mendahului senarai, menyumbang 37.6% bahagian dengan 15,675 unit, dan diikuti oleh WP Kuala Lumpur 17.7% bahagian (7,381 unit).

WP Kuala Lumpur remained the most active market, contributing 33.9% of total national transactions (2,246 transactions), followed by Johor with 28.0% (1,853 transactions) and Selangor at 25.5% (1,687 transactions). Within the broader commercial property sector, serviced apartment played a significant role, accounting for 31.2% and 21.1% of the total volume and value commercial transactions.

Chart 30

Served Apartment Transactions Value H1 2021 – H1 2025



Market Status

The performance of the serviced apartment sub-sector showed signs of improvement in H1 2025. The number of unsold completed units decreased by 8.6% to 17,883 units, while the total value dropped by 8.1% to RM14.43 billion, compared to 19,564 units with a total value RM15.70 billion in H2 2024. By price range, most of the unsold completed stood in price brackets above RM500,000 to RM1 million, accounting for 61.6% (11,020 units) of the total, followed by the price range above RM1.0 million, which formed 22.4% (3,997 units). By state, Johor remained topped the list with 52.1% share in volume (9,323 units) and 54.5% in value (RM7.86 billion); mostly in Johor Bahru district. WP Kuala Lumpur follows suit with 23.7% share (4,236 units) in volume and 28.4% (RM4.10 billion) in value.

In contrast, the unsold under construction and unsold not constructed saw increasing numbers. The unsold under construction saw a substantial increase of 37.5% to 41,644 units (H2 2024: 30,279 units), while unsold not constructed rose by 24.5% to 11,932 units (H2 2024: 9,582 units). Selangor topped the list, contributing for 37.6% share with 15,675 units, and followed by WP Kuala Lumpur with 17.7% share (7,381 units).

Chart 31

Serviced Apartment Unsold Completed Units H1 2023 – H1 2025

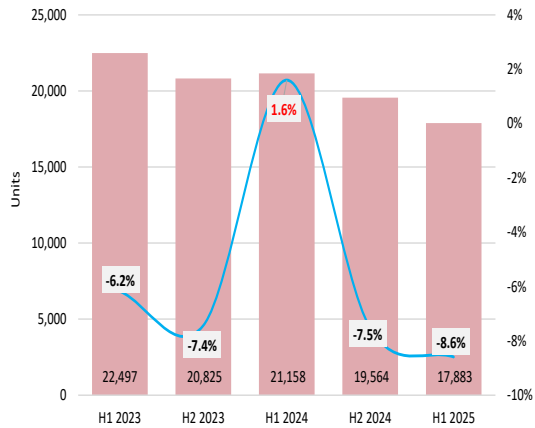


Chart 32

Serviced Apartment Unsold Units H1 2023 – H1 2025

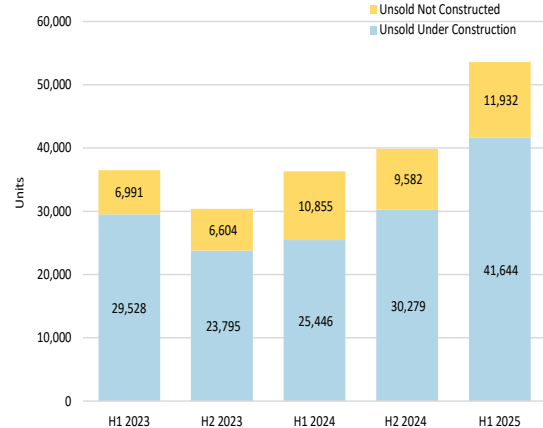
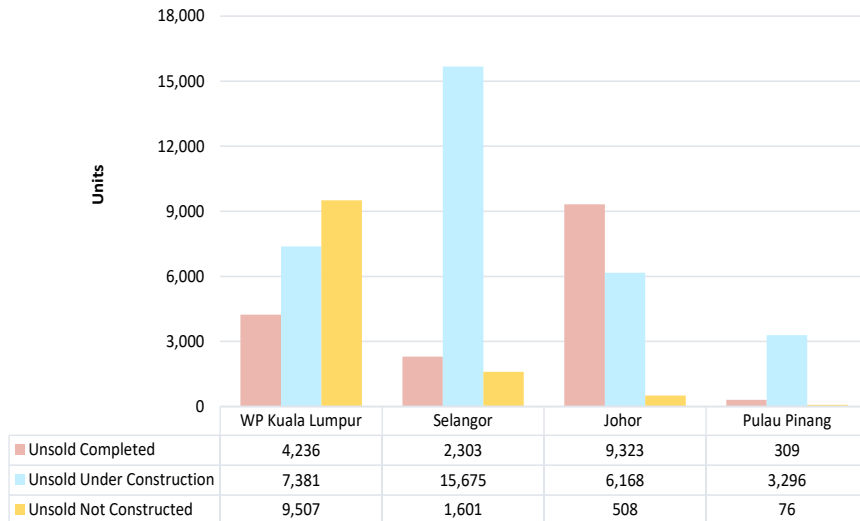


Chart 33

Serviced Apartment Market Status in Major States H1 2025



Aktiviti Pembinaan

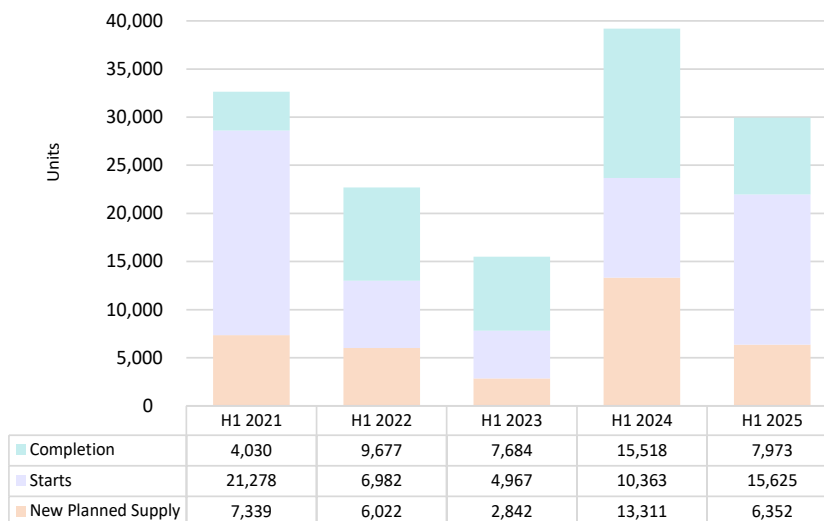
Dari segi penawaran, aktiviti pembinaan menyaksikan pergerakan bercampur dalam H1 2025. Siap dibina dan penawaran baharu dirancang merosot lebih dua kali ganda kepada 7,973 unit dan 6,352 unit berbanding H1 2024 (siap dibina 15,518 unit, penawaran baharu dirancang 13,311 unit). Pada perkembangan lebih baik, unit mula dibina meningkat 50.8% kepada 15,625 unit, naik daripada 10,363 unit dalam H1 2024. Pada akhir bulan Jun 2025, terdapat hampir 450,000 unit pangsapuri khidmat sedia ada dalam pasaran, dengan lebih 160,000 unit penawaran akan datang dan hampir 130,000 unit dalam penawaran yang dirancang.

Construction Activity

On the supply front, construction activity saw mixed movements in H1 2025. Completion and new planned supply declined by more than double to 7,973 units and 6,352 units compared to H1 2024 (completion 15,518 units; new planned supply 13,311 units). On a better note, starts increased by 50.8% to 15,625 units, up from 10,363 units in H1 2024. As of end-June 2025, there were nearly 450,000 existing serviced apartment units in the market, with more than 160,000 units in the incoming supply and almost 130,000 units in the planned supply.

Chart 34

Serviced Apartment Construction Activity H1 2021 – H1 2025



Harga

Harga pangsapuri khidmat menyaksikan pergerakan bercampur, dengan pertumbuhan utama direkodkan di skim dilokasi yang strategik dengan akses yang baik. Di WP Kuala Lumpur, pangsapuri khidmat menunjukkan harga tertinggi dalam negara. Unit di Four Seasons Place, mencapai rekod harga RM10 juta, manakala di Pavilion Residences dipindah milik pada RM8.48 juta. Selangor juga mengalami kenaikan harga marginal, terutamanya di daerah Hulu Langat dengan lebih rendah kurang RM650,000.

Di Wilayah Utara, harga pangsapuri khidmat di Pulau Pinang dan Perak pada umumnya stabil. Di Pulau Pinang, pangsapuri khidmat di daerah Timur Laut dan Barat Daya dipindah milik lingkungan harga antara RM588,000 hingga RM920,000. Sementara itu, di Johor, R & F Tanjung Puteri (FASA 2) mencatat pertumbuhan harga dua angka sebanyak 11.5%, dipindah milik pada RM1.36 juta. Walau bagaimanapun, penurunan harga juga direkodkan di skim terpilih di pelbagai wilayah yang menunjukkan pasaran yang masih dipenuhi.

Sewa

Pasaran sewa umumnya stabil di semua negeri utama, dengan beberapa trend menaik yang disaksikan di beberapa skim terutamanya di lokasi yang dominan dan strategik. Di WP Kuala Lumpur, beberapa skim mencapai kenaikan sewa melebihi 11.0% iaitu Bayan Tree, KL Trillion, Vue Residences, Arte Mont Kiara, Novum, Plaza Damas 3 dan Sinaran Ttdi Condo. Kadar sewa tertinggi

Price

Prices of serviced apartments saw mixed movements, with growth primarily recorded in strategically located schemes served with good accessibility. In WP Kuala Lumpur, serviced apartments commanded the highest prices in the country. A unit at Four Seasons Place, achieved a record price of RM10 million, while another at Pavilion Residences was transacted at RM8.48 million. Selangor also experienced marginal price increases, especially in the districts of Hulu Langat prices were in the lower range of under RM650,000.

In the Northern Region, prices of serviced apartment in Pulau Pinang and Perak were generally stable. In Pulau Pinang, serviced apartment in Timur Laut and Barat Daya district transacted price ranging from RM588,000 to RM920,000. Meanwhile, in Johor, R&F Tanjung Puteri (Fasa 2) recorded a double-digit price growth of 11.5%, transacted at RM1.36 million. However, price declines were also noted in selected schemes across various regions indicating a still-fragmented market.

Rental

The rental market was generally stable in all major states, with some upward trend witnessed in a few schemes particularly in prominent and strategic locations. In WP Kuala Lumpur, several schemes fetching a rental increase exceeded 11.0% namely Bayan Tree, KL Trillion, Vue Residences, Arte Mont Kiara, Novum, Plaza Damas 3 and Sinaran TTDI Condo. The highest

yang ditunjukkan di Residensi Sentral dan Pavilion Residences dengan sewa bulanan antara RM5,800 dan RM9,500. Walau bagaimanapun, keadaan sewa berbeza di Selangor, yang kebanyakannya stabil dengan beberapa kenaikan marginal di beberapa skim. Kadar sewa tertinggi direkodkan di Isola Supa Jaya dengan sewa bulanan lingkungan daripada RM3,500 hingga RM4,000.

Di Johor Bahru, skim yang terletak berhampiran pusat bandar dan dengan akses yang baik menikmati kenaikan sewa marginal melebihi 10.0%, seperti Setia Sky 88, Sky View Service Apartment, Prima Regency Service Apartment dan Sky Garden Residence. Kadar sewa tertinggi diperhatikan di Astaka @ 1Bukit Senyum lingkungan antara RM4,500 hingga RM6,000 sebulan. Pulau Pinang juga mengalami pertumbuhan sewa dua angka yang sama antara 10.5% hingga 11.9% di M Vista, Barat Daya, Luminari, Seberang Perai Utara dan Meritus Residensi di Seberang Perai Tengah.

2.2.3 Kompleks Perniagaan

Transaksi

Dalam H1 2025, beberapa transaksi kompleks perniagaan direkodkan dengan nilai terkumpul RM568.82 juta; dua di WP Kuala Lumpur dan Perak dan satu di Selangor dan Sabah. Antara transaksi utama adalah seperti yang disenaraikan di bawah:

rental rates observed at Residensi Sentral and Pavilion Residences with monthly rental between RM5,800 and RM9,500. Nevertheless, the rental situation differs in Selangor, which mostly stable with a few marginal increments in several schemes. The highest rental rates recorded in Isola Subang Jaya with monthly rental ranging from RM3,500 to RM4,000.

In Johor Bahru, those schemes located near urban centers and with good accessibility enjoy marginal rental appreciation exceeding 10.0%, such as Setia Sky 88, Sky View Serviced Apartment, Prima Regency Service Apartment and The Sky Garden Residence. The highest rental rates were observed at The Astaka @ 1Bukit Senyum ranging rental rate between RM4,500 and RM6,000 per month. Pulau Pinang also experienced similar double-digit rental growth of 10.5% to 11.9% at M Vista, Barat Daya, Luminari, Seberang Perai Utara and Meritus Residensi at Seberang Perai Tengah.

2.2.3 Shopping Complex

Transaction

In H1 2025, several shopping complex transactions were recorded with an accumulative value worth at RM568.82 million; two each in WP Kuala Lumpur and Perak and one each in Selangor and Sabah. Among the major transaction are as listed below:

Table 2

Summary of Major Sales H1 2025

No	State	Property	Location	Transaction Year	Consideration (RM)
1.	WP Kuala Lumpur	Plaza 63	Jalan 3/108C	2024	33,999,999
2.	WP Kuala Lumpur	KL Gateway Mall	Jalan Kerinchi	2024	130,200,000
3.	Perak	Pasaraya TF Value Mart	Jalan Seri Manjung	2025	35,392,000
4.	Perak	AEON Mall Taiping	Jalan Kamunting, Taiping	2025	147,000,000
5.	Selangor	Jaya Shopping Centre	Jalan Semangat, Seksyen 14 Shah Alam	2025	100,000,000
6.	Sabah	Bataras Hypermarket Tamparuli	Tamparuli	2025	6,100,000

Penghunian dan Ketersediaan Ruang

Prestasi kompleks membeli-belah kekal stabil, dengan kadar penghunian keseluruhan berjumlah 78.7% daripada 988 bangunan di seluruh negara, berbanding 78.8% dalam H2 2024. Sebanyak 17.33 juta s.m. ruang runcit yang sedia ada telah direkodkan, dengan Selangor dan WP Kuala Lumpur memimpin bekalan dengan kadar penghunian berjumlah 80.9% dan 87.3%. Lapan negeri mencapai kadar penghunian melebihi 80.0%, manakala lima negeri mencatatkan kadar penghunian antara 70% dan 79%. Sebaliknya, Pulau Pinang, Negeri Sembilan dan Melaka mencatatkan beberapa kadar penghunian terendah di negara ini, masing-masing jatuh di bawah 70%.

Begitu juga, ruang yang ada dikurangkan kepada 3.69 juta s.m. (H1 2024: 3.90 juta s.m.) dari 803 bangunan di seluruh negara. Kadar ketersediaan menurun seiring dengan 21.3%. Berdasarkan ketersediaan ruang, Selangor mencatatkan jumlah tertinggi di negara ini, mendominasi 19.1% (0.72 juta s.m.) dari jumlah negara, diikuti oleh Johor dengan 26.3% (0.64 juta s.m.) dan Pulau Pinang dengan 30.4% lagi (0.59 juta s.m.).

Occupancy and Space Availability

The performance of the shopping complex remained stable, with the overall occupancy rate stood at 78.7% from the 988 buildings throughout the country, compared to 78.8% in H2 2024. A total of 17.33 million s.m. of existing retail space was recorded, with Selangor and WP Kuala Lumpur leading in supply with occupancy rates stood at 80.9% and 87.3%. Eight states achieved occupancy rates exceeding 80.0%, while five states recorded occupancy rates between 70% and 79%. In contrast, Pulau Pinang, Negeri Sembilan and Melaka registered some of the lowest occupancy rates in the country, each falling below 70%.

Correspondingly, the available space is reduced to 3.69 million s.m. (H1 2024: 3.90 million s.m.) from the 803 buildings throughout the country. The availability rate decreased in tandem to 21.3%. Based on the availability of space, Selangor recorded the highest number in the country, dominating 19.1% (0.72 million s.m.) of the national total, followed by Johor with 26.3% (0.64 million s.m.) and Pulau Pinang with another 30.4% (0.59 million s.m.).

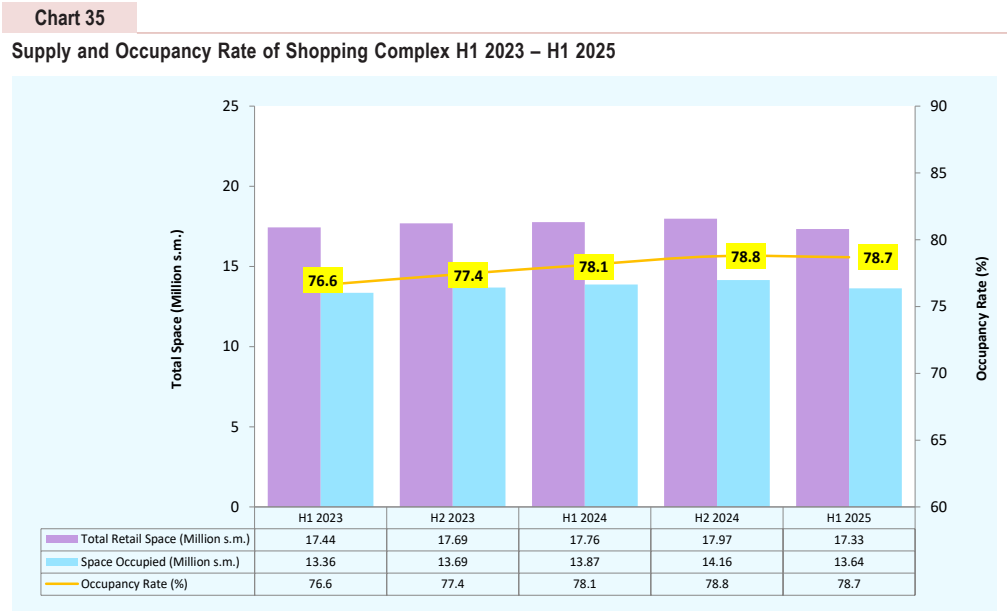
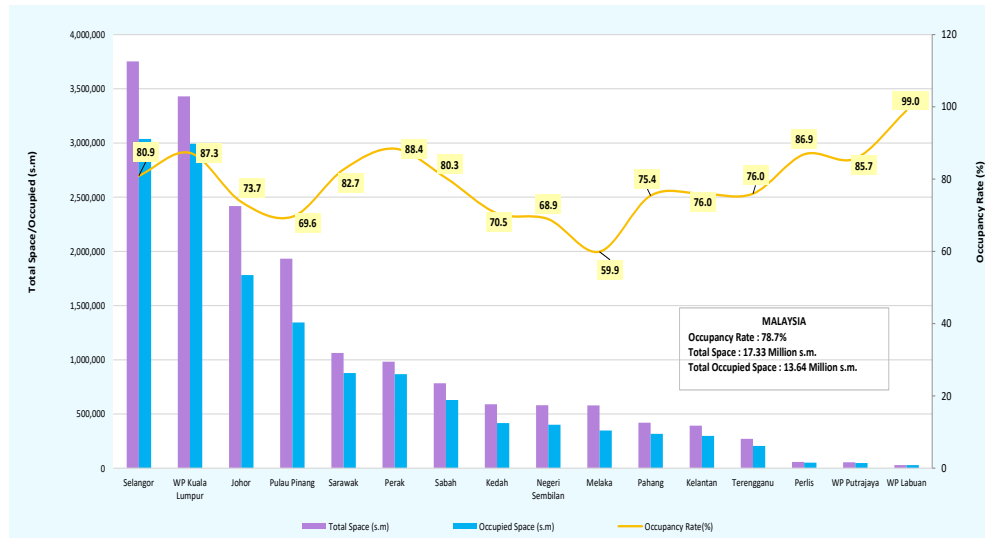


Chart 36

Supply and Occupancy of Shopping Complex by State H1 2025



Aktiviti Pembinaan

Empat kompleks perniagaan baharu siap dibina dalam tempoh kajian, menambah lebih 105,000 m.p. ruang niaga ke dalam pasaran. Selangor dan WP Kuala Lumpur kekal sebagai penyumbang terbesar kepada ruang niaga sedia ada, dengan Selangor menyumbang lebih 3.75 juta m.p. daripada 152 kompleks, dan WP Kuala Lumpur dengan lebih 3.43 juta m.p. daripada 116 kompleks. Sehingga akhir Jun 2025, terdapat 17.33 juta m.p. ruang niaga sedia ada daripada 988 kompleks perniagaan, 0.88 juta m.p. (34 kompleks) dalam penawaran akan datang dan lebih 0.35 juta m.p. (10 kompleks) dalam penawaran yang dirancang.

Construction Activity

Four new complexes were completed during the review period, adding over 105,000 s.m. of retail space to the market. Selangor and WP Kuala Lumpur remained the largest contributors to existing retail spaces, with Selangor accounting for more than 3.75 million s.m. across 152 complexes, and WP Kuala Lumpur following closely with over 3.43 million s.m. across 116 complexes. As of June-end 2025, there were 17.33 million s.m. of existing retail space from 988 shopping complexes, another 0.88 million s.m. (34 complexes) in the incoming supply and more than 0.35 million s.m. (10 complexes) in the planned supply.

Table 3

Summary of Completions H1 2025

Bil	State	Name of Building	Location	Nett Lettable Area (s.m.)
1.	Selangor	Sunway Square Mall	Jalan Lagoon Selatan, Bandar Sunway	29,357
2.	Pulau Pinang	The Waterfront Shoppes	Jalan Pantai Sinaran, Gelugor	61,873
3.	Pulau Pinang	Klippa Shopping Centre	Persiaran Cassia Barat 8, Bandar Cassia	7,108
4.	Perak	Econsave Hutan Melintang	Lorong Lagenda 8, Section Medan Niaga Lagenda, Hutan Melintang	6,789
Total		4 buildings		105,127

Sewa

Sewaan ruang niaga secara amnya adalah stabil, dengan beberapa pergerakan menaik di kompleks terpilih, terutamanya di Lembah Klang. Di WP Kuala Lumpur, peningkatan sewa yang ketara melebihi 11.0% direkodkan di pusat membeli-belah terkemuka seperti The Intermark dan KL East Mall. Keadaan berbeza di Selangor, pertumbuhan sewa lebih sederhana di kompleks terpilih, termasuk Citta Mall dan Starling Mall, di Petaling Jaya, serta Klang Parade, dan GM Klang, di Klang.

Di tempat lain, kadar sewa di Johor dan Pulau Pinang, sebahagian besarnya adalah stabil. Di daerah Johor Bahru, kadar sewa lebih tinggi direkodkan di Larkin Sentral, The Mall Mid Valley Southkey. Sementara itu, harta tanah serupa di Gurney Paragon, Pulau Pinang mengalami kenaikan sewa di beberapa tingkat sebanyak 2.7% dan 5.7%.

2.2.4 Pejabat Binaan Khas

Transaksi

Pada separuh pertama 2025, beberapa transaksi bangunan pejabat direkodkan dengan nilai terkumpul RM447.66 juta. Antara transaksi utama adalah seperti yang disenaraikan di bawah:

Rental

Rentals of retail space were generally stable, with several upward movements observed in selected complexes, particularly in Klang Valley. In WP Kuala Lumpur, notable rental appreciation exceeding 11.0% was recorded at prominent mall such as The Intermark and KL East Mall. The situation differs in Selangor, rental growth was more moderate in selected complexes, including Citta Mall and Starling Mall, in Petaling Jaya, as well as Klang Parade, and GM Klang, in Klang.

Elsewhere, rental rates in Johor and Pulau Pinang, were largely stable. In Johor Bahru district, higher rental rates registered in Larkin Sentral, The Mall Mid Valley Southkey. Meanwhile, similar properties in Gurney Paragon in Pulau Pinang experienced rental appreciations of 2.7% and 5.7% for its several level.

2.2.4 Purpose-Built Office

Transaction

In the first half of 2025, several office building transactions were recorded with an accumulated value of RM447.66 million. Among the major transaction are as listed below:

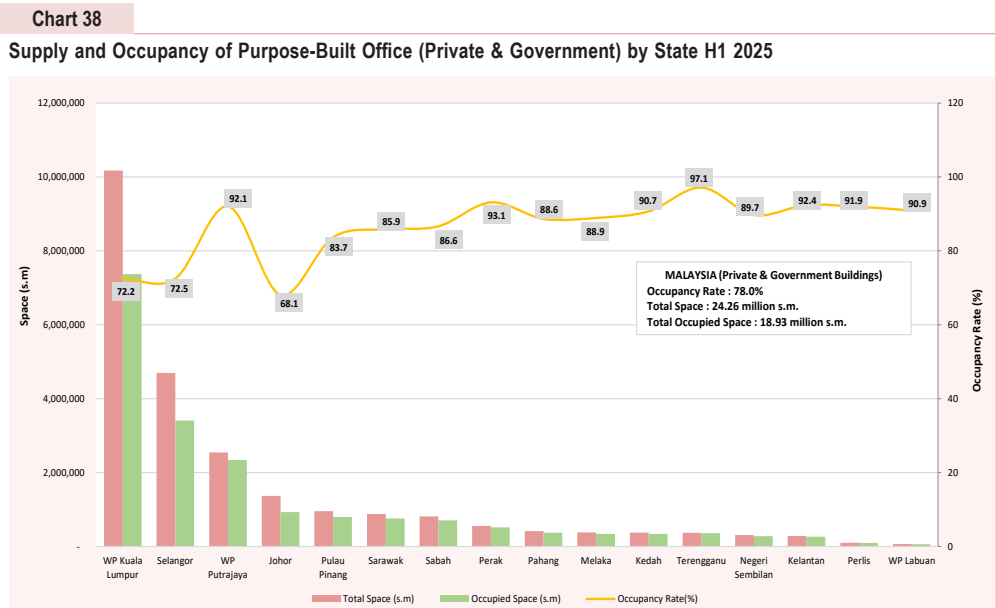
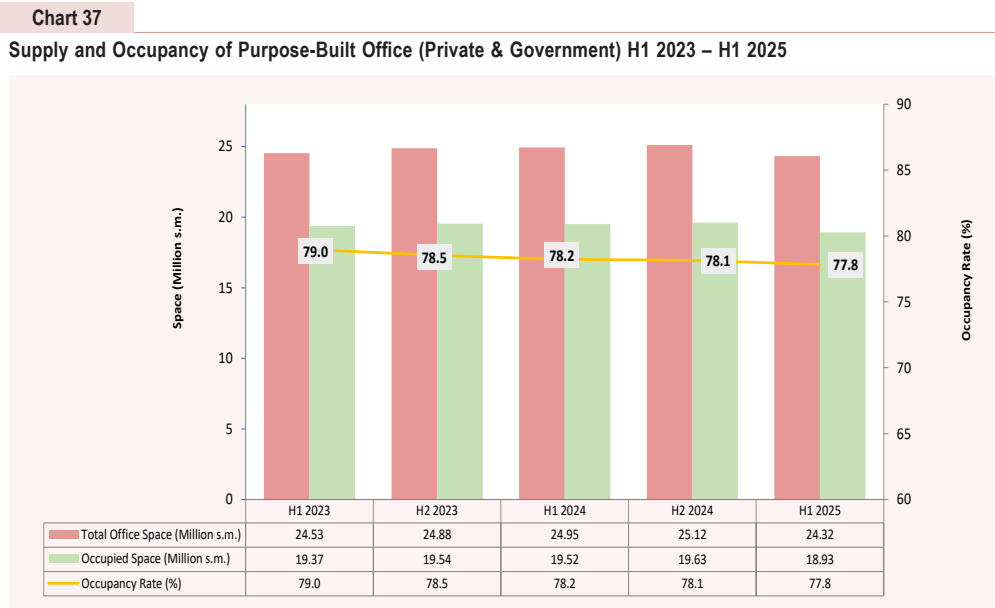
Table 4					
Summary of Major Sales H1 2025					
No	State	Property	Location	Transaction Year	Consideration (RM)
1.	WP Kuala Lumpur	Menara Affin	Jalan Raja Chulan, Kuala Lumpur	2024	100,000,000
2.	WP Kuala Lumpur	Solaris Mont Kiara Car Park	Jalan Solaris, Kuala Lumpur	2024	40,000,000
3.	WP Kuala Lumpur	KSK Building	Jalan Yap Ah Shak, Kuala Lumpur	2025	33,000,000
4.	Selangor	MKN Embassy Techzone	Jalan Teknokrat 2, Cyberjaya	2023	118,500,000
5.	Selangor	Menara Apex	Jalan Semenyih, Bandar Kajang	2023	55,000,000
6.	Selangor	The Heritage	Jalan SB Dagang, Heritages Mines Resort City	2023	10,000,000
7.	Johor	Showroom & Office	Jalan Tun Razak, Johor Bahru	2025	26,000,000
8.	Pulau Pinang	Wisma UMNO	Jalan Bagan Luar 2, Butterworth	2024	8,500,000
9.	Terengganu	Wisma Q	Jalan Engku SAR	2025	8,400,000
10.	Melaka	Menara Pertam / Wisma Amanah	Wisma Amanah, Jalan Batu Berendam	2024	27,260,000
11.	Sabah	Uni-Asia Building	Jalan Sagunting, Kota Kinabalu	2025	18,000,000
12.	Sabah	Wisma Ting Hui	Jalan Lama Tamparuli, Pekan Tamparuli	2025	3,000,000

Penghunian dan Ketersediaan Ruang

Prestasi keseluruhan segmen pejabat kurang memberangsangkan apabila kadar penghunian merosot sedikit kepada 77.8% berbanding H2 2024 dengan 78.1%. Pejabat binaan khas terdiri daripada 1,861 bangunan dengan lebih 24.32 juta m.p. jumlah ruang pejabat. Semua negeri memperoleh kadar penghunian lebih tinggi melebihi 80.0%, kecuali WP Kuala Lumpur, Selangor dan Johor.

Occupancy and Space Availability

The overall performance of the office segment less encouraging with occupancy rates slightly declined to 77.8% as compared to H2 2024 with 78.1%. The purpose-built office consists of 1,861 buildings with more than 24.32 million s.m. total office space. All states secured a higher occupancy rate exceeding 80.0%, except WP Kuala Lumpur, Selangor and Johor.



Di segmen bangunan pejabat persendirian, kadar penghunian keseluruhan kekal stabil pada 71.7%. Terengganu memperoleh kadar penghunian tertinggi 92.9%, manakala WP Putrajaya mencatat kadar penghunian terendah dalam negara iaitu hanya 52.7%.

Aktiviti Pembinaan

Di segmen pembangunan, aktiviti pembinaan mencatat peningkatan yang ketara, dengan lima bangunan pejabat baharu siap dibina pada H1 2025. Ianya menyumbang 155,772 m.p. ruang pejabat, peningkatan ketara daripada 56,948 m.p. ruang pejabat yang direkodkan pada H1 2024. Sehingga akhir Jun 2025, negara mempunyai sejumlah 24.32 juta m.p. ruang pejabat sedia ada merentasi 1,861 bangunan, hampir 1.0 juta m.p. (37 bangunan) direkodkan dalam penawaran akan datang, manakala 0.92 juta m.p. (27 bangunan) dalam penawaran yang dirancang. WP Kuala Lumpur terus menguasai pasaran pejabat, mencakupi 42.0% (10.21 juta m.p.) daripada ruang pejabat sedia ada, 52.6% (0.52 juta m.p.) penawaran akan datang, dan 79.9% penawaran yang dirancang.

In the private office buildings segment, the overall occupancy rate remained stable at 71.7%. Terengganu secured the highest occupancy rate at 92.9%, while WP Putrajaya registered the lowest occupancy rate in the country at just 52.7%.

Construction Activity

In development segment, construction activity notable improvement, with five new office buildings completed in H1 2025. These contributed a total of 155,772 s.m. of office space, a substantial increase from 56,948 s.m. office space recorded in H1 2024. As of end of June 2025, the country had a total of 24.32 million s.m. existing office space across 1,861 buildings, nearly 1.0 million s.m. (37 buildings) were recorded in the incoming supply, while 0.92 million s.m. (27 buildings) were in the planned supply. WP Kuala Lumpur continued to dominate the office market, accounting for 42.0% (10.21 million s.m.) of existing office space, 52.6% (0.52 million s.m.) of incoming supply, and an overwhelming 79.9% of planned supply.

Table 5

Summary of Completions H1 2025

Bil.	State	Name of Complex	Location	Category	Net Lettable Area (s.m)
1.	WP Kuala Lumpur	The Exchange TRX Campus Office	Jalan Tun Razak	Private Building	25,529
2.	WP Kuala Lumpur	Oxley Towers	Jalan Ampang	Private Building	33,000
3.	Selangor	Sunway Square Corporate Tower 1	Jalan Lagoon Selatan, Bandar Sunway	Private Building	40,180
4.	Selangor	Sunway Square Corporate Tower 2	Jalan Lagoon Selatan, Bandar Sunway	Private Building	50,074
5.	Sarawak	Unifor Complex	Jalan Ong Tiang Swee, Kuching	Government Building	6,989
Total		5 complexes			155,772

Harga

Harga unit pejabat di seluruh negeri utama menyaksikan aliran bercampur dalam tempoh kajian. Di WP Kuala Lumpur, kadar sewa meningkat di Kawasan bangunan terpilih. Bangunan UOA Centre mencatat peningkatan ketara 14.6%, mencecah RM8,400 s.m.p., manakala Solaris Mont Kiara meningkat sebanyak 6.9% kepada RM9,280 s.m.p. bagi unit di Aras 4 dan 5. Walau bagaimanapun, trend menurun diperhatikan di beberapa bangunan lain, termasuk KL Eco City, Plaza Mon't Kiara dan Bangsar South. Di Selangor, harga pejabat sebahagian besarnya kekal stabil, dengan turun naik harga yang minimum. Namun begitu, 8Trium @ Sri Damansara mengalami penurunan sederhana 4.7%,

Price

The office unit prices across major states saw mixed trends during the review period. In WP Kuala Lumpur, rental rates increased for selected buildings. UOA Centre recorded a notable increase of 14.6%, reaching RM8,400 p.s.m., while Solaris Mont Kiara rose by 6.9% to RM9,280 p.s.m. for units on Levels 4 and 5. However, downward trends were observed in several other buildings, including KL Eco City, Plaza Mon't Kiara and Bangsar South. In Selangor, office prices remained largely stable, with minimal fluctuations in pricing. Nevertheless, 8Trium @ Sri Damansara experienced a modest decline of 4.7%, transactions ranging between RM4,712 p.s.m. and RM5,747 p.s.m. Meanwhile in the

dipindah milik antara RM4,712 s.m.p. hingga RM5,747 s.m.p. Sementara itu di Wilayah Selatan, pasaran ruang pejabat kekal stabil dengan beberapa pengecualian.

Sewa

Pasaran sewa ruang pejabat mempamerkan pergerakan bercampur di bangunan terpilih, manakala sebahagian besarnya kekal stabil. Pasaran sewa di WP Kuala Lumpur kebanyakannya stabil, dengan pertumbuhan sederhana diperhatikan dalam bangunan terpilih. Peningkatan sewa melebihi 8.0% direkodkan di pelbagai UOA Centre, Menara JKG dan Kompleks Pertama. Walau bagaimanapun, beberapa bangunan mengalami kemerosotan sewa, termasuk Intermark (Integra Tower), Menara Chan, Wisma Hing Leong dan AMODA. Pasaran sewa pejabat di negeri utama lain iaitu Selangor, Johor dan Pulau Pinang, sebahagian besarnya kekal stabil. Di Selangor, kenaikan harga sewa melebihi 5.0%, direkodkan di beberapa kawasan seperti Petaling Jaya dan Hulu Selangor, terutamanya di bangunan seperti Damansara Uptown 2 dan 5, Menara CP, Wisma Kam Toh dan Wisma TNB. Sementara itu, di Pulau Pinang, pertumbuhan sewa sederhana kurang 4.0% direkodkan di beberapa bangunan pejabat, termasuk di Wisma Kinta, Wisma Leader dan Suntech.

2.2.5 Harta Tanah Riadah

Transaksi

Beberapa transaksi harta tanah riadah telah direkodkan dalam tempoh kajian, dengan nilai terkumpul melebihi RM620.00 juta. Transaksi harta tanah riadah termasuk hotel, resort dan chalet.

Southern Region, the office space market remained stable with some exceptions.

Rental

The office space rental market exhibited a mix of movements in selected buildings, while the majority remained largely stable. The rental market in WP Kuala Lumpur is mostly stable, with modest growth observed in selected buildings. Rental increases of over 8.0% were recorded at various levels of UOA Centre, Menara JKG, and Pertama Complex. However, some buildings experienced rental declines, including Intermark (Integra Tower), Menara Chan, Wisma Hing Leong, and AMODA. The office rental market in other major states, namely Selangor, Johor, and Pulau Pinang, remained largely stable. In Selangor, rental appreciations exceeding 5.0% were noted in several areas such as Petaling Jaya and Hulu Selangor, particularly in buildings like Damansara Uptown 2 and 5, Menara CP, Wisma Kam Toh, and Wisma TNB. Meanwhile, in Pulau Pinang, moderate rental growth of below 4.0% was recorded in several office buildings, including at Wisma Kinta, Wisma Leader, and Suntech.

2.2.5 Leisure Property

Transaction

Several leisure property transactions were recorded in the review period, with an accumulated value exceeding RM620.00 million. The leisure property transactions include hotels, resorts, and chalets.

Table 6

Summary of Major Sales H1 2025

Bil.	State	Property	Location	Transaction Year	Consideration (RM)
1.	WP Kuala Lumpur	Pavilion Hotel Kuala Lumpur	Jalan Bukit Bintang	2024	340,000,000
2.	WP Kuala Lumpur	Bayan Tree Kuala Lumpur	Jalan Conlay	2024	140,000,000
3.	Selangor	Klang Histana Hotel	Jalan Batu Tiga Lama, Klang	2025	32,800,000
4.	Perak	Pi Hotel	Jalan Horley / Veerasamy, Ipoh	2024	16,142,088
5.	Pahang	Mandurah Hotel	Pantai Beserah, Jalan Kuantan - Kemaman	2024	14,780,000
6.	Pulau Pinang	Vouk Hotel Suites	Jalan Sultan Ahmad Shah, George Town	2024	80,000,000
7.	Negeri Sembilan	Seri Nilai Hotel	Bandar Baru Nilai	2023	4,000,000

Aktiviti Pembinaan

Aktiviti pembinaan semakin kukuh pada H1 2025. Lima hotel siap dibina, menawarkan 712 bilik ke dalam pasaran. Begitu juga, mula dibina dan penawaran baharu dirancang juga meningkat masing-masing kepada 223 bilik dan 785 unit, berbanding H1 2024. Sehingga akhir Jun 2025, terdapat 3,622 hotel/resort di seluruh negara yang menawarkan 291,679 bilik, 82 hotel/resort (16,946 bilik) dalam penawaran akan datang, dan 70 hotel/resort (14,371 bilik) dalam penawaran yang dirancang.

Construction Activity

Construction activities were strengthened in H1 2025. Five hotels were completed, offering 712 rooms to the market. Similarly, starts and new planned supply also increased to 223 rooms and 785 units, respectively, compared to H1 2024. As of end-June 2025, there were 3,622 hotels/resorts across the country offering 291,679 rooms, 82 hotels/resorts (16,946 rooms) in the incoming supply, and 70 hotels/resorts (14,371 rooms) in the planned supply.

Table 7
Summary of Completions H1 2025

Bil.	State	Name of Hotels/Resorts	No. of Rooms
1.	Johor	Sin Lien Hotel, Kluang	19
2.	Johor	Kluang Container Hotel	16
3.	Melaka	Birkin International Hotel, Melaka Tengah	300
4.	Pulau Pinang	First Avenue Hotel & Suites	241
5.	Sabah	Seafest Regency Hotel	136
	TOTAL	5 Hotels	712

2.3 HARTA TANAH INDUSTRI

Transaksi

Subsektor industri menunjukkan aktiviti pasaran bertambah baik pada H1 2025. Sejumlah 4,148 transaksi bernilai RM14.25 bilion, mewakili peningkatan bilangan 8.5% dan 5.6% dalam nilai berbanding H1 2024 (3,822 transaksi bernilai RM13.50 bilion). Sektor e-dagang dan pusat data yang berkembang pesat di Malaysia menunjukkan harta tanah industri terutamanya gudang dan tanah industri kosong yang dilengkapi akses dan infrastruktur yang baik yang menggabungkan elemen hijau dan mampan, masih mendapat permintaan.

Selangor kekal sebagai negeri paling aktif, menyumbang 34.5% (1,433 transaksi) kepada jumlah transaksi negara, diikuti Johor 17.6% (732 transaksi) dan Sarawak dengan 8.7% (361 transaksi). Mengikut jenis harta tanah, kilang/gudang teres mendominasi pasaran, menyumbang 34.7% (1,440 transaksi) daripada keseluruhan transaksi industri. Ini diikuti oleh plot industri kosong, yang merangkumi 27.6% daripada jumlah keseluruhan.

2.3 INDUSTRIAL PROPERTY

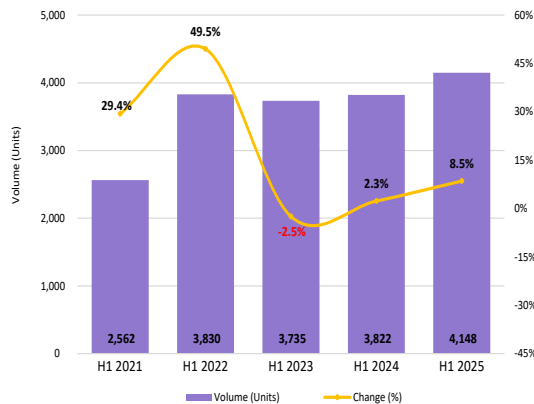
Transaction

The industrial sub-sector showed improved market activity in H1 2025. A total of 4,148 transactions worth RM14.25 billion, representing an increase of 8.5% in volume and 5.6% in value compared to H1 2024 (3,822 transactions worth RM13.50 billion). The burgeoning e-commerce sector and data centre in Malaysia showed industrial property, especially warehouses and vacant industrial land with good access and infrastructure incorporating green and sustainable elements, still in demand.

Selangor remained the most active state, contributing 34.5% (1,433 transactions) to the national transaction volume, followed by Johor with 17.6% (732 transactions) and Sarawak with 8.7% (361 transactions). By property type, terraced factory/warehouse dominated the market, accounting for 34.7% (1,440 transactions) of total industrial transactions. This was followed by vacant industrial plots, which made up 27.6% (1,146 transactions) of the total.

Chart 39

Industrial Transactions Volume H1 2021 – H1 2025



Status Pasaran

Keadaan industri siap dibina tidak terjual bertambah baik pada H1 2025. Bilangan dan nilai siap dibina tidak terjual berkurangan 1.3% kepada 696 unit siap dibina tidak terjual, berbanding 705 unit pada H2 2024. Walau bagaimanapun, bilangan nilai unit siap dibina tidak terjual meningkat 13.0%, mencecah RM0.79 bilion, baik daripada RM0.70 bilion pada tempoh sebelumnya. Mengikut negeri, Sarawak terus mencatat bilangan unit siap dibina tidak terjual tertinggi, iaitu 40.7% daripada jumlah keseluruhan (283 unit). Ini diikuti Johor dengan 15.1% bahagian (105 unit) dan Perak 11.2% (78 unit).

Mengikut jenis harta tanah, kilang teres terus mendahului unit industri siap dibina tidak terjual, mewakili 63.7% (443 unit) daripada jumlah keseluruhan, kebanyakannya direkodkan di Sarawak. Dari segi nilai, kebanyakan unit industri siap dibina tidak terjual berharga melebihi RM1.0 juta, mewakili 36.6% (255 unit). Dalam perkembangan yang sama, unit belum dibina belum terjual merosot kepada hanya 47 unit berbanding 202 unit pada H2 2024. Walau bagaimanapun, unit dalam pembinaan belum terjual meningkat kepada 872 unit, naik daripada 801 unit yang direkodkan pada tempoh sebelumnya.

Chart 41

Industrial Unsold Units H1 2023 – H1 2025

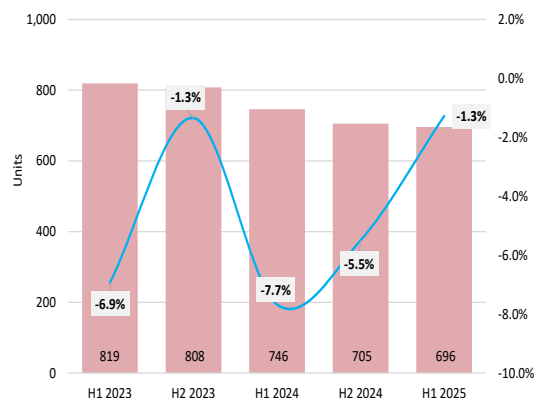
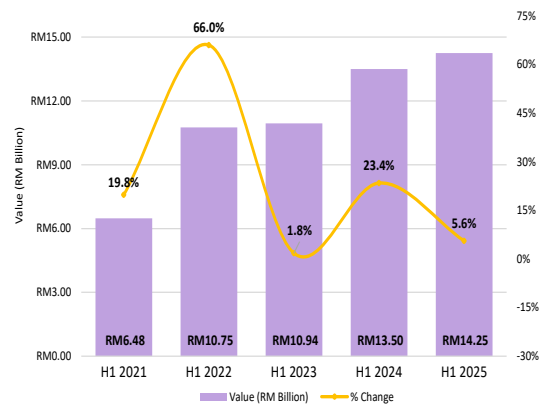


Chart 40

Industrial Transactions Value H1 2021 – H1 2025



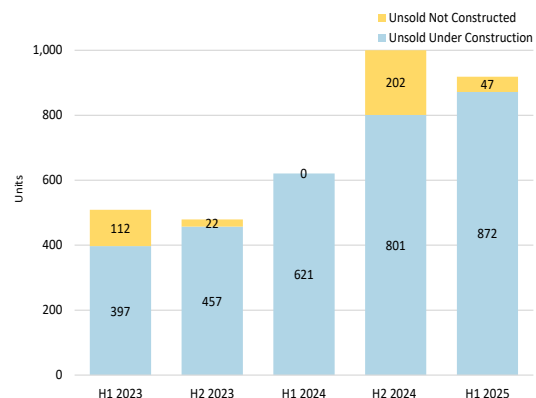
Market Status

The industrial unsold completed situation improved in H1 2025. The unsold completed volume and value decreased by 1.3% to 696 unsold completed units, compared to 705 units in H2 2024. However, the total value of unsold completed units rose by 13.0%, reaching RM0.79 billion, up from RM0.70 billion in the previous period. By state, Sarawak continued to record the highest number of unsold completed units, accounting for 40.7% of the total (283 units). This was followed by Johor with a 15.1% share (105 units) and Perak with 11.2% (78 units).

By property type, terraced factories continued to lead the industrial unsold completed units, representing 63.7% (443 units) of the total, mostly recorded in Sarawak. In terms of value, most of the industrial unsold completed units were priced above RM1.0 million, comprising 36.6% (255 units). On a similar note, the unsold not constructed units declined to just 47 units compared to 202 units in H2 2024. However, the unsold under construction units increased to 872 units, up from 801 units recorded in the previous period.

Chart 42

Industrial Unsold Units H1 2023 – H1 2025



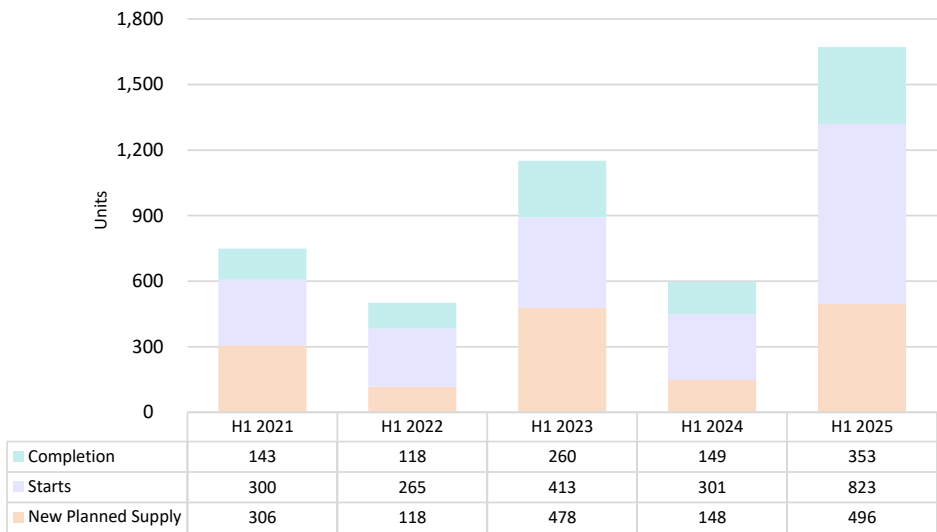
Aktiviti Pembinaan

Dari segi pembinaan, subsektor industri menunjukkan peningkatan aktiviti, walaupun momentum keseluruhan adalah kekal sederhana. Berbanding H1 2024, semua peringkat pembangunan bertambah baik; siap dibina meningkat kepada 353 unit, mula dibina meningkat kepada 823 unit, dan penawaran baharu dirancang meningkat kepada 496 unit. Sehingga Jun 2025, terdapat lebih 123,000 unit industri sedia ada, dengan lebih 4,800 unit dalam akan datang dan lebih 3,500 unit dalam penawaran yang dirancang. Selangor mendahului semua peringkat pembangunan; stok sedia ada, penawaran akan datang dan penawaran yang dirancang, masing-masing menyumbang 35.0%, 30.3% dan 31.1%.

Construction Activity

On the construction front, the industrial sub-sector showed increased activity, though overall momentum remained modest. Compared to H1 2024, all stages of development recorded improvements; completions rose to 353 units, starts increased to 823 units, and new planned supply climbed to 496 units. As of June 2025, there were more than 123,000 existing industrial units, with more than 4,800 units in the incoming supply and more than 3,500 units in the planned supply. Selangor leads all the development stages; existing stock, incoming supply, and planned supply, contributing 35.0%, 30.3%, and 31.1% respectively.

Chart 43
Industrial Construction Activity H1 2021 – H1 2025



Harga

Harga harta tanah industri di kebanyakan negeri secara amnya kekal stabil, dengan lokasi terpilih mengalami kenaikan harga yang sederhana. Trend peningkatan ini berkemungkinan didorong oleh pertambahan permintaan gudang dan fasiliti penyimpanan, serta pengembangan oleh sektor e-dagang dan pusat data. Di WP Kuala Lumpur, teres satu setengah tingkat di Taman Perindustrian Ringan Sri Edaran menunjukkan kenaikan harga yang sederhana 2.9%, dipindahmilik antara RM1.95 hingga RM2.16 juta. Di Selangor, harga harta tanah yang serupa sebahagian besarnya adalah stabil. Beberapa daerah khususnya di Hulu Langat, menyaksikan peningkatan harga antara 3.7% hingga 8.4%, dengan harga pindah milik mencecah sekitar RM1.85 juta.

Price

The industrial property prices remained generally stable across most states, with selected locations experiencing moderate price increases. The upward trend is likely driven by growing demand for warehouses and storage facilities, as well as the expansion of the e-commerce sector and data centers. In WP Kuala Lumpur, one and a half storey terrace in Sri Edaran Light Industrial Park showed a modest price increase of 2.9%, with transactions ranging between RM1.95 and RM2.16 million. In Selangor, prices of similar property were largely stable. Several districts particularly in Hulu Langat, saw capital appreciation between 3.7% and 8.4%, with transacted prices reaching around RM1.85 million.

Di Wilayah Selatan, kilang teres dua tingkat di daerah Johor Bahru adalah stabil, dipindah milik antara RM650,000 hingga RM1.50 juta. Begitu juga di Pulau Pinang, jenis harta tanah yang serupa di Seberang Perai Selatan mengalami pergerakan marginal sebanyak 7.5% di Taman Industri Nibong Tebal, dipindah milik RM570,000. Di Wilayah Malaysia Timur, kilang teres dua tingkat di Taman Perindustrian Eastwood, Bahagian Miri, agak stabil, dengan julat harga antara RM540,000 hingga RM700,000.

2.4 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian merekodkan 37,283 transaksi bernilai RM8.63 bilion pada H1 2025, mencerminkan penurunan bilangan 4.0% dan 11.3% dalam nilai berbanding H1 2024 (38,827 transaksi bernilai RM9.73 bilion). Dari segi aktiviti pasaran, subsektor ini dikedudukan kedua, mencakupi 19.0% daripada keseluruhan transaksi. Walau bagaimanapun, sumbangan kepada nilai transaksi keseluruhan adalah lebih sederhana, hanya 8.0% daripada jumlah keseluruhan nilai transaksi. Mengikut negeri, Kedah dan Perak mencatat bilangan transaksi tertinggi, masing-masing menyumbang 18.0% (6,694 transaksi) dan 17.2% (6,402 transaksi) daripada keseluruhan transaksi pertanian. Dari segi nilai transaksi, Johor kekal sebagai penyumbang tertinggi dengan 20.0% (RM1.72 bilion), diikuti rapat Perak dengan 19.1% (RM1.65 bilion).

Sejumlah 26 transaksi tanah ladang direkodkan, dengan gabungan nilai RM1.48 bilion. Sabah mencatat bilangan tertinggi dengan sembilan transaksi, diikuti Perak lima transaksi, Negeri Sembilan empat transaksi dan Kedah tiga transaksi. Sebagai tambahan, dua transaksi masing-masing direkodkan di Johor dan Pahang, manakala satu transaksi di Sarawak. Daripada 26 transaksi tanah ladang, lapan transaksi disempurnakan pada H1 2025. Enam belas transaksi dijual pada 2024, manakala selebihnya dipindah milik pada tahun 2023 tetapi hanya disempurnakan dalam tempoh kajian.

In the Southern Region, double storey terrace factories in the Johor Bahru district were largely stable, transacted between RM650,000 and RM1.50 million. Likewise, in Pulau Pinang, similar property types in Seberang Perai Selatan experienced a marginal upward movement of 7.5% in Taman Industri Nibong Tebal, transacted at RM570,000. In the East Malaysia Region, the double storey terrace factory in Eastwood Industrial Park, Miri Division, was relatively stable, with a price range between RM540,000 and RM700,000.

2.4 AGRICULTURE PROPERTY

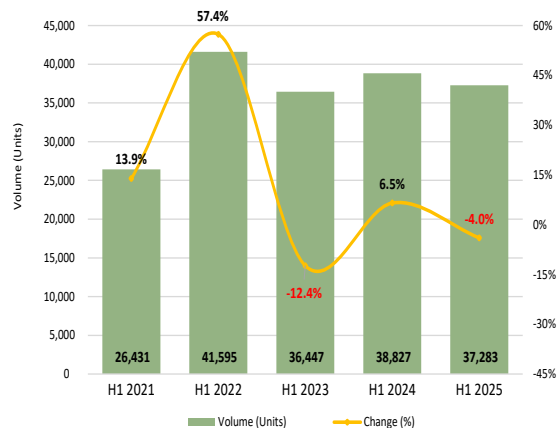
Transaction

The agriculture sub-sector recorded 37,283 transactions worth RM8.63 billion in H1 2025, reflecting a decline of 4.0% in volume and 11.3% in value compared to H1 2024 (38,827 transactions worth RM9.73 billion). In terms of market activity, the sub-sector ranked second, accounting for 19.0% of total transactions. However, its contribution to overall transaction value was more modest, accounting for just 8.0% of the national total. By state, Kedah and Perak recorded the highest transaction volumes, contributing 18.0% (6,694 transactions) and 17.2% (6,402 transactions) of the national total, respectively. In terms of transaction value, Johor remained the highest contributor with 20.0% (RM1.72 billion), followed closely by Perak with 19.1% (RM1.65 billion).

A total of 26 estate land transactions were recorded, with a combined value of RM1.48 billion. Sabah accounted for the highest number with nine transactions, followed by Perak with five and Negeri Sembilan with four. Additionally, two transactions each were recorded in Johor and Pahang, while one transaction was in Sarawak. Of the 26 estate land transactions, eight were concluded in H1 2025. Sixteen were sold in 2024, while the remaining two were transacted in 2023 but only concluded during the current review period.

Chart 44

Agriculture Transactions Volume H1 2021 - H1 2025



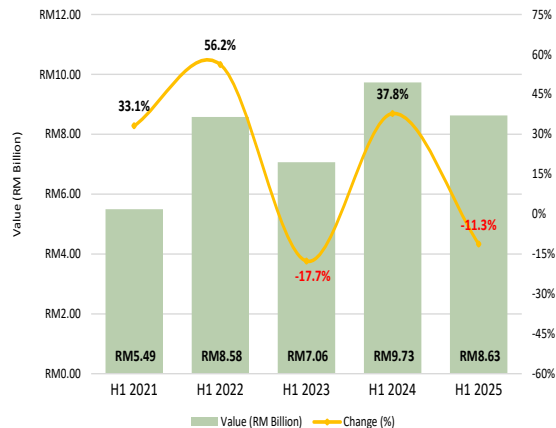
Harga

Harga tanah pertanian secara amnya stabil, dengan kenaikan direkodkan di lokasi strategik yang mempunyai akses yang baik serta yang berdekatan kawasan pembangunan. Di Wilayah Malaysia Timur, harga tanah pertanian di Sabah menunjukkan keadaan agak stabil dan pertumbuhan direkodkan merentasi pelbagai daerah, yang dipengaruhi oleh jenis tanaman, lokasi dan kebolehsampaian jalan raya. Di daerah Tawau, tanah akuakultur di Wakuba/Inderasabah (kawasan pedalaman) menyaksikan kenaikan harga yang ketara sebanyak 48.3%, meningkat daripada RM114,500 kepada RM221,000 sehektar. Pertumbuhan mendadak ini mencerminkan kepentingan pelaburan yang kukuh dalam bidang akuakultur, mungkin didorong oleh lokasi persisiran pantai dan potensi eksport yang tinggi. Begitu juga bagi segmen tanaman kelapa sawit, harga tertinggi juga direkodkan di Tawau, di mana tanah pedalaman di Off Batu 13 Jalan Apas mencecah RM189,000 sehektar. Di segmen tanah ladang, kebanyakannya kekal stabil, dengan harga tertinggi direkodkan di Pegagau di Semporna, mencecah RM105,000 sehektar.

Di Wilayah Utara, harga harta tanah pertanian secara keseluruhannya stabil, dengan pergerakan harga marginal direkodkan di kawasan tertentu. Transaksi tanah kelapa sawit dan getah adalah aktif di Perak dan mencatatkan pergerakan harga yang pelbagai bergantung kepada lokasi tanah. Transaksi harta tanah serupa juga aktif di Kedah dan merekodkan pergerakan harga yang stabil. Sementara itu, padi kelas 1 kekal aktif di Perlis, dengan kenaikan harga direkodkan dalam julat 7.7% hingga 19.6%, dipindah milik antara RM154,000 hingga RM404,000 sehektar. Tanah padi dua kali tanaman hadapan jalan di Kuala Muda memperoleh harga tertinggi, dipindah milik setinggi RM1.10 juta. Di Wilayah Selatan,

Chart 45

Agriculture Transactions Value H1 2021 - H1 2025



Price

Prices of agricultural land were generally stable, with increases recorded in strategic locations with good accessibility as well as those nearby development areas. In the East Malaysia Region, agricultural land prices in Sabah show a mix of stability and growth across various districts, influenced by crop type, location, and road accessibility. In Tawau district, aquaculture land in Wakuba/Inderasabah (interior area) saw a significant price increase of 48.3%, rising from RM114,500 to RM221,000 per hectare. This sharp growth reflects strong investment interest in aquaculture, likely driven by the area's coastal location and high export potential. Similarly, in the oil palm segment, the highest price also recorded in the Tawau, where interior land at Off Batu 13 Jalan Apas fetched RM189,000 per hectare. In the estate-scale plantation land segment remained mostly stable, with the highest price recorded at Pegagau in Semporna, reached RM105,000 per hectare.

In the Northern Region, prices of agriculture property were stable overall, with marginal price movements recorded in certain areas. Oil palm and rubber land transactions was active in Perak and recorded mixed price movements depending on the location of the land. Similar properties transactions were active in Kedah and recorded stable price movement. Meanwhile, paddy class 1 remained active in Perlis, with price appreciation recorded in the range of 7.7% to 19.6% with transactions price ranging from RM154,000 to RM404,000 per hectare. The frontage double cropping paddy lands in Kuala Muda secured the highest price, transacted as high as RM1.10 million. In the Southern

harga kelapa sawit dan getah sebahagian besarnya kekal stabil. Di Johor, beberapa pergerakan telah direkodkan di kawasan terpilih, khususnya di daerah Kluang, Muar, dan Tangkak.

3.0 KESIMPULAN

Trajektori pasaran harta tanah pada tahun 2025 dijangka kekal stabil, walaupun berhati-hati. Prestasi pasaran harta tanah menunjukkan tanda kesederhanaan, dipengaruhi oleh aktiviti pasaran yang lebih perlahan, peningkatan sedikit unit tidak terjual dan prestasi bercampur dalam aktiviti pembinaan. Kelembapan dalam aktiviti pasaran didorong oleh prestasi transaksi yang perlahan dalam subsektor kediaman, komersial dan pertanian. Namun begitu, segmen harta industri dan pembangunan terus menunjukkan daya tahan, disokong oleh peningkatan permintaan bagi kemudahan logistik dan pergudangan di tengah-tengah pertumbuhan mampan dalam sektor e-dagang. Zon perindustrian strategik dengan infrastruktur dan jaringan yang kukuh terus menarik minat pelabur tempatan dan asing.

Permintaan terhadap kediaman kini lebih tertumpu kepada kepada unit mampu milik, yang disokong oleh pelbagai inisiatif kerajaan yang digariskan dalam Bajet 2025. Ini termasuk menyediakan jaminan sehingga RM10 bilion di bawah Skim Jaminan Kredit Perumahan (SJKP) dan perlanjutan tempoh pengecualian duti setem untuk pembeli rumah pertama yang membeli harta tanah bernilai kurang RM500,000, berkuat kuasa sehingga Disember 2025. Walaupun sokongan dasar dan permintaan terpilih memacu penyediaan asas bagi kestabilan, prospek keseluruhan masih terdedah kepada perubahan ekonomi luaran dan kekangan kemampuan pemilikan dalam negara. Memandangkan unjuran ekonomi negara telah dikaji semula lebih rendah kepada 4.0% hingga 4.8%, pasaran harta tanah kini mengalami perkembangan sederhana dengan pendekatan berhati-hati, mengambil kira cabaran dalam ekonomi global, ketidakpastian permintaan domestik dan risiko luaran yang sukar diramal.

Region, prices of oil palm and rubber remained largely stable. In Johor, several movements were recorded at selected areas, particularly in the districts of Kluang, Muar, and Tangkak.

3.0 CONCLUSION

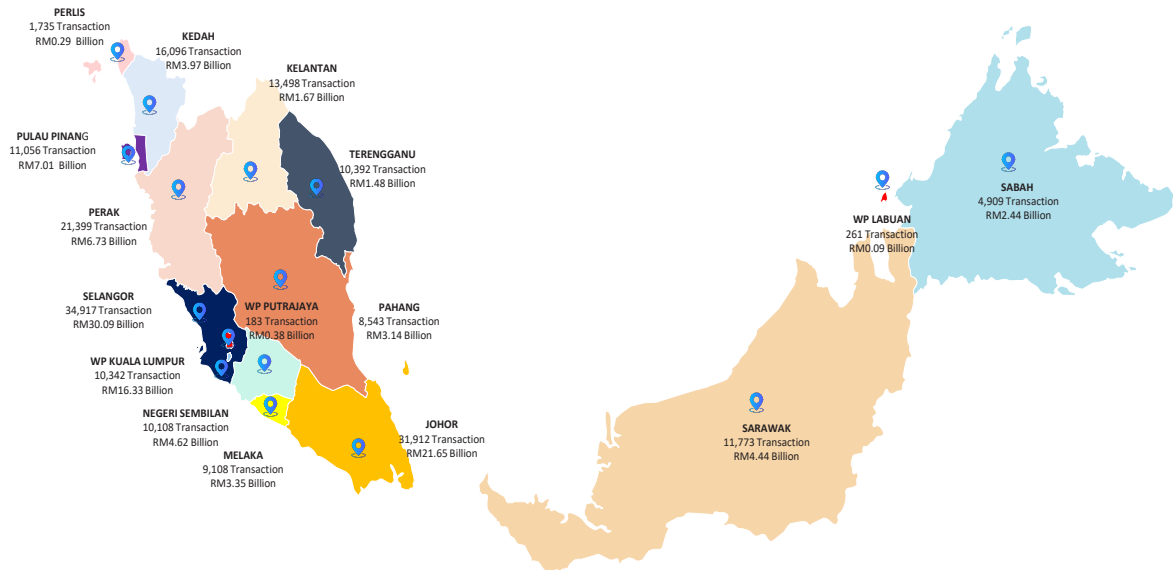
The property market's trajectory in 2025 is expected to remain stable, albeit cautious. The performance of the property market showed a sign of moderation, influenced by softer market activity, a slight increase of unsold units, and mixed performance in construction activity. The slowdown in market activity was driven by subdued transaction performance in the residential, commercial, and agricultural sub-sectors. Nevertheless, the industrial and development lands segment continues to show resilience, supported by rising demand for logistics and warehousing facilities amid sustained growth in the e-commerce sector. Strategic industrial zones with strong infrastructure and connectivity remain attractive to both local and foreign investors.

Residential demand is shifting toward more affordable units, supported by various government initiatives outlined in the Budget 2025. These include providing guarantees of up to RM10 billion under Skim Jaminan Kredit Perumahan (SJKP) and the extension of the stamp duty exemption period for first-time home buyers purchasing properties valued at RM500,000 and below, effective until December 2025. While policy support and selective demand drivers provide a foundation for stability, the broader outlook remains vulnerable to external economic shifts and domestic affordability constraints. As the national economy has been revised and projected downwards to 4.0% to 4.8%, the property market is experiencing modest expansion with caution, considering global economic challenges, domestic demand fluctuations and an unpredictable external risk.

JADUAL GAMBARAN KESELURUHAN
OVERVIEW TABLE

MALAYSIA

VOLUME AND VALUE OF TRANSACTIONS BY STATE



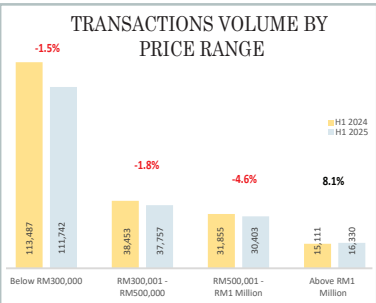
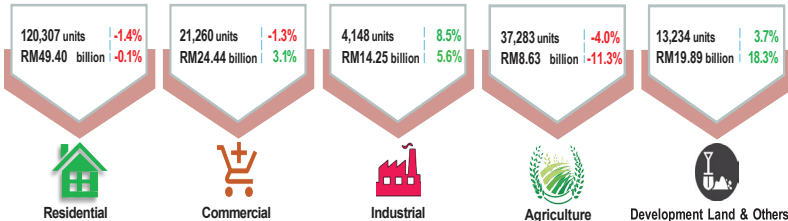
Jadual Gambaran Keseluruhan
Overview Table

Overview 37

MARKET ACTIVITY

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

-1.3% Volume **196,232** transactions Value **RM107.68** billion **1.9%**



Construction Activity



42,431
Completion

43,556
Starts

24,418
New Planned
Supply



1,491

1,609

1,166



7,973

15,625

6,352



353

823

496

Unsold Status



26,911 units @
RM16.44 billion
Unsold Completed

65,033
Unsold Under
Construction

12,665
Unsold Not
Constructed



5,699 units @
RM4.95 billion

4,158

615



17,883 units @
RM14.43 billion

41,644

11,932



696 units @
RM0.79 billion

872

47

Jadual I/ Table I
Bilangan Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga
Number of Property Transactions by Sub-Sector and Price Range

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2024							
0 - 100,000	9,771	611	85	13,155	3,231	1	26,854
100,001 - 200,000	12,095	846	189	3,840	1,130	0	18,100
200,001 - 300,000	11,633	1,106	105	1,574	578	0	14,996
300,001 - 400,000	8,834	1,181	130	825	375	0	11,345
400,001 - 500,000	6,591	1,185	108	546	252	0	8,682
500,001 - 600,000	3,836	1,079	92	294	151	0	5,452
600,001 - 700,000	2,659	941	78	264	130	1	4,073
700,001 - 800,000	1,892	794	50	190	90	0	3,016
800,001 - 900,000	1,404	729	65	109	65	0	2,372
900,001 - 1,000,000	906	480	65	94	76	0	1,621
1,000,001 & Above	3,188	2,385	1,029	444	633	4	7,683
Total	62,809	11,337	1,996	21,335	6,711	6	104,194
Q2 2024							
0 - 100,000	9,260	572	131	10,471	2,858	1	23,293
100,001 - 200,000	11,148	957	142	3,099	998	0	16,344
200,001 - 300,000	10,900	1,056	93	1,335	516	0	13,900
300,001 - 400,000	8,059	1,151	95	742	278	0	10,325
400,001 - 500,000	6,193	1,122	105	468	212	1	8,101
500,001 - 600,000	3,870	866	86	314	152	0	5,288
600,001 - 700,000	2,485	839	59	243	127	0	3,753
700,001 - 800,000	1,911	594	80	166	100	0	2,851
800,001 - 900,000	1,320	489	65	116	68	0	2,058
900,001 - 1,000,000	783	350	54	97	87	0	1,371
1,000,001 & Above	3,226	2,204	916	441	640	1	7,428
Total	59,155	10,200	1,826	17,492	6,036	3	94,712
Q3 2024							
0 - 100,000	11,931	945	153	11,940	3,349	5	28,323
100,001 - 200,000	12,989	1,303	414	3,744	1,114	1	19,565
200,001 - 300,000	12,681	1,182	130	1,523	527	0	16,043
300,001 - 400,000	9,395	1,325	133	841	319	0	12,013
400,001 - 500,000	7,372	1,253	117	580	237	0	9,559
500,001 - 600,000	4,459	1,053	80	351	160	0	6,103
600,001 - 700,000	3,061	936	86	305	102	0	4,490
700,001 - 800,000	2,120	724	84	208	120	0	3,256
800,001 - 900,000	1,554	535	69	132	84	0	2,374
900,001 - 1,000,000	962	357	65	104	73	1	1,562
1,000,001 & Above	3,876	2,642	1,164	511	636	2	8,831
Total	70,400	12,255	2,495	20,239	6,721	9	112,119
Q4 2024							
0 - 100,000	9,749	542	215	11,300	3,367	1	25,174
100,001 - 200,000	12,310	957	210	3,843	1,217	2	18,539
200,001 - 300,000	12,339	1,289	135	1,449	528	1	15,741
300,001 - 400,000	9,947	1,216	143	902	318	0	12,526
400,001 - 500,000	7,514	1,410	148	596	246	0	9,914
500,001 - 600,000	4,410	1,024	102	383	178	0	6,097
600,001 - 700,000	3,117	986	98	279	133	0	4,613
700,001 - 800,000	2,058	848	89	211	104	0	3,310
800,001 - 900,000	1,698	561	82	139	85	0	2,565
900,001 - 1,000,000	993	423	54	119	76	0	1,665
1,000,001 & Above	4,017	2,937	1,190	510	719	3	9,376
Total	68,152	12,193	2,466	19,731	6,971	7	109,520

Jadual // Table I
Bilangan Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga
Number of Property Transactions by Sub-Sector and Price

JABATAN PENILAIAN &
 PERKHIDMATAN HARTA

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2025							
0 - 100,000	9,523	501	100	11,454	3,242	0	24,820
100,001 - 200,000	10,717	913	145	3,506	1,104	0	16,385
200,001 - 300,000	10,566	1,055	101	1,424	518	1	13,665
300,001 - 400,000	8,663	1,259	95	814	291	0	11,122
400,001 - 500,000	6,391	1,135	102	452	256	0	8,336
500,001 - 600,000	3,569	878	87	306	144	0	4,984
600,001 - 700,000	2,380	866	84	231	135	0	3,696
700,001 - 800,000	1,783	685	118	173	96	0	2,855
800,001 - 900,000	1,459	548	69	129	95	0	2,300
900,001 - 1,000,000	839	372	66	116	75	0	1,468
1,000,001 & Above	3,398	2,503	1,035	458	707	7	8,108
Total	59,288	10,715	2,002	19,063	6,663	8	97,739
Q2 2025							
0 - 100,000	12,261	732	222	10,789	3,219	1	27,224
100,001 - 200,000	10,505	1,022	171	3,369	1,163	0	16,230
200,001 - 300,000	10,275	1,084	103	1,450	505	1	13,418
300,001 - 400,000	8,261	1,033	108	781	313	1	10,497
400,001 - 500,000	5,954	1,094	89	445	220	0	7,802
500,001 - 600,000	3,430	880	75	322	126	0	4,833
600,001 - 700,000	2,530	776	77	241	101	0	3,725
700,001 - 800,000	1,873	617	73	153	95	0	2,811
800,001 - 900,000	1,493	535	57	113	59	0	2,257
900,001 - 1,000,000	898	340	66	93	77	0	1,474
1,000,001 & Above	3,539	2,432	1,105	464	679	3	8,222
Total	61,019	10,545	2,146	18,220	6,557	6	98,493
H1 2024							
0 - 100,000	19,031	1,183	216	23,626	6,089	2	50,147
100,001 - 200,000	23,243	1,803	331	6,939	2,128	0	34,444
200,001 - 300,000	22,533	2,162	198	2,909	1,094	0	28,896
300,001 - 400,000	16,893	2,332	225	1,567	653	0	21,670
400,001 - 500,000	12,784	2,307	213	1,014	464	1	16,783
500,001 - 600,000	7,706	1,945	178	608	303	0	10,740
600,001 - 700,000	5,144	1,780	137	507	257	1	7,826
700,001 - 800,000	3,803	1,388	130	356	190	0	5,867
800,001 - 900,000	2,724	1,218	130	225	133	0	4,430
900,001 - 1,000,000	1,689	830	119	191	163	0	2,992
1,000,001 & Above	6,414	4,589	1,945	885	1,273	5	15,111
Total	121,964	21,537	3,822	38,827	12,747	9	198,906
H1 2025							
0 - 100,000	21,784	1,233	322	22,243	6,461	1	52,044
100,001 - 200,000	21,222	1,935	316	6,875	2,267	0	32,615
200,001 - 300,000	20,841	2,139	204	2,874	1,023	2	27,083
300,001 - 400,000	16,924	2,292	203	1,595	604	1	21,619
400,001 - 500,000	12,345	2,229	191	897	476	0	16,138
500,001 - 600,000	6,999	1,758	162	628	270	0	9,817
600,001 - 700,000	4,910	1,642	161	472	236	0	7,421
700,001 - 800,000	3,656	1,302	191	326	191	0	5,666
800,001 - 900,000	2,952	1,083	126	242	154	0	4,557
900,001 - 1,000,000	1,737	712	132	209	152	0	2,942
1,000,001 & Above	6,937	4,935	2,140	922	1,386	10	16,330
Total	120,307	21,260	4,148	37,283	13,220	14	196,232

Jadual II/ Table II

Nilai Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga (RM Juta)
Value of Property Transactions by Sub-Sector and Price Range (RM Million)

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2024							
0 - 100,000	616.25	40.43	3.99	548.18	148.88	0.01	1,357.75
100,001 - 200,000	1,887.09	132.23	27.02	555.69	163.60	0.00	2,765.63
200,001 - 300,000	2,975.50	285.03	26.19	392.12	145.09	0.00	3,823.92
300,001 - 400,000	3,134.62	420.07	46.10	289.62	131.97	0.00	4,022.37
400,001 - 500,000	3,008.40	540.64	49.42	247.61	114.74	0.00	3,960.81
500,001 - 600,000	2,126.78	601.51	51.87	161.93	83.64	0.00	3,025.74
600,001 - 700,000	1,738.71	617.46	51.55	171.68	85.73	0.63	2,665.75
700,001 - 800,000	1,425.56	601.51	37.87	143.22	67.69	0.00	2,275.86
800,001 - 900,000	1,195.77	614.39	55.92	93.20	55.61	0.00	2,014.90
900,001 - 1,000,000	866.44	463.65	62.77	90.04	73.06	0.00	1,555.97
1,000,001 & Above	6,268.88	8,936.27	6,642.06	3,549.15	3,582.13	25.35	29,003.85
Total	25,244.00	13,253.20	7,054.76	6,242.43	4,652.16	26.00	56,472.54
Q2 2024							
0 - 100,000	564.81	36.17	7.28	449.23	130.11	0.06	1,187.64
100,001 - 200,000	1,737.39	146.67	21.45	450.02	143.61	0.00	2,499.15
200,001 - 300,000	2,789.70	272.67	24.27	333.08	129.39	0.00	3,549.11
300,001 - 400,000	2,848.30	409.92	34.53	260.88	98.17	0.00	3,651.81
400,001 - 500,000	2,828.47	513.06	47.81	213.40	95.41	0.45	3,698.60
500,001 - 600,000	2,147.32	485.19	48.40	173.55	84.10	0.00	2,938.56
600,001 - 700,000	1,629.39	551.15	38.60	158.01	82.66	0.00	2,459.81
700,001 - 800,000	1,437.92	449.26	60.59	125.00	76.12	0.00	2,148.89
800,001 - 900,000	1,126.10	417.91	55.98	99.65	58.53	0.00	1,758.16
900,001 - 1,000,000	749.04	337.53	52.01	93.06	83.72	0.00	1,315.37
1,000,001 & Above	6,329.53	6,833.80	6,056.65	1,133.51	3,614.96	1.03	23,969.49
Total	24,187.98	10,453.32	6,447.57	3,489.40	4,596.78	1.54	49,176.59
Q3 2024							
0 - 100,000	753.81	60.35	7.62	514.06	151.25	0.22	1,487.32
100,001 - 200,000	2,013.69	203.31	66.42	548.86	161.48	0.18	2,993.94
200,001 - 300,000	3,242.47	303.42	33.63	379.72	131.05	0.00	4,090.29
300,001 - 400,000	3,328.44	471.34	47.72	307.19	111.77	0.00	4,266.46
400,001 - 500,000	3,371.56	573.43	54.42	262.78	108.34	0.00	4,370.54
500,001 - 600,000	2,478.98	588.67	44.45	194.83	88.80	0.00	3,395.74
600,001 - 700,000	1,999.99	614.79	56.91	199.87	66.35	0.00	2,937.91
700,001 - 800,000	1,597.64	546.26	64.20	156.71	90.46	0.00	2,455.27
800,001 - 900,000	1,326.66	457.53	59.46	112.09	72.22	0.00	2,027.97
900,001 - 1,000,000	919.88	344.89	62.76	99.63	70.33	0.94	1,498.43
1,000,001 & Above	7,652.83	8,319.32	6,662.16	2,124.31	2,938.72	10.63	27,707.98
Total	28,685.96	12,483.31	7,159.75	4,900.06	3,990.78	11.98	57,231.84
Q4 2024							
0 - 100,000	612.51	37.01	11.88	535.12	154.53	0.05	1,351.10
100,001 - 200,000	1,931.32	152.70	30.36	559.47	176.97	0.35	2,851.16
200,001 - 300,000	3,179.33	333.32	35.41	362.84	132.27	0.24	4,043.41
300,001 - 400,000	3,524.27	432.19	50.41	315.75	111.15	0.00	4,433.77
400,001 - 500,000	3,426.54	644.94	66.24	270.15	111.65	0.00	4,519.51
500,001 - 600,000	2,450.56	572.27	56.82	211.91	98.32	0.00	3,389.88
600,001 - 700,000	2,031.03	646.34	65.42	181.78	86.95	0.00	3,011.52
700,001 - 800,000	1,555.54	642.29	68.32	158.79	77.67	0.00	2,502.61
800,001 - 900,000	1,448.64	484.42	70.61	118.67	72.43	0.00	2,194.77
900,001 - 1,000,000	951.50	408.55	52.14	113.79	73.21	0.00	1,599.19
1,000,001 & Above	7,694.50	17,519.27	6,693.76	2,108.21	5,501.77	9.53	39,527.04
Total	28,805.76	21,873.28	7,201.37	4,936.47	6,596.91	10.17	69,423.96

Jadual III/ Table II
Nilai Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga RM Juta)
Value of Property Transactions by Sub-Sector and Price Range (RM Million)

JABATAN PENILAIAN &
PERKHIDMATAN HARTA

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2025							
0 - 100,000	590.26	31.44	5.62	502.35	148.19	0.00	1,277.86
100,001 - 200,000	1,673.30	139.52	21.27	507.14	158.96	0.00	2,500.19
200,001 - 300,000	2,716.73	272.25	25.68	357.16	128.72	0.26	3,500.81
300,001 - 400,000	3,068.46	450.35	34.01	284.99	103.18	0.00	3,940.98
400,001 - 500,000	2,911.55	518.61	46.48	206.70	116.10	0.00	3,799.44
500,001 - 600,000	1,979.52	490.13	48.81	168.77	79.38	0.00	2,766.61
600,001 - 700,000	1,553.37	567.61	55.90	150.62	88.55	0.00	2,416.04
700,001 - 800,000	1,350.88	519.21	89.04	131.30	72.39	0.00	2,162.82
800,001 - 900,000	1,245.75	467.11	60.17	110.01	81.03	0.00	1,964.07
900,001 - 1,000,000	803.93	358.63	63.94	111.54	71.71	0.00	1,409.74
1,000,001 & Above	6,615.84	7,058.58	6,659.59	1,319.97	3,909.50	100.72	25,664.19
Total	24,509.59	10,873.45	7,110.49	3,850.55	4,957.71	100.98	51,402.76

Q2 2025							
0 - 100,000	638.39	48.40	13.44	461.49	146.14	0.01	1,307.87
100,001 - 200,000	1,642.53	157.52	25.73	492.14	168.58	0.00	2,486.52
200,001 - 300,000	2,646.20	277.95	26.07	364.16	125.31	0.30	3,439.99
300,001 - 400,000	2,920.14	367.65	37.97	275.26	109.67	0.36	3,711.05
400,001 - 500,000	2,720.21	501.66	40.64	201.55	99.66	0.00	3,563.72
500,001 - 600,000	1,908.24	493.83	42.07	178.50	69.19	0.00	2,691.82
600,001 - 700,000	1,654.31	509.34	50.44	273.92	65.16	0.00	2,553.17
700,001 - 800,000	1,417.43	468.31	55.73	114.81	72.37	0.00	2,128.64
800,001 - 900,000	1,277.63	459.64	48.68	96.97	50.61	0.00	1,933.53
900,001 - 1,000,000	860.56	327.01	64.06	88.98	73.33	0.00	1,413.95
1,000,001 & Above	7,174.38	9,960.03	6,733.90	2,229.92	4,935.38	8.85	31,042.46
Total	24,860.03	13,571.35	7,138.73	4,777.70	5,915.40	9.51	56,272.72

H1 2024							
0 - 100,000	1,181.06	76.60	11.27	997.40	278.99	0.07	2,545.39
100,001 - 200,000	3,624.48	278.90	48.48	1,005.71	307.22	0.00	5,264.78
200,001 - 300,000	5,765.20	557.70	50.45	725.20	274.47	0.00	7,373.02
300,001 - 400,000	5,982.93	829.99	80.63	550.50	230.14	0.00	7,674.19
400,001 - 500,000	5,836.87	1,053.70	97.23	461.01	210.15	0.45	7,659.40
500,001 - 600,000	4,274.10	1,086.70	100.27	335.48	167.75	0.00	5,964.30
600,001 - 700,000	3,368.10	1,168.61	90.14	329.68	168.39	0.63	5,125.56
700,001 - 800,000	2,863.48	1,050.77	98.46	268.23	143.81	0.00	4,424.74
800,001 - 900,000	2,321.87	1,032.30	111.90	192.85	114.14	0.00	3,773.06
900,001 - 1,000,000	1,615.48	801.18	114.78	183.11	156.79	0.00	2,871.34
1,000,001 & Above	12,598.41	15,770.07	12,698.71	4,682.66	7,197.10	26.38	52,973.34
Total	49,431.98	23,706.51	13,502.33	9,731.83	9,248.94	27.53	105,649.12

H1 2025							
0 - 100,000	1,228.65	79.84	19.06	963.85	294.33	0.01	2,585.73
100,001 - 200,000	3,315.83	297.05	47.00	999.28	327.55	0.00	4,986.70
200,001 - 300,000	5,362.94	550.20	51.75	721.32	254.03	0.56	6,940.80
300,001 - 400,000	5,988.60	818.00	71.98	560.25	212.84	0.36	7,652.03
400,001 - 500,000	5,631.76	1,020.27	87.12	408.25	215.76	0.00	7,363.16
500,001 - 600,000	3,887.76	983.95	90.88	347.27	148.57	0.00	5,458.43
600,001 - 700,000	3,207.68	1,076.95	106.34	424.53	153.70	0.00	4,969.21
700,001 - 800,000	2,768.31	987.52	144.77	246.11	144.77	0.00	4,291.47
800,001 - 900,000	2,523.39	926.75	108.84	206.98	131.64	0.00	3,897.60
900,001 - 1,000,000	1,664.49	685.64	128.00	200.52	145.04	0.00	2,823.70
1,000,001 & Above	13,790.22	17,018.62	13,393.48	3,549.89	8,844.88	109.57	56,706.65
Total	49,369.62	24,444.80	14,249.22	8,628.25	10,873.10	110.49	107,675.47

Horizontal and vertical total may not add up to the shown figures due to rounding off.

Jadual III / Table III

Bilangan Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa
Number of Property Transactions by State and Time Period

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
W.P. Kuala Lumpur							
Q1 2024	3,413	1,868	33	0	52	1	5,367
Q2 2024	3,235	1,588	57	0	51	0	4,931
Q3 2024	3,642	1,953	29	0	57	1	5,682
Q4 2024	3,491	2,136	52	0	48	0	5,727
Q1 2025	3,176	1,898	76	0	52	1	5,203
Q2 2025	3,284	1,749	38	0	68	0	5,139
H1 2024	6,648	3,456	90	0	103	1	10,298
H2 2024	7,133	4,089	81	0	105	1	11,409
H1 2025	6,460	3,647	114	0	120	1	10,342
W.P. Putrajaya							
Q1 2024	98	3	0	0	0	0	101
Q2 2024	90	13	0	0	0	0	103
Q3 2024	86	5	7	0	0	0	98
Q4 2024	88	7	0	0	0	0	95
Q1 2025	76	16	15	0	0	3	110
Q2 2025	61	12	0	0	0	0	73
H1 2024	188	16	0	0	0	0	204
H2 2024	174	12	7	0	0	0	193
H1 2025	137	28	15	0	0	3	183
W.P. Labuan							
Q1 2024	68	14	2	28	44	0	156
Q2 2024	55	9	5	17	57	1	144
Q3 2024	75	6	5	18	40	0	144
Q4 2024	74	14	2	8	29	0	127
Q1 2025	58	7	3	11	44	0	123
Q2 2025	63	7	4	13	51	0	138
H1 2024	123	23	7	45	101	1	300
H2 2024	149	20	7	26	69	0	271
H1 2025	121	14	7	24	95	0	261
Selangor							
Q1 2024	14,097	2,651	666	1,228	657	1	19,300
Q2 2024	13,077	2,696	636	953	599	0	17,961
Q3 2024	14,788	3,169	778	1,069	666	3	20,473
Q4 2024	14,205	3,126	843	1,164	640	1	19,979
Q1 2025	12,410	2,615	676	1,138	683	0	17,522
Q2 2025	12,605	2,594	757	844	595	0	17,395
H1 2024	27,174	5,347	1,302	2,181	1,256	1	37,261
H2 2024	28,993	6,295	1,621	2,233	1,306	4	40,452
H1 2025	25,015	5,209	1,433	1,982	1,278	0	34,917
Johor							
Q1 2024	9,315	2,662	447	2,498	653	0	15,575
Q2 2024	9,333	2,285	285	1,920	554	1	14,378
Q3 2024	12,614	2,616	438	2,544	623	0	18,835
Q4 2024	11,303	2,749	421	2,865	767	1	18,106
Q1 2025	9,646	2,208	353	2,244	643	0	15,094
Q2 2025	11,415	2,179	379	2,240	605	0	16,818
H1 2024	18,648	4,947	732	4,418	1,207	1	29,953
H2 2024	23,917	5,365	859	5,409	1,390	1	36,941
H1 2025	21,061	4,387	732	4,484	1,248	0	31,912
Pulau Pinang							
Q1 2024	4,134	618	112	473	400	0	5,737
Q2 2024	4,109	508	108	362	357	0	5,444
Q3 2024	4,967	626	153	493	380	1	6,620
Q4 2024	4,912	664	127	492	431	1	6,627
Q1 2025	4,126	531	100	485	331	0	5,573
Q2 2025	3,902	569	114	477	420	1	5,483
H1 2024	8,243	1,126	220	835	757	0	11,181
H2 2024	9,879	1,290	280	985	811	2	13,247
H1 2025	8,028	1,100	214	962	751	1	11,056

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Perak							
Q1 2024	6,902	702	122	3,228	164	1	11,119
Q2 2024	7,585	654	150	2,837	127	0	11,353
Q3 2024	8,594	1,033	383	3,260	140	2	13,412
Q4 2024	6,522	806	269	2,900	156	1	10,654
Q1 2025	6,086	653	131	3,147	140	2	10,159
Q2 2025	6,966	747	121	3,255	151	0	11,240
H1 2024	14,487	1,356	272	6,065	291	1	22,472
H2 2024	15,116	1,839	652	6,160	296	3	24,066
H1 2025	13,052	1,400	252	6,402	291	2	21,399
Negeri Sembilan							
Q1 2024	3,442	378	102	926	184	0	5,032
Q2 2024	3,010	337	94	833	157	0	4,431
Q3 2024	3,772	406	118	1,071	199	0	5,566
Q4 2024	4,073	396	128	937	209	1	5,744
Q1 2025	3,540	499	98	867	228	1	5,233
Q2 2025	3,405	373	152	762	182	1	4,875
H1 2024	6,452	715	196	1,759	341	0	9,463
H2 2024	7,845	802	246	2,008	408	1	11,310
H1 2025	6,945	872	250	1,629	410	2	10,108
Melaka							
Q1 2024	3,358	409	109	448	869	0	5,193
Q2 2024	2,738	328	111	328	771	0	4,276
Q3 2024	3,383	347	116	449	713	1	5,009
Q4 2024	4,178	345	123	454	743	0	5,843
Q1 2025	3,181	554	115	362	845	0	5,057
Q2 2025	2,604	305	116	305	721	0	4,051
H1 2024	6,096	737	220	776	1,640	0	9,469
H2 2024	7,561	692	239	903	1,456	1	10,852
H1 2025	5,785	859	231	667	1,566	0	9,108
Kedah							
Q1 2024	3,163	348	68	3,831	923	0	8,333
Q2 2024	3,200	323	95	3,072	859	0	7,549
Q3 2024	3,249	489	85	3,449	886	0	8,158
Q4 2024	4,059	300	93	3,444	977	1	8,874
Q1 2025	3,347	270	47	3,479	1,056	0	8,199
Q2 2025	3,374	253	156	3,215	898	1	7,897
H1 2024	6,363	671	163	6,903	1,782	0	15,882
H2 2024	7,308	789	178	6,893	1,863	1	17,032
H1 2025	6,721	523	203	6,694	1,954	1	16,096
Pahang							
Q1 2024	3,084	284	104	1,652	270	1	5,395
Q2 2024	2,750	231	43	1,267	230	0	4,521
Q3 2024	3,414	374	59	1,446	245	0	5,538
Q4 2024	3,399	339	81	1,382	277	0	5,478
Q1 2025	2,578	293	57	1,321	228	0	4,477
Q2 2025	2,398	274	59	1,133	201	1	4,066
H1 2024	5,834	515	147	2,919	500	1	9,916
H2 2024	6,813	713	140	2,828	522	0	11,016
H1 2025	4,976	567	116	2,454	429	1	8,543
Terengganu							
Q1 2024	4,195	110	9	782	876	1	5,973
Q2 2024	3,485	59	3	714	732	0	4,993
Q3 2024	4,196	111	15	749	842	0	5,913
Q4 2024	3,897	101	6	652	818	0	5,474
Q1 2025	3,731	109	7	725	791	0	5,363
Q2 2025	3,524	110	5	652	738	0	5,029
H1 2024	7,680	169	12	1,496	1,608	1	10,966
H2 2024	8,093	212	21	1,401	1,660	0	11,387
H1 2025	7,255	219	12	1,377	1,529	0	10,392

Jadual III / Table III
Bilangan Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa
Number of Property Transactions by State and Time Period

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Kelantan							
Q1 2024	2,831	166	5	2,829	583	0	6,414
Q2 2024	2,515	182	3	2,314	586	0	5,600
Q3 2024	3,168	239	3	2,720	716	0	6,846
Q4 2024	3,143	177	7	2,498	674	0	6,499
Q1 2025	3,248	199	9	2,508	744	0	6,708
Q2 2025	3,213	216	6	2,548	807	0	6,790
H1 2024	5,346	348	8	5,143	1,169	0	12,014
H2 2024	6,311	416	10	5,218	1,390	0	13,345
H1 2025	6,461	415	15	5,056	1,551	0	13,498
Perlis							
Q1 2024	274	53	2	548	208	0	1,085
Q2 2024	201	37	10	432	182	0	862
Q3 2024	293	28	3	386	182	1	893
Q4 2024	295	26	0	446	166	0	933
Q1 2025	292	32	3	469	151	0	947
Q2 2025	237	27	4	364	156	0	788
H1 2024	475	90	12	980	390	0	1,947
H2 2024	588	54	3	832	348	1	1,826
H1 2025	529	59	7	833	307	0	1,735
Sabah							
Q1 2024	1,436	357	101	410	249	1	2,554
Q2 2024	1,297	311	59	515	187	1	2,370
Q3 2024	1,114	219	88	333	344	0	2,098
Q4 2024	1,583	397	127	443	377	0	2,927
Q1 2025	1,332	312	96	329	201	1	2,271
Q2 2025	1,440	411	90	340	355	2	2,638
H1 2024	2,733	668	160	925	436	2	4,924
H2 2024	2,697	616	215	776	721	0	5,025
H1 2025	2,772	723	186	669	556	3	4,909
Sarawak							
Q1 2024	2,999	714	114	2,454	579	0	6,860
Q2 2024	2,475	639	167	1,928	587	0	5,796
Q3 2024	3,045	634	215	2,252	688	0	6,834
Q4 2024	2,930	610	187	2,046	659	1	6,433
Q1 2025	2,461	519	216	1,978	526	0	5,700
Q2 2025	2,528	719	145	2,072	609	0	6,073
H1 2024	5,474	1,353	281	4,382	1,166	0	12,656
H2 2024	5,975	1,244	402	4,298	1,347	1	13,267
H1 2025	4,989	1,238	361	4,050	1,135	0	11,773
MALAYSIA							
Q1 2024	62,809	11,337	1,996	21,335	6,711	6	104,194
Q2 2024	59,155	10,200	1,826	17,492	6,036	3	94,712
Q3 2024	70,400	12,255	2,495	20,239	6,721	9	112,119
Q4 2024	68,152	12,193	2,466	19,731	6,971	7	109,520
Q1 2025	59,288	10,715	2,002	19,063	6,663	8	97,739
Q2 2025	61,019	10,545	2,146	18,220	6,557	6	98,493
H1 2024	121,964	21,537	3,822	38,827	12,747	9	198,906
H2 2024	138,552	24,448	4,961	39,970	13,692	16	221,639
H1 2025	120,307	21,260	4,148	37,283	13,220	14	196,232

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
W.P. Kuala Lumpur							
Q1 2024	2,796.01	4,724.24	518.35	0.00	281.31	12.69	8,332.61
Q2 2024	2,873.51	2,727.27	134.04	0.00	211.40	0.00	5,946.22
Q3 2024	3,148.73	3,280.78	88.84	0.00	438.31	2.13	6,958.79
Q4 2024	3,219.47	11,239.87	142.92	0.00	485.96	0.00	15,088.21
Q1 2025	2,885.29	3,298.63	179.45	0.00	297.81	2.13	6,663.31
Q2 2025	3,085.90	5,485.31	83.30	0.00	1,009.64	0.00	9,664.15
H1 2024	5,669.52	7,451.52	652.39	0.00	492.71	12.69	14,278.83
H2 2024	6,368.19	14,520.64	231.77	0.00	924.27	2.13	22,047.00
H1 2025	5,971.18	8,783.94	262.75	0.00	1,307.45	2.13	16,327.46
W.P. Putrajaya							
Q1 2024	63.88	3.66	0.00	0.00	0.00	0.00	67.54
Q2 2024	70.17	33.25	0.00	0.00	0.00	0.00	103.42
Q3 2024	217.99	27.63	3.44	0.00	0.00	0.00	249.05
Q4 2024	80.22	11.48	0.00	0.00	0.00	0.00	91.70
Q1 2025	70.99	26.85	18.60	0.00	0.00	90.59	207.02
Q2 2025	151.43	20.22	0.00	0.00	0.00	0.00	171.65
H1 2024	134.05	36.90	0.00	0.00	0.00	0.00	170.95
H2 2024	298.21	39.10	3.44	0.00	0.00	0.00	340.75
H1 2025	222.42	47.07	18.60	0.00	0.00	90.59	378.67
W.P. Labuan							
Q1 2024	23.47	16.29	7.94	3.37	88.42	0.00	139.48
Q2 2024	21.03	14.13	20.67	6.46	44.84	1.03	108.17
Q3 2024	31.89	9.15	10.17	4.25	6.86	0.00	62.32
Q4 2024	27.81	17.05	1.65	2.42	11.15	0.00	60.07
Q1 2025	20.41	4.92	2.11	1.53	11.29	0.00	40.25
Q2 2025	22.23	7.98	4.50	2.25	12.09	0.00	49.05
H1 2024	44.50	30.43	28.60	9.83	133.26	1.03	247.65
H2 2024	59.69	26.20	11.82	6.67	18.00	0.00	122.38
H1 2025	42.64	12.89	6.61	3.78	23.39	0.00	89.30
Selangor							
Q1 2024	7,787.81	3,167.30	3,216.35	1,453.73	955.24	7.66	16,588.10
Q2 2024	7,358.39	2,865.35	3,333.82	298.29	1,191.68	0.00	15,047.53
Q3 2024	8,349.22	3,760.04	3,545.84	582.35	671.51	0.18	16,909.13
Q4 2024	8,189.03	4,832.08	3,430.83	760.32	677.51	0.20	17,889.97
Q1 2025	6,745.85	2,613.15	3,425.13	386.03	1,607.07	0.00	14,777.24
Q2 2025	7,380.76	3,199.65	3,391.76	351.77	985.31	0.00	15,309.25
H1 2024	15,146.20	6,032.65	6,550.17	1,752.02	2,146.92	7.66	31,635.63
H2 2024	16,538.25	8,592.12	6,976.66	1,342.66	1,349.02	0.38	34,799.10
H1 2025	14,126.61	5,812.80	6,816.90	737.80	2,592.38	0.00	30,086.49
Johor							
Q1 2024	4,412.11	2,306.48	1,678.60	1,880.77	1,420.87	0.00	11,698.82
Q2 2024	4,607.86	1,839.39	1,549.58	690.03	1,188.28	0.45	9,875.59
Q3 2024	5,814.84	2,622.06	1,686.16	1,135.91	936.49	0.00	12,195.46
Q4 2024	5,807.19	2,674.96	1,729.34	1,338.44	3,069.06	0.05	14,619.04
Q1 2025	5,073.98	2,202.90	1,874.48	884.35	1,074.21	0.00	11,109.92
Q2 2025	4,781.62	2,133.76	1,751.62	839.08	1,037.72	0.00	10,543.80
H1 2024	9,019.96	4,145.86	3,228.19	2,570.80	2,609.15	0.45	21,574.42
H2 2024	11,622.03	5,297.02	3,415.50	2,474.36	4,005.55	0.05	26,814.51
H1 2025	9,855.60	4,336.66	3,626.10	1,723.43	2,111.93	0.00	21,653.72
Pulau Pinang							
Q1 2024	1,881.91	617.57	512.79	228.58	380.72	0.00	3,621.57
Q2 2024	1,863.28	951.28	338.62	156.10	354.19	0.00	3,663.46
Q3 2024	2,398.14	495.83	380.34	670.85	298.19	0.00	4,243.34
Q4 2024	2,231.01	831.72	526.72	291.28	515.28	0.24	4,396.26
Q1 2025	1,839.89	621.61	321.33	157.12	417.32	0.00	3,357.26
Q2 2025	1,747.31	517.14	544.43	186.47	657.40	0.36	3,653.11
H1 2024	3,745.19	1,568.85	851.41	384.67	734.91	0.00	7,285.03
H2 2024	4,629.15	1,327.55	907.06	962.13	813.47	0.24	8,639.60
H1 2025	3,587.20	1,138.75	865.76	343.59	1,074.72	0.36	7,010.37

Jadual IV / Table IV

Nilai Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa (RM Juta)

Value of Property Transactions by State and Time Period (RM Million)

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Perak							
Q1 2024	1,866.01	474.24	126.99	499.45	47.10	0.63	3,014.43
Q2 2024	1,783.10	314.34	160.85	528.11	102.12	0.00	2,888.52
Q3 2024	1,950.10	430.35	192.14	634.27	82.98	0.22	3,290.07
Q4 2024	1,834.49	498.83	262.87	571.04	62.21	2.52	3,231.95
Q1 2025	1,589.69	317.61	178.37	598.21	63.22	2.91	2,750.01
Q2 2025	1,512.23	517.74	211.26	1,053.19	684.20	0.00	3,978.62
H1 2024	3,649.11	788.58	287.84	1,027.56	149.23	0.63	5,902.95
H2 2024	3,784.59	929.17	455.01	1,205.32	145.19	2.74	6,522.02
H1 2025	3,101.93	835.35	389.63	1,651.40	747.42	2.91	6,728.63
Negeri Sembilan							
Q1 2024	1,233.37	268.69	195.05	201.89	94.34	0.00	1,993.34
Q2 2024	1,036.76	299.41	209.16	242.09	354.66	0.00	2,142.09
Q3 2024	1,256.49	254.78	307.05	359.14	133.93	0.00	2,311.39
Q4 2024	1,423.63	305.93	298.16	234.95	197.89	0.15	2,460.72
Q1 2025	1,195.86	279.42	262.66	330.51	144.54	2.42	2,215.41
Q2 2025	1,200.53	252.11	506.75	306.23	142.50	0.30	2,408.41
H1 2024	2,270.13	568.10	404.22	443.98	449.00	0.00	4,135.43
H2 2024	2,680.12	560.70	605.22	594.09	331.82	0.15	4,772.11
H1 2025	2,396.39	531.53	769.41	636.74	287.04	2.72	4,623.82
Melaka							
Q1 2024	833.49	312.23	121.44	147.84	161.70	0.00	1,576.71
Q2 2024	738.99	289.14	193.64	81.07	175.55	0.00	1,478.39
Q3 2024	962.06	406.00	130.65	100.98	193.46	0.94	1,794.09
Q4 2024	1,180.35	205.08	196.37	121.44	140.93	0.00	1,844.17
Q1 2025	961.87	348.67	117.51	129.85	195.55	0.00	1,753.45
Q2 2025	782.66	166.34	106.59	78.11	458.29	0.00	1,592.00
H1 2024	1,572.48	601.38	315.08	228.92	337.24	0.00	3,055.10
H2 2024	2,142.40	611.09	327.02	222.41	334.39	0.94	3,638.26
H1 2025	1,744.53	515.01	224.09	207.97	653.84	0.00	3,345.44
Kedah							
Q1 2024	814.48	164.00	139.81	294.67	207.23	0.00	1,620.19
Q2 2024	763.27	237.26	160.25	315.53	214.01	0.00	1,690.31
Q3 2024	891.70	388.85	360.75	324.15	302.64	0.00	2,268.08
Q4 2024	1,036.09	154.19	140.83	327.84	320.87	1.74	1,981.57
Q1 2025	970.68	152.74	75.55	341.40	389.60	0.00	1,929.97
Q2 2025	942.82	114.11	203.99	573.93	202.03	6.50	2,043.39
H1 2024	1,577.75	401.26	300.06	610.20	421.24	0.00	3,310.50
H2 2024	1,927.79	543.03	501.58	651.99	623.51	1.74	4,249.65
H1 2025	1,913.50	266.85	279.54	915.33	591.64	6.50	3,973.36
Pahang							
Q1 2024	836.23	403.71	242.82	636.57	118.20	2.90	2,240.43
Q2 2024	728.18	192.05	25.65	329.60	106.82	0.00	1,382.30
Q3 2024	893.74	228.85	128.99	352.54	160.51	0.00	1,764.64
Q4 2024	851.70	270.58	69.19	308.38	133.04	0.00	1,632.89
Q1 2025	638.09	291.88	210.30	343.76	128.89	0.00	1,612.92
Q2 2025	608.79	305.84	70.52	467.37	69.62	1.20	1,523.34
H1 2024	1,564.41	595.76	268.47	966.17	225.02	2.90	3,622.73
H2 2024	1,745.44	499.44	198.18	660.93	293.55	0.00	3,397.53
H1 2025	1,246.88	597.71	280.82	811.13	198.51	1.20	3,136.25
Terengganu							
Q1 2024	616.27	76.24	10.75	67.23	88.18	2.10	860.77
Q2 2024	499.72	29.06	3.05	62.22	67.48	0.00	661.53
Q3 2024	658.31	49.28	24.86	69.11	92.79	0.00	894.34
Q4 2024	607.25	53.11	10.43	63.02	78.00	0.00	811.80
Q1 2025	546.61	48.23	36.73	65.85	100.86	0.00	798.27
Q2 2025	510.61	42.47	6.28	63.97	62.42	0.00	685.76
H1 2024	1,115.99	105.30	13.80	129.45	155.66	2.10	1,522.31
H2 2024	1,265.56	102.39	35.29	132.13	170.79	0.00	1,706.14
H1 2025	1,057.22	90.70	43.01	129.82	163.28	0.00	1,484.03

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Kelantan							
Q1 2024	421.73	69.63	7.55	169.83	50.05	0.00	718.79
Q2 2024	383.55	72.90	0.83	142.05	59.21	0.00	658.54
Q3 2024	496.39	69.79	4.22	173.34	64.91	0.00	808.64
Q4 2024	520.00	73.92	22.05	157.02	65.02	0.00	838.02
Q1 2025	498.88	70.98	21.88	164.00	76.55	0.00	832.28
Q2 2025	512.32	63.28	10.70	163.86	86.04	0.00	836.20
H1 2024	805.28	142.53	8.38	311.88	109.26	0.00	1,377.33
H2 2024	1,016.39	143.71	26.27	330.36	129.93	0.00	1,646.66
H1 2025	1,011.20	134.26	32.58	327.86	162.58	0.00	1,668.48
Perlis							
Q1 2024	67.93	49.49	0.98	44.69	30.97	0.00	194.06
Q2 2024	48.54	20.50	6.62	37.00	15.58	0.00	128.23
Q3 2024	60.65	14.69	0.61	33.93	20.83	8.50	139.21
Q4 2024	71.90	13.86	0.00	37.27	20.39	0.00	143.42
Q1 2025	69.84	17.29	2.90	44.58	17.01	0.00	151.62
Q2 2025	63.92	16.33	3.89	33.52	16.52	0.00	134.17
H1 2024	116.46	69.98	7.60	81.69	46.56	0.00	322.29
H2 2024	132.55	28.56	0.61	71.20	41.22	8.50	282.64
H1 2025	133.77	33.61	6.79	78.10	33.53	0.00	285.79
Sabah							
Q1 2024	589.92	224.27	188.97	276.79	253.25	0.01	1,533.21
Q2 2024	556.61	228.38	149.30	138.52	152.79	0.06	1,225.66
Q3 2024	457.00	129.98	124.01	156.01	252.64	0.00	1,119.63
Q4 2024	672.76	295.84	203.34	403.14	172.24	0.00	1,747.32
Q1 2025	543.41	229.62	226.36	135.39	77.93	2.93	1,215.65
Q2 2025	585.69	260.44	101.42	167.76	107.31	1.16	1,223.79
H1 2024	1,146.53	452.65	338.27	415.31	406.04	0.07	2,758.87
H2 2024	1,129.77	425.82	327.35	559.14	424.88	0.00	2,866.96
H1 2025	1,129.11	490.06	327.79	303.15	185.25	4.09	2,439.44
Sarawak							
Q1 2024	999.40	375.15	86.34	337.03	474.55	0.00	2,272.47
Q2 2024	855.01	339.60	161.51	462.33	358.17	0.00	2,176.63
Q3 2024	1,098.72	315.25	171.69	303.23	334.74	0.00	2,223.64
Q4 2024	1,052.87	394.80	166.65	319.90	647.35	5.27	2,586.84
Q1 2025	858.25	348.96	157.14	267.97	355.85	0.00	1,988.18
Q2 2025	971.19	468.64	141.72	490.19	384.30	0.00	2,456.04
H1 2024	1,854.41	714.75	247.85	799.36	832.73	0.00	4,449.10
H2 2024	2,151.59	710.05	338.34	623.13	982.09	5.27	4,810.48
H1 2025	1,829.44	817.60	298.86	758.16	740.15	0.00	4,444.21
MALAYSIA							
Q1 2024	25,244.00	13,253.20	7,054.76	6,242.43	4,652.16	26.00	56,472.54
Q2 2024	24,187.98	10,453.32	6,447.57	3,489.40	4,596.78	1.54	49,176.59
Q3 2024	28,685.96	12,483.31	7,159.75	4,900.06	3,990.78	11.98	57,231.84
Q4 2024	28,805.76	21,873.28	7,201.37	4,936.47	6,596.91	10.17	69,423.96
Q1 2025	24,509.59	10,873.45	7,110.49	3,850.55	4,957.71	100.98	51,402.76
Q2 2025	24,860.03	13,571.35	7,138.73	4,777.70	5,915.40	9.51	56,272.72
H1 2024	49,431.98	23,706.51	13,502.33	9,731.83	9,248.94	27.53	105,649.12
H2 2024	57,491.71	34,356.60	14,361.12	9,836.53	10,587.70	22.15	126,655.80
H1 2025	49,369.62	24,444.80	14,249.22	8,628.25	10,873.10	110.49	107,675.47

Horizontal and vertical total may not add up to the shown figures due to rounding off.

Jadual V / Table V
Bilangan Transaksi Harta Tanah Mengikut Kategori Pemberi dan Penerima Pindah Milik
Number of Property Transactions by Category of Transferor and Transferee

Pemberi & Penerima Pindah Milik	W.P. Kuala Lumpur		W.P. Putrajaya		W.P. Labuan		Selangor		Johor		Pulau Pinang		Perak		Negeri Sembilan		Melaka	
	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025
KEDIAMAN																		
Perseorangan & Perseorangan % Syer	5,077	5,059	96	86	103	88	19,979	18,350	11,834	11,583	6,116	5,718	7,367	7,079	3,540	3,385	3,190	2,929
Pemaju & Perseorangan	76.4	78.3	51.1	62.8	83.7	72.7	73.5	73.4	63.5	55.0	74.2	71.2	50.9	54.2	54.9	48.7	52.3	50.6
Syarikat & Perseorangan	545	371	77	35	10	19	4,701	3,769	5,750	5,775	1,318	1,584	5,426	3,497	2,448	2,850	2,456	2,603
Syarikat & Syarikat	8.2	5.7	41.0	25.5	8.1	15.7	17.3	15.1	30.8	27.4	16.0	19.7	37.5	26.8	37.9	41.0	40.3	45.0
Lain-lain	779	741	12	15	9	13	1,916	1,567	761	1,002	592	578	380	509	307	420	152	185
Jumlah	11.7	11.5	6.4	10.9	7.3	10.7	7.1	6.3	4.1	4.8	7.2	7.2	2.6	3.9	4.8	6.0	2.5	3.2
Perseorangan & Perseorangan % Syer	85	131	3	0	0	0	316	1,194	255	2,674	83	61	1,215	1,797	96	223	274	58
Pemaju & Perseorangan	1.3	2.0	1.6	0.0	0.0	0.0	1.2	4.8	1.4	12.7	1.0	0.8	8.4	13.8	1.5	3.2	4.5	1.0
Syarikat & Perseorangan	162	158	0	1	1	1	262	135	48	27	134	87	99	170	61	67	24	10
Syarikat & Syarikat	2.4	2.4	0.0	0.7	0.8	0.8	1.0	0.5	0.3	0.1	1.6	1.1	0.7	1.3	0.9	1.0	0.4	0.2
Lain-lain	6,648	6,460	188	137	123	121	27,174	25,015	18,648	21,061	8,243	8,028	14,487	13,052	6,452	6,945	6,096	5,785
KOMERSIL																		
Perseorangan & Perseorangan % Syer	1,078	1,130	1	0	8	12	2,369	2,534	1,553	1,651	551	550	705	668	362	364	352	344
Pemaju & Perseorangan	31.2	31.0	6.3	0.0	34.8	85.7	44.3	48.6	31.4	37.6	48.9	50.0	52.0	47.7	50.6	41.7	47.8	40.0
Syarikat & Perseorangan	816	664	1	8	0	0	678	687	1,990	1,278	77	75	148	136	63	130	123	116
Syarikat & Syarikat	23.6	18.2	6.3	28.6	0.0	0.0	12.7	13.2	40.2	29.1	6.8	6.8	10.9	9.7	8.8	14.9	16.7	13.5
Lain-lain	935	1,315	4	2	6	1	1,449	1,214	833	913	303	322	276	316	165	156	112	106
Jumlah	27.1	36.1	25.0	7.1	26.1	7.1	27.1	23.3	16.8	20.8	26.9	29.3	20.4	22.6	23.1	17.9	15.2	12.3
Perseorangan & Perseorangan % Syer	597	501	10	15	9	1	802	707	561	531	173	134	211	252	115	219	139	289
Pemaju & Perseorangan	17.3	13.7	62.5	53.6	39.1	7.1	15.0	13.6	11.3	12.1	15.4	12.2	15.6	18.0	16.1	25.1	18.9	33.6
Syarikat & Perseorangan	30	37	0	3	0	0	49	67	10	14	22	19	16	28	10	3	11	4
Syarikat & Syarikat	0.9	1.0	0.0	10.7	0.0	0.0	0.9	1.3	0.2	0.3	2.0	1.7	1.2	2.0	1.4	0.3	1.5	0.5
Lain-lain	3,456	3,647	16	28	23	14	5,347	5,209	4,947	4,387	1,126	1,100	1,356	1,400	715	872	737	859
INDUSTRI																		
Perseorangan & Perseorangan % Syer	28	33	0	1	4	4	323	385	118	124	39	60	100	99	65	52	41	46
Pemaju & Perseorangan	31.1	28.9	0.0	6.7	57.1	57.1	24.8	26.9	16.1	16.9	17.7	28.0	36.8	39.3	33.2	20.8	18.6	19.9
Syarikat & Perseorangan	0	0	0	0	0	0	15	14	55	49	3	1	6	3	7	13	11	1
Syarikat & Syarikat	23	30	0	0	1	1	373	428	131	160	73	49	71	63	35	53	54	57
Lain-lain	25.6	26.3	0.0	0.0	14.3	14.3	28.6	29.9	17.9	21.9	33.2	22.9	26.1	25.0	17.9	21.2	24.5	24.7
Jumlah	39	50	0	0	2	2	571	588	425	393	101	95	89	70	85	129	102	122
Perseorangan & Perseorangan % Syer	43.3	43.9	0.0	0.0	28.6	28.6	43.9	41.0	58.1	53.7	45.9	44.4	32.7	27.8	43.4	51.6	46.4	52.8
Pemaju & Perseorangan	0	1	0	14	0	0	20	18	3	6	4	9	6	17	4	3	12	5
Syarikat & Perseorangan	0.0	0.9	0.0	93.3	0.0	0.0	1.5	1.3	0.4	0.8	1.8	4.2	2.2	6.7	2.0	1.2	5.5	2.2
Syarikat & Syarikat	90	114	0	15	7	7	1,302	1,433	732	732	220	214	272	252	196	250	220	231
Lain-lain	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PERTANIAN																		
Perseorangan & Perseorangan % Syer	0	0	0	0	41	23	1,912	1,740	4,042	4,023	661	784	5,686	5,827	1,637	1,508	644	603
Pemaju & Perseorangan	0.0	0.0	0.0	0.0	91.1	95.8	87.7	87.8	91.5	89.7	79.2	81.5	93.8	91.0	93.1	92.6	83.0	90.4
Syarikat & Perseorangan	0	0	0	0	0	0	1	1	0	1	0	0	12	4	7	3	0	0
Syarikat & Syarikat	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.2	0.1	0.4	0.2	0.0	0.0
Lain-lain	0	0	0	0	0	1	225	198	317	363	110	107	262	416	81	80	101	43
Jumlah	0.0	0.0	0.0	0.0	4.2	10.3	10.0	7.2	8.1	13.2	11.1	4.3	6.5	4.6	4.9	13.0	6.4	6.4
Perseorangan & Perseorangan % Syer	0	0	0	0	4	0	38	30	46	84	49	67	69	135	25	27	27	18
Pemaju & Perseorangan	0.0	0.0	0.0	0.0	8.9	0.0	1.7	1.5	1.0	1.9	5.9	7.0	1.1	2.1	1.4	1.7	3.5	2.7
Syarikat & Perseorangan	0	0	0	0	0	0	5	13	13	13	15	4	36	20	9	11	4	3
Syarikat & Syarikat	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.7	0.3	0.3	1.8	0.4	0.6	0.3	0.5	0.7	0.5	0.4
Lain-lain	0	0	0	0	45	24	2,181	1,982	4,418	4,484	835	962	6,065	6,402	1,759	1,629	776	667
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan % Syer	53	68	0	0	86	90	993	931	963	952	548	500	241	215	271	322	1,527	1,459
Pemaju & Perseorangan	51.5	56.7	0.0	0.0	85.1	94.7	79.1	72.8	79.8	76.3	72.4	66.6	82.8	73.9	79.5	78.5	93.1	93.2
Syarikat & Perseorangan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Syarikat & Syarikat	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.2	0.5	0.2	0.0	0.1	0.0	0.0	1.2	0.7	0.0	0.0
Lain-lain	28	23	0	0	4	5	155	234	157	206	133	140	40	48	40	66	91	92
Jumlah	27.2	19.2	0.0	0.0	4.0	5.3	12.3	18.3	13.0	16.5	17.6	18.6	13.7	16.5	11.7	16.1	5.5	5.9
Perseorangan & Perseorangan % Syer	20	27	0	0	11	0	87	103	75	81	58	97	9	12	24	19	15	11
Pemaju & Perseorangan	19.4	22.5	0.0	0.0	10.9	0.0	6.9	8.1	6.2	6.5	7.7	12.9	3.1	4.1	7.0	4.6	0.9	0.7
Syarikat & Perseorangan	2	2	0	0	0	0	13	7	6	7	18	13	1	16	2	0	7	4
Syarikat & Syarikat	1.9	1.7	0.0	0.0	0.0	0.0	1.0	0.5	0.5	0.6	2.4	1.7	0.3	5.5	0.6	0.0	0.4	0.3
Lain-lain	103	120	0	0	101	95	1,256	1,278	1,207	1,248	757	751	291	291	341	410	1,640	1,566
LAIN-LAIN																		
Perseorangan & Perseorangan % Syer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pemaju & Perseorangan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Syarikat & Perseorangan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Syarikat & Syarikat	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lain-lain	1	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
Jumlah	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0
Perseorangan & Perseorangan % Syer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pemaju & Perseorangan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Syarikat & Perseorangan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0				

Jadual V / Table V
Bilangan Transaksi Harta Tanah Mengikut Kategori Pemberi dan Penerima Pindah Milik
Number of Property Transactions by Category of Transferor and Transferee

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Kedah		Pahang		Terengganu		Kelantan		Perlis		Sabah		Sarawak		MALAYSIA		Transferor and Transferee
H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	
4,287	4,036	3,656	3,216	7,030	6,567	5,105	5,980	347	368	2,477	2,461	4,752	4,377	84,956	81,282	RESIDENTIAL Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
67.4	60.1	62.7	64.6	91.5	90.5	95.5	92.6	73.1	69.6	90.6	88.8	86.8	87.7	69.7	67.6	
1,237	1,998	1,497	1,141	252	344	193	234	98	123	23	33	222	181	26,253	24,557	
19.4	29.7	25.7	22.9	3.3	4.7	3.6	3.6	20.6	23.3	0.8	1.2	4.1	3.6	21.5	20.4	
221	234	355	337	189	274	24	164	3	27	183	237	401	371	6,284	6,674	
3.5	3.5	6.1	6.8	2.5	3.8	0.4	2.5	0.6	5.1	6.7	8.5	7.3	7.4	5.2	5.5	
321	226	131	114	2	8	6	4	0	0	7	19	75	30	2,869	6,539	
5.0	3.4	2.2	2.3	0.0	0.1	0.1	0.1	0.0	0.3	0.7	1.4	0.6	0.6	2.4	5.4	
297	227	195	168	207	62	18	79	27	11	43	22	24	30	1,602	1,255	
4.7	3.4	3.3	3.4	2.7	0.9	0.3	1.2	5.7	2.1	1.6	0.8	0.4	0.6	1.3	1.0	
6,363	6,721	5,834	4,976	7,680	7,255	5,346	6,461	475	529	2,733	2,772	5,474	4,989	121,964	120,307	
397	346	284	285	113	158	253	344	42	41	398	401	791	757	9,257	9,585	COMMERCIAL Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
59.2	66.2	55.1	50.3	66.9	72.1	72.7	82.9	46.7	69.5	59.6	55.5	58.5	61.1	43.0	45.1	
18	24	46	56	4	12	37	7	11	5	5	3	77	32	4,094	3,253	
2.7	4.6	8.9	9.9	2.4	5.5	10.6	1.7	12.2	8.5	0.7	3.2	5.7	2.6	19.0	15.3	
138	97	102	97	28	26	23	20	12	9	162	223	310	326	4,858	5,143	
20.6	18.5	19.8	17.1	16.6	11.9	6.6	4.8	13.3	15.3	24.3	30.8	22.9	26.3	22.6	24.2	
93	52	66	101	11	22	19	12	23	3	94	71	154	114	3,077	3,024	
13.9	9.9	12.8	17.8	6.5	10.0	5.5	2.9	25.6	5.1	14.1	9.8	11.4	9.2	14.3	14.2	
25	4	17	28	13	1	16	32	2	1	9	5	21	9	251	255	
3.7	0.8	3.3	4.9	7.7	0.5	4.6	7.7	2.2	1.7	1.3	0.7	1.6	0.7	1.2	1.2	
671	523	515	567	169	219	348	415	90	59	668	723	1,353	1,238	21,537	21,260	
33	26	34	42	6	3	3	4	1	0	67	57	136	127	998	1,063	INDUSTRIAL Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
20.2	12.8	23.1	36.2	50.0	25.0	37.5	26.7	8.3	0.0	41.9	30.6	48.4	35.2	26.1	25.6	
7	7	1	0	0	0	0	0	2	1	1	0	15	16	123	105	
4.3	3.4	0.7	0.0	0.0	0.0	0.0	0.0	16.7	14.3	0.6	0.0	5.3	4.4	3.2	2.5	
34	42	41	26	3	3	0	0	5	5	50	77	86	133	980	1,127	
20.9	20.7	27.9	22.4	25.0	25.0	0.0	0.0	41.7	71.4	31.3	41.4	30.6	36.8	25.6	27.2	
86	126	67	38	2	6	5	6	3	1	42	52	42	73	1,661	1,751	
52.8	62.1	45.6	32.8	16.7	16.7	40.0	25.0	14.3	26.3	28.0	14.9	20.2	43.5	42.2	42.2	
1.8	1.0	2.7	8.6	8.3	0.0	0.0	33.3	8.3	0.0	0.0	0.0	2	12	60	102	
163	203	147	116	12	12	8	15	12	7	160	186	281	361	3,822	4,148	
6,721	6,543	2,556	2,272	1,476	1,354	5,116	5,037	969	830	667	540	4,056	3,662	36,184	34,746	AGRICULTURE Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
97.4	97.7	87.6	92.6	98.7	98.3	99.5	99.6	98.9	99.6	72.1	80.7	92.6	90.4	93.2	93.2	
1	0	8	16	0	3	0	0	0	0	0	0	0	3	29	31	
0.0	0.0	0.3	0.7	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.1	
133	88	206	120	9	16	9	6	3	2	142	102	280	361	1,878	1,903	
1.9	1.3	7.1	4.9	0.6	1.2	0.2	0.1	0.3	0.2	15.4	15.2	6.4	8.9	4.8	5.1	
27	25	94	34	3	0	0	0	0	0	114	26	24	19	520	465	
0.4	0.4	3.2	1.4	0.2	0.0	0.0	0.0	0.0	0.0	12.3	3.9	0.5	0.5	1.3	1.2	
21	38	55	12	8	4	18	13	8	1	2	1	22	5	216	138	
0.3	0.6	1.9	0.5	0.5	0.3	0.3	0.3	0.8	0.1	0.2	0.1	0.5	0.1	0.6	0.4	
6,903	6,694	2,919	2,454	1,496	1,377	5,143	5,056	980	833	925	669	4,382	4,050	38,827	37,283	
1,609	1,800	409	341	1,575	1,501	1,166	1,544	378	303	337	460	862	818	11,018	11,304	DEVELOPMENT LAND Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
90.3	92.1	81.8	79.5	97.9	98.2	99.7	99.5	96.9	98.7	77.3	82.7	73.9	72.1	86.4	85.5	
0	0	0	3	0	0	0	1	0	0	0	0	0	1	18	14	
0.0	0.0	0.0	0.7	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.1	
108	107	71	62	23	21	3	0	3	2	82	86	261	280	1,199	1,372	
6.1	5.5	14.2	14.5	1.4	1.4	0.3	0.0	0.8	0.7	18.8	15.5	22.4	24.7	9.4	10.4	
42	38	18	19	3	2	0	0	2	1	15	7	43	26	422	443	
2.4	1.9	3.6	4.4	0.2	0.1	0.0	0.0	0.5	0.3	3.4	1.3	3.7	2.3	3.3	3.4	
23	9	2	4	7	5	0	6	7	1	2	3	0	10	90	87	
1.3	0.5	0.4	0.9	0.4	0.3	0.0	0.4	1.8	0.3	0.5	0.5	0.0	0.9	0.7	0.7	
1,782	1,954	500	429	1,608	1,529	1,169	1,551	390	307	436	556	1,166	1,135	12,747	13,220	
0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	OTHERS Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	50.0	0.0	0.0	0.0	11.1	0.0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	3	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	33.3	0.0	0.0	0.0	11.1	21.4	
0	0	0	0	1	0	0	0	0	1	0	0	0	0	3	1	
0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	50.0	0.0	0.0	0.0	0.0	33.3	7.1	
0	1	1	1	0	0	0	0	0	0	2	0	0	0	4	10	
0.0	100.0	100.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	66.7	0.0	0.0	0.0	44.4	71.4	
0	1	1	1	1	0	0	0	0	0	2	3	0	0	9	14	
13,047	12,751	6,939	6,156	10,200	9,583	11,643	12,909	1,737	1,542	3,947	3,919	10,597	9,741	142,414	137,980	TOTAL Individual & Individual % Share Developer & Individual Company & Individual Company & Company Others Total
82.1	79.2	70.0	72.1	93.0	92.2	96.9	95.6	89.2	88.9	80.2	79.8	83.7	82.7	71.6	70.3	
1,263	2,029	1,552	1,216	256	359	230	242	111	129	29	56	314	233	30,517	27,960	
8.0	12.6	15.7	14.2	2.3	3.5	1.9	1.8	5.7	7.4	0.6	1.1	2.5	2.0	15.3	14.2	
634	568	775	642	252	340	59	190	26	45	619	726	1,338	1,471	15,200	16,222	
4.0	3.5	7.8	7.5	2.3	3.3	0.5	1.4	1.3	2.6	12.6	14.8	10.6	12.5	7.6	8.3	
569	467	376	306	22	38	30	22	28	5	273	175	338	262	8,552	12,223	
3.6	2.9	3.8	3.6	0.2	0.4	0.2	0.2	1.4	0.3	5.5	3.6	2.7	2.2	4.3	6.2	
369	281	274	223	236	72	52	135	45	14	56	33	69	66	2,223	1,647	
2.3	1.7	2.8	2.6	2.2	0.7	0.4	1.0	2.3	0.8	1.1	0.7	0.5	0.6	1.1	0.9	
15,882	16,096	9,916	8,543	10,966	10,392	12,014	13,498	1,947	1,735	4,924	4,909	12,656	11,773	198,906	196,232	

Jadual VI / Table VI
Nilai Transaksi Harta Tanah Mengikut Kategori Pemberi Pindah Milik dan Penerima Pindah Milik (RM Juta)
Value of Property Transactions by Category of Transferor and Transferee (RM Million)

Pemberi & Penerima Pindah Milik	W.P. Kuala Lumpur		W.P. Putrajaya		W.P. Labuan		Selangor		Johor		Pulau Pinang		Perak		Negeri Sembilan		Melaka	
	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025
KEDIAMAN																		
Perseorangan & Perseorangan	3,720.54	3,938.52	50.56	55.99	35.41	33.58	9,939.23	9,389.39	4,755.65	5,078.23	2,433.60	2,346.30	1,647.42	1,577.98	971.06	965.58	800.68	784.23
% Syer	65.6	66.0	37.7	25.2	79.6	78.7	65.6	66.5	52.7	51.5	65.0	65.4	45.1	50.9	42.8	40.3	50.9	45.0
Pemaju & Perseorangan	622.75	336.27	67.99	34.26	5.98	5.08	3,286.53	3,086.34	3,654.94	3,874.75	744.52	706.90	1,674.31	1,228.96	1,172.25	1,259.45	640.25	871.03
	11.0	5.6	50.7	15.4	13.4	11.9	21.7	21.8	40.5	39.3	19.9	19.7	45.9	39.6	51.6	52.6	40.7	49.9
Syarikat & Perseorangan	941.49	1,075.61	7.98	12.17	2.97	3.86	1,261.26	998.56	463.16	671.17	443.46	417.05	134.20	173.17	109.27	124.38	59.52	73.38
	16.6	18.0	6.0	5.5	6.7	9.0	8.3	7.1	5.1	6.8	11.8	11.6	3.7	5.6	4.8	5.2	3.8	4.2
Syarikat & Syarikat	315.34	512.23	7.53	0.00	0.00	0.00	554.67	602.02	138.06	225.24	93.16	90.78	80.93	100.36	10.45	36.16	66.45	12.82
	5.6	8.6	5.6	0.0	0.0	0.0	3.7	4.3	1.5	2.3	2.5	2.5	2.2	3.2	0.5	1.5	4.2	0.7
Lain-lain	69.41	108.54	0.00	120.00	0.14	0.13	104.52	50.29	8.15	6.20	30.44	26.17	112.26	21.46	7.09	10.82	5.58	3.07
	1.2	1.8	0.0	54.0	0.3	0.3	0.7	0.4	0.1	0.1	0.8	0.7	3.1	0.7	0.3	0.5	0.4	0.2
Jumlah	5,669.52	5,971.18	134.05	222.42	44.50	42.64	15,146.20	14,126.61	9,019.96	9,855.60	3,745.19	3,587.20	3,649.11	3,101.93	2,270.13	2,396.39	1,572.48	1,744.53
KOMERSIAL																		
Perseorangan & Perseorangan	949.73	1,043.89	1.03	0.00	5.15	9.89	1,617.54	1,607.87	864.69	996.77	301.81	310.82	273.86	255.59	158.55	136.52	134.27	132.46
% Syer	12.7	11.9	2.8	0.0	16.9	76.7	26.8	27.7	20.9	23.0	19.2	27.3	34.7	30.6	27.9	25.7	22.3	25.7
Pemaju & Perseorangan	937.78	902.24	0.57	15.11	0.00	0.00	502.13	543.57	1,536.94	1,053.78	63.29	32.28	84.10	66.83	59.06	75.15	70.24	62.34
	12.6	10.3	1.5	32.1	0.0	0.0	8.3	9.4	37.1	24.3	4.0	2.8	10.7	8.0	10.4	14.1	11.7	12.1
Syarikat & Perseorangan	1,133.74	1,791.44	8.33	4.00	4.97	0.70	1,546.29	1,414.34	755.10	836.60	274.52	249.87	133.71	154.61	130.01	126.65	54.66	77.89
	15.2	20.4	22.6	8.5	16.3	5.4	25.6	24.3	18.2	19.3	17.5	21.9	17.0	18.5	22.9	23.8	9.1	15.1
Syarikat & Syarikat	4,362.03	4,987.75	26.98	22.67	20.31	2.30	2,311.92	2,189.36	977.60	1,440.17	652.38	391.09	284.78	335.47	205.12	189.87	337.79	239.25
	58.5	56.8	73.1	48.2	66.7	17.8	38.3	37.7	23.6	33.2	41.6	34.3	36.1	40.2	36.1	35.7	56.2	46.5
Lain-lain	68.24	58.62	0.00	5.29	0.00	0.00	54.77	57.66	115.4	9.33	276.85	154.69	12.13	22.84	15.36	3.33	4.42	3.06
	0.9	0.7	0.0	11.2	0.0	0.0	0.9	1.0	0.3	0.2	17.6	13.6	1.5	2.7	2.7	0.6	0.7	0.6
Jumlah	7,451.52	8,783.94	36.90	47.07	30.43	12.89	6,032.65	5,812.80	4,145.86	4,336.66	1,568.85	1,138.75	788.58	835.35	568.10	531.53	601.38	515.01
INDUSTRI																		
Perseorangan & Perseorangan	38.38	21.12	0.00	1.20	9.06	4.01	344.77	354.51	115.42	123.64	26.65	43.25	36.22	47.98	36.62	26.12	17.73	21.70
% Syer	5.9	8.0	0.0	6.5	31.7	60.7	5.3	5.2	3.6	3.4	3.1	5.0	12.6	12.3	9.1	3.4	14.1	9.7
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	33.73	84.28	103.32	80.24	9.15	0.98	3.62	2.35	18.57	20.66	13.70	0.88
	0.0	0.0	0.0	0.0	0.0	0.0	0.5	1.2	3.2	2.2	1.1	0.1	1.3	0.6	4.6	2.7	10.9	0.4
Syarikat & Perseorangan	46.44	103.25	0.00	0.00	7.70	0.48	809.00	984.40	263.86	358.32	180.03	70.36	66.07	74.06	42.10	107.33	66.38	63.20
	7.1	39.3	0.0	0.0	26.9	7.2	12.4	14.4	8.2	9.9	21.1	8.1	23.0	19.0	10.4	13.9	52.7	28.2
Syarikat & Syarikat	567.57	132.68	0.00	0.00	11.84	2.12	5,325.03	5,212.71	2,745.01	3,062.39	605.33	679.38	181.67	241.13	303.50	612.90	212.52	137.75
	87.0	50.5	0.0	0.0	41.4	32.1	81.3	76.5	85.0	84.5	71.1	78.5	63.1	61.9	75.1	79.7	168.7	61.5
Lain-lain	0.00	5.70	0.00	17.40	0.00	0.00	37.64	180.99	0.57	1.51	30.25	71.79	0.26	24.11	3.43	24.0	4.75	0.57
	0.0	2.2	0.0	93.5	0.0	0.0	0.6	2.7	0.0	0.0	3.6	8.3	0.1	6.2	0.8	0.3	3.8	0.3
Jumlah	652.39	262.75	0.00	18.60	28.60	6.61	6,550.17	6,816.90	3,228.19	3,626.10	851.41	865.76	287.84	389.63	404.22	769.41	126.00	224.09
PERTANIAN																		
Perseorangan & Perseorangan	0.00	0.00	0.00	0.00	6.07	3.23	473.31	490.32	1,141.10	1,119.34	198.51	222.80	714.51	762.96	327.88	283.91	120.11	112.80
% Syer	0.0	0.0	0.0	0.0	61.7	85.4	27.0	66.5	44.4	64.9	51.6	64.8	69.5	46.2	73.8	44.6	52.5	54.2
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.18	4.37	0.00	0.60	0.00	0.00	11.80	0.87	5.40	5.93	0.00	0.00
	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	1.1	0.1	1.2	0.9	0.0	0.0
Syarikat & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.55	141.77	203.09	239.35	338.71	117.71	96.02	200.84	204.31	78.71	89.09	39.97	28.27
	0.0	0.0	0.0	0.0	0.0	14.6	8.1	27.5	9.3	19.7	30.6	27.9	19.5	12.4	17.7	14.0	17.5	13.6
Syarikat & Syarikat	0.00	0.00	0.00	0.00	3.76	0.00	1,135.98	35.87	1,187.64	261.65	64.50	24.13	94.99	562.77	31.15	250.93	68.38	66.64
	0.0	0.0	0.0	0.0	38.3	0.0	64.8	4.9	46.2	15.2	16.8	7.0	9.2	34.1	7.0	39.4	29.9	32.0
Lain-lain	0.00	0.00	0.00	0.00	0.00	0.00	0.78	4.16	2.71	3.14	3.95	0.65	5.42	120.48	0.85	6.87	0.46	0.26
	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.1	0.2	1.0	0.2	0.5	7.3	0.2	1.1	0.2	0.1
Jumlah	0.00	0.00	0.00	0.00	9.83	3.78	1,752.02	737.80	2,570.80	1,723.43	384.67	343.59	1,027.56	1,651.40	443.98	636.74	228.92	207.97
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan	74.89	98.42	0.00	0.00	16.82	18.20	506.54	513.45	415.81	431.77	199.28	176.61	41.62	39.20	104.88	136.52	211.55	228.16
% Syer	15.2	7.5	0.0	0.0	12.6	77.8	23.6	19.8	15.9	20.4	27.1	16.4	27.9	5.2	23.4	47.6	62.7	34.9
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	59.25	5.76	6.37	3.90	0.00	0.58	0.00	0.00	9.59	2.66	0.00	0.00
	0.0	0.0	0.0	0.0	0.0	0.0	2.8	0.2	0.2	0.2	0.0	0.1	0.0	0.0	2.1	0.9	0.0	0.0
Syarikat & Perseorangan	119.81	119.97	0.00	0.00	1.53	5.19	330.22	650.41	335.75	525.72	272.79	267.73	56.08	43.79	64.18	74.08	79.29	50.13
	24.3	9.2	0.0	0.0	1.1	22.2	15.4	25.1	12.9	24.9	37.1	24.9	37.6	5.9	14.3	25.8	23.5	7.7
Syarikat & Syarikat	293.36	1,087.71	0.00	0.00	114.92	0.00	1,003.89	1,415.57	1,847.55	1,147.47	206.39	618.00	51.46	39.19	269.72	73.78	43.65	367.05
	59.5	83.2	0.0	0.0	86.2	0.0	46.8	54.6	70.8	54.3	28.1	57.5	34.5	5.2	60.1	25.7	12.9	56.1
Lain-lain	4.64	1.36	0.00	0.00	0.00	0.00	247.02	7.18	3.68	3.07	56.45	11.80	0.07	625.24	0.65	0.00	2.75	8.51
	0.9	0.1	0.0	0.0	0.0	0.0	11.5	0.3	0.1	0.1	7.7	1.1	0.0	83.7	0.1	0.0	0.8	1.3
Jumlah	492.71	1,307.45	0.00	0.00	133.26	23.39	2,146.92	2,592.38	2,609.15	2,111.93	734.91	1,074.72	149.23	747.42	449.00	287.04	337.24	653.84
LAIN-LAIN																		
Perseorangan & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
% Syer	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Syarikat & Perseorangan	12.69	0.00	0.00	0.00	0.00	0.00	0.00	0.										

Jadual VI / Table VI
Nilai Transaksi Harta Tanah Mengikut Kategori Pemberi Pindah Milik dan Penerima Pindah Milik (RM Juta)
Value of Property Transactions by Category of Transferor and Transferee (RM Million)

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Kedah		Pahang		Terengganu		Kelantan		Perlis		Sabah		Sarawak		MALAYSIA		Transferor and Transferee
H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	
RESIDENTIAL																Individual & Individual
1,092.87	1,072.22	854.66	745.36	981.21	954.71	737.48	913.71	84.67	89.24	1,021.53	952.63	1,567.09	1,474.88	30,693.65	30,372.55	% Share
69.3	56.0	54.6	59.8	87.9	90.3	91.6	90.4	72.7	66.7	89.1	84.4	84.5	80.6	62.1	61.5	Developer & Individual
386.75	712.77	505.82	345.35	52.65	59.81	55.32	70.48	28.04	37.05	7.87	9.95	70.30	67.76	12,976.28	12,706.23	Company & Individual
24.5	37.2	32.3	27.7	4.7	5.7	6.9	7.0	24.1	27.7	0.7	0.9	3.8	3.7	26.3	25.7	Company & Company
55.47	56.60	102.91	100.26	39.43	34.51	5.31	16.98	1.62	6.51	98.81	137.59	176.62	156.74	3,903.47	4,058.55	Others
3.5	3.0	6.6	8.0	3.5	3.3	0.7	1.7	1.4	4.9	8.6	12.2	9.5	8.6	7.9	8.2	
21.37	60.61	78.39	30.50	0.82	1.54	2.66	0.88	0.00	0.00	2.62	17.92	32.27	114.04	1,404.72	1,805.11	
1.4	3.2	5.0	2.4	0.1	0.1	0.3	0.1	0.0	0.0	0.2	1.6	1.7	6.2	2.8	3.7	
21.28	11.30	22.63	25.41	41.88	6.65	4.50	9.15	2.14	0.96	15.71	11.02	8.14	16.02	453.86	427.18	
1.3	0.6	1.4	2.0	3.8	0.6	0.6	0.9	1.8	0.7	1.4	1.0	0.4	0.9	0.9	0.9	
1,577.75	1,913.50	1,564.41	1,246.88	1,115.99	1,057.22	805.28	1,011.20	116.46	133.77	1,146.53	1,129.11	1,854.41	1,829.44	49,431.98	49,369.62	Total
COMMERCIAL																Individual & Individual
122.96	137.00	137.50	147.94	41.71	43.02	89.35	104.79	20.32	22.33	189.74	187.02	301.87	306.18	5,210.08	5,442.12	% Share
30.6	51.3	23.1	24.8	39.6	47.4	62.7	78.1	29.0	66.4	41.9	38.2	42.2	37.4	22.0	22.3	Developer & Individual
13.64	17.08	40.48	42.67	2.07	9.40	16.86	4.91	12.14	4.39	4.05	12.15	31.31	25.65	3,374.66	2,867.56	Company & Individual
3.4	6.4	6.8	7.1	2.0	10.4	11.8	3.7	17.3	13.1	0.9	2.5	4.4	3.1	14.2	11.7	Company & Company
67.55	52.78	95.95	81.95	20.09	13.36	17.00	12.25	6.11	4.44	135.80	182.16	178.80	211.14	4,562.64	5,214.18	Others
16.8	19.8	16.1	13.7	19.1	14.7	11.9	9.1	8.7	13.2	30.0	37.2	25.0	25.8	19.2	21.3	
180.52	56.88	301.19	139.50	30.34	24.19	9.71	4.17	17.75	2.02	90.34	104.58	187.61	267.96	9,996.36	10,397.22	
45.0	21.3	50.6	23.3	28.8	26.7	6.8	3.1	25.4	6.0	20.0	21.3	26.2	32.8	42.2	42.5	
16.59	3.11	20.64	185.65	11.08	0.74	9.61	8.14	13.67	0.43	32.72	4.16	15.16	6.67	562.76	523.72	
4.1	1.2	3.5	31.1	10.5	0.8	6.7	6.1	19.5	1.3	7.2	0.8	2.1	0.8	2.4	2.1	
401.26	266.85	595.76	597.71	105.30	90.70	142.53	134.26	69.98	33.61	452.65	490.06	714.75	817.60	23,706.51	24,444.80	Total
INDUSTRIAL																Individual & Individual
23.18	18.65	15.63	18.08	4.77	2.00	0.59	3.13	0.45	0.00	40.56	36.65	48.80	49.29	758.82	771.31	% Share
7.7	6.7	5.8	6.4	34.6	4.7	7.0	9.6	5.9	0.0	12.0	11.2	19.7	16.5	5.6	5.4	Developer & Individual
5.13	3.83	0.45	0.00	0.00	0.00	0.00	0.00	1.98	1.23	4.17	0.00	8.50	8.66	202.31	203.11	Company & Individual
1.7	1.4	0.2	0.0	0.0	0.0	0.0	0.0	26.1	18.1	1.2	0.0	3.4	2.9	1.5	1.4	Company & Company
30.96	47.80	41.98	23.11	4.05	5.99	0.00	0.00	3.74	4.06	67.45	90.13	61.88	86.63	1,691.66	2,019.12	
10.3	17.1	15.6	8.2	29.4	13.9	0.0	0.0	49.2	59.8	19.9	27.5	25.0	29.0	12.5	14.2	
233.84	206.98	210.26	96.70	4.49	35.02	7.79	22.00	1.33	1.50	226.08	201.01	126.46	148.34	10,762.73	10,792.59	
77.9	74.0	78.3	34.4	32.5	81.4	93.0	67.5	17.5	22.1	66.8	61.3	51.0	49.6	79.7	75.7	
6.96	2.29	0.16	142.92	0.48	0.00	0.00	7.46	0.09	0.00	0.00	0.00	2.21	5.95	86.81	463.08	
2.3	0.8	0.1	50.9	3.5	0.0	0.0	22.9	1.2	0.0	0.0	0.0	0.9	2.0	0.6	3.2	
300.06	279.54	268.47	280.82	13.80	43.01	8.38	32.58	7.60	6.79	338.27	327.79	247.85	298.86	13,502.33	14,249.22	Total
AGRICULTURE																Individual & Individual
500.04	498.73	463.09	404.45	122.78	121.19	309.52	325.10	79.71	77.12	125.66	117.72	460.38	447.76	5,042.68	4,987.43	% Share
81.9	54.5	47.9	49.9	94.8	93.3	99.2	99.2	97.6	98.7	30.3	38.8	57.6	59.1	51.8	57.8	Developer & Individual
0.16	0.00	3.69	3.20	0.00	0.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	21.23	15.91	Company & Individual
0.0	0.0	0.4	0.4	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	Company & Company
66.67	47.87	137.99	103.51	5.36	7.66	1.06	2.21	0.73	0.98	59.01	58.91	91.22	127.10	1,180.39	1,308.27	
10.9	5.2	14.3	12.8	4.1	5.9	0.3	0.7	0.9	1.3	14.2	19.4	11.4	16.8	12.1	15.2	
41.04	366.46	351.37	287.65	0.42	0.00	0.00	0.00	0.00	0.00	230.39	126.31	242.38	181.70	3,451.99	2,164.11	
6.7	40.0	36.4	35.5	0.3	0.0	0.0	0.0	0.0	0.0	55.5	41.7	30.3	24.0	35.5	25.1	
2.29	2.28	10.03	12.32	0.89	0.11	1.30	0.55	1.25	0.00	0.25	0.20	5.37	1.51	35.54	152.53	
0.4	0.2	1.0	1.5	0.7	0.1	0.4	0.2	1.5	0.0	0.1	0.1	0.7	0.2	0.4	1.8	
610.20	915.33	966.17	811.13	129.45	129.82	311.88	327.86	81.69	78.10	415.31	303.15	799.36	758.16	9,731.83	8,628.25	Total
DEVELOPMENT LAND																Individual & Individual
221.78	253.83	131.61	120.23	136.88	130.56	109.03	162.09	39.74	31.47	139.95	81.30	341.02	298.69	2,691.41	2,720.52	% Share
52.6	42.9	58.5	60.6	87.9	80.0	99.8	99.7	85.4	93.9	34.5	43.9	41.0	40.4	29.1	25.0	Developer & Individual
0.00	0.00	0.00	2.10	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.06	75.20	15.11	Company & Individual
0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.1	Company & Company
111.49	111.59	72.08	44.13	8.78	30.87	0.23	0.00	1.56	1.13	154.47	94.84	266.16	297.90	1,874.41	2,317.47	
26.5	18.9	32.0	22.2	5.6	18.9	0.2	0.0	3.4	3.4	38.0	51.2	32.0	40.2	20.3	21.3	
78.66	225.32	14.40	31.07	8.88	0.67	0.00	0.00	1.34	0.86	111.26	8.52	225.54	138.01	4,271.01	5,153.23	
18.7	38.1	6.4	16.6	5.7	0.4	0.0	0.0	2.9	2.6	27.4	4.6	27.1	18.6	46.2	47.4	
9.32	0.89	6.94	0.99	1.13	1.17	0.00	0.43	3.91	0.07	0.36	0.58	0.00	5.49	336.90	666.77	
2.2	0.2	3.1	0.5	0.7	0.7	0.0	0.3	8.4	0.2	0.1	0.3	0.0	0.7	3.6	6.1	
421.24	591.64	225.02	198.51	155.66	163.28	109.26	162.58	46.56	33.53	406.04	185.25	832.73	740.15	9,248.94	10,873.10	Total
OTHERS																Individual & Individual
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.00	% Share
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.3	0.0	0.0	0.0	0.1	0.0	Developer & Individual
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Company & Individual
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Company & Company
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.93	0.00	0.00	12.69	5.84	
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	71.7	0.0	0.0	46.1	5.3	
0.00	0.00	0.00	0.00	2.10	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	2.79	2.42	
0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	79.7	0.0	0.0	0.0	10.1	2.2	
0.00	6.50	2.90	1.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.16	0.00	0.00	12.04	102.23	
0.0	100.0	100.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	28.3	0.0	0.0	43.7	92.5	
0.00	6.50	2.90	1.20	2.10	0.00	0.00	0.00	0.00	0.00	0.07	4.09	0.00	0.00	27.53	110.49	Total
TOTAL																Individual & Individual
1,960.82	1,980.44	1,602.48	1,436.07	1,287.36	1,251.49	1,245.98	1,508.82	224.89	220.17	1,517.45	1,375.32	2,719.17	2,576.80	44,396.65	44,293.92	% Share
59.2	49.8	44.2	45.8	84.6	84.3	90.5	90.4	69.8	77.0	55.0	56.4	61.1	58.0	42.0	41.1	

Jadual VII / Table VII
Bilangan dan Nilai Transaksi Harta Tanah Kediaman mengikut Negeri dan Kumpulan Etnik, Malaysia, H1 2025
Transaction and Value of Residential Property Transaction by State and Ethnic Group, Malaysia, H1 2025

Negeri State	H1 2025									
	Bilangan Transaksi Harta Tanah Kediaman Transaction of Residential Property Transaction					Nilai Transaksi Harta Tanah Kediaman (RM Juta) Value of Residential Property Transaction (RM MILL)				
	Jumlah Total	Warganegara Citizens			Bukan Warganegara Non-citizens	Jumlah Total	Warganegara Citizens			Bukan Warganegara Non-citizens
		Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others			Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others	
W.P. Kuala Lumpur	6,460	1,750	3,984	294	432	5,971.18	898.61	3,087.82	865.52	1,119.23
W.P. Putrajaya	137	129	4	4	0	222.42	92.82	3.40	126.21	0.00
W.P. Labuan	121	76	45	0	0	42.64	24.18	18.47	0.00	0.00
Selangor	25,015	11,200	12,126	1,638	51	14,126.61	5,077.32	8,057.75	897.12	94.42
Johor	21,061	6,323	11,556	2,874	308	9,855.60	2,113.39	6,906.55	346.71	488.95
Pulau Pinang	8,028	2,561	5,205	194	68	3,587.20	765.12	2,474.51	200.43	147.13
Perak	13,052	5,479	5,461	2,109	3	3,101.93	1,317.28	1,621.87	162.13	0.65
Negeri Sembilan	6,945	3,738	2,886	315	6	2,396.39	1,183.04	1,145.68	59.59	8.08
Melaka	5,785	3,499	2,188	91	7	1,744.53	956.44	755.57	28.86	3.65
Kedah	6,721	4,272	2,033	409	7	1,913.50	1,158.25	667.28	81.04	6.93
Pahang	4,976	3,270	1,433	273	0	1,246.88	728.97	452.71	65.20	0.00
Terengganu	7,255	6,949	153	153	0	1,057.22	1,017.21	24.32	15.69	0.00
Kelantan	6,461	6,106	170	185	0	1,011.20	951.29	46.16	13.75	0.00
Perlis	529	389	119	21	0	133.77	99.53	29.61	4.63	0.00
Sabah	2,772	1,059	1,611	80	22	1,129.11	334.81	687.83	79.32	27.16
Sarawak	4,989	1,635	3,211	134	9	1,829.44	471.52	1,180.79	169.06	8.07
MALAYSIA	120,307	58,435	52,185	8,774	913	49,369.62	17,189.77	27,160.33	3,115.26	1,904.26

Nota. / Note.

*Data transaksi di atas adalah TIDAK TERMASUK penjualan harta tanah daripada pemaui di pasaran primer yang hak milik individu/hak milik strata belum dikeluarkan.
*The above transaction data do not include the property sales from developers in the primary market for which individual title/strata title has yet been issued.

Jadual VIII / Table VIII
Bilangan dan Nilai Transaksi Harta Tanah Komersial mengikut Negeri dan Kumpulan Etnik, Malaysia, H1 2025
Transaction and Value of Commercial Property Transaction by State and Ethnic Group, Malaysia, H1 2025

H1 2025										
Negeri State	Bilangan Transaksi Harta Tanah Komersial Transaction of Commercial Property Transaction					Nilai Transaksi Harta Tanah Komersial (RM Juta) Value of Commercial Property Transaction (RM MILL)				
	Jumlah Total	Warganegara Citizens			Jumlah Total	Warganegara Citizens			Bukan Warganegara Non-citizens	
		Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others		Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others		
W.P. Kuala Lumpur	3,647	245	2,026	741	635	195.76	1,885.34	5,399.67	1,303.17	
W.P. Putrajaya	28	4	5	19	0	10.49	4.82	31.76	0.00	
W.P. Labuan	14	3	10	1	0	2.31	8.28	2.30	0.00	
Selangor	5,209	777	3,184	1,238	10	426.66	2,467.02	2,902.45	16.67	
Johor	4,387	294	2,800	864	429	179.91	1,987.51	1,753.79	415.44	
Pulau Pinang	1,100	77	707	309	7	31.57	425.37	674.80	7.00	
Perak	1,400	111	900	389	0	39.14	374.44	421.76	0.00	
Negeri Sembilan	872	140	460	269	3	71.18	236.53	221.80	2.02	
Melaka	859	103	417	335	4	39.83	201.16	271.49	2.53	
Kedah	523	95	314	114	0	46.63	131.59	88.64	0.00	
Pahang	567	92	315	159	1	42.28	198.77	355.45	1.21	
Terengganu	219	146	29	44	0	46.54	9.15	35.02	0.00	
Kelantan	415	325	57	33	0	94.81	30.81	8.65	0.00	
Perlis	59	19	31	9	0	9.65	19.96	4.00	0.00	
Sabah	723	51	488	184	0	26.80	256.57	206.69	0.00	
Sarawak	1,238	54	930	253	1	37.27	411.02	368.64	0.67	
MALAYSIA	21,260	2,536	12,673	4,961	1,090	1,300.84	8,648.34	12,746.91	1,748.71	

Nota / Note

*Data transaksi di atas adalah TIDAK TERMASUK penjualan harta tanah daripada pemaju di pasaran primer yang hak milik individu/ hak milik strata belum dikeluarkan.

*The above transaction data do not include the property sales from developers in the primary market for which individual title/strata title has yet been issued.

Jadual IX / Table IX
Bilangan dan Nilai Transaksi Harta Tanah Industri mengikut Negeri dan Kumpulan Etnik, Malaysia, H1 2025
Transaction and Value of Industrial Property Transaction by State and Ethnic Group, Malaysia, H1 2025

Negeri State	H1 2025									
	Bilangan Transaksi Harta Tanah Industri Transaction of Industrial Property Transaction					Nilai Transaksi Harta Tanah Industri (RM Juta) Value of Industrial Property Transaction (RM MILL)				
	Jumlah Total	Warganegara Citizens			Bukan Warganegara Non-citizens	Jumlah Total	Warganegara Citizens			Bukan Warganegara Non-citizens
		Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others			Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others	
W.P. Kuala Lumpur	114	0	50	64	0	262.75	0.00	94.12	168.63	0.00
W.P. Putrajaya	15	0	1	14	0	18.60	0.00	1.20	17.40	0.00
W.P. Labuan	7	0	5	2	0	6.61	0.00	4.49	2.12	0.00
Selangor	1,433	29	597	807	0	6,816.90	34.04	826.69	5,956.16	0.00
Johor	732	3	260	458	11	3,626.10	3.90	378.76	3,221.21	22.23
Pulau Pinang	214	2	75	137	0	865.76	1.85	67.26	796.65	0.00
Perak	252	9	117	126	0	389.63	3.99	78.51	307.13	0.00
Negeri Sembilan	250	8	92	150	0	769.41	6.68	100.29	662.45	0.00
Melaka	231	6	68	157	0	224.09	3.86	56.44	163.79	0.00
Kedah	203	8	34	161	0	279.54	10.00	22.21	247.34	0.00
Pahang	116	7	51	58	0	280.82	3.35	32.77	244.69	0.00
Terengganu	12	3	1	8	0	43.01	2.00	3.44	37.58	0.00
Kelantan	15	5	0	10	0	32.58	8.13	0.00	24.45	0.00
Perlis	7	0	5	2	0	6.79	0.00	5.27	1.52	0.00
Sabah	186	4	80	102	0	327.79	2.31	59.87	265.61	0.00
Sarawak	361	2	210	149	0	298.86	0.44	99.75	198.67	0.00
MALAYSIA	4,148	86	1,646	2,405	11	14,249.22	80.54	1,831.05	12,315.39	22.23

Nota. / Note.

*Data transaksi di atas adalah TIDAK TERMASUK penjualan harta tanah daripada pemaju di pasaran primer yang hak milik individu/hak milik strata belum dikeluarkan.
*The above transaction data do not include the property sales from developers in the primary market for which individual title/strata title has yet been issued.

H1 2025										
Negeri State	Bilangan Transaksi Harta Tanah Pertanian Transaction of Agriculture Property Transaction					Nilai Transaksi Harta Tanah Pertanian (RM Juta) Value of Agriculture Property Transaction (RM MILL)				
	Jumlah Total	Warganegara Citizens			Jumlah Total	Warganegara Citizens			Bukan Warganegara Non-citizens	
		Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others		Bumiputera	Bukan Bumiputera Non-Bumiputera	Syarikat & Lain-lain Company & Others		
W.P. Kuala Lumpur	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
W.P. Putrajaya	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00
W.P. Labuan	24	23	1	0	3.78	3.23	0.55	0.00	0.00	0.00
Selangor	1,982	1,329	474	178	737.80	221.50	318.63	197.41	0.26	0.26
Johor	4,484	2,461	1,635	387	1,723.43	390.32	771.59	561.25	0.27	0.27
Pulau Pinang	962	578	245	139	343.59	87.06	161.17	95.36	0.00	0.00
Perak	6,402	4,408	1,569	425	1,651.40	311.93	516.76	822.71	0.00	0.00
Negeri Sembilan	1,629	1,186	343	100	636.74	138.75	167.53	330.45	0.00	0.00
Melaka	667	472	142	53	207.97	56.15	58.91	92.91	0.00	0.00
Kedah	6,694	6,317	254	123	915.33	426.81	83.57	404.95	0.00	0.00
Pahang	2,454	1,693	636	124	811.13	162.93	260.89	387.30	0.01	0.01
Terengganu	1,377	1,324	36	17	129.82	112.38	9.70	7.74	0.00	0.00
Kelantan	5,056	4,959	92	5	327.86	313.70	12.07	2.09	0.00	0.00
Perlis	833	807	26	0	78.10	69.91	8.19	0.00	0.00	0.00
Sabah	669	183	381	104	303.15	29.09	96.63	176.87	0.55	0.55
Sarawak	4,050	1,306	2,406	338	758.16	128.06	328.48	303.62	0.00	0.00
MALAYSIA	37,283	27,046	8,240	1,993	8,628.25	2,451.82	2,792.67	3,382.67	1.09	

Jadual XI / Table XI
Penawaran Unit Kediaman di Malaysia
Supply of Residential Units in Malaysia

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change
W.P. Kuala Lumpur	552,576	567,469	2.7	5,589	4,193	-25.0	49,081	56,953	16.0	6,562	8,337	27.0	66,050	54,196	-17.9	9,496	1,278	-86.5
W.P. Putrajaya	18,396	20,251	10.1	0	0	ND	2,512	28	-98.9	0	0	ND	3,252	3,224	-0.9	0	0	ND
W.P. Labuan	13,276	14,039	5.7	0	0	ND	873	428	-51.0	18	99	450.0	196	0	-100.0	0	0	ND
Selangor	1,712,272	1,745,057	1.9	5,637	8,209	45.6	82,880	83,704	1.0	6,524	3,818	-41.5	79,873	61,939	-22.5	9,667	8,837	-8.6
Johor	916,888	934,439	1.9	2,663	4,385	64.7	40,167	38,510	-4.1	6,882	6,173	-10.3	42,944	43,964	2.4	4,934	3,916	-20.6
Pulau Pinang	555,549	568,496	2.3	4,345	2,925	-32.7	26,733	29,643	10.9	1,594	5,813	264.7	18,640	18,923	1.5	1,969	2,747	39.5
Perak	537,544	550,730	2.5	3,917	5,624	43.6	39,154	35,406	-9.6	4,573	4,391	-4.0	41,866	28,515	-31.9	2,557	563	-78.0
Negeri Sembilan	308,823	318,094	3.0	1,402	3,270	133.2	16,826	24,300	44.4	2,337	3,768	61.2	26,784	15,968	-40.4	684	1,270	85.7
Melaka	217,303	231,136	6.4	108	4,300	3881.5	25,897	15,789	-39.0	3,228	4,056	25.7	24,467	19,836	-18.9	2,621	1,141	-56.5
Kedah	354,025	358,177	1.2	1,142	580	-49.2	17,485	18,674	6.8	1,256	1,917	52.6	12,428	11,537	-7.2	1,143	1,481	29.6
Pahang	307,550	313,071	1.8	1,220	1,914	56.9	13,873	19,813	42.8	2,625	2,537	-3.4	34,245	22,252	-35.0	2,924	1,207	-58.7
Terengganu	117,688	120,195	2.1	412	637	54.6	11,553	10,690	-7.5	748	397	-46.9	8,486	4,010	-52.7	299	85	-71.6
Kelantan	91,213	96,406	5.7	609	2,652	335.5	11,105	7,145	-35.7	643	539	-16.2	3,984	2,841	-28.7	607	985	62.3
Perlis	27,709	28,164	1.6	49	186	279.6	1,056	758	-28.2	96	37	-61.5	2,021	1,737	-14.1	137	52	-62.0
Sabah	244,999	247,802	1.1	1,518	1,794	18.2	19,548	16,259	-16.8	2,477	254	-89.7	20,415	20,159	-1.3	0	230	0.0
Sarawak	292,795	297,779	1.7	2,961	1,762	-40.5	15,598	17,844	14.4	1,992	1,420	-28.7	7,990	5,769	-27.8	3,467	626	-81.9
MALAYSIA	6,268,606	6,411,305	2.3	31,572	42,431	34.4	374,341	375,944	0.4	41,555	43,556	4.8	393,641	314,870	-20.0	40,505	24,418	-39.7

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.
The existing stock, incoming supply and planned supply are as at the end of the half year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

Jadual XII / Table XII
Penawaran Unit Kedai di Malaysia
Supply of Shop Units in Malaysia

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change
W.P. Kuala Lumpur	32,734	30,456	-7.0	0	23	ND	986	449	-54.5	0	0	ND	1,609	840	-47.8	0	0	ND
W.P. Putrajaya	538	538	0.0	0	0	ND	0	0	ND	0	0	ND	0	48	ND	0	0	ND
W.P. Labuan	1,059	1,073	1.3	0	20	ND	50	30	-40.0	0	0	ND	0	0	ND	0	0	ND
Selangor	114,849	111,263	-3.1	32	166	418.8	5,665	5,457	-3.7	468	331	-29.3	3,422	2,992	-12.6	582	371	-36.3
Johor	98,808	98,031	-0.8	209	198	-5.3	4,901	4,857	-0.9	526	476	-9.5	5,130	4,731	-7.8	239	305	27.6
Pulau Pinang	40,754	39,493	-3.1	114	58	-49.1	1,084	1,149	6.0	107	159	48.6	1,809	1,799	-0.6	0	10	ND
Perak	64,225	58,923	-8.3	28	119	325.0	2,147	2,047	-4.7	88	20	-77.3	3,260	2,453	-24.8	90	41	-54.4
Negeri Sembilan	27,553	27,135	-1.5	5	140	2700.0	958	1,887	97.0	147	87	-40.8	2,332	1,352	-42.0	29	121	317.2
Melaka	23,509	24,599	4.6	8	187	2237.5	1,459	1,027	-29.6	226	24	-89.4	1,663	1,330	-20.0	116	86	-25.9
Kedah	33,100	31,459	-5.0	119	25	-79.0	853	860	0.8	32	152	375.0	790	803	1.6	15	12	-20.0
Pahang	26,408	26,385	-0.1	79	96	21.5	1,335	1,979	48.2	161	219	36.0	3,429	2,331	-32.0	111	89	-19.8
Terengganu	8,921	8,522	-4.5	25	7	-72.0	775	578	-25.4	15	14	-6.7	606	425	-29.9	9	12	33.3
Kelantan	14,710	14,742	0.2	123	38	-69.1	1,088	1,037	-4.7	130	51	-60.8	539	341	-36.7	12	119	891.7
Perlis	5,828	4,655	-20.1	0	60	ND	301	37	-87.7	1	0	-100.0	851	77	-91.0	6	0	-100.0
Sabah	35,280	33,623	-4.7	34	142	317.6	2,103	2,182	3.8	124	0	-100.0	2,135	2,174	1.8	128	0	-100.0
Sarawak	40,345	39,520	-2.0	157	212	35.0	1,426	1,270	-10.9	138	76	-44.9	1,552	765	-50.7	276	0	-100.0
MALAYSIA	568,621	550,417	-3.2	933	1,491	59.8	25,131	24,846	-1.1	2,163	1,609	-25.6	29,127	22,461	-22.9	1,613	1,166	-27.7

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.
The existing stock, incoming supply and planned supply are as at the end of the half year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

Jadual XIII / Table XIII
Penawaran dan Penghunian Kompleks Perniagaan di Malaysia
Supply and Occupancy of Shopping Complex in Malaysia

State	Total Space (s.m.)		Completion (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025
W.P. Kuala Lumpur	3,471,216	3,429,504	27,871	0	2,948,461	2,992,311	84.9	87.3	62,472	-20,606	225,910	286,297	0	0	196,691	196,691	0	0
W.P. Putrajaya	79,744	54,864	0	0	63,031	47,011	79.0	85.7	-100	-19,320	29,277	29,277	0	0	0	0	0	0
W.P. Labuan	28,614	28,470	0	0	27,954	28,178	97.7	99.0	305	-243	0	0	0	0	0	0	0	0
Selangor	3,953,291	3,752,957	0	29,357	3,211,335	3,036,697	81.2	80.9	62,346	-205,359	331,202	289,607	0	9,405	0	0	0	9,405
Johor	2,455,302	2,417,866	0	0	1,760,399	1,782,055	71.7	73.7	28,061	-6,378	3,716	25,916	0	0	0	0	0	0
Pulau Pinang	1,864,139	1,931,871	0	68,981	1,362,340	1,344,474	73.1	69.6	-3,734	-58,060	190,552	25,040	0	0	96,421	96,421	0	0
Perak	1,026,504	981,457	5,310	6,789	908,831	867,872	88.5	88.4	9,580	-40,045	10,338	8,783	3,549	0	0	0	0	0
Negeri Sembilan	613,135	581,186	0	0	416,105	400,592	67.9	68.9	677	-20,934	7,345	7,345	7,345	0	0	0	0	0
Melaka	635,622	579,827	0	0	401,389	347,394	63.1	59.9	4,721	-57,288	57,245	57,245	0	0	0	0	0	0
Kedah	601,899	590,078	0	0	422,492	416,014	70.2	70.5	2,669	-19,243	0	0	0	0	15,045	20,031	0	8,874
Pahang	459,105	419,477	0	0	340,861	316,417	74.2	75.4	4,812	-35,037	6,276	6,276	6,276	0	15,373	15,373	0	0
Terengganu	210,288	269,881	5,724	0	163,672	205,010	77.8	76.0	4,550	-3,960	120,796	7,845	0	0	0	0	0	0
Kelantan	420,078	391,750	16,603	0	319,918	297,691	76.2	76.0	-5,130	-27,689	0	0	0	0	0	0	0	0
Perlis	60,692	57,959	0	0	48,365	50,348	79.7	86.9	-3,037	-3,655	34,256	30,418	0	0	0	0	0	0
Sabah	796,858	782,548	0	0	638,655	628,633	80.1	80.3	6,848	-5,483	44,470	61,415	0	0	23,509	23,509	0	0
Sarawak	1,084,230	1,062,467	0	0	838,219	878,397	77.3	82.7	8,802	4,536	41,676	41,676	0	0	0	0	0	0
MALAYSIA	17,760,717	17,332,162	55,508	105,127	13,872,027	13,639,094	78.1	78.7	183,842	-518,764	1,103,059	877,140	17,170	9,405	347,039	352,025	0	18,279

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.
The existing stock, incoming supply and planned supply are as at the end of the half year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

Jadual XIV / Table XIV
Penawaran dan Penghunian Pejabat Binaan Khas di Malaysia
Supply and Occupancy of Purpose-Built Office in Malaysia

State	Total Space (s.m.)		Completion (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025
W.P. Kuala Lumpur	10,256,778	10,206,257	19,788	58,529	7,362,015	7,371,934	71.8	72.2	-20,688	-17,313	564,971	518,461	0	0	761,621	736,092	0	0
W.P. Putrajaya	2,540,853	2,542,645	0	0	2,337,762	2,340,954	92.0	92.1	0	1,792	59,940	59,940	0	0	39,875	39,875	0	0
W.P. Labuan	67,051	66,706	0	0	61,806	60,647	92.2	90.9	-559	-1,316	0	0	0	0	0	0	0	0
Selangor	4,652,264	4,699,459	0	90,254	3,388,003	3,408,945	72.8	72.5	4,658	-15,084	60,243	32,906	0	0	0	0	0	0
Johor	1,446,778	1,368,143	37,160	0	1,006,362	931,669	69.6	68.1	5,880	-69,874	144,481	195,272	0	0	33,817	33,817	0	0
Pulau Pinang	1,081,974	955,399	0	0	918,000	799,681	84.8	83.7	-4,666	-120,539	76,693	47,040	0	0	28,975	42,488	0	5,136
Perak	667,897	555,915	0	0	606,144	517,727	90.8	93.1	-11,427	-90,599	20,072	20,072	11,305	0	0	0	0	0
Negeri Sembilan	344,041	307,562	0	0	314,244	275,960	91.3	89.7	-262	-33,015	8,831	8,831	0	0	0	0	0	0
Melaka	410,637	382,777	0	0	353,682	340,347	86.1	88.9	0	-14,856	0	0	0	0	0	0	0	0
Kedah	432,028	373,827	0	0	392,529	339,081	90.9	90.7	860	-56,349	0	0	0	0	0	0	0	0
Pahang	421,719	415,965	0	0	375,024	368,744	88.9	88.6	-1,804	-41,600	36,375	0	0	0	4,911	0	0	0
Terengganu	429,000	369,540	0	0	409,516	358,997	95.5	97.1	-5,954	-57,081	9,704	9,704	0	0	31,760	31,760	0	0
Kelantan	391,077	283,456	0	0	369,474	261,939	94.5	92.4	670	-104,359	0	46,988	0	0	0	0	0	0
Perlis	131,038	101,117	0	0	122,930	92,962	93.8	91.9	0	-29,968	25,085	25,085	0	0	0	0	0	0
Sabah	831,922	813,035	0	0	742,503	704,448	89.3	86.6	8,271	-21,255	11,067	11,067	0	0	37,498	37,498	0	0
Sarawak	840,127	880,554	0	6,989	757,013	755,973	90.1	85.9	-2,506	-24,903	55,925	10,528	0	0	0	0	0	0
MALAYSIA	24,945,184	24,322,357	56,948	155,772	19,517,007	18,930,008	78.2	77.8	-27,527	-696,319	1,073,387	985,894	11,305	0	938,457	921,530	0	5,136

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.
The existing stock, incoming supply and planned supply are as at the end of the half year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

Jadual XV / Table XV
Penawaran unit SOHO di Malaysia
Supply of SOHO units in Malaysia

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change
W.P. Kuala Lumpur	9,435	10,273	8.9	66	0	-100.0	3,947	3,939	-0.2	0	0	ND	5,247	5,211	-0.7	0	0	ND
W.P. Putrajaya	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
W.P. Labuan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Selangor	46,042	47,914	4.1	1,117	865	-22.6	15,959	17,100	7.1	0	0	ND	5,320	2,065	-61.2	0	0	ND
Johor	3,269	3,567	9.1	0	0	ND	1,486	1,824	22.7	0	0	ND	1,489	1,294	-13.1	0	0	ND
Pulau Pinang	4,257	4,714	10.7	0	18	ND	1,809	1,395	-22.9	0	0	ND	626	1,207	92.8	0	0	ND
Perak	1,043	1,043	0.0	0	0	ND	573	744	29.8	32	0	-100.0	3,089	2,737	-11.4	196	0	-100.0
Negeri Sembilan	104	104	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Melaka	0	0	ND	0	0	ND	352	352	0.0	0	0	ND	0	0	ND	0	0	ND
Kedah	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Pahang	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Terengganu	0	0	ND	0	0	ND	0	0	ND	0	0	ND	53	117	120.8	0	0	ND
Kelantan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Perlis	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sabah	467	467	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sarawak	563	563	0.0	0	0	ND	72	72	0.0	0	0	ND	0	12	ND	0	0	ND
MALAYSIA	65,180	68,645	5.3	1,183	883	-25.4	24,198	25,426	5.1	32	0	-100.0	15,824	12,643	-20.1	196	0	-100.0

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.

Sumber: Laporan Stok Pasaran Harta - NAPIC

The existing stock, incoming supply and planned supply are as at the end of the half year.

Source: Property Stock Report - NAPIC

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.

Property inventory for completion, start dan new planned supply are accumulated over the half year.

Jadual XVI / Table XVI
Penawaran Unit Pangsapuri Khidmat di Malaysia
Supply of Serviced Apartment Units in Malaysia

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change
W.P. Kuala Lumpur	129,890	143,598	10.6	6,906	2,180	-68.4	46,326	35,264	-23.9	3,805	2,409	-36.7	51,584	56,989	10.5	2,648	1,610	-39.2
W.P. Putrajaya	1,204	1,204	0.0	0	0	ND	323	671	107.7	0	0	ND	940	940	0.0	0	0	ND
W.P. Labuan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Selangor	120,110	137,999	14.9	3,875	3,144	-18.9	52,236	68,651	31.4	1,096	6,563	498.8	28,560	18,106	-36.6	7,134	1,474	-79.3
Johor	99,228	109,425	10.3	3,724	995	-73.3	18,974	27,616	45.5	3,894	4,458	14.5	28,281	26,267	-7.1	802	1,623	102.4
Pulau Pinang	9,202	10,751	16.8	1,013	418	-58.7	6,055	8,882	46.7	380	411	8.2	8,227	6,999	-14.9	588	494	-16.0
Perak	1,567	1,567	0.0	0	0	ND	710	1,104	55.5	0	0	ND	1,221	408	-66.6	0	0	ND
Negeri sembilan	14,498	16,183	11.6	0	1,106	ND	2,462	1,286	-47.8	0	0	ND	460	292	-36.5	0	0	ND
Melaka	8,850	10,820	22.3	0	130	ND	6,428	6,344	-1.3	730	0	-100.0	5,488	4,255	-22.5	0	252	ND
Kedah	637	637	0.0	0	0	ND	0	0	ND	0	0	ND	0	433	ND	0	0	ND
Pahang	7,882	10,085	27.9	0	0	ND	2,929	3,059	4.4	42	130	209.5	5,399	6,475	19.9	0	0	ND
Terengganu	276	276	0.0	0	0	ND	0	1,046	ND	0	0	ND	132	0	-100.0	0	0	ND
Kelantan	1,694	1,694	0.0	0	0	ND	0	940	ND	0	940	ND	1,358	0	-100.0	0	0	ND
Perlis	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sabah	2,716	3,353	23.5	0	0	ND	2,033	1,297	-36.2	0	0	ND	2,730	3,793	38.9	0	0	ND
Sarawak	1,447	1,537	6.2	0	0	ND	2,099	4,267	103.3	416	714	71.6	2,414	4,791	98.5	2,139	899	-58.0
MALAYSIA	399,201	449,129	12.5	15,518	7,973	-48.6	140,575	160,427	14.1	10,363	15,625	50.8	136,794	129,748	-5.2	13,311	6,352	-52.3

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.

Sumber: Laporan Stok Pasaran Harta - NAPIC

The existing stock, incoming supply and planned supply are as at the end of the half year.

Source: Property Stock Report - NAPIC

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.

Property inventory for completion, start dan new planned supply are accumulated over the half year.

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change
W.P. Kuala Lumpur	5,138	5,138	0.0	0	0	ND	0	0	ND	0	0	ND	37	37	0.0	0	0	ND
W.P. Putrajaya	48	48	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
W.P. Labuan	649	650	0.2	0	0	ND	41	41	0.0	0	0	ND	0	0	ND	0	0	ND
Selangor	42,601	43,295	1.6	48	78	62.5	1,217	1,472	21.0	129	32	-75.2	2,064	1,095	-46.9	74	260	251.4
Johor	19,241	19,533	1.5	0	238	ND	477	619	29.8	0	285	ND	168	189	12.5	40	103	157.5
Pulau Pinang	9,863	9,952	0.9	34	0	-100.0	292	221	-24.3	58	18	-69.0	24	2	-91.7	0	0	ND
Perak	8,507	8,524	0.2	0	0	ND	79	211	167.1	0	113	ND	327	539	64.8	26	0	-100.0
Negeri Sembilan	5,574	5,576	0.0	0	2	ND	283	838	196.1	99	305	208.1	570	553	-3.0	0	46	ND
Melaka	7,214	7,309	1.3	0	20	ND	773	261	-66.2	0	0	ND	1,917	249	-87.0	0	87	ND
Kedah	3,873	3,887	0.4	0	0	ND	86	386	348.8	0	6	ND	339	130	-61.7	0	0	ND
Pahang	3,686	3,686	0.0	6	0	-100.0	33	72	118.2	1	39	3800.0	263	193	-26.6	8	0	-100.0
Terengganu	910	910	0.0	1	0	-100.0	46	56	21.7	0	0	ND	84	1	-98.8	0	0	ND
Kelantan	630	634	0.6	0	1	ND	19	15	-21.1	14	1	-92.9	32	28	-12.5	0	0	ND
Perlis	297	315	6.1	0	14	ND	76	182	139.5	0	0	ND	142	19	-86.6	0	0	ND
Sabah	6,335	6,432	1.5	0	0	ND	221	291	31.7	0	24	ND	360	291	-19.2	0	0	ND
Sarawak	7,585	7,641	0.7	60	0	-100.0	171	199	16.4	0	0	ND	166	203	22.3	0	0	ND
MALAYSIA	122,151	123,530	1.1	149	353	136.9	3,814	4,864	27.5	301	823	173.4	6,493	3,529	-45.6	148	496	235.1

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.

Sumber: Laporan Stok Pasaran Harta - NAPIC

The existing stock, incoming supply and planned supply are as at the end of the half year.

Source: Property Stock Report - NAPIC

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.

Property inventory for completion, start and new planned supply are accumulated over the half year.

Jadual XVIII / Table XVIII
Bilangan Bilik Hotel
Number of Hotel Rooms

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change	H1 2024	H1 2025	% Change
W.P. Kuala Lumpur	47,177	49,772	5.5	0	0	ND	3,646	3,862	5.9	0	0	ND	1,344	2,248	67.3	0	552	ND
W.P. Putrajaya	1,769	1,769	0.0	0	0	ND	0	0	ND	0	0	ND	270	270	0.0	0	0	ND
W.P. Labuan	1,697	1,858	9.5	0	0	ND	116	116	0.0	0	0	ND	0	0	ND	0	0	ND
Selangor	26,089	26,286	0.8	0	0	ND	0	0	ND	0	0	ND	200	495	147.5	0	0	ND
Johor	31,334	32,455	3.6	150	35	-76.7	2,937	2,318	-21.1	0	18	ND	3,178	2,890	-9.1	0	0	ND
Pulau Pinang	24,034	25,583	6.4	0	241	ND	2,970	2,174	-26.8	0	0	ND	1,266	1,431	13.0	0	0	ND
Perak	16,429	17,849	8.6	0	0	ND	835	1,106	32.5	0	0	ND	664	363	-45.3	303	0	-100.0
Negeri Sembilan	9,584	12,151	26.8	0	0	ND	1,498	1,594	6.4	0	0	ND	406	446	9.9	0	0	ND
Melaka	18,223	19,863	9.0	0	300	ND	336	699	108.0	0	0	ND	1,558	1,582	1.5	0	0	ND
Kedah	13,154	13,320	1.3	0	0	ND	756	756	0.0	0	0	ND	430	406	-5.6	0	0	ND
Pahang	25,624	26,037	1.6	0	0	ND	0	0	ND	0	0	ND	697	783	12.3	14	13	-7.1
Terengganu	11,139	11,677	4.8	0	0	ND	538	446	-17.1	0	0	ND	280	316	12.9	0	0	ND
Kelantan	4,360	4,360	0.0	0	0	ND	144	144	0.0	0	0	ND	10	10	0.0	10	0	-100.0
Perlis	1,245	1,273	2.2	0	0	ND	120	120	0.0	0	0	ND	120	120	0.0	0	0	ND
Sabah	24,019	25,388	5.7	487	136	-72.1	3,142	3,406	8.4	0	0	ND	2,957	2,791	-5.6	0	0	ND
Sarawak	21,142	22,038	4.2	0	0	ND	0	205	ND	0	205	ND	0	220	ND	0	220	ND
MALAYSIA	277,019	291,679	5.3	637	712	ND	17,038	16,946	-0.5	0	223	ND	13,380	14,371	7.4	327	785	140.1

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.

Sumber: Laporan Stok Pasaran Harta - NAPIC

The existing stock, incoming supply and planned supply are as at the end of the half year.

Source: Property Stock Report - NAPIC

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.

Property inventory for completion, start dan new planned supply are accumulated over the half year.

Jadual XIX / Table XIX

Bilangan & Prestasi Jualan Pelancaran Baru dan Bilangan & Nilai Unit Kediaman yang Tidak Terjual di Malaysia
Number and Sales Performance of New Launches and Number and Value of Unsold Residential Units in Malaysia

State	Newly Launched		Completed		Under Construction		Not Constructed	
	H1 2024 ^r	H1 2025 ^r	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025
Malaysia								
Units Launched	43,246	23,380						
Units Sold	10,210	5,619	22,642	26,911	57,934	65,033	10,010	12,665
Sales Performance	23.6	24.0	14,240.69	16,435.08	NA	NA	NA	NA
W.P. Kuala Lumpur								
Units Launched	4,176	1,746						
Units Sold	1,198	523	3,051	3,643	5,905	4,599	3,932	3,979
Sales Performance	28.7	30.0	3,062.93	3164.22	NA	NA	NA	NA
W.P. Putrajaya								
Units Launched	0	0						
Units Sold	0	0	302	222	411	18	0	0
Sales Performance	0.0	0.0	343.20	247.13	NA	NA	NA	NA
W.P. Labuan								
Units Launched	0	0						
Units Sold	0	0	41	41	95	89	0	0
Sales Performance	0.0	0.0	13.41	13.41	NA	NA	NA	NA
Selangor								
Units Launched	8,131	4,548						
Units Sold	1,594	682	2,328	2,465	7,106	11,470	1,428	2,299
Sales Performance	19.6	15.0	1,849.49	1980.98	NA	NA	NA	NA
Johor								
Units Launched	8,537	5,401						
Units Sold	3,392	2,374	3,219	3,209	6,305	7,918	257	1,299
Sales Performance	39.7	44.0	2,802.24	2763.91	NA	NA	NA	NA
Pulau Pinang								
Units Launched	2,288	1,104						
Units Sold	1,135	36	2,400	2,485	4,288	8,462	1,480	405
Sales Performance	49.6	3.3	2,022.86	1891.71	NA	NA	NA	NA
Perak								
Units Launched	4,452	2,841						
Units Sold	693	866	4,161	3,266	10,922	7,258	454	1,058
Sales Performance	15.6	30.5	1,144.72	1067.28	NA	NA	NA	NA
Negeri Sembilan								
Units Launched	3,463	2,683						
Units Sold	237	571	1,475	1,802	2,362	3,225	621	1,096
Sales Performance	6.8	21.3	531.07	718.52	NA	NA	NA	NA
Melaka								
Units Launched	3,451	1,795						
Units Sold	543	217	514	1,474	3,061	3,688	550	501
Sales Performance	15.7	12.1	210.14	489.58	NA	NA	NA	NA
Kedah								
Units Launched	1253	1,206						
Units Sold	41	129	353	807	2,758	2,511	454	279
Sales Performance	3.3	10.7	143.55	283.31	NA	NA	NA	NA
Pahang								
Units Launched	2,620	1,003						
Units Sold	380	151	879	1,399	2,510	3,098	222	247
Sales Performance	14.5	15.1	343.91	556.97	NA	NA	NA	NA
Terengganu								
Units Launched	153	260						
Units Sold	26	4	250	156	542	860	0	0
Sales Performance	17.0	1.5	95.69	57.12	NA	NA	NA	NA
Kelantan								
Units Launched	378	273						
Units Sold	35	42	373	2,411	3,407	1,324	29	34
Sales Performance	9.3	15.4	108.03	734.16	NA	NA	NA	NA
Perlis								
Units Launched	206	0						
Units Sold	15	0	6	39	259	233	0	52
Sales Performance	7.3	0.0	2.16	9.19	NA	NA	NA	NA
Sabah								
Units Launched	2,410	312						
Units Sold	600	22	1,728	1,967	4,260	5,056	310	239
Sales Performance	24.9	7.1	800.01	1709.68	NA	NA	NA	NA
Sarawak								
Units Launched	1,728	208						
Units Sold	321	2	1,562	1,525	3,743	5,224	273	1,177
Sales Performance	18.6	1.0	767.29	747.92	NA	NA	NA	NA

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC

Total may not add up to the shown figures due to rounding off

Jadual XX / Table XX
Bilangan Unit Kedai yang Tidak Terjual di Malaysia
Number of Unsold Shop Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025
Malaysia						
Unsold Units	5,901	5,699	3,131	4,158	587	615
Value (RM Million)	5,208.05	4,953.19	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	13	11	0	16	0	0
Value (RM Million)	4.55	3.85	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	9	6	0	0	0	0
Value (RM Million)	34.33	22.89	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	355	403	623	765	105	48
Value (RM Million)	434.18	581.90	NA	NA	NA	NA
Johor						
Unsold Units	1,311	1,097	909	1,232	44	153
Value (RM Million)	1,306.36	1,073.30	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	77	77	14	220	36	0
Value (RM Million)	45.68	47.19	NA	NA	NA	NA
Perak						
Unsold Units	552	588	123	230	92	92
Value (RM Million)	248.16	280.81	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	394	384	120	279	0	113
Value (RM Million)	258.83	250.33	NA	NA	NA	NA
Melaka						
Unsold Units	175	186	24	13	16	46
Value (RM Million)	152.50	157.90	NA	NA	NA	NA
Kedah						
Unsold Units	340	286	125	106	0	6
Value (RM Million)	235.31	183.58	NA	NA	NA	NA
Pahang						
Unsold Units	371	383	215	179	182	106
Value (RM Million)	237.15	238.78	NA	NA	NA	NA
Terengganu						
Unsold Units	91	76	21	45	0	8
Value (RM Million)	85.11	75.98	NA	NA	NA	NA
Kelantan						
Unsold Units	348	398	63	271	34	0
Value (RM Million)	228.39	258.21	NA	NA	NA	NA
Perlis						
Unsold Units	28	54	72	23	0	0
Value (RM Million)	20.48	32.53	NA	NA	NA	NA
Sabah						
Unsold Units	704	625	525	378	54	49
Value (RM Million)	475.88	431.57	NA	NA	NA	NA
Sarawak						
Unsold Units	1,133	1,125	297	401	24	0
Value (RM Million)	1,261.15	1,314.37	NA	NA	NA	NA

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC
Total may not add up to the shown figures due to rounding off

Jadual XXI / Table XXI
Bilangan Unit SOHO yang Tidak Terjual di Malaysia
Number of Unsold SOHO Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025
Malaysia						
Unsold Units	1,623	2,452	5,367	4,477	2,551	1,061
Value (RM Million)	1,078.95	1,383.61	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	699	627	975	911	0	0
Value (RM Million)	620.81	552.20	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	413	318	3,190	3,112	2,551	865
Value (RM Million)	194.82	142.89	NA	NA	NA	NA
Johor						
Unsold Units	345	378	146	143	0	196
Value (RM Million)	206.4	248.70	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	18	985	985	188	0	0
Value (RM Million)	11.57	395.01	NA	NA	NA	NA
Perak						
Unsold Units	10	6	0	52	0	0
Value (RM Million)	1.33	0.80	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Melaka						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Pahang						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Terengganu						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Sabah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.0	0.0	NA	NA	NA	NA
Sarawak						
Unsold Units	138	138	71	71	0	0
Value (RM Million)	44.01	44.01	NA	NA	NA	NA

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC

Source: Property Market Status Report - NAPIC

Total may not add up to the shown figures due to rounding off

Jadual XXII / Table XXII

Bilangan Pangsapuri Khidmat yang Tidak Terjual di Malaysia
Number of Serviced Apartment Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025
Malaysia						
Unsold Units	21,158	17,883	25,446	41,644	10,855	11,932
Value (RM Million)	17,468.33	14,427.60	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	4,505	4,236	9,072	7,381	5,343	9,507
Value (RM Million)	4,307.39	4,096.02	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	84	72	0	0	0	0
Value (RM Million)	31.62	27.10	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	2,177	2,303	9,287	15,675	700	1,601
Value (RM Million)	1,344.31	1,379.61	NA	NA	NA	NA
Johor						
Unsold Units	12,618	9,323	3,519	6,168	587	508
Value (RM Million)	10,830.08	7,859.05	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	270	309	381	3,296	934	76
Value (RM Million)	367.74	383.28	NA	NA	NA	NA
Perak						
Unsold Units	125	121	0	274	0	0
Value (RM Million)	64.53	62.47	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	874	799	569	617	0	82
Value (RM Million)	360.11	330.84	NA	NA	NA	NA
Melaka						
Unsold Units	43	0	298	1,567	0	0
Value (RM Million)	19.82	0.00	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pahang						
Unsold Units	76	381	1,533	2,633	2,247	0
Value (RM Million)	34.41	206.65	NA	NA	NA	NA
Terengganu						
Unsold Units	92	16	0	0	0	0
Value (RM Million)	39.80	7.45	NA	NA	NA	NA
Kelantan						
Unsold Units	225	225	0	549	733	0
Value (RM Million)	42.3	42.30	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	0	31	0	1,328	0	0
Value (RM Million)	0.00	6.20	NA	NA	NA	NA
Sarawak						
Unsold Units	69	67	787	2,156	311	158
Value (RM Million)	26.22	26.64	NA	NA	NA	NA

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC

Source: Property Market Status Report - NAPIC

Total may not add up to the shown figures because of rounding up

Jadual Gambaran Keseluruhan
Overview Table

Overview 67

State	Completed		Under Construction		Not Constructed	
	H1 2024	H1 2025	H1 2024	H1 2025	H1 2024	H1 2025
Malaysia						
Unsold Units	746	696	621	872	0	47
Value (RM Million)	780.05	790.72	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	8	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	45	40	213	212	0	0
Value (RM Million)	105.81	94.53	NA	NA	NA	NA
Johor						
Unsold Units	117	105	130	119	0	0
Value (RM Million)	163.72	138.17	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	7	7	25	31	0	0
Value (RM Million)	22.40	22.40	NA	NA	NA	NA
Perak						
Unsold Units	78	78	12	19	0	0
Value (RM Million)	59.63	59.63	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	40	40	121	267	0	0
Value (RM Million)	22.23	22.23	NA	NA	NA	NA
Melaka						
Unsold Units	9	0	0	59	0	41
Value (RM Million)	8.72	0.00	NA	NA	NA	NA
Kedah						
Unsold Units	20	14	10	17	0	0
Value (RM Million)	9.98	6.99	NA	NA	NA	NA
Pahang						
Unsold Units	50	44	0	33	0	0
Value (RM Million)	38.38	31.18	NA	NA	NA	NA
Terengganu						
Unsold Units	14	14	0	0	0	0
Value (RM Million)	4.95	4.95	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	26	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pertis						
Unsold Units	0	8	12	24	0	0
Value (RM Million)	0.00	12.00	NA	NA	NA	NA
Sabah						
Unsold Units	47.00	63	0	13	0	0
Value (RM Million)	128.67	215.74	NA	NA	NA	NA
Sarawak						
Unsold Units	319	283	72	70	0	6
Value (RM Million)	215.56	182.91	NA	NA	NA	NA

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC

Total may not add up to the shown figures because of rounding up



LAPORAN PASARAN HARTA WILAYAH TENGAH Separuh Pertama 2025

CENTRAL REGION PROPERTY MARKET REPORT First Half 2025



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

CONTENTS

- 1 Central Region Property Market Overview
- 2 Property Market Activity
- 3 Property Highlights



CENTRAL REGION



MARKET ACTIVITY

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

Volume 45,442 transactions **Value RM46.76 billion**

-4.9%

1.5%

31,612 units
RM20.32 billion

-7.1%
-3.0%

8,884 units
RM14.64 billion

0.7%
8.3%

1,562 units
RM7.10 billion

12.2%
-1.4%

1,982 units
RM0.74 billion

-9.1%
-57.9%

1,402 units
RM3.99 billion

3.0%
50.1%



Residential



Commercial



Industrial

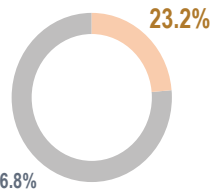


Agriculture



Development Land & Others

Market Share between
Regions (Volume)



Central Region Other Regions

Construction Activity



12,402
Completion

12,155
Starts

10,115
New Planned
Supply



189

331

371



5,324

8,972

3,084



78

32

260

Unsold Starts



6,330 units @
RM5.39 billion
Unsold Completed

16,087
Unsold Under
Construction

6,278
Unsold Not
Constructed



420 units @
RM0.61 billion

781

48



7,556 units @
RM6.20 billion

27,079

11,973



40 units @
RM0.09 billion

212

0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH TENGAH

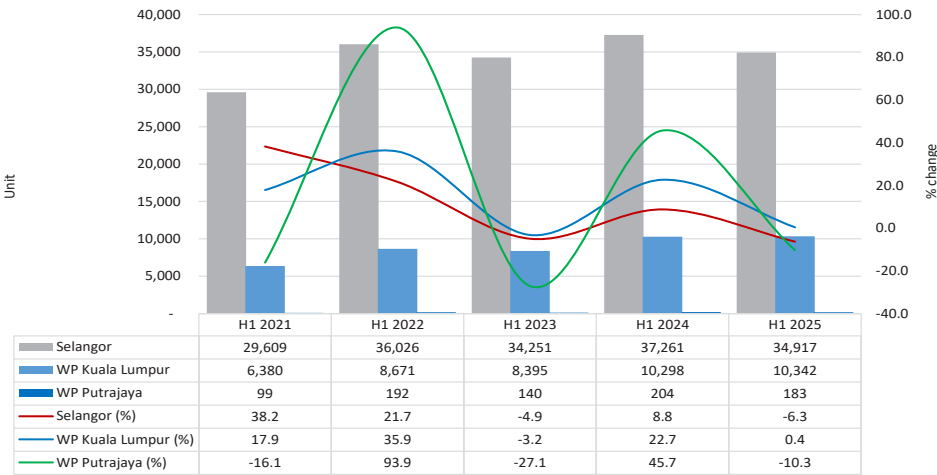
Prestasi pasaran harta tanah Wilayah Tengah adalah sederhana pada H1 2025, seperti yang ditunjukkan dalam aktiviti pasaran. Wilayah ini mencatat 45,442 transaksi bernilai RM46.79 bilion, penurunan sebanyak 4.9% dalam bilangan, manakala nilai menunjukkan peningkatan 1.5% dalam nilai berbanding H1 2024.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

1.0 CENTRAL REGION PROPERTY MARKET OVERVIEW

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

Chart 1

Overall Property Transactions Volume Trend H1 2021 – H1 2025

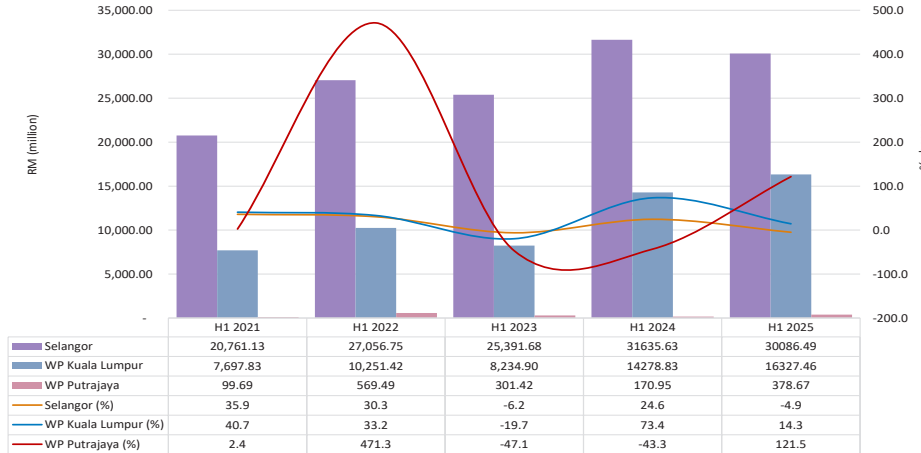


Dari segi bilangan transaksi, WP Putrajaya dan Selangor masing-masing menunjukkan aliran menurun 10.3% dan 6.3%. Sementara itu, WP Kuala Lumpur sedikit menaik iaitu sebanyak 0.4%.

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

Chart 2

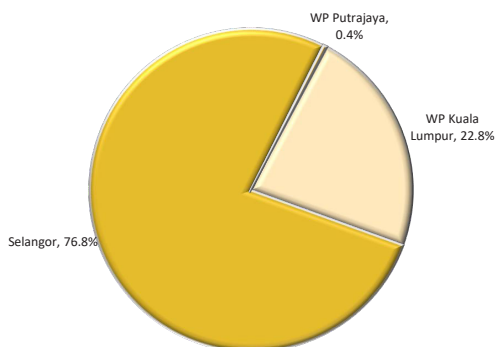
Overall Property Transactions Value Trend H1 2021 – H1 2025 (RM Million)



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

Chart 3

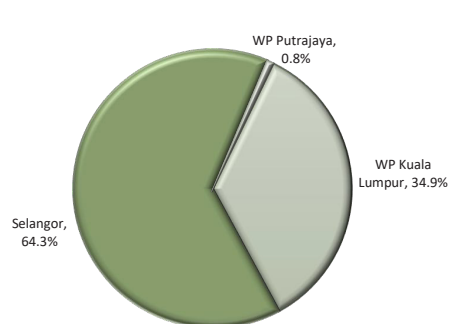
Overall Property Transactions Volume Breakdown by State H1 2025



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

Chart 4

Overall Property Transactions Value Breakdown by State H1 2025

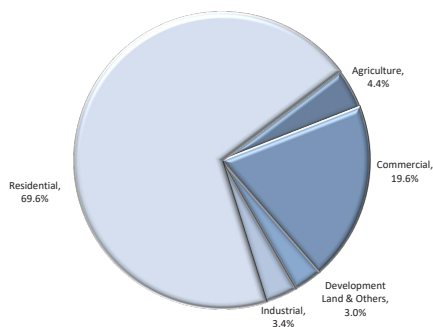


Mengikut negeri, Selangor mendominasi keseluruhan transaksi harta tanah dengan 76.8% dalam bilangan (34,917 transaksi) dan 64.3% dalam nilai (RM30.09 bilion) daripada jumlah keseluruhan transaksi Wilayah Tengah.

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

Chart 5

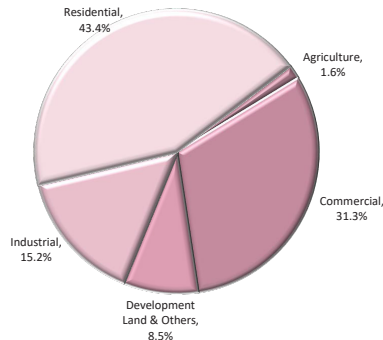
Overall Property Transactions Volume Breakdown by Sub-sector H1 2025



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

Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2025



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

Table 1

Summary of Prominent Sales in H1 2025

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

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

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

2.0 PROPERTY MARKET ACTIVITY

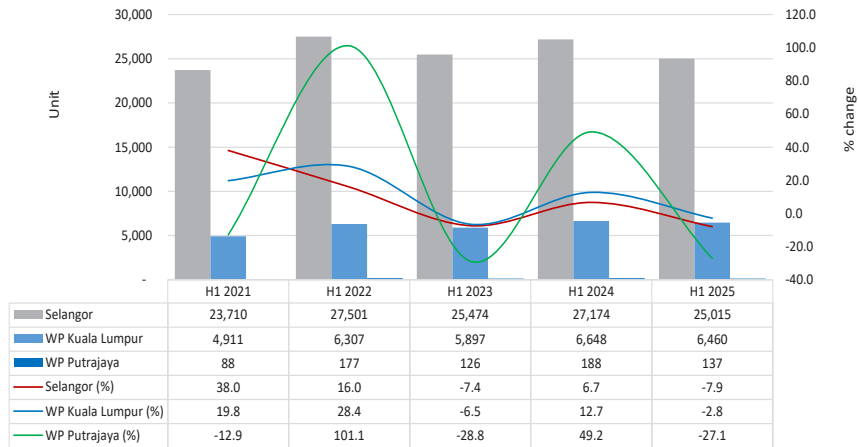
2.1 RESIDENTIAL PROPERTY

Transaction

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

Chart 7

Residential Property Transactions Volume Trend H1 2021 – H1 2025

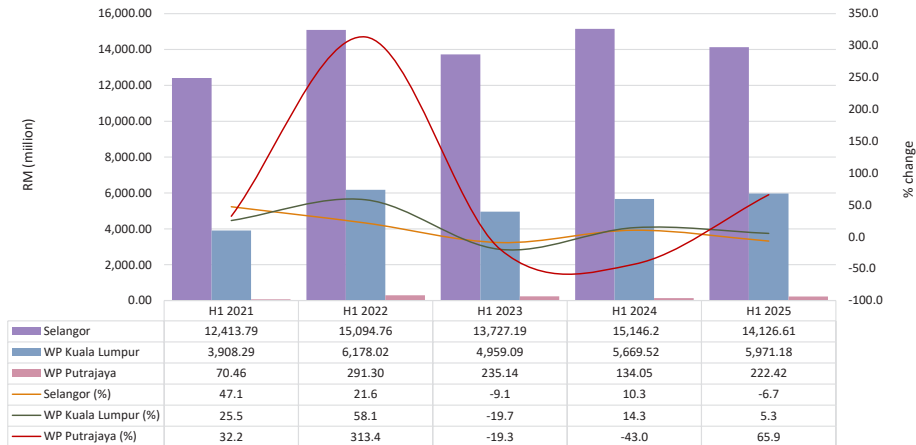


Bagi nilai transaksi, WP Putrajaya dan WP Kuala Lumpur masing-masing merekodkan peningkatan sebanyak 65.9% dan 5.3%, manakala Selangor menurun sebanyak 6.7%.

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

Chart 8

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



Pelancaran Baharu

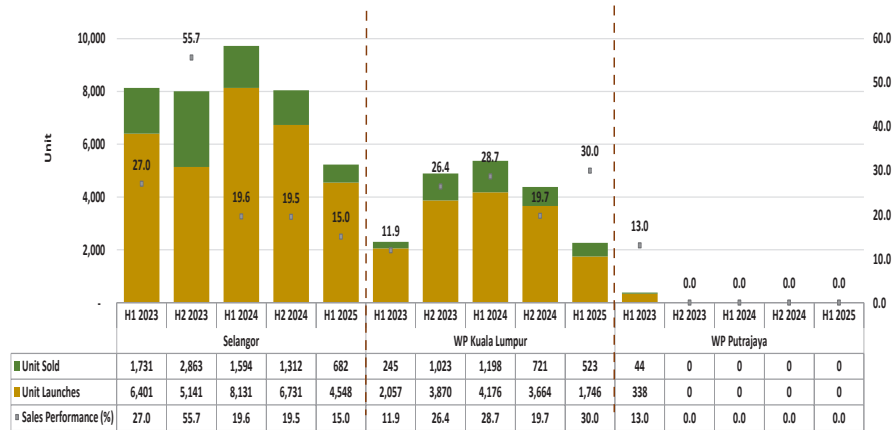
Pasaran utama di Wilayah Tengah menyaksikan prestasi merosot bagi pelancaran baharu di WP Kuala Lumpur dan Selangor, manakala WP Putrajaya kekal tiada. WP Kuala Lumpur dan Selangor masing-masing mencatat penurunan 58.2% (1,746 unit daripada H1 2024: 4,176 unit) dan 44.1% (4,548 unit daripada H1 2024: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

New Launches

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

Chart 9

Residential Newly Launch and Sales Performance



Status Pasaran

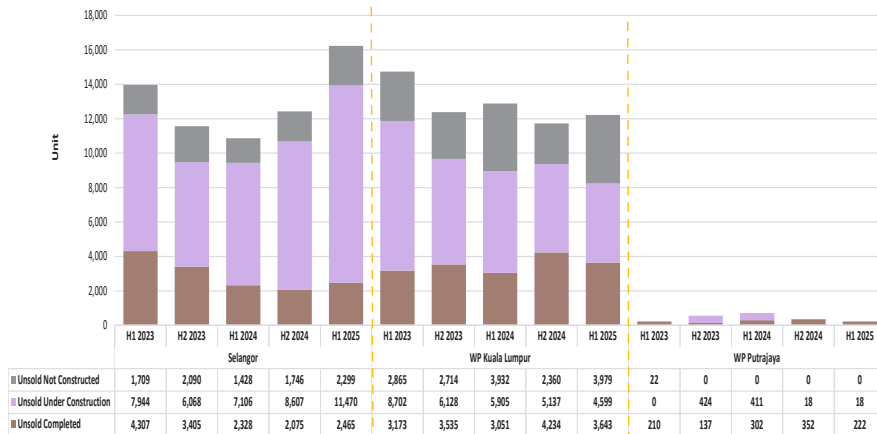
Situasi unit kediaman tidak terjual menyaksikan pergerakan bercampur dalam tempoh kajian. Selangor mencatat peningkatan di semua peringkat tidak terjual dimana siap dibina belum terjual sebanyak 18.8% (H2 2024: 2,075 unit, dalam pembinaan belum terjual 33.3% (H2 2024: 8,607 unit) dan belum dibina belum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

Market Status

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

Chart 10

Residential Unsold Units H1 2023 – H1 2025



Aktiviti Pembinaan

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

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

Construction Activity

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

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

Chart 11

Residential Construction Activity Trend H1 2023 – H1 2025

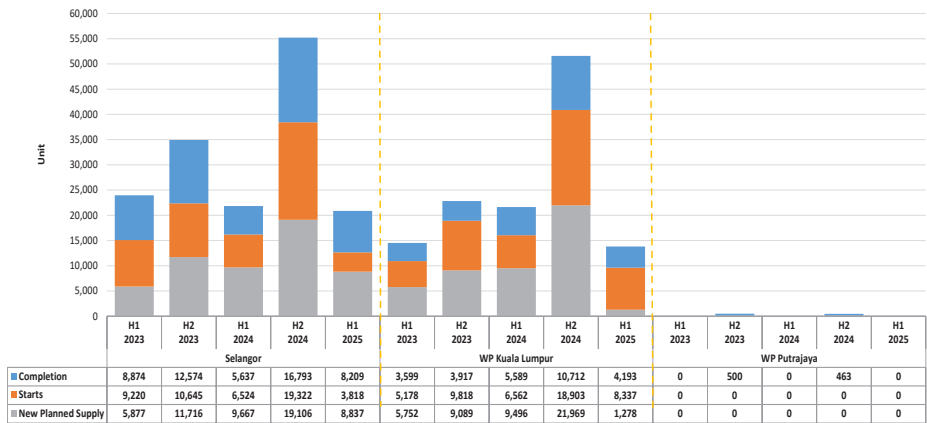


Table 2

Construction Activity of Residential in Central Region H1 2025

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

Harga

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

Price

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

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

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

Indeks Harga Rumah

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

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

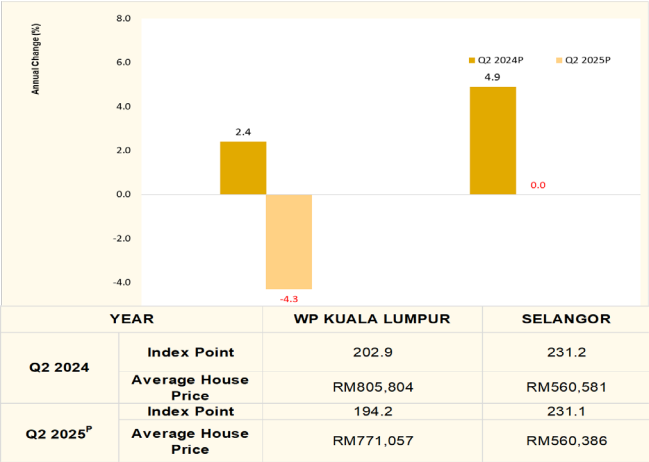
In the high-rise residential segment, strong performances were recorded. In WP Kuala Lumpur, apartments/ condominiums located in prominent areas served with efficient road linkages, indicating an increase, including Idaman Sutera (19.1%), Anjung Villa (16.7%) and Shamelin Bistari Condo (11.5%). Meanwhile,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

House Price Index

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

Chart 12

All House Price Index Annual Changes



Sewa

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

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

Rental

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

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

2.2 HARTA TANAH KOMERSIAL

Transaksi

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

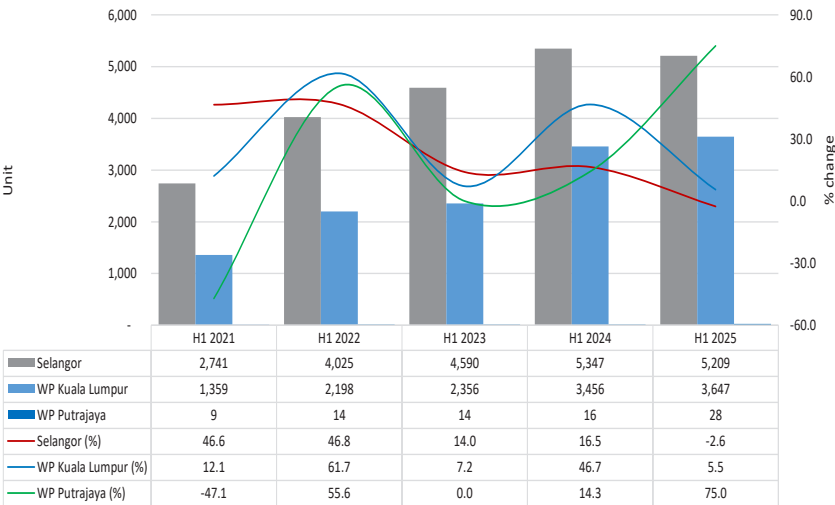
2.2 COMMERCIAL PROPERTY

Transaction

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

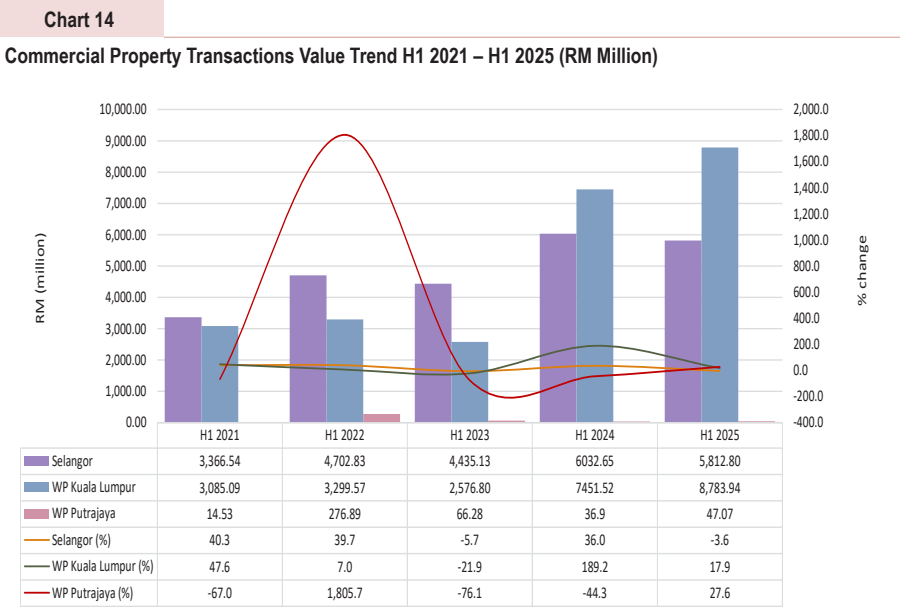
Chart 13

Commercial Property Transactions Volume Trend H1 2021 – H1 2025



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

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



a. Kedai

Transaksi

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

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

a. Shop

Transaction

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

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

Status Pasaran

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

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

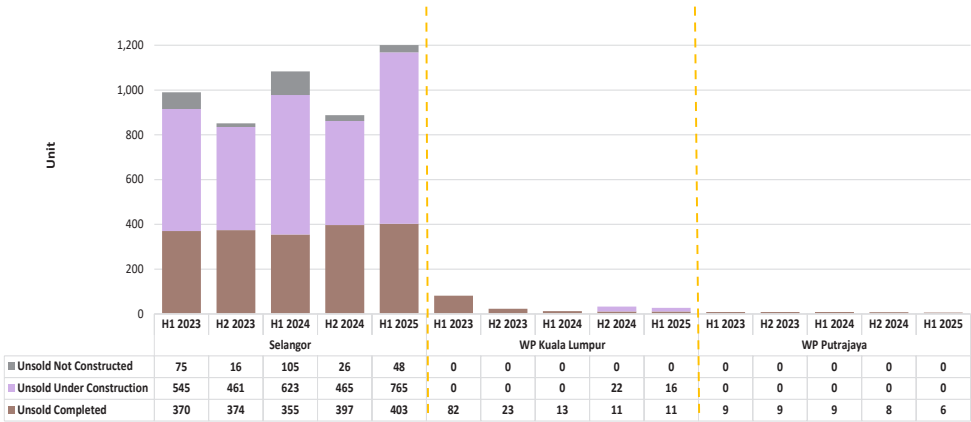
Market Status

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

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

Chart 15

Shop Unsold Units H1 2023 – H1 2025



Aktiviti Pembinaan

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

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

Construction Activity

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

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

Chart 16

Shop Construction Activity Trend H1 2023 – H1 2025

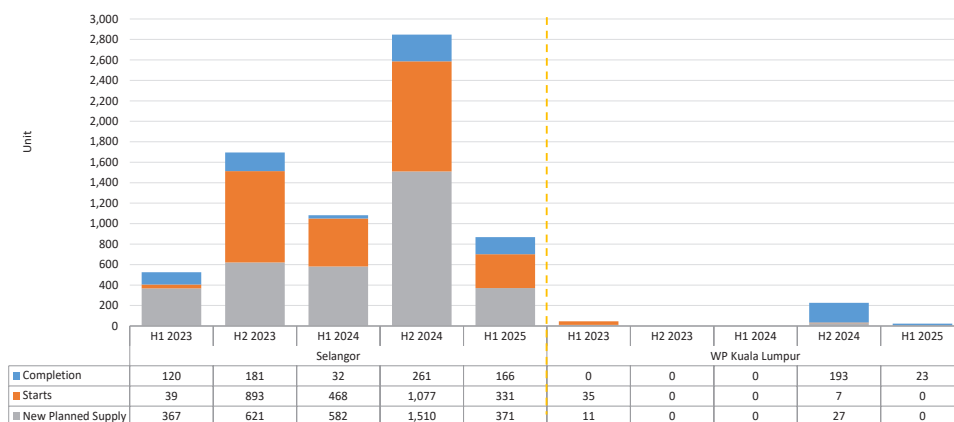


Table 3

Construction Activity of Shop in the Central Region H1 2025

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

Harga

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

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

Sewa

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

Price

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

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

Rental

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

b. Pangsapuri Khidmat/ SOHO

Transaksi

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

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

Status Pasaran

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

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

b. Serviced Apartment/ SOHO

Transaction

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

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

Market Status

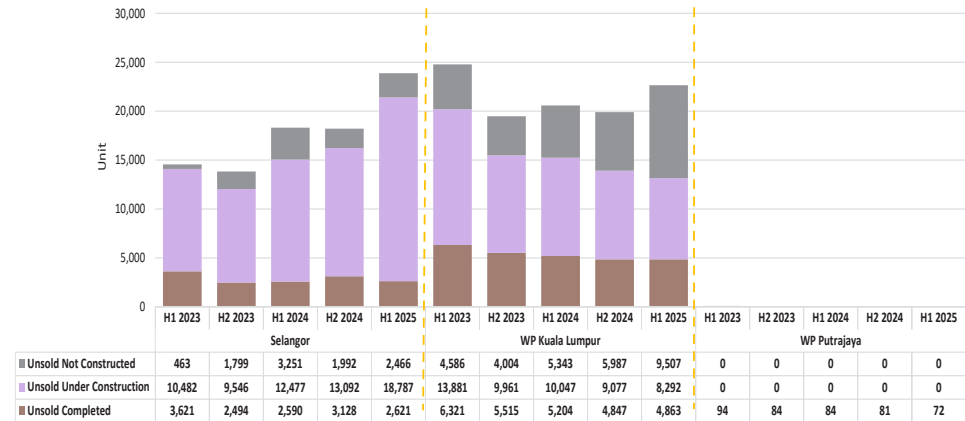
Sales performance for serviced apartment/ SOHO units in the Central Region showed mixed movements. Positive performance was recorded at the unsold completed stage. Selangor and WP Putrajaya recorded a decrease of 16.2% and 11.1%, respectively, in unsold units. However, WP Kuala Lumpur recorded a mere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

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

12

Chart 17

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



Aktiviti Pembinaan

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

Construction Activity

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

Chart 18
Serviced Apartment / SOHO Construction Activity Trend H1 2023 – H1 2025

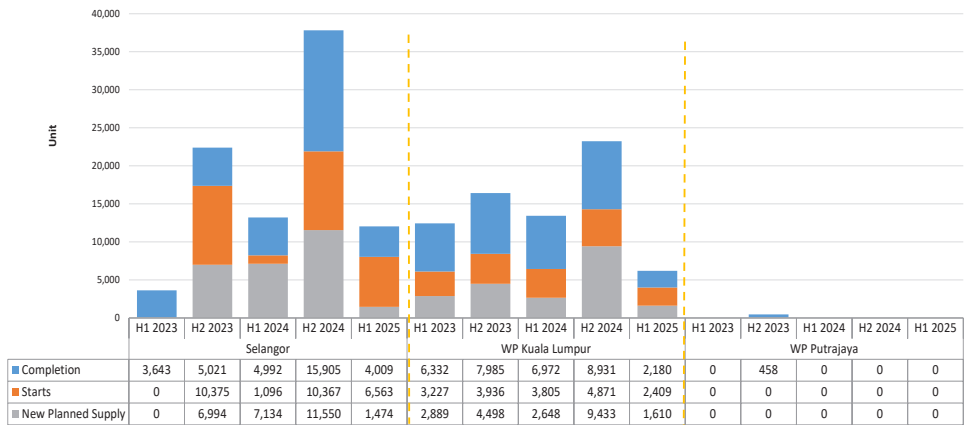


Table 4
Construction Activity of Serviced Apartment/ SOHO in the Central Region H1 2025

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

Harga

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

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

Price

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

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

Sewa

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

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

c. Kompleks Perniagaan

Transaksi

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

Penghunian dan Ketersediaan Ruang

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

Rental

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

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

c. Shopping Complex

Transaction

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

Occupancy and Space Availability

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

Chart 19

Supply and Occupancy of Shopping Complex

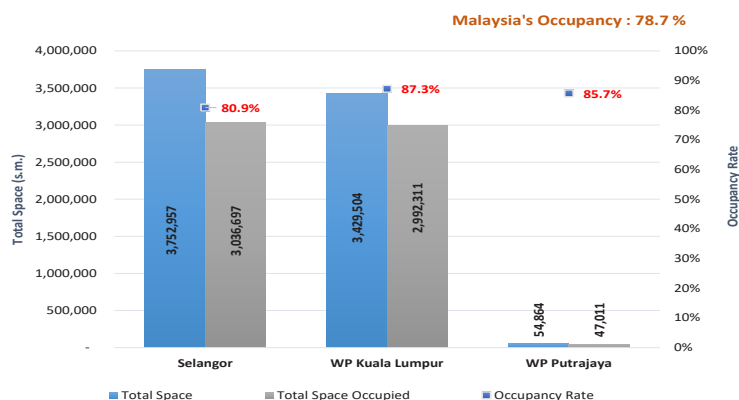


Table 5

Pertinent Movements in Shopping Complex

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

Aktiviti Pembinaan

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

Construction Activity

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

Table 6

Completion of Purpose-Built Office in Central Region

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

Table 7

Construction Activity of Shopping Complex in Central Region H1 2025

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

Sewa

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

Rental

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

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

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

d. Pejabat Binaan Khas

Transaksi

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

c. Purpose-built Office

Transaction

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

Penghunian dan Ketersediaan Ruang

Occupancy and Space Availability

16

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

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

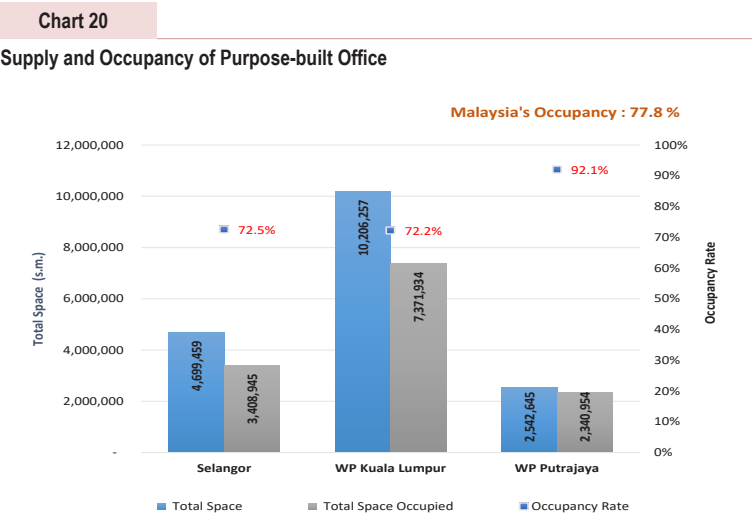


Table 8

Pertinent Movements in Shopping Complex

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

Aktiviti Pembinaan

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

Construction Activity

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

Table 9

Construction Activity of Purpose-Built Office in Central Region

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

Table 10

Construction Activity of Purpose-built Office in Central Region

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

Sewa

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

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

e. Harta Tanah Riadah

Transaksi

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

Aktiviti Pembinaan

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

2.3 HARTA INDUSTRI

Transaksi

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

Rental

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

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

e. Leisure Property

Transactions

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

Construction Activity

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

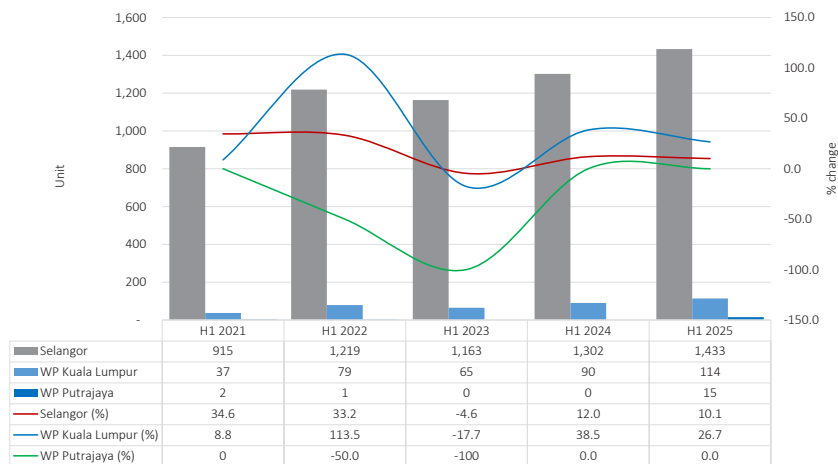
2.3 INDUSTRIAL PROPERTY

Transaction

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

Chart 21

Industrial Property Transactions Volume Trend H1 2021 – H1 2025

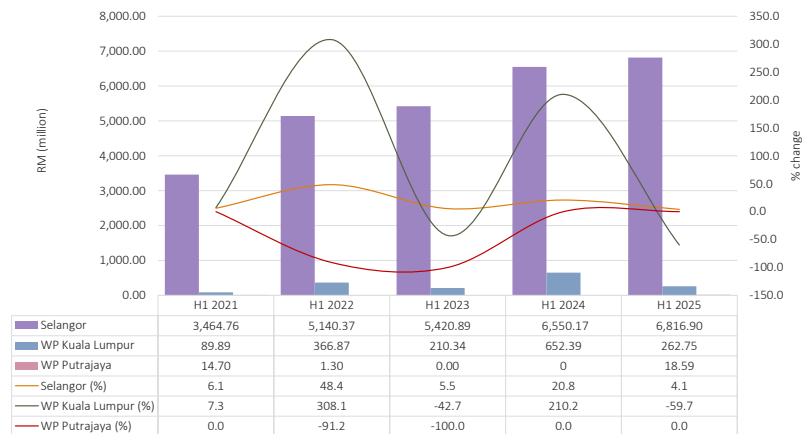


Dari segi nilai transaksi, Selangor dan WP Putrajaya masing-masing meningkat kepada RM6.82 billion (H1 2024: RM6.55 billion) dan RM18.59 million (H1 2024: Nil). Manakala WP Kuala Lumpur mencatat penurunan 59.7% kepada RM262.75 million (H1 2024: RM652.39 million).

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

Chart 22

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



Status Pasaran

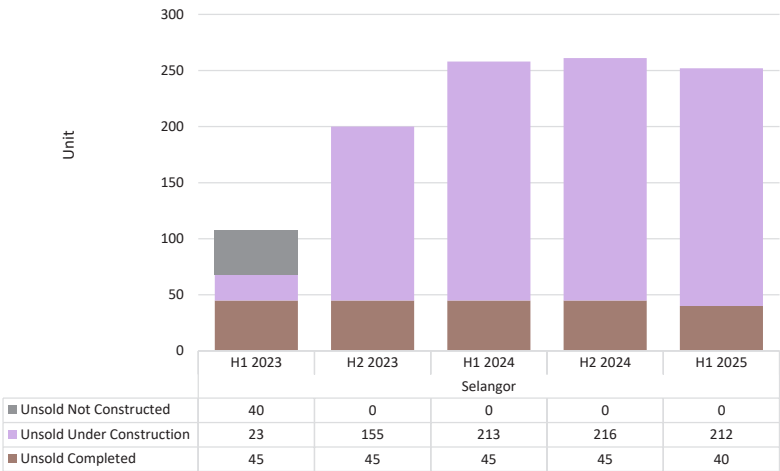
Wilayah Tengah menyaksikan prestasi unit belum terjual yang positif. WP Kuala Lumpur dan WP Putrajaya masing-masing kekal dengan tiada rekod unit belum terjual seperti H2 2024. Selangor merekodkan penurunan sebanyak 11.1% (H2 2024: 45 unit) di peringkat siap dibina tidak terjual dan 1.9% (H2 2024: 216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

Market Status

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

Chart 23

Industrial Unsold completed and Unsold Units H1 2023 – H1 2025



Aktiviti Pembinaan

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

Construction Activity

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

Chart 24

Industrial Construction Activity Trend H1 2023 – H1 2025

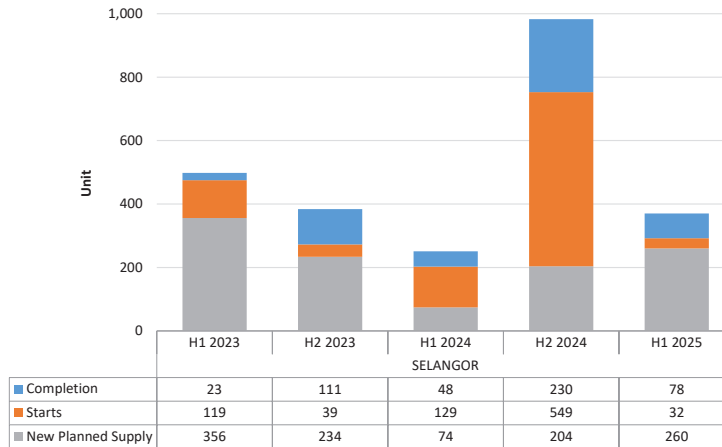


Table 11

Construction Activity of Industrial in Central Region

Stage of Development \ State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply	43,295	5,138	48
Incoming Supply	1,472	0	0
Planned Supply	1,095	37	0

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

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

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

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

3.2 Mega Project

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

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

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

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

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

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

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

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

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

3.3 State Government Policy

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

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

State	Descriptions										
	2. Residensi Wilayah: Development Incentives and Facilities for Developers - To encourage the development and provision of RW in the Federal Territory, various incentives and facilities are given to housing developers to balance the cross-subsidy method implemented subject to OSC consideration. - RW construction is exempted from development charges according to the percentage built as follows: <table border="1"> <thead> <tr> <th>% Residensi Wilayah</th><th>% of Development Caj Exemption</th></tr> </thead> <tbody> <tr> <td>30%</td><td>30%</td></tr> <tr> <td>50%</td><td>50%</td></tr> <tr> <td>70%</td><td>70%</td></tr> <tr> <td>100%</td><td>100%</td></tr> </tbody> </table> - Contribution of Development Service Money (ISF) for the purpose of road construction is given a reduction of 50 percent. - A reduction in parking ratio calculations may be considered for RW projects in Transit-Oriented Development (TOD) areas. - Developers are eligible for a Special Lane (Green Lane) for land-related matters at Pejabat Pengarah Tanah dan Galian Wilayah Persekutuan (PTGWP) / Unit Jawatankuasa Kerja Tanah Wilayah Persekutuan (UJKTWP).	% Residensi Wilayah	% of Development Caj Exemption	30%	30%	50%	50%	70%	70%	100%	100%
% Residensi Wilayah	% of Development Caj Exemption										
30%	30%										
50%	50%										
70%	70%										
100%	100%										
	3. Rumah Majlis (Council Home), DBKL - Rumah Majlis (Council Home) with a minimum area of 750 s.f. per unit on DBKL-owned sites to be rented to qualified city residents at a rental rate lower than the market rate for a certain period. This Council Home will benefit the B40 and M40 groups. Council Home projects under construction as follows: - Jalan Selimang/ Jalan Siakap. - Taman Desa - Alam Damai - Sungai Besi - Tasik Permaisuri; dan - Kuarters DBKL Sentul 4. Civil Servant Reserved Unit (CSRU), Urusetia Jawatankuasa Kerja Tanah Wilayah Persekutuan. - The Civil Servant Reserved Unit (CSRU) residential unit offering program in the Federal Territory of WP Putrajaya gives Civil Service Members the opportunity to own a house in WP Putrajaya with a 25% price discount. 5. Implementation of the WP Kuala Lumpur Urban Renewal, Kementerian Wilayah Persekutuan - Renewal or better known as urban renewal is one of the best solutions in managing and solving municipal issues, especially in cities that are experiencing deterioration in infrastructure facilities and an increasingly less habitable living environment. The main objective of this program is to; - Promote sustainable urban land use - Increase the value of city real estate - Improve the quality of the appearance and image of the city - Create habitable elements - Improve the quality of life - Among the areas involved in this Renewal program are Seri Labuan Public Housing, Negeri Sembilan Seri Cloud Housing, Kampung Sungai Baru Flats, Taman Segar Flats and Taman Rajawali Flats. Through this program the residents will get a more comfortable and quality replacement house with sufficient facilities.										



LAPORAN PASARAN HARTA WILAYAH SELATAN

Separuh Pertama 2025

SOUTHERN REGION PROPERTY MARKET REPORT

First Half 2025



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

CONTENTS

- 1 Southern Region Property Market Overview
- 2 Property Market Activity
- 3 Property Highlights

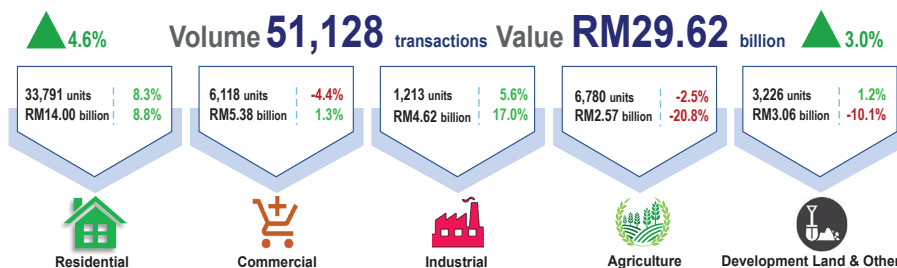


SOUTHERN REGION

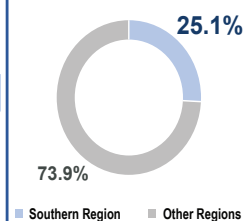


MARKET ACTIVITY

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



Market Share between Regions (Volume)



Construction Activity

Icon	Residential	Commercial	Industrial	Agriculture
Completions	11,955	525	2,231	260
Starts	13,997	587	4,458	590
New Planned Supply	6,327	512	1,875	236

Unsold Status

Icon	Residential	Commercial	Industrial	Agriculture
Unsold Completed	6,485 units @ RM3.97 billion	1,667 units @ RM1.48 billion	11,489 units @ RM9.33 billion	145 units @ RM0.16 billion
Unsold Under Construction	14,831	1,524	8,495	445
Unsold Not Constructed	2,896	312	786	41

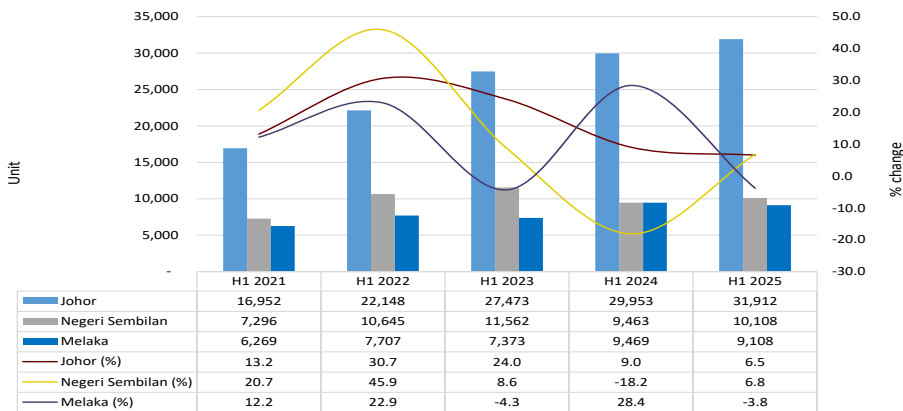
1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH SELATAN

Prestasi pasaran harta tanah di Wilayah Selatan mencatat 51,128 transaksi bernilai RM29.62 bilion, masing-masing meningkat sebanyak 4.6% dan 3.0% dalam bilangan dan nilai berbanding H1 2024.

1.0 SOUTHERN REGION PROPERTY MARKET OVERVIEW

The Southern Region property market performance registered 51,128 transactions worth RM29.62 billion, increased by 4.6% and 3.0% in volume and value, respectively, as compared to H1 2024.

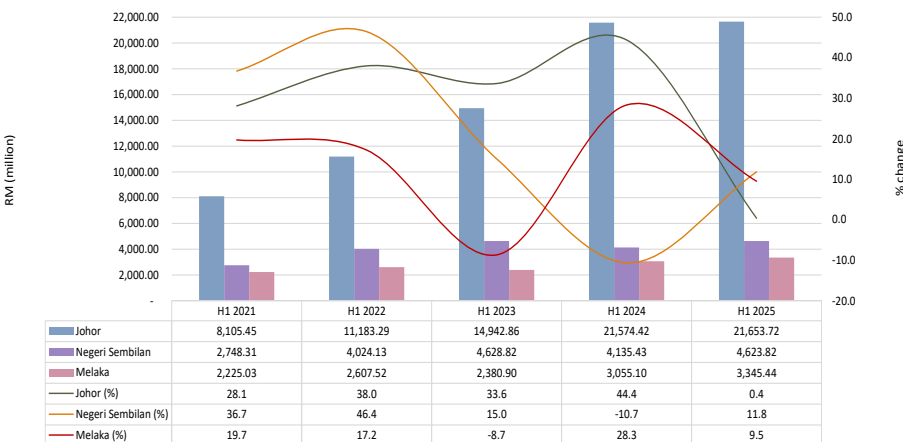
Chart 1
Overall Property Transactions Volume Trend H1 2021 – H1 2025



Prestasi pasaran harta tanah di Negeri Sembilan meningkat sebanyak 6.8%, diikuti oleh Johor 6.5%. Sementara itu, Melaka mencatat sedikit penurunan kepada 3.8%.

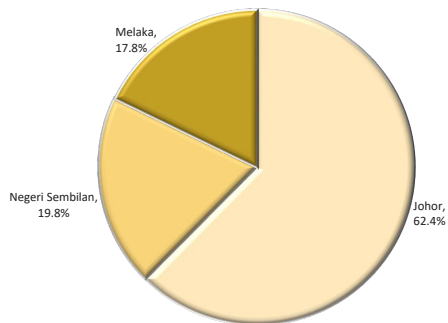
Property market performance in Negeri Sembilan increased by 6.8%, followed by Johor 6.5%. In contrast, Melaka experienced slight decline of 3.8%.

Chart 2
Overall Property Transactions Value Trend H1 2021 – H1 2025

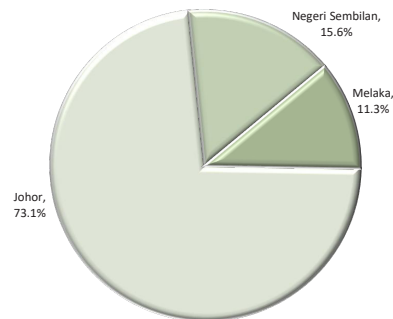


Trend menaik yang serupa dilihat pada nilai transaksi. Negeri Sembilan mengalami kenaikan sebanyak 11.8%, diikuti oleh Melaka 9.5% dan Johor 0.4%.

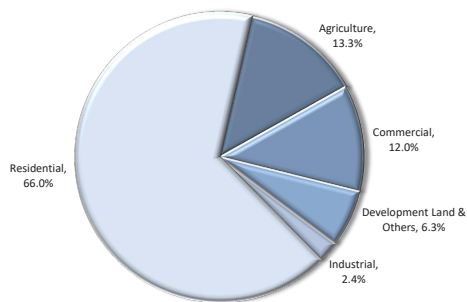
A similar upward trend was seen in transaction value. Negeri Sembilan increased by 11.8%, followed by Melaka at 9.5% and Johor at 0.4%.

Chart 3**Overall Property Transactions Volume Breakdown by State H1 2025**

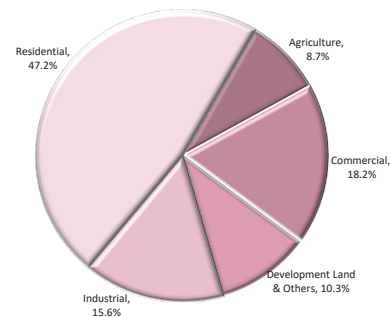
Johor menguasai keseluruhan bilangan transaksi harta tanah dengan 62.4% (31,912 transaksi) dan 73.1% (RM21.7 bilion) daripada jumlah transaksi.

Chart 4**Overall Property Transactions Value Breakdown by State H1 2025**

Johor dominated the region's overall property transaction volume with 62.4% (31,912 transactions) and 73.1% (RM21.7 billion) of the total transaction value.

Chart 5**Overall Property Transactions Volume Breakdown by Sub-sector H1 2025**

Berdasarkan subsektor, kediaman terus menguasai transaksi harta tanah di wilayah ini, menyumbang 66.0% (33,791 transaksi) daripada jumlah keseluruhan. Selari dengan itu, subsektor kediaman menguasai nilai transaksi harta tanah keseluruhan dengan syer 47.2% (RM14.0 bilion).

Chart 6**Overall Property Transactions Value Breakdown by Sub-sector H1 2025**

By sub-sector, residential continued to dominate the region's property transactions, contributing 66.0% (33,791 transactions) of the total. In parallel, the residential sub-sector dominated the region's overall property transaction value with 47.2% (RM14.0 billion).

Table 1					
Summary of Prominent Sales Recorded in H1 2025					
No.	State	Property	Location	Transaction Year	Consideration Price
HOTEL					
1.	Negeri Sembilan	Seri Nilai Hotel	Jalan BBN 1/7D, Bandar Baru Nilai, Seremban	2023	RM4,000,000
PURPOSE-BUILT OFFICE (PBO)					
2.	Johor	Showroom & Office	Jalan Tun Razak, Johor Bahru	2025	RM26,000,000
3.	Melaka	Menara Pertam/ Wisma Amanah	Jalan Batu Berendam, Taman Batu Berendam Putera, Batu Berendam	2024	RM27,260,000
INDUSTRIES					
4.	Johor	Detached Factory (45,482.73 square metres)	Jalan Belati, Jalan Skudai – Kempas Lama	2025	RM50,000,000
5.	Johor	Industrial Land (498,334.62 square metres)	Batu 24, Jalan JB – Ayer Hitam, Senai, Johor Bahru	2024	RM402,302,175
6.	Johor	Industrial Land (82,812.10 square metres)	Persiaran Mega, Taman Perindustrian Nusa, Pulai, Johor Bahru	2024	RM115,877,876
7.	Johor	Detached Factory (48,378.00 square metres)	Jalan NIP 1/1A, SILC Nusajaya, Pulai, Johor Bahru	2024	RM110,000,000
8.	Johor	Industrial Land (144,070.60 square metres)	Jalan Digital Baru, Sedenak Tech Park/ KIDEX/ IBTEC, Bukit Batu, Kulai, Johor	2024	RM108,551,520
9.	Johor	Detached Factory (37,838.10 square metres)	Distripark B, Taman Perindustrian Tanjung, Tanjung Kupang, Johor Bahru	2024	RM80,000,000
10.	Negeri Sembilan	Detached Factory (47,419.00 square metres)	Jalan Senawang 2, Senawang Industrial Estate, Pekan Senawang, Seremban	2024	RM 60,500,000
11.	Johor	Detached Factory (47,419.00 square metres)	Jalan I-Park SAC 4, I-Park Senai Airport City (SAC), Senai, Kulai	2024	RM45,000,000
ESTATE					
12.	Negeri Sembilan	Ladang Air Tengah (392.54 hectares)	Jalan Nyalas – Air Kuning, Tampin	2024	RM110,505,000
13.	Johor	Lot 799, 801 & 894 (433.63 hectares)	Off Jalan Grisek – Kundang Ulu, Grisek, Tangkak, Johor	2024	RM105,008,826
14.	Negeri Sembilan	Bukit Tinggi Estate (94.21 hectares)	Jalan Rompin – Jelai, Jelai, Jempol, Negeri Sembilan	2024	RM23,677,168
15.	Johor	Lot 1517 (53.80 hectares)	Jalan Chamek - Paloh, Paloh, Kluang	2024	RM15,119,351
BULK TRANSFER					
16.	Johor	120 of semi-detached residential plots and 31 of commercial terrace plots (30,044.00 square metres)	Taman Bukit Skudai, Skudai, Johor Bahru	2025	RM27,000,000
17.	Negeri Sembilan	93 of commercial plots (21,461.50 square metres)	Jalan BBN 1/7D, Bandar Baru Nilai, Seremban	2025	RM35,000,000
OTHERS					
18.	Negeri Sembilan	Commercial Development Land (47,560.00 square metres)	Jalan Sungai Ujong, Seremban	2025	RM19,453,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Harta tanah kediaman adalah subsektor utama bagi wilayah. Terdapat 33,791 transaksi bernilai RM14.0 bilion, ini menunjukkan kenaikan sekadar 8.3% dalam bilangan dan 8.8% dalam nilai berbanding H1 2024. Johor dan Negeri Sembilan mencatat kenaikan dalam bilangan sebanyak 12.9% dan 7.6%, sementara Melaka mencatat penurunan sedikit kepada 5.1%.

Sebaliknya dari segi nilai, semua negeri mencatat kenaikan di mana Melaka sebanyak 10.9%, Johor 9.3% dan Negeri Sembilan sebanyak 5.6% berbanding H1 2024.

2.0 PROPERTY MARKET ACTIVITY

2.1 RESIDENTIAL PROPERTY

Transaction

Residential property was the main sub-sector for the region. There were 33,791 transactions worth RM14.0 billion, a mere increase of 8.3% in volume and 8.8% in value against H1 2024. Johor and Negeri Sembilan recorded an increase of 12.9% and 7.6% in volume, while Melaka recorded a slight decrease in volume of 5.1%.

On the other hand, in terms of value, all states recorded an increase, with Melaka recording an increase of 10.9%, Johor 9.3% and Negeri Sembilan recording an increase of 5.6% compared to H1 2024.

Chart 7

Residential Property Transactions Volume Trend H1 2021 – H1 2025

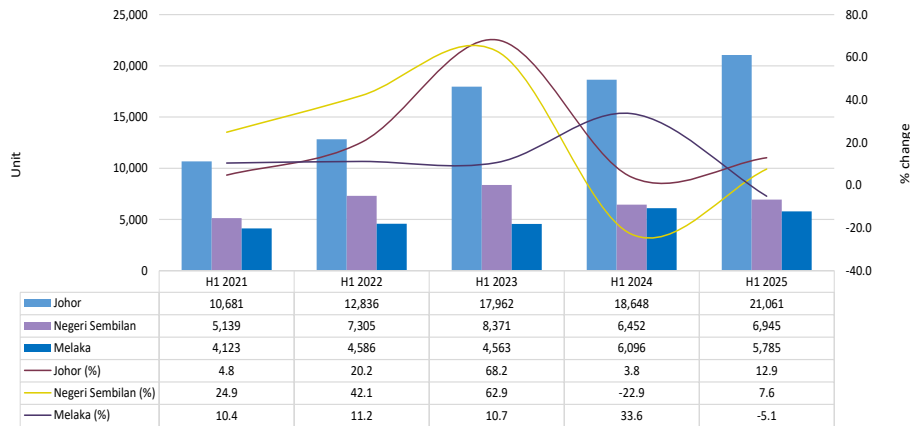
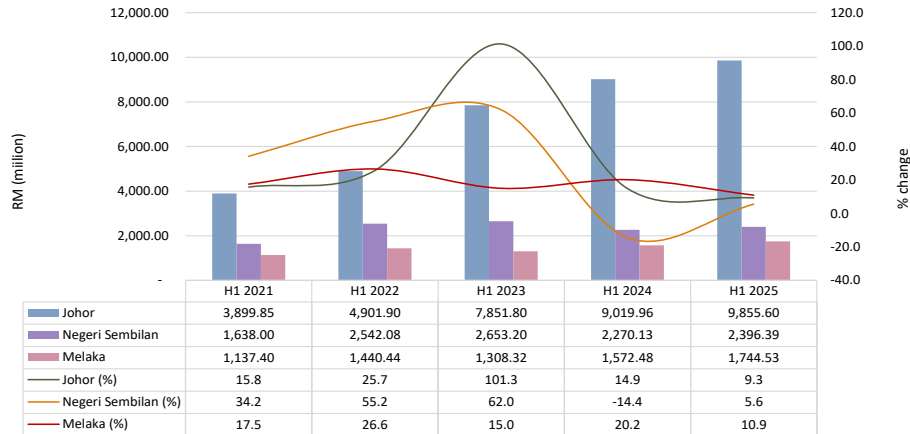


Chart 8

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



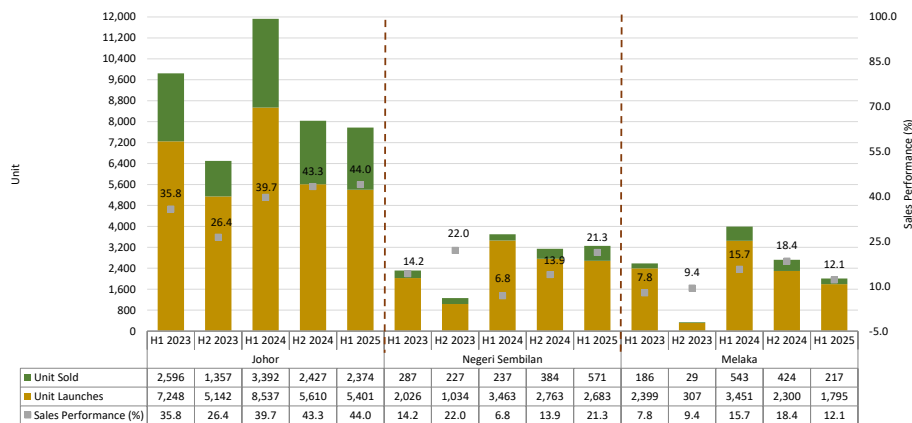
Pelancaran Baharu

Keseluruhan pasaran utama di Wilayah Selatan adalah menurun disebabkan berlaku penurunan pelancaran baharu berbanding H1 2024. Melaka mencatat penurunan tertinggi iaitu 48.0% kepada 1,795 unit berbanding H1 2024 (3,451 unit), disusuli dengan Johor sebanyak 36.7% kepada 5,401 (H1 2024: 8,537 unit) dan Negeri Sembilan sebanyak 22.5% kepada 2,683 unit (H1 2024: 3,463 unit).

New Launches

The overall primary market in the Southern Region moderated due to decline of new launches compared to H1 2024. Melaka recorded the highest decrease by 48.0% to 1,795 units against H1 2024 (3,451 units), followed by Johor at 36.7% to 5,401 units (H1 2024: 8,537 units) and Negeri Sembilan by 22.5% to 2,683 units in H1 2024 (3,463 units).

Chart 9
Residential Newly Launch and Sales Performance H1 2023 to H1 2025



Status Pasaran

Situasi kediaman siap dibina tidak terjual agak kurang memberansangkan terutama bagi Melaka yang mencatat kenaikan tertinggi dua kali ganda disusuli dengan Negeri Sembilan 11.0% dan Johor sebanyak 8.3% berbanding pada H2 2024.

Situasi dalam pembinaan belum terjual di Melaka merekodkan pengurangan sebanyak 7.1%, manakala Negeri Sembilan dan Johor pula mencatat peningkatan masing-masing sebanyak 28.6% dan 26.8% berbanding pada H2 2024.

Belum dibina belum terjual di Melaka mencatat rekod peningkatan tertinggi melebihi tiga kali ganda disusuli Johor 55.8% dan Negeri Sembilan sebanyak 8.4%.

Market Status

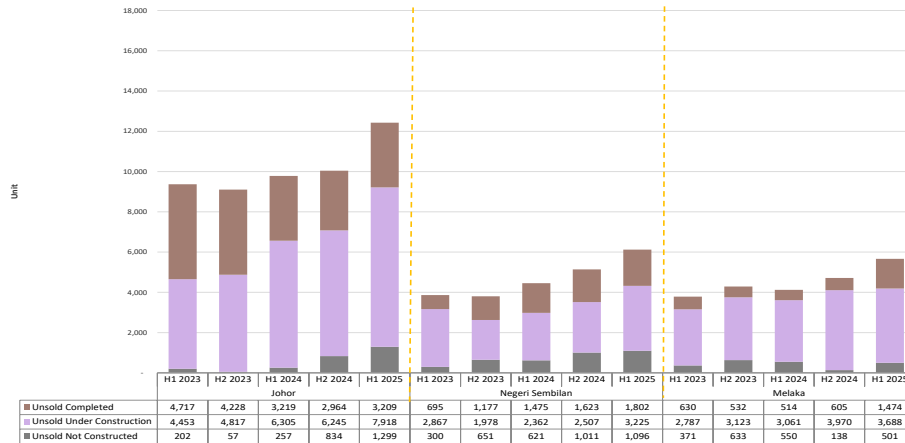
The unsold completed housing situation is less encouraging especially for Melaka which recorded the highest increase of more than double, followed by Negeri Sembilan at 11.0% and Johor at 8.3% respectively compared to H2 2024.

The unsold under construction situation in Melaka recorded a reduction of 7.1%, while Negeri Sembilan and Johor recorded an increase of 28.6% and 26.8% respectively, compared to H2 2024.

The unsold not constructed in Melaka recorded the highest decrease more than three-fold, followed by Johor at 55.8% and Negeri Sembilan at 8.4%.

Chart 10

Residential Unsold Units H1 2023 – H1 2025



Aktiviti Pembinaan

Aktiviti pembinaan di semua negeri adalah memberangsangkan. Siap dibina di Melaka merekodkan melebihi lima kali ganda, Negeri Sembilan melebihi dua kali ganda dan di Johor sebanyak 64.7% berbanding H1 2024.

Negeri Sembilan di peringkat mula bina dan peringkat penawaran baharu dengan mencatat peningkatan tertinggi sebanyak 61.2% dan 85.7% bagi wilayah ini berbanding H1 2024.

Construction Activity

Construction activities in all states is encouraging. The completion in Melaka recorded more than five-fold, Negeri Sembilan more than double and in Johor at 64.7% as compared to H1 2024.

Negeri Sembilan monopolizes the start stage and new planned supply with recording the highest increase at 61.2% and 85.7% respectively compared to H1 2024.

Chart 11

Residential Construction Activity Trend H1 2023 – H1 2025

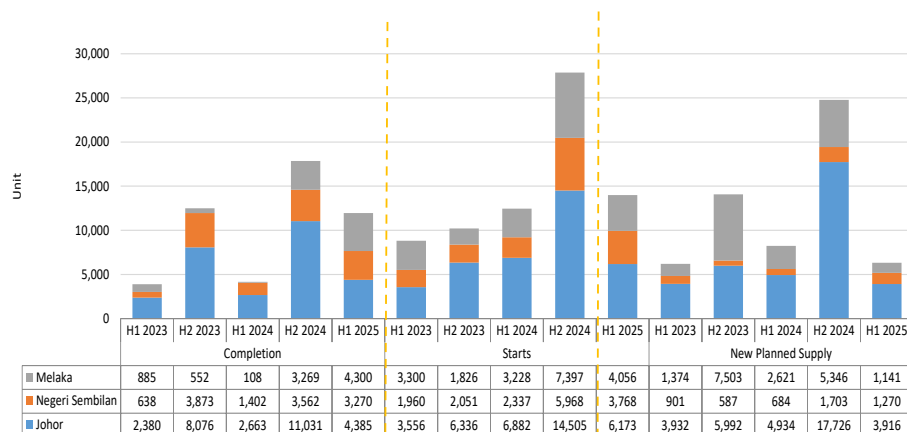


Table 2

Residential Construction Activity in The Southern Region H1 2025

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	934,439	318,094	231,136
Incoming Supply (units)	38,510	24,300	15,789
Planned Supply (units)	43,964	15,968	19,836

Harga

Harga amnya stabil dengan pertumbuhan marginal diperhatikan di lokasi terpilih. Rumah teres satu tingkat di Taman Aman, Kluang Johor dan Taman Bahagia Delima, Kuala Pilah, Negeri Sembilan mencatat peratus perubahan harga tertinggi di wilayah ini iaitu 13.6%. Ini disebabkan kedudukan skim yang strategik, dimana terletak di jalan utama dan merupakan skim yang dikelilingi dengan kemudahan infrastruktur yang baik.

Sementara itu, harga purata di Melaka, bagi jenis harta tanah yang sama secara keseluruhannya adalah stabil pada tempoh kajian.

Indeks Harga Rumah

Semua negeri mencatat pertumbuhan marginal Indeks Harga Semua Rumah antara 0.1% hingga 5.7% berbanding Q2 2024.

Price

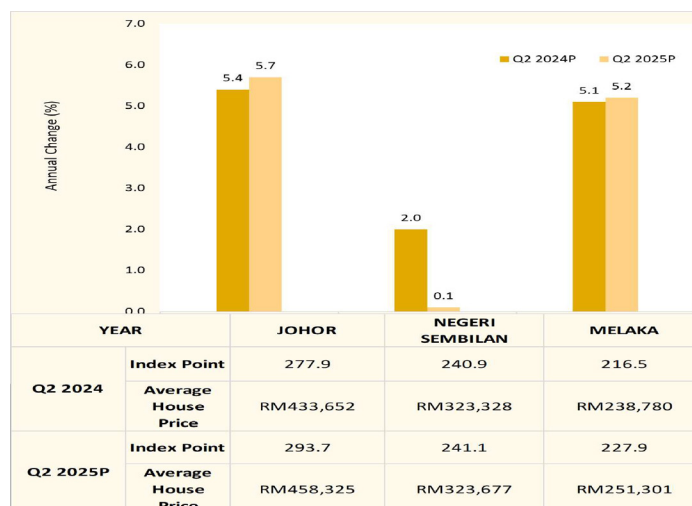
Prices were generally stable with a marginal growth observed in selected locations. Single-storey terrace houses in Taman Aman, Kluang, Johor and Taman Bahagia Delima, Kuala Pilah, Negeri Sembilan, recorded the highest price change percentage in the region at 13.6%. This is due to the strategic location of the scheme, which is located on main roads and is surrounded by good infrastructure facilities.

Meanwhile, the average price in Melaka for the similar type of property was generally stable during the review period.

House Price Index

All states recorded marginal growth in All House Price Index ranging between 0.1% and 5.7% compared with Q2 2024.

Chart 12

All House Price Index Annual Changes Q2 2024 & Q2 2025^P

Sewa

Sewa pasaran kediaman di Wilayah Selatan umumnya stabil dan menunjukkan peningkatan. Sewa kukuh di lokasi pilihan utama disebabkan pembaharuan penyewaan, semakan sewa serta kemudahan infrastruktur dan fasiliti yang baik.

Rumah teres setingkat di Bandar Botani Parkland, Jasin mencatat pertumbuhan sewa purata tertinggi di wilayah ini iaitu sebanyak 17.7%, dengan kadar sewa semasa berpurata RM1,000 sebulan, berbanding RM800 hingga RM900 sebulan yang direkodkan tahun lalu. Skim perumahan baharu ini mendapat kelebihan daripada lokasi strategik berhampiran Mydin Jasin dan Tol Jasin, yang menawarkan kemudahan kebolehsampaian dan merangsang permintaan sewa yang tinggi. Sementara itu, pasaran sewa keseluruhan di Negeri Sembilan dan Melaka kekal stabil sepanjang tempoh kajian.

2.2 HARTA TANAH KOMERSIAL

8 Transaksi

Harta tanah komersial di Wilayah Selatan merekodkan 6,118 transaksi bernilai RM5.38 bilion, menurun sedikit sebanyak 4.4% dalam bilangan, manakala nilai meningkat sebanyak 1.3% berbanding H1 2024. Bilangan transaksi di Negeri Sembilan dan Melaka meningkat 22.0% dan 16.6%, manakala Johor menurun sebanyak 11.3%.

Rental

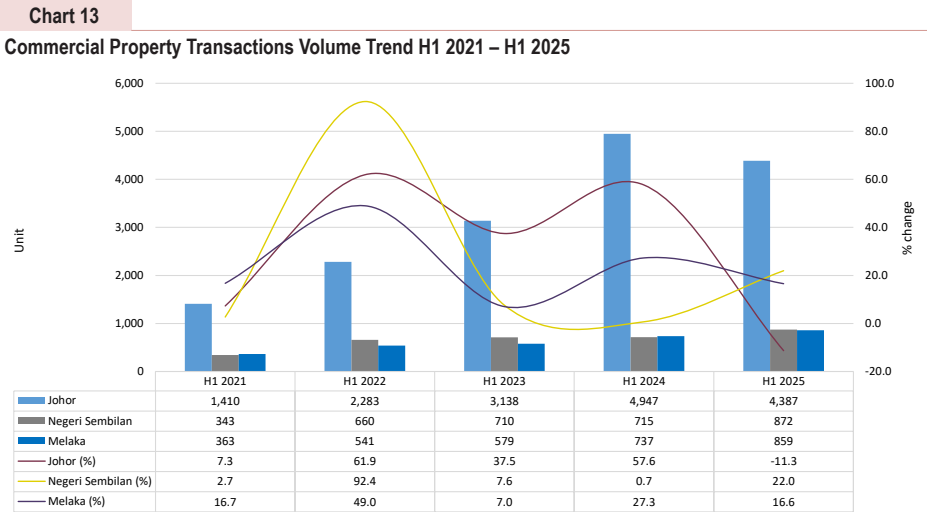
The residential rental market in the Southern Region was generally stable and showing improvement. Rentals firmed up in prominent choice locations mainly due to tenancy renewals, rental reviews, and good infrastructure and amenities.

A one-storey terrace house in Bandar Botani Parkland, Jasin recorded the highest average rental growth in the region at 17.7%, with current rental rates averaging RM1,000 per month, compared between RM800 and RM900 per month last year. This newly developed housing scheme benefits from its strategic location near Mydin Jasin and the Jasin Toll, offering convenient accessibility and driving strong rental demand. Meanwhile, the overall rental market in Negeri Sembilan and Melaka remained stable during the review period.

2.2 COMMERCIAL PROPERTY

Transaction

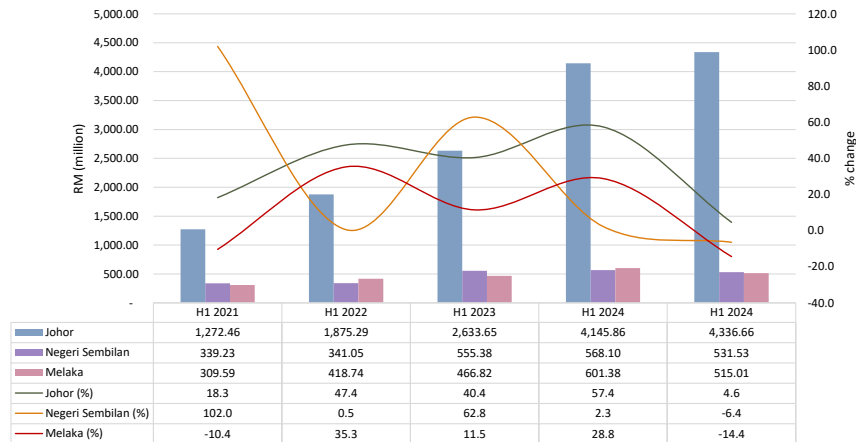
The commercial property in the Southern Region recorded 6,118 transactions worth RM5.38 billion, slightly decreased by 4.4% in volume, while value and increased by 1.3% against H1 2024. Transaction volume in Negeri Sembilan and Melaka increased by 22.0% and 16.6%, while Johor decreased by 11.3%.



Dari segi nilai, Johor menunjukkan peningkatan nilai sebanyak 4.6%, manakala Melaka dan Negeri Sembilan mencatat penurunan sebanyak 14.4% dan 6.4% berbanding H1 2024.

In terms of value, Johor has shown an increase of 4.6%, while Melaka and Negeri Sembilan recorded decreases of 14.4% and 6.4% compared to H1 2024.

Chart 14
Commercial Property Transactions Value Trend H1 2021 – H1 2025 (RM Million)



a. Kedai

Transaksi

Subsektor kedai menguasai bilangan pasaran komersial Wilayah Selatan pada H1 2025 dengan 45.8% syer pasaran. Johor penyumbang transaksi tertinggi di Wilayah Selatan dengan 1,935 transaksi bernilai RM2.17 bilion berbanding H1 2024 (1,966 transaksi bernilai RM1.96 bilion). Negeri Sembilan dikedudukan kedua dengan jumlah 449 transaksi bernilai RM317.58 juta (H1 2024: 486 transaksi bernilai RM378.66 juta) dan Melaka dengan 417 transaksi bernilai RM227.83 juta (H1 2024: 399 transaksi bernilai RM232.09 juta).

Status Pasaran

Kedai siap dibina tidak terjual bagi Wilayah Selatan adalah bertambah baik apabila terdapat penurunan terhadap unit siap dibina tidak terjual. Johor mencatatkan penurunan tertinggi sebanyak 10.2% disusuli dengan Melaka 3.1%, manakala Negeri Sembilan terdapat sedikit kenaikan 0.8% dalam tempoh kajian.

Kedai dalam pembinaan belum terjual dan belum dibina belum terjual mencatat pertambahan bagi semua negeri kecuali bagi belum dibina belum terjual di Melaka yang merekodkan penurunan sebanyak 11.5% daripada 52 unit pada H2 2024 kepada 46 unit dalam tempoh kajian.

a. Shop

Transaction

The shop sub-sector dominated the volume of the Southern Region commercial market in H1 2024 with 45.8% of market share. Johor contributed the highest number of transactions in the Southern Region, with 1,935 transactions worth RM2.17 billion compared to H1 2024 (1,966 transactions worth RM1.96 billion). Negeri Sembilan came in second with a total of 449 transactions worth RM317.58 million (H1 2024: 486 transactions worth RM378.66 million) and Melaka with 417 transactions worth RM227.83 million (H1 2024: 399 transactions worth RM232.09 million).

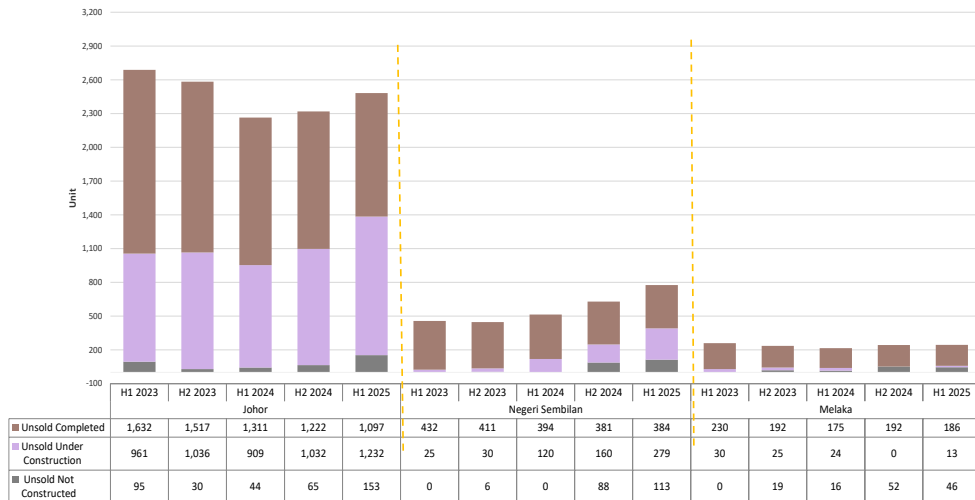
Market Status

Shop unsold completed in the Southern Region improved, as there was a decrease in unsold units. Johor recorded the highest decrease of 10.2% followed by Melaka at 3.1%, while Negeri Sembilan slightly increased by 0.8% during the review period.

Unsold under construction shops and unsold not constructed recorded an increase for all states except for unsold not constructed in Melaka, which recorded a decreased of 11.5% from 52 units in H2 2024 to 46 units during the review period.

Chart 15

Shop Unsold completed and Unsold Units H1 2023 – H1 2025



Aktiviti Pembinaan

Secara keseluruhan, aktiviti pembinaan di Wilayah Selatan adalah sederhana. Kesemua negeri menyaksikan penurunan di peringkat mula dibina dimana Melaka mencatatkan penurunan tertinggi sebanyak 89.4%, disusuli Negeri Sembilan 40.8% dan Johor 9.5%.

Manakala terdapat peningkatan dan penurunan bagi setiap negeri di peringkat siap dibina dan penawaran baharu dirancang.

Construction Activity

Overall, construction activities in the Southern Region were moderate. All states saw a decline in the start stage with Melaka recording the highest decline of 89.4%, followed by Negeri Sembilan at 40.8% and Johor at 9.5%.

While there were increases and decreases for each state in the completion stage and new planned supply.

Chart 16

Shop Construction Activity Trend H1 2023 – H1 2025

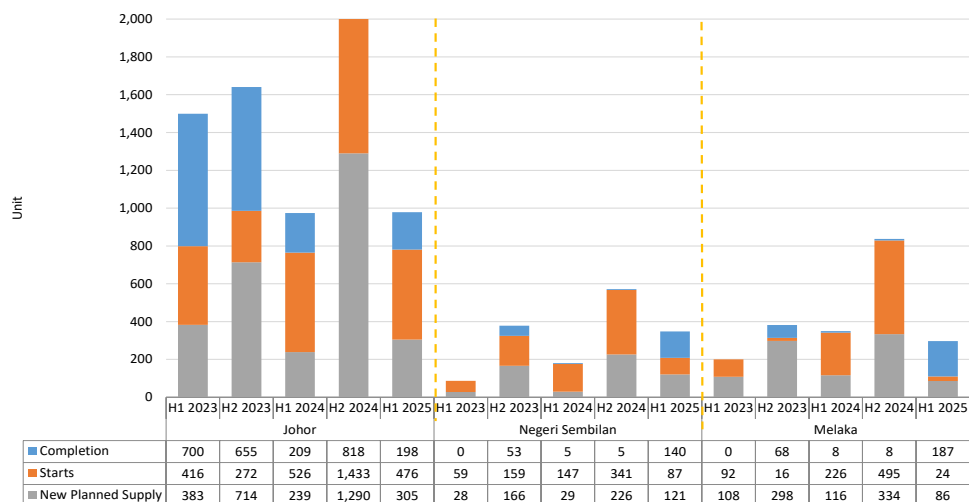


Table 3

Shop Construction Activity in Southern Region H1 2025

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	98,031	27,135	24,599
Incoming Supply (units)	4,857	1,887	1,027
Planned Supply (units)	4,731	1,352	1,330

Harga dan Sewa

Dalam subsektor komersial, harga kedai secara keseluruhan bagi wilayah ini menunjukkan pergerakan stabil di mana purata perubahan harga berada di bawah 10.0%. Jenis harta tanah kedai dua tingkat bagi wilayah ini menyaksikan transaksi yang agak aktif berbanding jenis kedai yang lain.

Sewaan tingkat bawah kedai di wilayah ini juga umumnya stabil. Peningkatan sewa tertinggi dicatatkan di Taman Saujana (Seksyen 2), Bukit Katil, Melaka Tengah sebanyak 35.0% dengan sewa RM1,350 sebulan (H1 2024: RM1,000 sebulan) disebabkan oleh permintaan sewaan dalam skim perumahan dan lokasinya terletak di jalan utama Bukit Katil.

b. Pangsapuri Khidmat/ SOHO**Transaksi**

Pangsapuri khidmat/ SOHO mencatatkan 2,372 transaksi bernilai RM1,420.06 juta, membentuk 38.8% daripada bilangan transaksi dan 26.4% daripada jumlah nilai keseluruhan tanah komersial di Wilayah Selatan. Mengikut negeri, Johor menyumbang bilangan pasaran tertinggi dengan 78.5% (1,862 transaksi).

Status Pasaran

Secara umumnya, pangsapuri khidmat/ SOHO disemua peringkat sama ada siap dibina tidak terjual, dalam pembinaan belum terjual atau belum dibina belum terjual di wilayah ini menunjukkan perkembangan yang sederhana berbanding pada H2 2024.

Semua negeri mencatatkan penurunan di peringkat siap dibina tidak terjual dengan Johor merekodkan catatan tertinggi sebanyak 11.9%. Manakala, keadaan sebaliknya di peringkat dalam pembinaan belum terjual, di mana Negeri Sembilan merekodkan peningkatan tertinggi sebanyak 33.0% dalam tempoh kajian.

Price and Rental

In the commercial sub-sector, shop prices for this region show a stable movement where the average price change is below 10.0%. The two-storey shop property type for this region saw relatively active transactions compared to other types.

Rental of ground floor shops in the region was also generally stable. Taman Saujana (Seksyen 2), Bukit Katil, Melaka Tengah recorded the highest increase of 35.0% with a rental of RM1,350 per month (H1 2024: RM1,000 per month) due to rental demand in the housing scheme and located in front of Bukit Katil main road.

b. Serviced Apartment/ SOHO**Transaction**

Serviced apartments/ SOHO recorded 2,372 transactions worth RM1,420.06 million, which formed 38.8% of the transactions volume and 26.4% of the total commercial property value in the Southern Region. By state, Johor contributed the highest market volume with 78.5% (1,862 transactions).

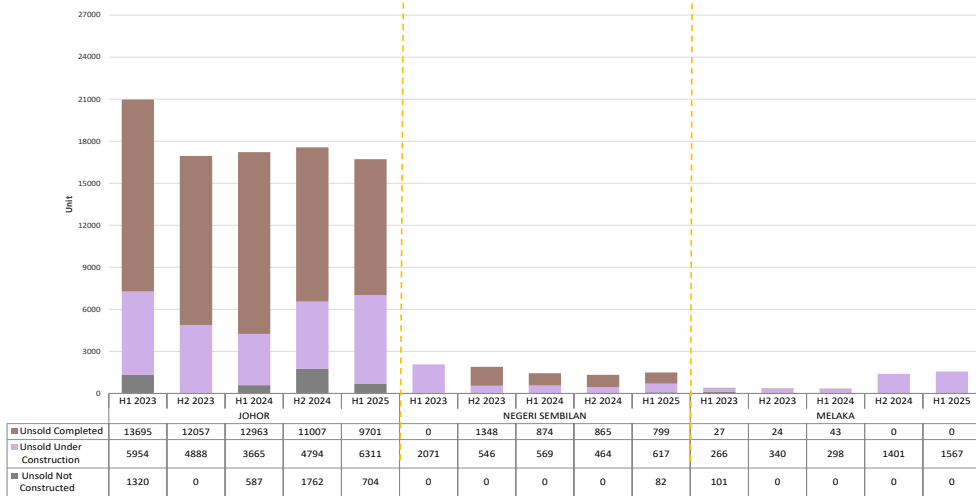
Market Status

Generally, serviced apartments/SOHOs in all stages, whether unsold completed, unsold under construction, or unsold not constructed in the region, showed moderate performance compared to H2 2024.

All states recorded a decrease in the unsold completed stage, with Johor recording the highest at 11.9%. Meanwhile, contrarily for the unsold under construction, Negeri Sembilan recorded the highest increase at 33.0% over the review period.

Chart 17

Serviced Apartment/ SOHO Unsold Units H1 2023 – H1 2025



Aktiviti Pembinaan

12

Aktiviti pembinaan pangsapuri khidmat/ SOHO menunjukkan trend meningkat bagi wilayah ini.

Johor merekodkan data di semua peringkat pembinaan di wilayah ini berbanding dua negeri lain terutama di peringkat mula dibina dengan pertambahan bilangan data sebanyak 14.5% berbanding H1 2024.

Construction Activity

Serviced apartments/ SOHO construction activity showed an upward trend for the region.

Johor recorded data at all stages of construction in this region compared to the other two states, especially at the start stage with an increase increase in the volume which 14.5%, compared to H1 2024.

Chart 18

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

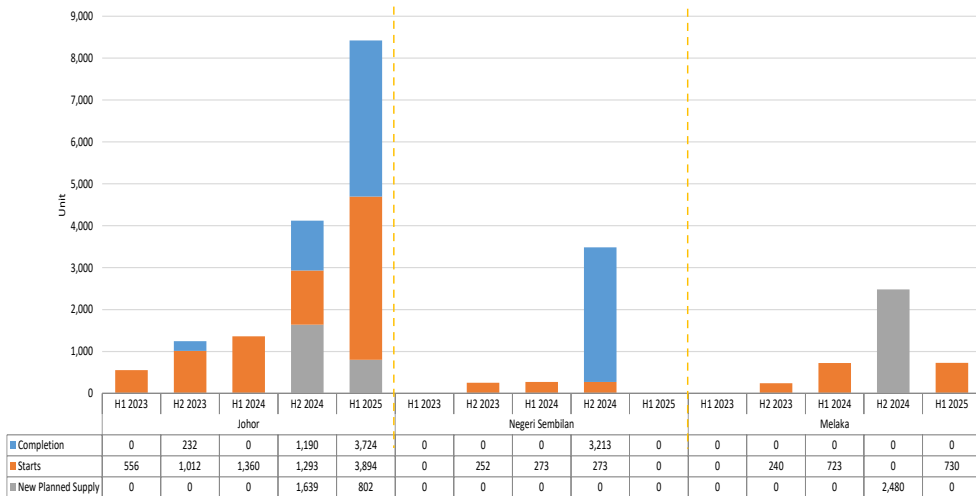


Table 4				
Serviced Apartment/ SOHO Construction Activity in Southern Region H1 2025				
Stage of Development \ State	Johor	Negeri Sembilan	Melaka	
Existing Supply (units)	112,992	16,287	10,820	
Incoming Supply (units)	29,440	1,286	6,696	
Planned Supply (units)	27,561	292	4,255	

Harga dan Sewa

Harga pangsapuri khidmat/ SOHO di Wilayah Selatan menunjukkan pergerakan bercampur dan masih stabil. Peratusan penurunan purata perubahan harga tertinggi bagi wilayah adalah di Pangsapuri khidmat Tun Perak @ Sungai Melaka, Melaka Tengah sebanyak 10.4% bagi keluasan unit purata 101 s.m.p, manakala kenaikan tertinggi di R&F Tanjung Puteri (Fasa 2) sebanyak 11.5% dengan perubahan harga kepada RM1,360,000 (H1 2024: RM1,220,000).

Pasaran sewa wilayah pada umumnya stabil dengan beberapa pengecualian. Pangsapuri khidmat Setia Sky 88 di Johor Bahru memperoleh kenaikan sewaan tertinggi bagi wilayah ini sebanyak 11.6% disebabkan kedudukannya yang strategik dan berhampiran bandar Johor Bahru serta kemudahan fasiliti seperti hospital dan bangunan kerajaan.

c. Kompleks Perniagaan

Transaksi

Tiada transaksi direkodkan di Wilayah Selatan dalam tempoh kajian ini.

Penghunian dan Ketersediaan Ruang

Prestasi subsektor niaga adalah bercampur. Kadar penghunian purata di Johor dan Negeri Sembilan masing-masing meningkat sedikit pada 73.7% (H2 2024: 72.8%) dan 68.9% (H2 2024: 68.7%) respectively. Manakala di Melaka berlaku penurunan 59.9% (H2 2024: 64.0%).

Price and Rental

Prices of serviced apartments/ SOHO in the Southern Region have shown mixed and stable movements. The highest average percentage price decrease for this region was at Tun Perak @ Sungai Melaka serviced apartment, Melaka Tengah by 10.4% for an average unit area of 101 p.s.m., while the highest increase was at R&F Tanjung Puteri (Phase 2) by 11.5% with a price change to RM1,360,000 (H1 2024: RM1,220,000).

The regional rental market is generally stable with a few exceptions. Setia Sky 88 service apartment in Johor Bahru obtained the highest rental increase for this region of 11.6% due to its strategic location and proximity to the city of Johor Bahru and facilities such as hospitals and government buildings.

c. Shopping Complex

Transaction

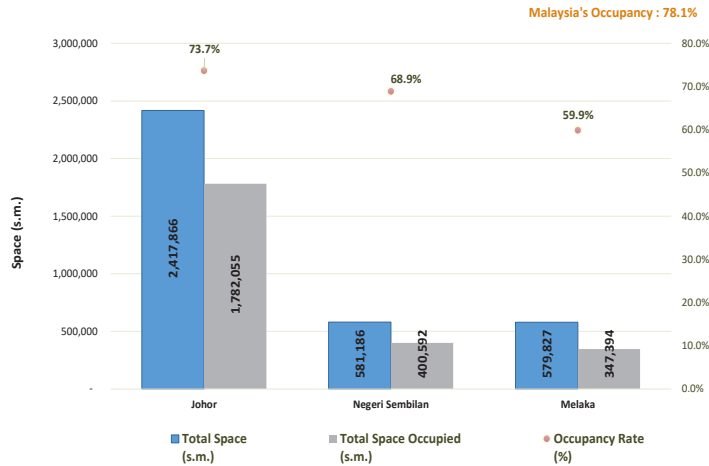
No transactions were recorded in the Southern Region during the review period.

Occupancy and Space Availability

The performance of the retail sub-sector was mixed. The average occupancy rate for Johor and Negeri Sembilan showed a slight increase at 73.7% (H2 2024: 72.8%) and 68.9% (H2 2024: 68.7%). Meanwhile in Melaka decrease at 59.9% (H2 2024: 64.0%).

Chart 19

Supply and Occupancy of Shopping Complex H1 2025



Aktiviti Pembinaan

Tiada bangunan siap dibina direkodkan di Wilayah Selatan dalam tempoh kajian.

Construction Activity

No completed buildings were recorded during the review period for this region.

Table 5

Shopping Complex Construction Activity in Southern Region H1 2025

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply	146 buildings (2,417,866 s.m.)	65 buildings (581,186 s.m.)	27 buildings (579,827 s.m.)
Incoming Supply	3 buildings (25,916 s.m.)	1 building (7,345 s.m.)	2 buildings (57,245 s.m.)
Planned Supply	0	0	0

Sewa

Sewaan ruang niaga di wilayah ini sebahagian besarnya stabil dengan beberapa pengecualian. Lotus's Parit Raja, Batu Pahat merekodkan perubahan peratus perubahan sewa. Ini disebabkan oleh pembaharuan penyewaan dan semakan kadar sewanya.

Rental

Rentals of retail space in this region were largely stable across the board, with a few exceptions. Lotus's Parit Raja, Batu Pahat, recorded the percentage of rental changes of the building. This is following a lease renewal and a review of the rental rate.

d. Pejabat Binaan Khas

Transaksi

Terdapat dua transaksi direkodkan di Wilayah Selatan dalam tempoh kajian ini iaitu Pejabat dan Bilik Pameran di Jalan Tun Abdul Razak, Johor Bahru dengan nilai balasan RM26.0 juta dan Menara Pertam/ Wisma Amanah di Jalan Batu Berendam, Melaka Tengah dengan nilai balasan RM27.26 juta.

Penghunian dan Ketersediaan Ruang

Segmen pejabat binaan khas menunjukkan prestasi yang bercampur di Wilayah Selatan. Kadar penghunian mencatat sedikit menurun di Johor pada 68.1% (H2 2024: 68.7%) dan Negeri Sembilan pada 89.7% (H2 2024: 89.8%). Sementara itu, Melaka meningkat 88.9% (H2 2024: 86.5%).

d. Purpose-built Office

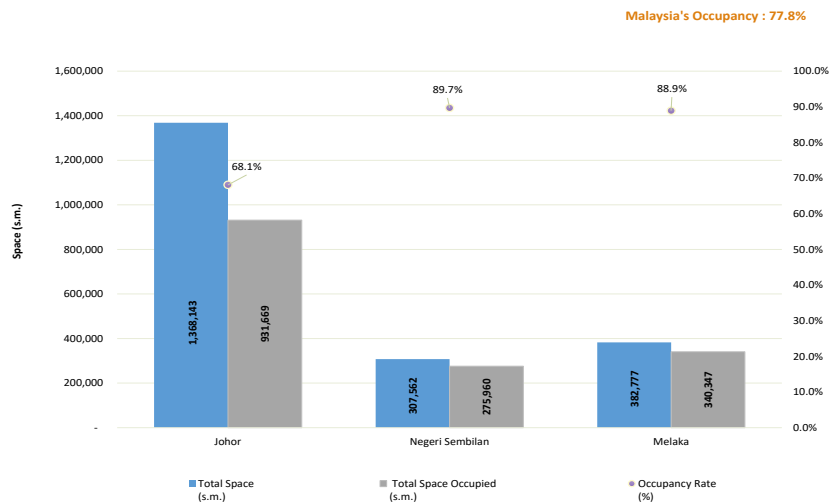
Transaction

There were two transactions recorded in the Southern Region during the review period namely Showroom & Office at Jalan Tun Abdul Razak, Johor Bahru, Johor with a consideration price of RM26.0 million and Menara Pertam/ Wisma Amanah at Jalan Batu Berendam, Melaka Tengah with a consideration price of RM27.26 million.

Occupancy and Space Availability

The purpose-built office segment showed mixed performance in the Southern Region. Occupancy rates recorded a slight decrease in Johor at 68.1% (H2 2024: 68.7%) and Negeri Sembilan at 89.7% (H2 2024: 89.8%). Meanwhile, Melaka increases at 88.9% (H2 2024: 86.5%).

Chart 20
Supply and Occupancy of Purpose-built Office H1 2025



Aktiviti Pembinaan

Tiada pembinaan bangunan siap dibina direkodkan di Wilayah Selatan dalam tempoh kajian ini.

Construction Activity

No completed buildings were recorded during the review period for this region.

Table 6

Purpose-built Office Construction Activity in Southern Region H1 2025

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply		153 buildings (1,368,143 s.m.)	66 buildings (307,562 s.m.)	57 buildings (382,777 s.m.)
Incoming Supply		7 buildings (195,272 s.m.)	3 buildings (8,831 s.m.)	0
Planned Supply		1 building (33,817 s.m.)	0	0

Sewa

Secara keseluruhannya, sewaan ruang pejabat adalah stabil. Bangunan bertaraf pelaburan di lokasi yang baik dengan jarak yang dekat atau di dalam pusat bandar adalah antara yang mempunyai kelebihan daya saing dan memperoleh sewa yang tinggi.

Peratus perubahan hanya terdapat di tingkat bawah Bangunan Tabung Haji Kuala Pilah, Kuala Pilah dengan keluasan purata 269 semeter persegi iaitu kenaikan sebanyak 10.4% dengan sewaan RM14.35 s.m.p sebulan (H1 2024: RM13.01 semeter persegi sebulan).

Rental

Generally, office space rentals are stable. Investment grade buildings in good locations with proximity or within the town centre are among those with a competitive edge and fetched higher rental rate.

The percentage change is only found on the ground floor of Bangunan Tabung Haji Kuala Pilah, Kuala Pilah with an average area of 269 square meters, an increase of 10.4% with a rent of RM14.35 p.s.m. per month (H1 2024: RM13.01 per square meter per month).

e. Harta Tanah Riadah**Transaksi**

Terdapat satu transaksi riadah di rekodkan dalam tempoh kajian iaitu Hotel Seri Nilai di Bandar Baru Nilai, Negeri Sembilan. Transaksi ini di pindahmilik pada tahun 2023 dengan harga balasan RM4,000,000.

e. Leisure Property**Transaction**

There is one leisure transaction recorded throughout the review period, namely the Seri Nilai Hotel in Bandar Baru Nilai, Negeri Sembilan. The transaction has been transferred in 2023 with a consideration of RM4,000,000.

Aktiviti Pembinaan

Terdapat tiga bangunan riadah yang telah siap dibina dalam tempoh kajian bagi wilayah ini iaitu Hotel Sin Lien dan Hotel Kontena di Kluang, Johor yang masing-masing menawarkan sebanyak 19 bilik dan 16 bilik. Manakala satu lagi hotel terletak di Melaka Tengah, Melaka iaitu Hotel Birkin International dengan menawarkan sebanyak 300 bilik dalam komposisi pembinaannya.

Construction Activity

There were three leisure buildings has been completed during the review period for this region, namely the Sin Lien Hotel and Kluang Container Hotel, Johor which offers 19 rooms and 16 rooms respectively. Another hotel located in Central Melaka, Melaka, namely Birkin International Hotel offers 300 rooms in its construction composition.

Table 7

Leisure Construction Activity in Southern Region H1 2025

Stage of Development	Johor	Negeri Sembilan	Melaka
Existing Supply	492 buildings (32,455 rooms)	158 buildings (12,151 rooms)	180 buildings (19,863 rooms)
Incoming Supply	10 buildings (2,318 rooms)	5 buildings (1,594 rooms)	2 buildings (699 rooms)
Planned Supply	7 buildings (2,890 rooms)	5 buildings (446 rooms)	4 buildings (1,582 rooms)

2.3 HARTA TANAH INDUSTRI

Transaksi

Prestasi pasaran harta tanah industri merekodkan sedikit peningkatan sedikit bagi segmen bilangan dan nilai. Segmen bilangan transaksi meningkat sebanyak 5.7% (H1 2024: 1,148 transaksi) dan segmen nilai sebanyak 17.0% (H1 2024: RM4.6 bilion).

Namun demikian, Johor mengekalkan jumlah pasaran industri dengan 732 unit transaksi sepertimana H1 2024 dengan merangkumi 60.3% daripada jumlah keseluruhan transaksi wilayah. Negeri Sembilan dan Melaka masing-masing merekodkan peningkatan sebanyak 27.6% (H1 2024: 196 unit) dan 5.0% (H1 2024: 220 unit).

2.3 INDUSTRIAL PROPERTY

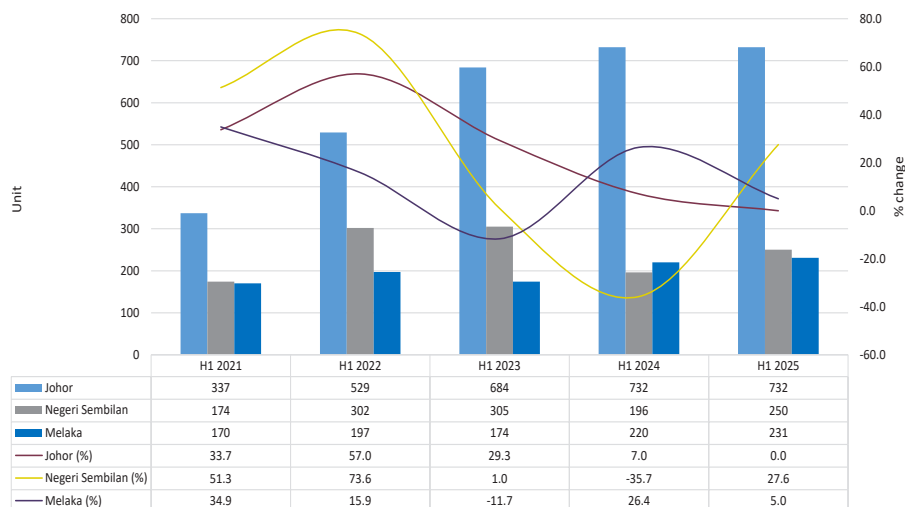
Transaction

The performance of the industrial property market recorded a slight increase in volume and value segments. The number of transactions segment increased by 5.7% (H1 2024: 1,148 transactions), and the value segments increased by 17.0% (H1 2024: RM4.6 billion).

Nevertheless, Johor maintained its industrial market share with 732 transaction units in H1 2024, contributing 60.3% of the total regional transaction volume. Negeri Sembilan and Melaka recorded increases of 27.6% (H1 2024: 196 units) and 5.0% (H1 2024: 220 units) respectively.

Chart 21

Industrial Property Transactions Volume Trend H1 2021 – H1 2025

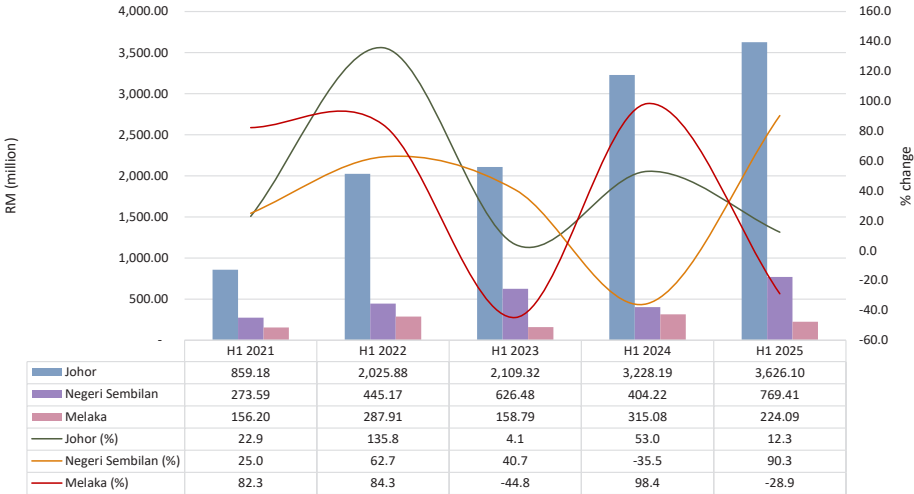


Dari segi nilai transaksi, Negeri Sembilan telah menunjukkan peningkatan tertinggi sebanyak 90.3% dan diikuti oleh Johor 12.3%. Namun begitu, Melaka menunjukkan penurunan sebanyak 28.9% berbanding pada H1 2024.

In terms of transaction value, Negeri Sembilan showed the highest increase of 90.3%, followed by Johor at 12.3%. However, Melaka showed a decrease of 28.9% compared to H1 2024.

Chart 22

Industrial Property Transactions Value Trend H1 2021 – H1 2025



Status Pasaran

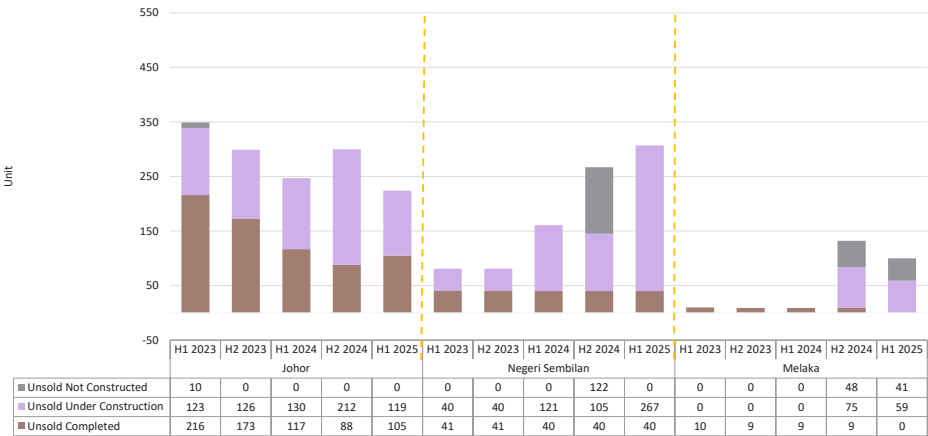
Wilayah Selatan menyaksikan situasi pasaran harta tanah industri yang sederhana apabila terdapat pengurangan di dalam jumlah unit tidak terjual. Sebaliknya, prestasi unit dalam pembinaan belum terjual adalah pelbagai di semua negeri. Johor mencatat penurunan tertinggi sebanyak 43.9%, manakala Negeri Sembilan peningkatan tertinggi iaitu melebihi dua kali ganda berbanding H2 2024.

Market Status

The Southern Region witnessed a moderate industrial property market as the number of unsold units reduced. In contrast, the performance of unsold under construction varied across the state. Johor recorded the highest decrease of 43.9%, while Negeri Sembilan recorded the highest increase which was more than double compared to H2 2024.

Chart 23

Industrial Unsold Units H1 2023 – H1 2025



Aktiviti Pembinaan

Aktiviti pembinaan harta tanah industri menunjukkan prestasi yang positif. Kesemua negeri di wilayah ini menunjukkan pertambahan unit dalam hampir semua peringkat pembinaan berbanding H1 2024.

Johor merupakan penyumbang data tertinggi hampir di semua peringkat pembinaan kecuali di mula dibina, dimana Negeri Sembilan mencatat peningkatan hampir tiga kali ganda bagi semua peringkat dalam tempoh kajian.

Construction Activity

Industrial property construction activities witnessed a positive performance. All states in the region showed an increase in units in almost all stages of construction compared to H1 2024.

Johor was recorded as the highest contributor of data at almost all stages of construction except the starts, where Negeri Sembilan increased almost three-fold for all stages during the review period.

Chart 24

Industrial Construction Activity Trend H1 2023 – H1 2025

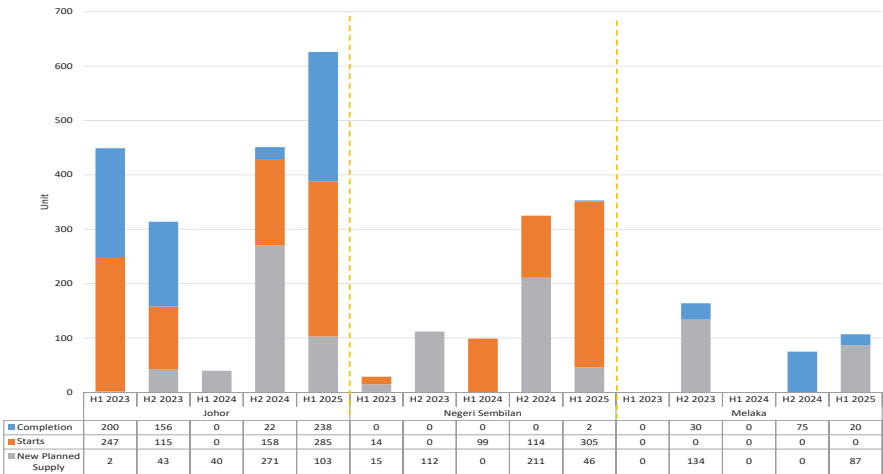


Table 8

Industrial Activity in Southern Region H1 2025

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	19,533	5,576	7,309
Incoming Supply (units)	619	838	261
Planned Supply (units)	189	553	249

Harga

Harga harta tanah industri kebanyakannya stabil di seluruh wilayah. Negeri Sembilan mencatatkan kenaikan dan penurunan tertinggi purata perubahan harga di wilayah ini.

Kilang satu tingkat di Kawasan Perindustrian Nilai 3, Seremban mencatat kenaikan 7.9% dengan harga purata RM410,000 (H2 2024: RM380,000). Sebaliknya, penurunan tertinggi dicatatkan bagi plot kosong di Hamilton Nilai Industrial Park, Seremban sebanyak 7.0% dengan harga purata antara RM710.00 s.m.p hingga RM727.00 s.m.p (H2 2024: RM778.00 s.m.p) dalam tempoh kajian ini.

Price

Industrial property prices were mostly stable throughout the region. Negeri Sembilan recorded the highest increase and decrease in average price changes in the region.

A one storey factory in Nilai 3 Industrial Area, Seremban recorded an increase of 7.9%, with an average price of RM410,000 (H2 2024: RM380,000). In contrast, the highest decrease was recorded for vacant plots in Hamilton Nilai Industrial Park, Seremban by 7.0% with an average price between RM710.00 p.s.m and RM727.00 p.s.m (H2 2024: RM778.00 p.s.m) during the review period.

2.4 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian telah menyumbangkan sebanyak 13.3% syer kepada jumlah keseluruhan pasaran di Wilayah Selatan. Terdapat 6,780 transaksi bernilai RM2.57 bilion, menurun sebanyak 2.5% dalam bilangan dan 20.8% dalam nilai berbanding H1 2024.

Segmen bilangan transaksi dan nilai bagi setiap negeri di wilayah ini menunjukkan trend yang bercampur. Walau bagaimanapun, Negeri Sembilan mencatat peningkatan tertinggi bagi segmen nilai sebanyak 43.4% (RM636.74 juta berbanding H1 2024: RM228.92 juta).

2.4 AGRICULTURE PROPERTY

Transaction

The agriculture sub-sector contributed a share of 13.3% to the total Southern Region market. There were 6,780 transactions worth RM2.57 billion, a decrease of 2.5% in volume and 20.8% in value compared to H1 2024.

Segments of transaction volume and value for each state in the region show mixed trends. However, Negeri Sembilan recorded the highest increase for the value segment which was 43.4% (RM636.74 million compared to H1 2024: RM228.92 million).

Chart 25
Agriculture Property Transactions Volume Trend H1 2021 – H1 2025

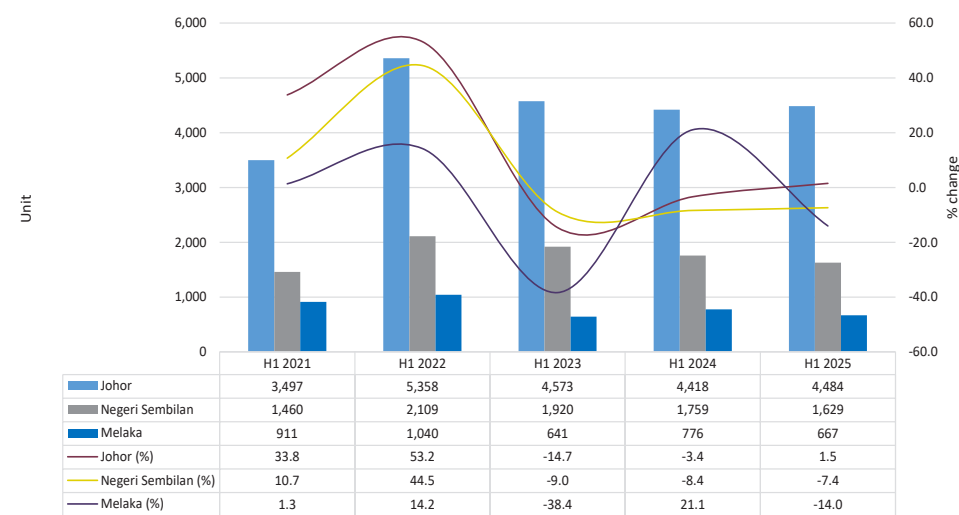
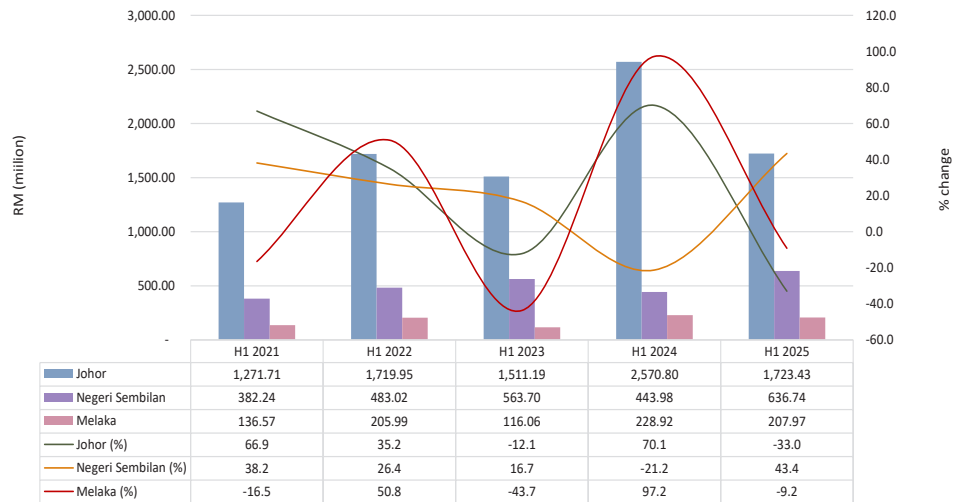


Chart 26

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



3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure	Description	Current Development Status
1.	Electric Double Tracking Project (EDTP), Johor	- The 192 kilometres track from Gemas in Negeri Sembilan to Johor Bahru Sentral in Johor. - Commenced construction since 2016. - Estimating Cost: RM9.55 billion - Descriptions: - The line will provide Malaysia with electrified tracks connecting Johor Bahru in Johor to Padang Besar in Perlis. 13 stations, connecting from Gemas – Segamat – Genuang – Labis – Bekok – Paloh – Kluang – Mengkibol – Renggam – Layang-Layang – Kulai – Kempas Baru – Johor Sentral.	Under Construction Project status: 97.0% completed. (The project is expected to be completed in 2026)
2.	Rapid Transit System (RTS), Johor	- Linking Johor Bahru with Singapore. - Revised alignment will connect Bukit Chagar in Johor Bahru and Woodlands North in Singapore. - Length: 4 kilometres track (2.3 kilometres in Malaysia and 1.7 kilometres in Singapore). - Developer/ Concessionaire: Malaysia Rapid Transit System Sdn Bhd - Operating Company: RTS Operation Sdn Bhd (RTSO). Joint Operating Company between Prasarana Malaysia Berhad and SMRT Corporation Ltd from Singapore. - Estimating Cost: RM10 billion - Descriptions: - The target of the project - to reduce traffic congestion on the Johor Embankment by at least 35%. - Estimated 10,000 passengers/ hour in each direction. - Two phase development: a) Phase 1: Development Phase, starting from year 2021 – 2024 b) Phase 2: Testing and Installations Phase, starting from year 2025 – 2026	Under Construction Project status: 95.0% completed exception for Bukit Chagar Stations works (The project is expected to be completed in 2026)
3.	Maharani Energy Gateway, Muar, Johor	- Located in the waters of the Straits of Malacca approximately 1 to 3 nautical miles from Jeti Parit Unas, Jeti Parit Bakar, Jeti Parit Kedondong and Tanjung Toho, Muar - Land area: 3,250 acres (1,315.228 hectares) - Project status: Initial stage for sea reclamation works and Hydrology Survey. Ship-to-ship transfer has operations starting 2022. - Descriptions: - The project known as a deep-sea port and energy hub involving the creation of three man-made islands and a Liquefied Natural Gas (LNG) Terminal. a) Plot A: with an area of 1,500 acres (607.0285 hectares) which will be used for ship-to-ship transfer (STS) operations, Marine activities and Oil and Gas Storage. b) Plot B: with an area of 1,500 acres (607.0285 hectares) which will be used for ship-to-ship transfer (STS) operations, Marine activities and Oil and Gas Storage. c) Plot C: with an area of 200 acres (80.9371 hectares) that will be used for ship repair operations (Ship Repair & Facilities). d) Plot D: with an area of 40.038 acres (16.2028 hectares) for Heavy Industrial site for Regas Station Site for gas storage and Trestle Site for gas pipeline from Floating LNG Terminal.	Under Construction Project status: 40% completed. (Developing a Ship Bunker Center along the Malacca Straits) (The project is expected to be completed in 2030)
4.	Upgrading Jalan Batu Pahat – Ayer Hitam – Kluang, FT 050 Phase 3A (U-Turn Median And Related Works)	- Location: Jalan Batu Pahat – Ayer Hitam, Johor - The project starts from Parit Sempadan, Batu Pahat (Section 21) to the bridge across Lebuhraya Plus (Section 34.5) - Estimated cost: RM250 million (RMK 11) - Project has commenced on 26 Oktocer 2021 - Descriptions: - Construction of a 13.5-kilometer road divider with 3 U-turns, widening of existing road shoulders, upgrading of intersections and construction of 3 new overpasses.	Under Construction Project status: 94.0% completed (The project is expected to be completed in 2024)

No.	Infrastructure	Description	Current Development Status
5.	Upgrading Jalan Muar – Tangkak – Segamat, Johor	- Location: Matriculation College to Tangkak Industrial Area - Project length: 7.5 – 8.0 kilometres and involves 92 lots - Estimated cost: RM183 million - Land area: 126.0066 acre (50.9823 hectares) - Descriptions: - The target of the project is to reduce Segamat - Muar travel time without going through the city and congestion in Bandar Tangkak. Especially during peak times and festive seasons - Help to increase socio-economic development and industrial and also become the main link between Muar, Tangkak and Segamat.	Under Construction Project status: 10% completed (Site clearing) (The project is expected to be completed in 2025)
6.	New Road Project Connecting Jalan Olak Batu (J206) Through Tanjung Sembrong Estate to Federal Road (FT 050), Parit Raja, Batu Pahat, Johor	- Locations: Jalan Olak Batu – Jalan Ayer Hitam Batu Pahat - Project length: 3.5 kilometers and involves part of the land for 2 (two) lots which is Tanah Ladang owned by The Batu Pahat Plantation Sdn. Bhd. - Estimated cost: RM52 million (RMK 12) - Descriptions: - Land Acquisition was gazetted through Section 4 Gazette on 8 December 2022 and followed by Section 8 Gazette on 2 November 2023.	Under Construction Project status: 43.0% completed (The project is expected to be completed in 2025)
7.	Mukim 6 and Mukim 7 Road Project (Phase 2), Linau in Mukim Tanjong Sembrong, Johor	- Location: Jalan Yong Peng – Ayer Hitam - The project starts from Jalan Kampung Seri Mendapat, Parit Raja to Kampung Haji Ghaffar - Length: 6.2 kilometre - Developer: Ministry of Rural Development	Under Construction Project status: 96.0% completed (Site cleaning and road construction by JKR) (The project is expected to be completed in 2024 - Extended)
8.	PLUS Highway Widening Project (North Senai - Sedenak), Johor	- Locations: Johor Bahru, Johor - Developer: WCT Holdings Bhd - Descriptions: Phase 1 - Project length: 21.8 kilometers - From North Senai to Sedenak - Widening lanes from 4 lanes to 6 lanes - Has commenced in the middle of Julai 2024 and expected completions on Jun 2017. - Estimated cost: RM525 million Phase 2 - Project length: 16.6 kilometers - From North from Sedenak to Simpang Renggam - Has started the groundwork/ clearing site on Q1 2025 dan expected completions on Q4 2028	Under Construction Project status: Phase 1 – 45% completed. Phase 2: 10% completed
9.	Alor Gajah Flood Mitigation Plan Project Phase 1, Melaka	- This project located at Mukim Kelemak, Alor Gajah District - Estimated cost: RM17.015 million	Under Construction Project status: 62% completed (The project is expected to be completed in 2024)
10.	New Road Project from the RIM Junction (M27) to Kampung Ulu Jasin Junction (M2), Mukim Jasin, Melaka	- This project located at Mukim Jasin, Melaka - Length: 3.45 kilometres - Estimated cost: RM35.2 million	Under Construction Project status: 82% completed (The project is expected to be completed in 2025)

No.	Infrastructure	Description	Current Development Status
11.	Water Reservoir Project on the banks of the TAPS Jernih River, Alor Gajah District, Melaka	- This project located along the banks of the TAPS Jernih River in Alor Gajah, Melaka - Estimated cost: RM124.9 million - Project has commenced on Jun 2022 and expected completion on December 2024 (Extended)	Under Construction Project status: 67% completed
12.	New Road Project from Nilai-Labu to Bandar Enstek, Negeri Sembilan	- The 16.82 kilometres road construction project connecting Nilai, Labu to Bandar Enstek started in 2017. - The two-way four-lane road project involves the construction of three main intersections, six bridges, retaining walls, street lights and traffic lights. - Estimated cost: RM415 million. - Descriptions: - This project is to be part of the requirements for the Malaysian Vision Valley 2.0 project	Under Construction Project status: 80% completed. (Expected to be completed by 2025)
13.	Ngoi-Ngoi Water Treatment Plant Construction Project Phase 2	- This project will accommodate the development needs of Malaysia Vision Valley (MVV) covering an area of 153,000 hectares involving the districts of Seremban and Port Dickson especially in area Nilai and Sendayan - Estimated cost: RM347.25 million. - Period project: Years 2021 until 2023 through Pengurusan Aset Air Berhad (PAAB) financing for the development of a new water supply in Negeri Sembilan.	Under Construction Project status: 90% completed (Expected to be completed by 2025)
14.	Sungai Chempedak, Jelebu District Flood Mitigation Plan Project	- Locations: Sungai Chempedak, Jelebu, Negeri Sembilan - Involving 55 individual lots - Project length: 8 kilometres - Estimated cost: RM10 million - Descriptions: - The construction of Chempedak River flood mitigation can solve the problem and risk of flooding in residential areas around Jelebu District - Construction details are as follows: - Construction of flood wall - 100m - Precast concrete Flood Wall Height 3m (RHS) - Widening and protection of existing river bank tire construction along 4400m Upgrading seven (7) MTB bridges along the project route i. 20m x 7m ii. 20m x 3.5m - Installation of bank protection Gabion Mattress Installation of bank protection (Sand Fill Mattress)	Under Construction Project status: 20% completed (Preliminary work is in progress)
15.	Jalan Baharu New Project from Kampung Gagu to Ulu Beranang, Seremban District, Negeri Sembilan	- This project will connect new road from Kampung Gagu to Ulu Beranang. - Length: 14 kilometres - Estimated cost: RM25 million. - Project status: The land acquisition process has been completed and the project is in the tender process. - Descriptions: - This road will shorten the travel time and distance of residents around Jelebu district through Kampung Gagu to Ulu Beranang to go to Pekan Beranang, Bandar Nilai, Kajang and Semenyih which is from 38 kilometers to 14 kilometers with a time reduction of 15 minutes.	Pre - Construction Project status: 20% completed

3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status																																																																																																																																																									
1.	Paragon Gateway, Johor Bahru, Johor	- This project is located at Jalan Tebrau, Taman Suria, Johor Bahru - Land area: 5.28 acres - Developer: Paragon Premium Sdn Bhd - Descriptions: - This is a mixed development project (Service Apartment & Retails). Details as below; - Phase 1 - Launched: November 2023 - Total unit: 1,398 units - Selling performance: 45% - Phase 2 - Launched: Mac 2024 - Total unit: 738 units - Selling performance: 15% - Unit types<table><tr><th>Type</th><th>Area (Square feet)</th></tr><tr><td>Type A</td><td>499 s.f.</td></tr><tr><td>Type B</td><td>649 s.f.</td></tr><tr><td>Type D</td><td>915 s.f.</td></tr></table> - Selling price: RM348,653 – RM826,446 per unit	Type	Area (Square feet)	Type A	499 s.f.	Type B	649 s.f.	Type D	915 s.f.	Under Construction Project status: 45% completed. (The project is expected to be completed in 2027)																																																																																																																																																	
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2.	Taman Pulai Mutiara 2, Johor Bahru, Johor	- This project is located next to Taman Pulai Mutiara (New Township) which is approximately 2 km from Jalan Johor Bahru - Pontian and 28 kilometers from Johor Bahru city center - Land area: 136 hectares - Developer: Amber Land Berhad - Description: - This project has been launches on October 2019 and focus on affordable landed properties - This project involves the construction of 4,500 residential units but a total of 2,663 new units are launched according to the following phases; <table><tr><th>No</th><th>Phase</th><th>Type of Building</th><th>Date of Launch</th><th>Total Launched</th><th>Price (RM) From</th><th>Land Area (s.q.)</th><th>Built-up Area (s.q.)</th><th>Status Construction</th></tr><tr><td>1.</td><td>A1A</td><td>2/T</td><td>12/2019</td><td>392</td><td>379,780</td><td>1,170</td><td>1,670</td><td>CCC</td></tr><tr><td>2.</td><td>A2A</td><td>2 ½ /T</td><td>10/2019</td><td>199</td><td>433,500</td><td>1,170</td><td>1,998</td><td>CCC</td></tr><tr><td>3.</td><td>A1B</td><td>2/T</td><td>6/2020</td><td>163</td><td>395,675</td><td>1,170</td><td>1,670</td><td>CCC</td></tr><tr><td>4.</td><td>A2B</td><td>2 ½ /T</td><td>6/2020</td><td>201</td><td>433,500</td><td>1,170</td><td>1,998</td><td>CCC</td></tr><tr><td>5.</td><td>A1C</td><td>2/T</td><td>10/2020</td><td>184</td><td>395,675</td><td>1,170</td><td>1,670</td><td>CCC</td></tr><tr><td>6.</td><td>A1D</td><td>2/T</td><td>2/2021</td><td>184</td><td>395,675</td><td>1,170</td><td>1,670</td><td>CCC</td></tr><tr><td>7.</td><td>A2C</td><td>2 ½ /T</td><td>8/2021</td><td>177</td><td>433,500</td><td>1,170</td><td>1,998</td><td>UC</td></tr><tr><td>8.</td><td>A5</td><td>2/ISO</td><td>7/2021</td><td>104</td><td>568,480</td><td>1,540</td><td>3,080</td><td>UC</td></tr><tr><td>9.</td><td>A6A</td><td>2/T</td><td>11/2021</td><td>214</td><td>395,675</td><td>1,170</td><td>1,670</td><td>UC</td></tr><tr><td>10.</td><td>A6B</td><td>2/T</td><td>3/2022</td><td>236</td><td>395,675</td><td>1,170</td><td>1,670</td><td>UC</td></tr><tr><td>11.</td><td>A6C</td><td>2/T</td><td>11/2022</td><td>175</td><td>530,000</td><td>1,170</td><td>1,670</td><td>UC</td></tr><tr><td>12.</td><td>A8A</td><td>2/T Kluster</td><td>11/2022</td><td>254</td><td>663,390</td><td>2,240</td><td>2,076</td><td>UC</td></tr><tr><td>13.</td><td>A9</td><td>2/ISO</td><td>12/2022</td><td>142</td><td>828,800</td><td>1,540</td><td>3,080</td><td>UC</td></tr><tr><td>14.</td><td>A3</td><td>Apartment (RMBC)</td><td>12/2022</td><td>609</td><td>150,000</td><td>-</td><td>1,000</td><td>UC</td></tr><tr><td>15.</td><td>A8B</td><td>2/T Kluster</td><td>5/2023</td><td>256</td><td>631,800</td><td>2,240</td><td>2,076</td><td>UC</td></tr><tr><td colspan="4">Total Unit</td><td>3,490</td><td colspan="4"></td></tr></table> Nota: CCC - Certificate of completion and compliance UC - Under Construction	No	Phase	Type of Building	Date of Launch	Total Launched	Price (RM) From	Land Area (s.q.)	Built-up Area (s.q.)	Status Construction	1.	A1A	2/T	12/2019	392	379,780	1,170	1,670	CCC	2.	A2A	2 ½ /T	10/2019	199	433,500	1,170	1,998	CCC	3.	A1B	2/T	6/2020	163	395,675	1,170	1,670	CCC	4.	A2B	2 ½ /T	6/2020	201	433,500	1,170	1,998	CCC	5.	A1C	2/T	10/2020	184	395,675	1,170	1,670	CCC	6.	A1D	2/T	2/2021	184	395,675	1,170	1,670	CCC	7.	A2C	2 ½ /T	8/2021	177	433,500	1,170	1,998	UC	8.	A5	2/ISO	7/2021	104	568,480	1,540	3,080	UC	9.	A6A	2/T	11/2021	214	395,675	1,170	1,670	UC	10.	A6B	2/T	3/2022	236	395,675	1,170	1,670	UC	11.	A6C	2/T	11/2022	175	530,000	1,170	1,670	UC	12.	A8A	2/T Kluster	11/2022	254	663,390	2,240	2,076	UC	13.	A9	2/ISO	12/2022	142	828,800	1,540	3,080	UC	14.	A3	Apartment (RMBC)	12/2022	609	150,000	-	1,000	UC	15.	A8B	2/T Kluster	5/2023	256	631,800	2,240	2,076	UC	Total Unit				3,490					Under Construction Project status: 68% completed (The project is expected to be completed in 2024)
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No.	Infrastructure/ Mega Projects	Description	Current Development Status														
3.	Space Residency, Johor Bahru, Johor	- Location: Jalan Harimau, Taman Abad, Johor Bahru. Next to KSL City Mall and Holiday Villa - Project inaugurated on 7 February 2014 and resume in February 2022 and - Land area: 2.37 acres - Developer: Vistana Tropika Sdn Bhd - Holding Company: Linbaq Holding Sdn Bhd - Descriptions: - Mixed development area (Serviced Apartment, Hotel & Retails) development type - Total units: 995 serviced apartment units + 29 commercial lots + 338 hotel rooms - Sales performance:100% sold - Phases of development as follows: - Phase 1 - A hotel tower: NOVOTEL 22 storey: 338 rooms - Project status: 80.0% - Phase 2 2 blocks of Serviced Apartment 47 storey: 995 units - Price between RM576,000 – RM1.4 million - Project status: 70.0% - Unit Type:<table><tr><th>Type</th><th>Area</th></tr><tr><td>Type A</td><td>645 s.f.</td></tr><tr><td>Type B</td><td>745 s.f.</td></tr><tr><td>Type B1</td><td>737 s.f.</td></tr><tr><td>Type C</td><td>880 s.f.</td></tr><tr><td>Type C1</td><td>907 s.f.</td></tr><tr><td>Penthouse</td><td>1,289 – 2,026 s.f.</td></tr></table> - Podium block: 12 storey 1 storey: Hotel and serviced apartment recreational facilities 4 sotery: Hotel facilities and parking area 6 storey: Parking area 1 sorey: Business space @ 14 units shop and hotel facilities	Type	Area	Type A	645 s.f.	Type B	745 s.f.	Type B1	737 s.f.	Type C	880 s.f.	Type C1	907 s.f.	Penthouse	1,289 – 2,026 s.f.	Under Construction Project status: 45% completed. (The project is expected to be completed in 2027)
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4.	Sime Darby Industrial Park, Pagoh University Town, Muar, Johor	- This project is known as Sime Darby Industrial Park which involves the sale of 142 medium industrial plots. - It is part of the Pagoh University Town development which is located at the strategic location of Jalan Muar - Pagoh and near the Pagoh Toll Plaza. - Developer: Sime Darby Property - Descriptions: - A total of 20 companies have signed SPAs for the purchase of Non-Bumiputera plots Phase 1: 42 industrial plots (25 units for Non-Bumiputera and 17 units for Bumiputera). - Land areas between 4,318.78 square metres to 6,712.54 square metres. - Price range between RM26.00 per square feet to RM30.00 per square feet. Phase 2 and Phase 3 20 and 30 industrial plots. - Land areas between 4,046.73 square metres to 5,897.25 square metres. - Price range between RM26.00 per square feet to RM30.00 per square feet - Selling performance until Q2 2024: 95.2% (Phase 1), Sold out (Phase 2) and 59.4% (Phase 3)	Under Construction Project status: 40% (Earthworks have been carried out) (The project is expected to be completed in 2025)														

No.	Infrastructure/ Mega Projects	Description	Current Development Status
5.	Primer City, Kluang, Johor (Formerly known as NewPark Kluang)	- This project is located at KM 4.5, Jalan Kluang-Air Hitam which is close to the Kluang Federal Building - Land area: 40 hectares - Developer: Maju Padu Development Sdn Bhd - Descriptions: - The Newpark City component contains two to four floors of business centers, resort-concept hotels, individual office spaces, convention halls, drive-through restaurants, hypermarkets, family entertainment centers, cinemas and educational hubs. - There are also new government buildings under construction which are: - Inland Revenue Board (IRB) - Kluang Municipal Council - Kluang District and Land Office Phase 1: 90.94 acres (36.802 hectares) - IRB Building 9 floors with green building concept - Land area: 20,230 square metre - Built-up area: 5,311 square metre - Project status: 100% completed and start operate on May 2019 - Kluang Municipal Council building-9 floors - Land area: 20,230 square metre - Built-up area: 15,102.37 square metre - Planning approval: 26 September 2019 - Project status: 95.0% completed - Kluang District and Land Office - Planning approval: 26 September 2019 - Project status: Initial stage for earthworks - LOTUS Hypermarket - Land area: 20,230 square metre - Built-up area: 7,053.59 square metre - Project status: 100% completed - Two storey Shop/ Office - Phase A: 70 units – 95% completed - Phase B: 114 units – 73% completed - Phase C: 70 units - 35% completed - Resort Hotel and Serviced Apartment - Not constructed yet Phase 2: 156.62 acres (63.382 hectares) - Still in the planning stage	Under Construction
6.	Ibrahim Technopolis (IBTEC), Kulai, Johor	- Location: Sedenak, Kulai - Land Area: 7,290 acres - Project status: Phase 1, STeP (Bridge Data Centre: 100% completed), while Phase 2 and 3 is under construction. - Descriptions: - This project combines digital infrastructure with the use of clean and green energy throughout the municipality. - IBTEC's proposed development is phased (within a period of 25 years) including the proposed improvement of the existing road Jalan Parit Panjang JKR J107, the new FELDA Bukit Batu bypass road and the proposed new intersection of Sedenak Utara to Lebuhraya PLUS. - IBTEC Phase 1 Development includes the Data Center sector located in the Sedenak Tech Park (STeP) I and II cluster - (STeP I and STeP II).	Under Construction Project status: Phase 1, STeP (Bridge Data Centre: 100% completed), while Phase 2 and 3 is under construction)

No.	Infrastructure/ Mega Projects	Description	Current Development Status
7.	Pasir Gudang Hospital, Pasir Gudang, Johor	- Location: Bandar Seri Alam, Pasir Gudang - Project status: 63.0% completed - Description: - This hospital will be equipped with: 304 beds 8 operating rooms and outpatient treatment 65 consultation rooms - Daily treatment center 30 dialysis chairs - Drive-thru pharmacy 16 delivery rooms 34 nurse's quarters - Almost 1,000 car parking spaces	Under Construction Project status: 100.0% completed. (The project is expected to be completed in 2025)
8.	Affordable House Project – Malaysia House (For Rent), Kluang, Johor	- Location: PTD 9400, Sungai Sepuloh, Jalan Paloh – Kluang, Mukim Paloh in District of Kluang, Johor - Land Area: 144.14 acres (58.33 hectares) - Project Owner: Perbadanan Setiausaha Kerajaan Johor (SSI). It is under Ministry of Housing and Local Government project plans. - Description: - This housing scheme project will be renting out to the entitled local people and under Ministry of Housing and Local Government. Component development as below; a. 1 storey Cluster house (31' x 65') 400 unit - Project status: 45% completed b. 2 storey Shop (20' x 70') 5 unit - Project status: 5% completed	Under Construction Project status: 55.0% completed
9.	Melaka Waterfront Economic Zone (M-WEZ), Melaka	- The project has an area of 25,000 acres along 33 kilometers (17,500 acres: Development Zone and 7,500 acres: Control Zone) - The development composition of this project consists of five major developments a. Melaka Harbourfront - Ports - Trade - Hydropiant Center b. Smart Logistic Nucleus - Logistics Hub - Container and Cargo Management Office c. Digital Satellite Township - M-WEZ Tower - Hotels and Offices - Housing and Business d. Central Eco Business Park - Free Trade Zone - CIQ complex - Customs and Immigration Management Office e. Trade Nucleus New Township - Mixed Trade Hub - Maritime Activities - Research Development Center (R&D Center) 4r - M-WEZ will comprise the Kuala Linggi International Port (KLIP) as the oil and gas industry services hub, the Tanjung Bruas Port as the container port and Melaka Gateway as the Melaka.	Under Construction (In reclamation phases)

No.	Infrastructure/ Mega Projects	Description	Current Development Status
10.	The Sail Melaka	- Location: Kota Laksamana, Malacca - Land area: 245 acres - Developer: Sheng Tai International Sdn Bhd - Estimated cost: RM6.5 billion - Descriptions: - Nine linked towers with a total built-up of 991,096 square meter; 3,259 units of high-end condotels; - Three hotel towers; 61-storey, 5-star and 6- with a total of 2,584 units; - A million square feet luxury shopping mall; - One block of business suites as well as Melaka-Nanjing themed cultural square with 65 shop lots; 330 meter (internal perimeter) sky ring that will connect the nine towers; - A four-million-sq-meter convention and exhibition center; - An Illuminating Sky Garden; and - The Moon, a 360° elliptical-shaped experiential center. - Unit area for apartments is 344 sq ft, 422 sq ft and 604 sq ft per unit and price per unit is starting from RM800,000 and above	Under Construction Project status: 45% completed (The project is expected to be complete in 2024)
11.	Scientex Jasin Mutiara, Melaka	- Location: In Mukim Ayer Panas, Jasin and can be reached through Off Jalan Bemban-Jasin, Melaka. - Land area: 63.87 hectares - Descriptions: - Consists of 3 phases as below; Phase 1 - Phase 1A1: 291 units 2 storey terrace house (18' x 65') - Phase 1A2: 231 units 2 storey terrace house (18' x 65') - Phase 1A3: 211 units 2 storey terrace house (16' x 60') - Phase 1B1: 204 units 2 storey terrace Affordable house (16' x 60') - Phase 1B2: 188 units 2 storey medium cost terrace RMM house (16' x 60') - Phase 1B3: 235 units 2 storey terrace house (16' x 60') Phase 2 - Phase 2A1: 244 units 2 storey terrace house (18' x 65') - Phase 2A2: 281 units 2 storey terrace house (18' x 65') - Phase 2B: 206 units 2 storey medium cost terrace house (16' x 60') - d. Phase 3 - Phase 3A1: 63 units 2 storey shop (20'x70')	Under Construction Project status: Phase 1A1: 72% completed Phase 1A2 : 72% completed Phase 1A3 : 23.7% completed Phase 1B1 : 85% completed Phase 2A1: 45% completed Phase 2A2 : 5% completed
12.	Scientex Bandar Jasin, Melaka	- Location: Mukim Jasin Tunggal which can be reached via Jalan Muar - Melaka - Land area: 46.67 hectares - Descriptions: - Consists 3 phases as follows: - Phase 1 - Phase 1A1 - 192 units 2 storey terrace house (18 'x 65') - Phase 1A2 – 162 units 2 storey terrace house (18 'x 65') - Phase 1A1A – 170 units 2 storey affordable house (16' x 60') - Phase 1B1 – 118 units 2 storey affordable house (16' x 60') - Phase 1B2 – 175 units 2 storey affordable house (16' x 60') - Phase 1B3 – 210 units 2 storey affordable house (16' x 60') - Phase 1B4 – 159 units 2 storey medium cost house (16'x60') - Phase 2 - Phase 2A1 – 232 units 2 storey terrace house (18' x 65') - Phase 2A2 – 240 units 2 storey terrace house (18' x 65')	Under Construction Project status: Phase 1A1 and 2A1- 100% completed Phase 1B1: 88.75% completed Phase 1B2: 100% completed Phase 1B3: 100% completed Phase 2A2: 100% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
		c. Phase 3 - Phase 3A – 52 units 2 storey shop office (22' x 70') - Phase 3B – 50 units 2 storey shop office (22'x70') - Phase 3C – 41 units 2 storey shop office (22'x70') - Phase 3C – 15 units 2 storey affordable shop office (20'x70') - Phase 3C – 2 units 2 storey shop office (Types of strata property) (25'x70')	Phase 3A: 80% completed Phase 3B: 70% completed
15.	Harbour City, Melaka	- Location: Malacca Island, Section 43, Mukim Malacca City, Central Melaka District. - Land area: 6 acres - Developer: Hatten Group Sdn Bhd - Descriptions: - A 6-storey shopping mall with over 800 shop lots 3 hotel blocks with different themes and - a 500,000 sq ft Water Theme	Under Construction Project status: 85% completed
16.	Taman Anjung, Sungai Petai, Melaka	- Location: Taman Anjung Sungai Petai is located in Mukim Sungai Petai which can be reached via Lebuh AMJ - Land area: 57.55 hectares - Developer: TEOBROS Development Sdn. Bhd. - Project status: 65% completed for Phase 1 (RMM), 20% for Phases 2 and 40% Phase 3 - Descriptions: - Consists of 4 phases as follows: a. Phase 1 140 units: 1 storey terrace house (22' x 70') 52 units: 1 storey twin house (40'x80') 56 units: 1 storey affordable house (20'x65') 73 units: 1 storey low cost terrace house (20'x55') 79 units: 1 storey low cost terrace house (20'x55') b. Phase 2 24 units: 2 storey shop office (22'x 65') 138 units: 1 storey terrace house (22'x70') 69 units: 1 storey affordable house (20'x65') 98 units: 1 storey low cost terrace house (20'x55') c. Phase 3 16 units: 2 storey shop office (22'x 70') 57 units: 2 storey terrace houses (22'x70') 200 units: 1 storey terrace house (22'x70') 32 units: 2 storey twin houses (40'x80') 70 units: 1 storey twin house (40'x80') 1 unit: 1 storey detached house (5,000 sq ft) 50 units: 1 storey terrace affordable house (20'x65') 93 units: 1 storey terrace house (22'x65') d. Phase 4 11 units: 2 storey shop office (22'x 65') 12 units: 1 storey affordable shop office (22'x65') 110 units: 1 storey terrace house (22'x70') 49 units: 1 storey affordable house (20'x65')	Under Construction Project status: Phase 1: 65% completed Phase 2: 20% completed (2 storey terrace - 138 units) Phase 3: 55% completed (2 storey Shop) 20% completed (2 storey terrace house, 1 storey semi-detached house, 1 storey detached house, 1 storey terrace Affordable house) 55% completed (1 storey terrace house) 35% completed (1 storey terrace house) Phase 4: 20% completed (1 storey terrace house)

No.	Infrastructure/ Mega Projects	Description	Current Development Status
17.	Molek Residence	- Locations: Ayer Molek which can be reached via Lebuh Jalan Tun Kudu - Developer: Paduwan Realty Sdn. Bhd. - Descriptions: - Consists 15 phases as follows: a. Phase 1 • 1 unit: 2 storey detached • 82 units: 2 storey terrace houses (22' x 75') • 147 units: 2 storey terrace house (22' x 70') • 52 units: 2 storey terrace houses (20' x 70') • 26 units: 2 storey semi-detached house (40' x 105') • 2 units: 2 storey detached house • 83 units: 2 storey terrace houses (22' x 75') • 179 units: 2 storey terrace houses (22' x 70') • 34 unit: 2 semi-detached houses (40' x 105') b. Phase 2 • 152 units: 2 storey terrace houses (20' x 70') • 126 units: 2 storey terrace houses (20' x 70') c. Phase 3: Future development • 82 units: 2 storey terrace houses (22' x 75') • 26 units: 2 storey semi-detached house (40'x105') • 1 unit: 2 storey detached house d. Phase 4: Future development • 147 units: 2 storey terrace houses (22' x 70') e. Phase 5: Future development • 52 units: 2 storey terrace houses (22' x 70') f. Phase 6: Future development • 83 units: 2 storey terrace houses (22' x 75') • 34 units: 2 semi-detached houses (40' x 105') • 2 units: 2 storey detached houses g. Phase 7 – 12: Future development • 179 units: 2 storey terrace houses (22' x 70') h. Phase 13 – 14: Future development • 2 storey shop office i. Phase 15: Future development • 2 storey shop office • 1 unit commercial building	Under Construction Project status: 100% completed 72.5% completed 100% completed 97.5% completed Phase 3 – 15 (The project is expected to be completed in 2030)
18.	Botani Parkland City, Jasin, Melaka	- Locations: Located in Mukim Jasin which can be reached via Lebuh Jasin Selatan - Project Length: 93.26 Hectares - Descriptions: Consists 4 phases as follows: a. Presint 1 • Phase 1A • 1 storey terrace house: 206 units (22'x70') • 1 storey Cluster house: 82 units (CCC) • 1 storey semi Detached house: 14 units (40'x75') • 2 storey shop office: 102 units (22'x70') • Phase 1B • 1 storey terrace house: 16 units (22'x70') • 1 storey Cluster house: 4 units (22'x70') • 2 storey terrace house: 263 units (22'x70') • 2 storey Cluster house 115 units • 2 storey semi detached house: 24 units (40 x 75) • 2 storey detached house: 4 units	Under Construction Project Status: Presint 1 Phase 1A: 100% completed Phase 1B: 72.5% completed

No.	Infrastructure/ Mega Projects	Description	Current Development Status
		b. Presint 2 - Phase 3A 1 storey Cluster House, Type A: 120 units 1 storey Cluster House, Type A1: 8 units 1 storey Cluster House, Type A2: 4 units 1 storey detached house, Type A: 1 unit 1 storey detached house, Type B: 3 units c. Presint 3 - Phase 4A 1 storey Cluster House, Type A: 52 units (30'x80') 1 storey Cluster House, Type A1: 8 units (32'x80') 1 storey terrace house, Type B: 335 units (20'x75') 1 storey terrace house, Type B1: 48 units (20'x80') d. Presint 4 - Phase 2A 1 storey affordable terrace house: 218 units (20'x65') 1 storey medium terrace house: 175 units (20'x60') 1 storey detached house: 1 unit - Phase 2B 1 storey affordable house: 171 units (20'x65') 1 storey medium cost: 211 units (20'x60')	Presint 2 Phase 3A: 73% completed Presint 3 Phase 4A: 72.5% completed Presint 4 Phase 2A: 100% completed Phase 2B: 100% completed
19.	Nexus Seremban 2, Negeri Sembilan	- Location: KLIA/ KLIA2 Road – Bukit Nenas Seremban Road, Negeri Sembilan, about 9 kilometers from Seremban 2 City - Land area: 8.66 hectares - Developer: Seremban Two Holdings Sdn Bhd - Descriptions: 2-storey shop office: 147 units 2-storey office: 19 units - Basement: 1 level of Parking lots with starting price of RM1.5 million per units.	Under Construction Project status: 45% completed
20.	Upgrading Hospital Tuanku Ampuan Najihah (HTAN), Negeri Sembilan	- Location: Hospital Tuanku Ampuan Najihah, Kuala Pilah - Land area: 1.7 hectares - Estimated cost: RM27 million - Descriptions: - The construction started on March 2021 - The project involves construction of a new 6-storeys hospital extension building with additional floor area of 22,700 square meters.	Under Construction Project status: 95% completed (The project is expected to be complete in August 2024)
21.	Hamilton City, Negeri Sembilan	- Location: Nilai, Negeri Sembilan - Land area: 2,723 acres - Project status: In the process of site clearance - Descriptions: - The city is a full-fledged managed industrial township in MVV 2.0, focusing on medium to heavy manufacturing-based industries to drive direct investments into the development, as well as to generate socio-economic improvement in the township - Divided into four phases a. Phases 1, 2 and 4 - Focusing on medium and heavy industrial activities. b. Phase 3 - Light industry comprising detached and semi-detached factories with a managed industrial park concept. - Expected to create job opportunities for the 740,000 of population living within and around the township.	Under Construction Project status: 30% completed (The project is expected to be complete in 2029)

No.	Infrastructure/ Mega Projects	Description	Current Development Status
22.	Scientex Seremban, Negeri Sembilan	- Location: Jalan Labu Lama, about 6 kilometre from Seremban City - Land area: 43.926 hectares - Developer: Scientex Park (M) Sdn Bhd - Descriptions: 365 units of double storey terrace house 233 units of one storey affordable house	Under Construction Project status: 95% completed (2 storey terrace house – Tulip Type)
23.	Sutera Aman @ S2 Heights, Negeri Sembilan	- This project is located in Jalan Felda Sendayan, about 10 kilometres from Bandar Seremban City - Land area: 41.21 hectares - Developer: Seremban Two Holdings Sdn Bhd - Descriptions: - Phase 1 2 storey terrace houses: 308 units	Under Construction Project status: 55% completed
24.	Kelisa Luxury Industrial Area, Negeri Sembilan	- This project is in Jalan Tampin – Sungai Gadut, about 10 kilometres from Seremban City - Developer: AZZA Mewah Development Sdn Bhd - Descriptions: - This project consist of 362 units factory in 3 phase as below; Phase 1 46 units semi-detached factory 64 units cluster factory 2 units “Odd-Shape” factory Phase 2 116 units semi-detached factory 116 cluster factories Phase 3 18 detached factories	Under Construction Project status: 45% completed
25.	Lexis Hibiscus 2, Negeri Sembilan	- This project is located in Port Dickson, Negeri Sembilan - Land area: 32.37 hectares (80 acres) - Developer: KL Metro Group - Estimated cost: RM1.6 billion - Descriptions: - Boasting 1,710 room units including 910 over-water houses and 800 elegant multi-level pool suites in two high-rise blocks.	Under Construction Project status: 10% completed (The project is expected to be complete in 2029)

3.3 State Government Policy and initiative

No.	State	Details
1.	Johor	• Special Financial Zone – SFZ in Forest City - This package has been launched by the Federal Government in September, 2024 which is based in Forest City in an effort to boost investment and economic activities in Johor - Some attractive incentives will also be added in the area compared to the existing special zones. Additional incentives include a special tax rate of 15% to industry in Forest City, multiple entry visas and a fast lane for immigration between the special zone and Singapore - This package will give priority to two main sectors namely banking and financial services as below; a. Banking: • Will be based in Pulau Satu • There are 9 incentives for Pulau Satu including a subsidized corporate tax rate between 0% - 5% compared to the current rate of 24%. It also offers a 0% tax rate for family offices for 20 years. b. Financial Services: • Will be based in the mainland area • Offers made include logistics services, global service centers and money transfer services. • There are two main incentives namely investment tax allowance of 100% for 5 years which reduces taxable income up to 100% for the logistics service sector while for global service centers and transfer services only 5% is taxed for a period of 20 years. - In addition, there are also measures to prevent counterfeit products from entering the SFZ logistics sector, including the establishment of a New Customs Complex in Forest City equipped with advanced technology such as artificial intelligence (AI)-based baggage scanning and facial recognition systems. • Special Economic Zone for Johor – Singapore (JS–SEZ) - Will be developed in Iskandar Malaysia and Pengerang with a land area of 3,505 square kilometers. - JS-SEZ involves six (6) local authorities (PBT) namely Johor Bahru, Iskandar Puteri, Pasir Gudang, Kulai and Kota Tinggi. - It involves the electricity and electronics sector, medicine, pharmaceutical, aviation, specialty chemicals, logistics, health, education, financial sector and business services, energy, digital economy, tourism, food, agricultural technology, creative industry, halal industry and manufacturing. - The Johor Government and the Federal Government are very committed to ensure that this JS-SEZ agreement can be finalized and signed with Singapore at the end of 2024. It also functions as a facilitator between state and federal government agencies and investors to discuss and resolve issues and matters arising. It is expected that more than 100,000 job opportunities will be generated. - The State Government will introduce the Johor Super Lane or JSL at IMFC-J as a platform to standardize processes and improve the ease of doing business at JS-SEZ. - JSL is a manifestation of improvements to the Kulai Fast Lane (KFL) initiative, which has become a benchmark, reference and follow-up for other PBTs in Johor and also PBTs in several other states such as Melaka and Selangor. Among the significant improvements through the implementation of JSL is a time saving of 2 years for the land development process that does not yet have a Layout Planning Permission which was shortened from 37 months to 13 months only. - The JS-SEZ agreement can be finalized and signed with Singapore on 6 January 2025. • Increase State Revenue. - The rapid economic development of the State of Johor should also translate into an increase in State Government revenues. The increase in revenue will allow more programs to be implemented and more aid to the Johor Nation to be channelled. - Therefore, studies and efforts to increase state revenue will be implemented including; a. First: Revision of Schedule 6 of the Johor Land Rules 1966; b. Second: Strengthen the enforcement of government land encroachment and violation of land conditions; c. Third: Imposing Government Land Use Charges for utility route purposes; d. Fourth: Introduction of Travel Fees for hotel room occupants; and e. Fifth: Empowerment of GLCs and the setting of annual dividends from Johor State GLCs with a minimum rate of 10 percent of profit after tax

No.	State	Details
2.	Melaka	• Housing Facilities - Five initiatives to strengthen housing projects in Melaka. i. Under the Melaka State Housing Policy, any housing development exceeding 10 acres is required to allocate a minimum of 10 percent of its units for Low-Cost Housing (RKR). ii. Affordable Housing (RMM) units are offered at prices starting from RM180,000 per unit, aimed at providing middle- and lower-income groups the opportunity to own quality and affordable homes. iii. The People's Housing Programme (PPR) has been rebranded as the People's Residency Programme (PRR), with emphasis on upgrading and enhancing the quality of housing and the facilities provided. iv. The New House Construction Assistance Scheme, with an allocation of RM3 million under the Melaka Rumahku Programme, has been introduced to support new housing construction. To further increase the number of houses built, the State Government has proposed the utilisation of wakalah funds from agencies and subsidiaries under the Pusat Zakat Melaka to expand housing construction under this programme. v. The Transit Housing Programme, targeting the provision of one transit house per constituency, covers five constituencies — Tanjung Bidara, Paya Rumpit, Merlimau, Duyong, and Taboh Naning — to assist residents affected by disasters or emergencies. • Road Network a. Construction of a Grade-Separated U-Turn and Direct U-Turn from the Pulau Gadong Intersection to the Taman Cheng Perdana Intersection in Central Melaka, with an allocation of RM50 million for the year 2025. b. New Road Construction and Upgrading Projects, with a total cost of RM732.4 million, including: i. Upgrading Jalan Tun Hamzah in the Central Melaka District; i. Construction of a new road from Kampung Paya Lebar to Kampung Lubok Redan and Kampung Pulau Masjid Tanah in Alor Gajah; ii. Construction of a new road from the Rim Intersection to the Ulu Jasin Intersection in the Jasin District; iii. Construction of a road from Kuala Linggi to Ayer Molek, Masjid Tanah, Alor Gajah, Melaka. c. Road and Bridge Projects, with an allocation of RM7.9 million, including: i. Upgrading of the Malim Roundabout (Phase 1) in the Central Melaka District; ii. Upgrading of the T-junction from Jalan Alor Gajah Lama to Pantai Belimbing in the Alor Gajah District; iii. Upgrading of the Kuala Sungga–Batang Melaka road near Kampung On Lok, in the Jasin District.
3.	Negeri Sembilan	• Granting of Premium Reduction Discount for Land Development in Negeri Sembilan - The Negeri Sembilan State Government has taken measures to encourage land development in the state by implementing premium discount incentives for land development for the year 2025 as follows: a. The premium discount incentive for land development will be reinstated effective 5 March 2025

No.	State	Details						
		<table><tr><th colspan="2">PREMIUM DISCOUNT FOR LAND DEVELOPMENT</th></tr><tr><td>Implementation</td><td>10% Land Development Premium Discount – applicable for a period of 30 days from the date of receipt of Form 5A or Form 7G notice from the Land Administrator</td></tr><tr><td>Not apply to</td><td> a. Applicants whose appeal for premium reduction has already been approved by the Negeri Sembilan State Executive Council (MMKNS) in previous applications for the same project/ file b. Applicants who have been charged a nominal premium rate c. Form 5A or Form 7G notices received from the Land Administrator between 1 January 2025 and 4 March 2025, where payment has yet to be made - such applicants may submit an appeal on a case-by-case basis d. Applicants who fail to make payment within one year from the date of receipt of Form 5A or Form 7G notice from the Land Administrator — such cases will be subject to reassessment. </td></tr></table>	PREMIUM DISCOUNT FOR LAND DEVELOPMENT		Implementation	10% Land Development Premium Discount – applicable for a period of 30 days from the date of receipt of Form 5A or Form 7G notice from the Land Administrator	Not apply to	a. Applicants whose appeal for premium reduction has already been approved by the Negeri Sembilan State Executive Council (MMKNS) in previous applications for the same project/ file b. Applicants who have been charged a nominal premium rate c. Form 5A or Form 7G notices received from the Land Administrator between 1 January 2025 and 4 March 2025, where payment has yet to be made - such applicants may submit an appeal on a case-by-case basis d. Applicants who fail to make payment within one year from the date of receipt of Form 5A or Form 7G notice from the Land Administrator — such cases will be subject to reassessment.
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3.4 State Government Current Issues of Property

No.	State	Details
36	1. Johor	• Johor Affordable Housing Policy - In addition to affordable housing and PPR, one of the state government's efforts to ensure that housing developers can provide homes at affordable prices to the people of Johor is the provision of affordable housing for the people of Johor, whether through ownership or rental. - In order to ensure that housing developers can provide homes at affordable prices to the people of the state of Johor, the State Government has already introduced the Johor Affordable Housing Policy which requires developers to implement the construction of 60% of the free market housing component which is equivalent to building 40% of their affordable housing. - These Affordable Homes are also sold at prices starting from RM50,000 up to RM300,000 and this figure is much cheaper when compared to the price that should be sold at the market price. - In conclusion, the types of housing construction projects that the Johor nation can afford include: • Component 40 % of Affordable Homes built by developers • Affordable houses built by the Johor State Government through the State GLC • Houses built by Central Government GLCs such as PR1MA and SPNB • Transit houses or Government rental houses under the Johor State Government as well as the People's Housing Project or PPR under the KPKT • Aid schemes to build new houses, namely the Poor People's Housing Program (PPRT) under the Ministry of Rural and Regional Development and SPNB's People Friendly Houses under the Ministry of Local Government Development. Rumah Kasih Johor Program under the Johor State Government. • The relaxation of Malaysia My Second home-MM2H conditions and the increase in rental rates in Singapore - This program has had a positive impact on the Johor state economy, especially in the property sector. The following are some of the effects of the implementation of the program in the Johor property sector: • Increased in volume of the property sales - Since the relaxation of MM2H conditions and the increase in rental rates in Singapore, property sales in Johor have increased. Many workers from Singapore and Singaporeans themselves buy property in this state. It is expected to further stimulate the property sector and help solve the problem of unsold properties.

No.	State	Details
		- High demand for property: With the recent revision to MM2H which reduced the minimum age limit to 30 years and relaxed the financial condition of the state of Johor it is expected that there will be this higher demand. This means more investment activities and property purchases in the state of Johor - Encouragement to the Property Industry: The announcement of the relaxation of MM2H conditions was welcomed by the state government, especially in helping to overcome the problem of unsold properties. With this, the property sector in Johor will continue to grow and benefit the state's economy. - In conclusion, the relaxation of MM2H conditions and the increase in rental rates in Singapore have had a positive effect on real estate sales in Johor and the tourism sector in general. Property Unsold completed in Johor Bahru – Serviced Apartment - The State Government believes that the image that says that unsold 'serviced apartments' which seem to encompass one state of Johor actually only occurs in certain areas. - Although it is in the area of Johor Bahru City Council and Iskandar Putri City Council, but its position is only in certain areas, namely in the International Zone Area as much as 11,029 units (contributing 25% of the units launched) and outside the International Zone as many as 1,617 units (contributing 11.9% of the units launched). Therefore, this shows that the demand in the state of Johor for service apartments is still high with a percentage of almost 80%. (Source: Unsold completed Data Report - Johor State Unsold Properties Third Quarter 2023 NAPIC) - However, in order to overcome this problem from continuing, the state government has taken steps and actions as follows: - The creation of a 'Taskforce' for Unsold Properties which is composed of BPENJ, SUKKT, PKPJ, Plan Malaysia and JPPH - The imposition of additional perimeters in the Development Proposal Report (LCP) on market research and property demand to enable the PBT to assess the feasibility of the project - The imposition of additional conditions for the approval of serviced apartments by making JPPH one of the commenting agencies, particularly in relation to market research and property demand. Affordable houses in Johor - The State Government has targeted for 30 thousand units of affordable houses to be built by 2026 where a total of 13,461 units of Rumah Mampu Milik Johor (RMMJ) have been completed from 2022 to November 2024 - The State Government will implement the following initiatives: - A total of 8,021 units of JOHOR AFFORDABLE HOMES (RMMJ) are targeted to be built in 2025 in all districts through the cooperation of the State Government and private developers - As much as RM 225 million is allocated for the development of RUMAH BANGSA JOHOR (RBJ) covering 432 units in Jalan Ibrahim, Pontian and 257 units in Sri Menanti, Muar in collaboration with PIJH - The State Government through the Johor State Housing Development Corporation (PKPJ) will continue to improve the quality of life of PPR communities and public flats, through: - An allocation of RM 41.6 million for MAINTENANCE OF HOUSING FACILITIES involving more than 14,000 units in 12 PPR and 7 RSK - An allocation of RM 14 million for FACILITY AGENT MANAGEMENT to improve management and maintenance efficiency - An allocation of RM 10 million for JOHOR STATE PUBLIC FLAT REJUVENATION at Bandar Penggaram Flats, Batu Pahat as well as EDL Apartments and Saujana Apartments, Johor Bahru - An allocation of a total of RM 6.65 million for the JOHOR NATIONAL TRANSIT HOUSE (RTBJ) involving 60 units in Taman Penawar, Kota Tinggi and 71 units in Taman Nusa Sentral, Johor Bahru - An allocation of RM 36.15 million for the DEVELOPMENT OF RUMAH KASIH JOHOR (RKJ) with the provision of 328 new housing units by PKPJ, MAIJ, Waqaf An-Nur and KKDW

No.	State	Details
		- An allocation of RM 2.24 million for the JOHOR CARE HOME PROGRAM (RPJ). A total of 112 RPJ units will be built at a cost of between RM 75 to 95 thousand per unit. To complete this initiative, PKPJ will cover the additional cost of infrastructure provision up to RM 20 thousand per unit. At the same time, SPNB will provide a subsidy of RM 20 thousand per unit. This makes the selling price of RPJ only RM 55 thousand per unit. - An allocation of RM 14.15 million for the HOME REPAIR PROGRAM that will benefit 795 poor and severely poor families. - An allocation of RM 2 million for the ORGANIZATION OF JOHOR PROPERTY EXPO (JPX). - An allocation of RM 600 thousand for the PKPJ PROPERTY ROADSHOW PROGRAM. This program is expected to help people get information, open registration of e-home accounts, direct offers for property purchases and developer consultations.
2.	Melaka	Infrastructure and Public Amenities: - The Melaka Riverbank Water Storage (TAPS) Project, with an allocation of RM525 million, and the TAPS Jernih Project, amounting to RM234.7 million - The Raw Water Transfer Project from Sungai Kesang and Tasik Biru to the Jus Dam, with a total cost of RM150 million - The Detailed Feasibility Study and Design Works for the Upgrading of the Durian Tunggal Dam, with an estimated allocation of RM7 million. - Groundwater Resource Mapping and Development Project with a project cost of RM3.8 million. Development of New Industrial Areas - The State Government has received favourable responses from industry stakeholders regarding the German Technology Park development project, encompassing 460 acres. The project is projected to generate approximately 10,000 employment opportunities in the electrical, electronics, and various related sectors. - MCorp is undertaking a feasibility study for the development of the MCorp Hi-Tech Park, covering 5,000 acres in the northern region of Melaka, including Alor Gajah and Masjid Tanah. This initiative is regarded as a strategic step towards positioning Melaka as a hub for high-technology industries. Economy development - The State Government has also identified 7 high potential development proposals namely: - Development of a duty-free industrial area in Tanjung Berau with an area of 1,000 acres; - Construction of 1,140 acres south of M-Wez Port and Industrial Area; - Construction of M-WEZ Iconic Tower; - Development of a water chalet project in Malacca Island; - Proposal to create a Duty-Free Shop zone in Malacca Island; - Development of a Cruise Terminal that has the potential to become a tourism hub; - The Sail project is a high-value real estate project that offers hotel room accommodation, condotels, shopping spaces and cultural centers. Tourist Attraction Program - Tourism product development includes - Javanese Heritage House in Kampung Paya Dalam, DUN Ayer Molek to highlight the heritage of the Javanese community - The Melaka State Government is actively trying to get recognition as an Aspiring Melaka Geopark under the National Geopark Development Plan 2021-2030. This initiative involves the recognition of 29 potential geosites that have high geological and environmental value. Among the identified geosites are Tanjung Tuan, Pulau Besar Aplite, and Pulau Upeh Laterite - The Glamping and Caravan Park concept will be expanded in selected locations in each district including Chinchin Lake Extreme Park which has the potential to be developed as a world-class destination.
		Quota Setting 30% Ownership of local and bumiputera citizens/ companies for industrial development/ enterprise category - Only 30% of the development area is allocated to local companies including Bumiputera. - Land development that involves the development of the industrial/ enterprise category must be set a quota of 30% of industrial/ enterprise lots developed for the ownership of local people/ companies and bumiputera. - The price discount of 10% from the sale price is only subject to bumiputera lots.



LAPORAN PASARAN HARTA WILAYAH UTARA

Separuh Pertama 2025

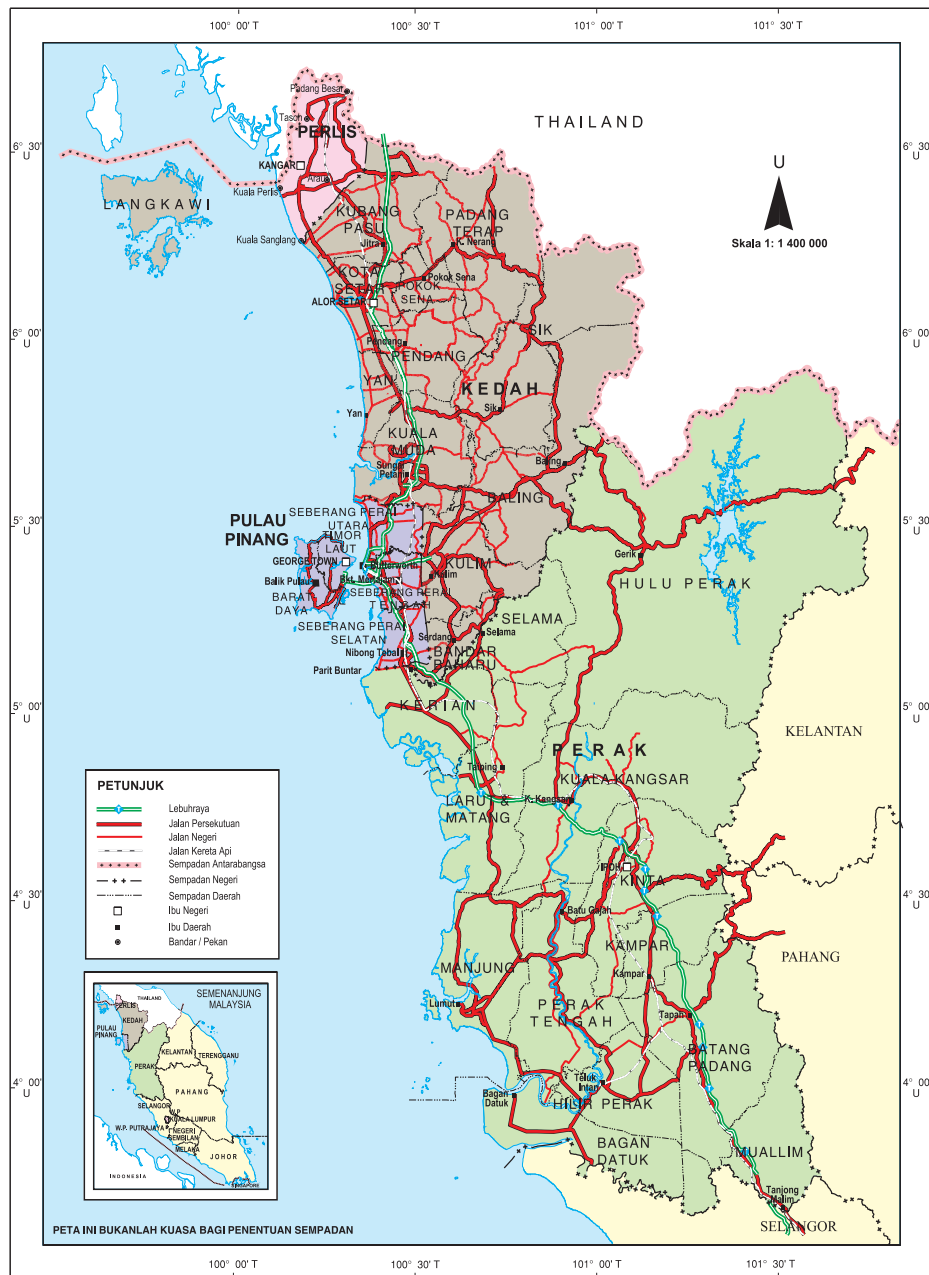
NORTHERN REGION PROPERTY MARKET REPORT First Half 2025



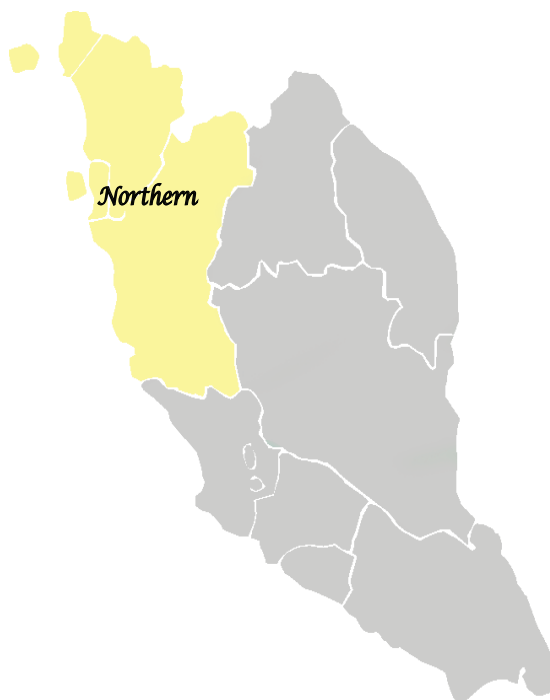
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

CONTENTS

- 1 Northern Region Property Market Overview
- 2 Property Market Activity
- 3 Property Highlights



NORTHERN REGION



MARKET ACTIVITY

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

▼ -2.3% Volume **50,286** transactions Value **RM18.00** billion ▲ 7.0%

28,330 Units
RM8.74 Billion

-4.2%
-3.9%



Residential

3,082 Units
RM2.27 Billion

-5.0%
-19.6%



Commercial

676 Units
RM1.54 Billion

1.35%
6.6%



Industrial

14,891 Units
RM2.99 Billion

0.7%
42.0%



Agriculture

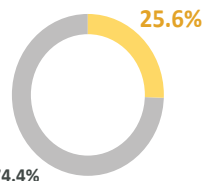
3,307 Units
RM2.46 Billion

2.7%
82.0%



Development Land & Others

Market Share between
Regions (Volume)



■ Northern Region ■ Other Regions

Construction Activity



9,315
Completions

12,158
Starts

4,843
New Planned
Supply



262

331

63



418

411

494



14

137

0

Unsold Status



6,597 units @
RM3.25 billion
Unsold Completed

18,464
Unsold Under
Construction

1,794
Unsold Not
Constructed



1,005 units @
RM0.54 billion

579

98



1,421 units @
RM0.84 billion

76

76



107 units @
RM0.10 billion

91

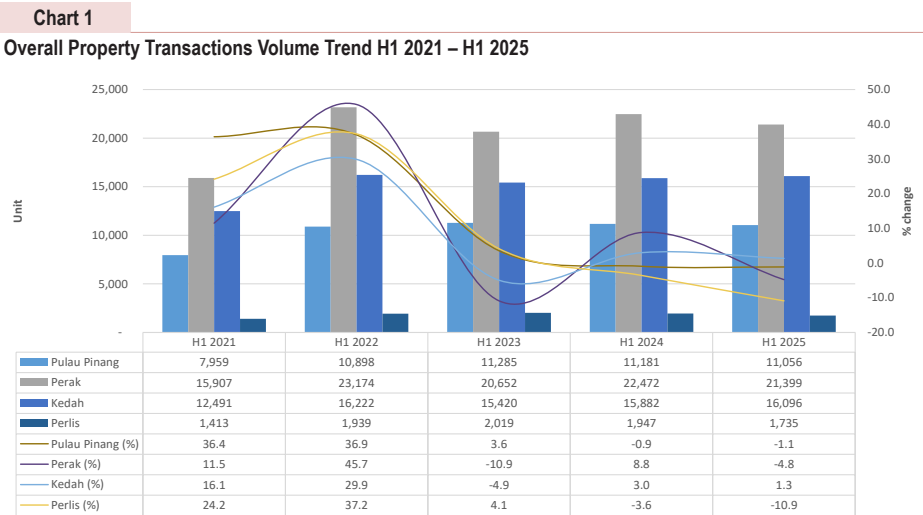
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1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH UTARA

Prestasi pasaran harta tanah Wilayah Utara adalah sederhana pada H1 2025. Bilangan dan nilai transaksi menunjukkan prestasi bercampur berbanding dengan H1 2024. Wilayah ini mencatat 50,286 transaksi bernilai RM18.0 bilion, menunjukkan penurunan 2.3% dalam bilangan berbanding H1 2024, manakala nilai meningkat 7.0%. Digabungkan, keempat-empat negeri dalam wilayah ini masing-masing membentuk 25.6% dan 16.7% daripada bilangan dan nilai transaksi negara.

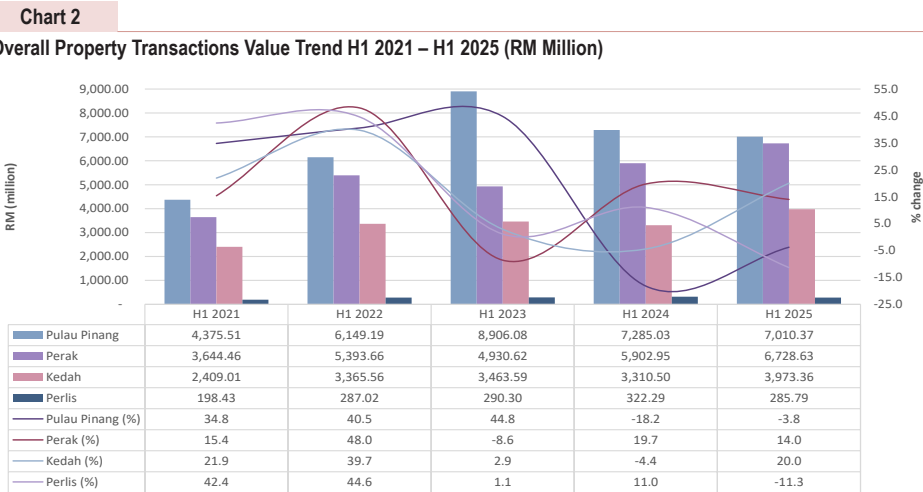
1.0 NORTHERN REGION PROPERTY MARKET OVERVIEW

The performance of the Northern Region property market moderated in H1 2025. The volume and value of transactions showed mixed performance compared to H1 2024. The region registered 50,286 transactions worth RM18.0 billion, showing a 2.3% decrease in volume compared to H1 2024 while value increased by 7.0%. Combined, these four states within the region formed 25.6% and 16.7% of the national volume and value transactions, respectively.



Aktiviti pasaran harta tanah bagi Kedah menunjukkan trend kenaikan pada tempoh kajian, meningkat 1.3%. Sementara itu, tiga negeri yang lain menunjukkan trend sebaliknya, menurun 10.9% di Perlis, 4.8% di Perak dan 1.1% di Pulau Pinang.

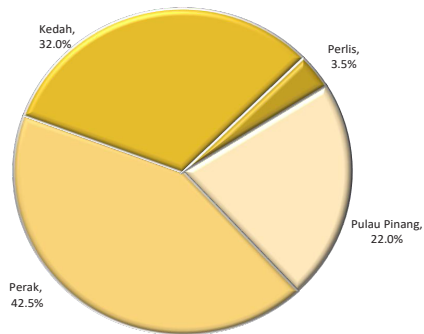
The property market activity for Kedah, showed an upward trend in the review period, increased 1.3%. Meanwhile, another three states showed the opposite trend, contracted 10.9% in Perlis, 4.8% in Perak and 1.1% in Pulau Pinang.



Nilai transaksi menunjukkan pergerakan bercampur yang sama dalam tempoh kajian. Kedah meningkat sebanyak 20.0%, dan diikuti Perak (14.0%), manakala Perlis dan Pulau Pinang mengalami penurunan masing-masing sebanyak 11.3% dan 3.8%.

Chart 3

Overall Property Transactions Volume Breakdown by State H1 2025

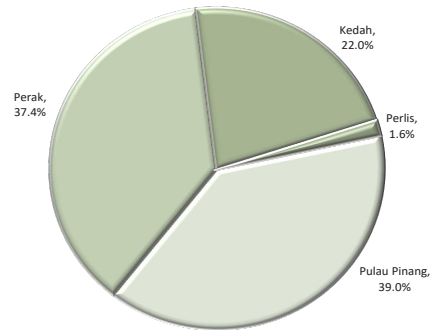


Mengikut negeri, Perak mencatat bilangan transaksi harta tanah tertinggi (21,399 transaksi) yang menyumbang 42.5% daripada jumlah keseluruhan transaksi Wilayah Utara. Walau bagaimanapun, daripada segi nilai transaksi, Pulau Pinang mendahului wilayah ini dengan 39.0% (RM7.01 bilion) daripada jumlah keseluruhan.

Transaction values showed similar mixed movement in the review period. Kedah increased by 20.0% and followed by Perak (14.0%), while Perlis and Pulau Pinang experienced a drop of 11.3% and 3.8%, respectively.

Chart 4

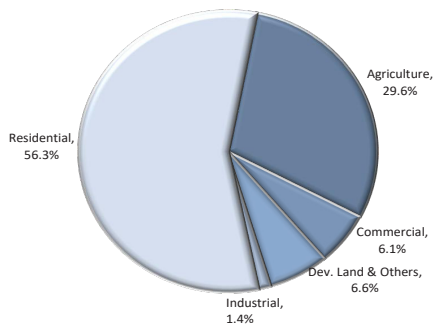
Overall Property Transactions Value Breakdown by State H1 2025



By state, Perak recorded the highest volume of transactions, (21,399 transactions), which contributed 42.5% of the Northern Region total transactions. However, in terms of transaction value, Pulau Pinang led the region with 39.0% (RM7.01 bilion) of the total.

Chart 5

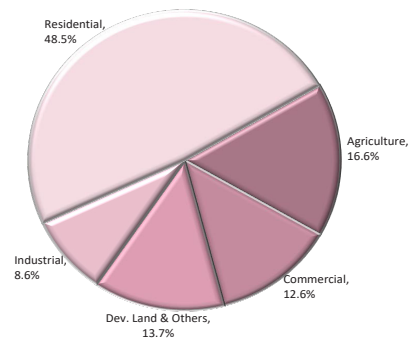
Overall Property Transactions Volume Breakdown by Sub-sector H1 2025



Di Wilayah Utara, transaksi bagi harta tanah kediaman merupakan transaksi paling aktif, mewakili 56.3% (28,330 transaksi) daripada jumlah keseluruhan transaksi. Penyumbang utama transaksi kediaman adalah negeri Perak, Pulau Pinang dan Kedah. Begitu juga, subsektor kediaman mendominasi nilai transaksi harta tanah di wilayah ini dengan 48.5%.

Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2025



In the Northern Region, residential property continued to be the most actively transacted sub-sector, representing 56.3% (28,330 transactions) of the total transactions. The main contributors to residential transactions were Perak, Pulau Pinang and Kedah. Likewise, the residential sub-sector dominated the region's overall property transaction value with 48.5%.

1.1 PROMINENT SALES

Table 1

Summary of Prominent Sales Recorded in H1 2025

No.	State	Property	Location	Transaction Year	Consideration (RM)
PURPOSE-BUILT OFFICE					
1.	Pulau Pinang	Wisma UMNO	Jalan Bagan Luar 2, Butterworth, Seberang Perai Utara.	2024	8,500,000
SHOPPING COMPLEX					
2.	Perak	AEON Mall Taiping	Jalan Kamunting, Kamunting, Larut Matang, Taiping.	2025	147,000,000
3.	Perak	Pasaraya TF Value Mart	Pusat Perniagaan, Manjung Point Seksyen 1, Seri Manjung.	2025	35,392,000
ESTATE					
4.	Kedah	Estate Land (362.83 hectares)	Jalan Lencongan Timur, Pinang Tunggal, Kuala Muda.	2024	148,975,000
5.	Kedah	Estate Land (480.46 hectares)	Off Jalan Sungai Division, Sungai Petani, Kuala Muda.	2024	142,588,000
6.	Perak	Estate Land (156.12 hectares)	Off Behrang – Tanjung Malim, Hulu Bernam Barat, Muallim.	2024	134,384,000
7.	Perak	Estate Land (137.09 hectares)	Jalan Slim River – Tanjung Malim, Timor, Muallim.	2024	118,008,000
8.	Perak	Estate Land (2,022.90 hectares)	Off Jalan Lenggong – Gerik, Sungai Piah, Lenggong, Hulu Perak.	2023	76,000,000
9.	Perak	Estate Land (84.98 hectares)	Ran Pertanian Berkelompok Jaya Baru, Jaya Baru, Perak Tengah.	2024	20,159,000
HOTEL/ LEISURE					
10.	Pulau Pinang	Vouk Hotel Suites	Jalan Sultan Ahmad, George Town.	2024	80,000,000
11.	Perak	PI Hotel	Jalan Horley/ Jalan Veerasamy, Ipoh.	2024	16,142,000
INDUSTRIAL					
12.	Pulau Pinang	Detached Factory/ Warehouse	Solok Bayan Lepas, Perindustrian PDC, Barat Daya.	2025	131,218,000
13.	Pulau Pinang	Detached Factory/ Warehouse	Jalan Mayang Pasir, Perindustrian PDC, Barat Daya.	2025	62,406,000
14.	Pulau Pinang	Detached Factory/ Warehouse	Penang Science Park, Seberang Perai Tengah.	2024	34,713,000
15.	Pulau Pinang	Detached Factory/ Warehouse	Off Jalan Chain Ferry, Bandar Butterworth, Seberang Perai Utara.	2025	32,264,000
16.	Kedah	Detached Factory/ Warehouse	Jalan Raya Merbok, Jalan Semeling – Merbok, Bandar Merbok, Kuala Muda.	2025	31,700,000
17.	Pulau Pinang	Vacant Plot (36,600 square metres)	Persiaran Cassia Selatan 8, Bandar Batu Kawan, Seberang Perai Selatan.	2023	23,641,000
18.	Pulau Pinang	Detached Factory/ Warehouse	Jalan Perindustrian Bukit Minyak, Industri Bukit Minyak, Seberang Perai Tengah.	2024	22,500,000
19.	Kedah	Detached Factory/ Warehouse	Jalan PKNK 1/1, Kawasan Perusahaan Sungai Petani (LPK), Bandar Sungai Petani, Kuala Muda.	2024	20,900,000
20.	Perak	Detached Factory/ Warehouse	Kawasan Industri Batu Kapur, Off Jalan Simpang Pulai – Pos Slim, Sungai Raia, Kinta.	2025	20,000,000

2.0 AKTIVITI PASARAN HARTA

2.1 HARTA TANAH KEDIAMAN

Transaksi

Bilangan transaksi subsektor kediaman bertambah baik bagi negeri Perlis dan Kedah, meningkat 11.4% dan 5.6%, manakala Perak dan Pulau Pinang sebaliknya masing-masing menurun sebanyak 9.9% dan 2.6%.

Dari segi nilai transaksi, negeri Kedah menunjukkan kenaikan sebanyak 21.3%, diikuti oleh negeri Perlis sebanyak 14.9%. Sebaliknya, dua negeri yang lain menunjukkan trend penurunan, didahului Perak (15.0%) dan Pulau Pinang (4.2%).

2.0 PROPERTY MARKET ACTIVITY

2.1 RESIDENTIAL PROPERTY

Transaction

The transaction volume for the residential sub-sector improved for Perlis and Kedah, which increased by 11.4% and 5.6%, while Perak and Pulau Pinang experienced the opposite, dropped by 9.9% and 2.6%, respectively.

In terms of transaction value, Kedah showed an increase of 21.3%, followed by Perlis by 14.9%. Contrarily, another two states showed a downward trend, led by Perak (15.0%), and Pulau Pinang (4.2%).

Chart 7

Residential Property Transactions Volume Trend H1 2021 – H1 2025

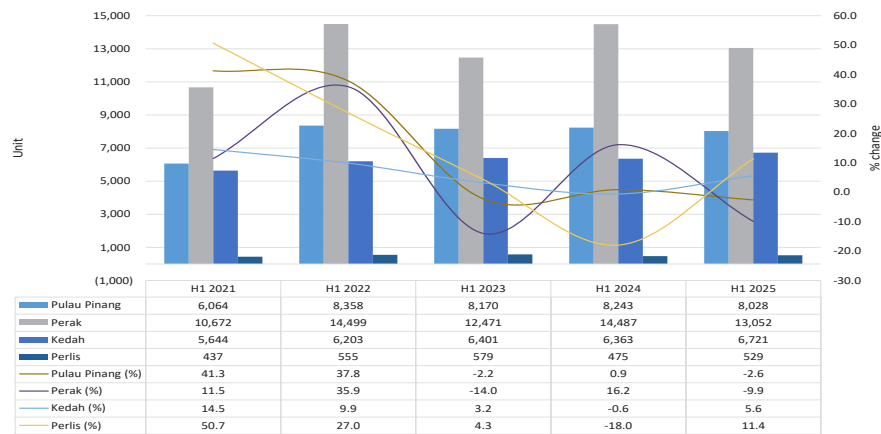
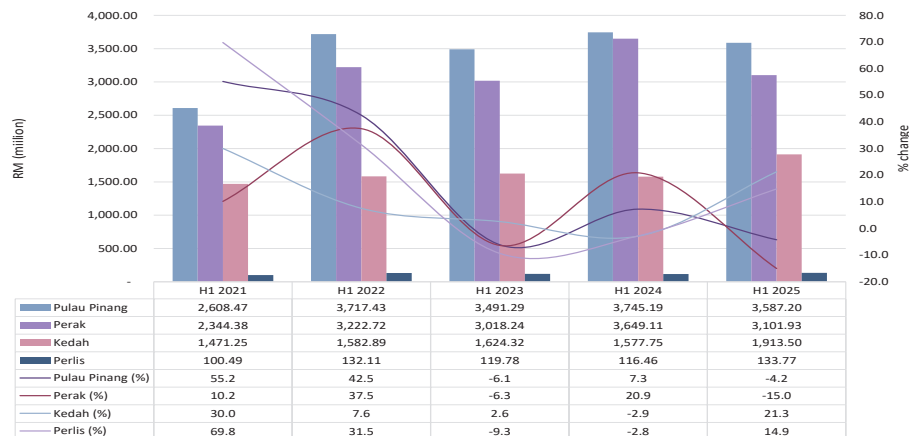


Chart 8

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



Pelancaran Baharu

Prestasi pasaran utama di wilayah ini adalah kurang baik berbanding H1 2024. Pelancaran baharu di Pulau Pinang, Perak dan Kedah masing-masing menurun sebanyak 51.7%, 36.2% dan 3.8% manakala tiada pelancaran baharu di Perlis.

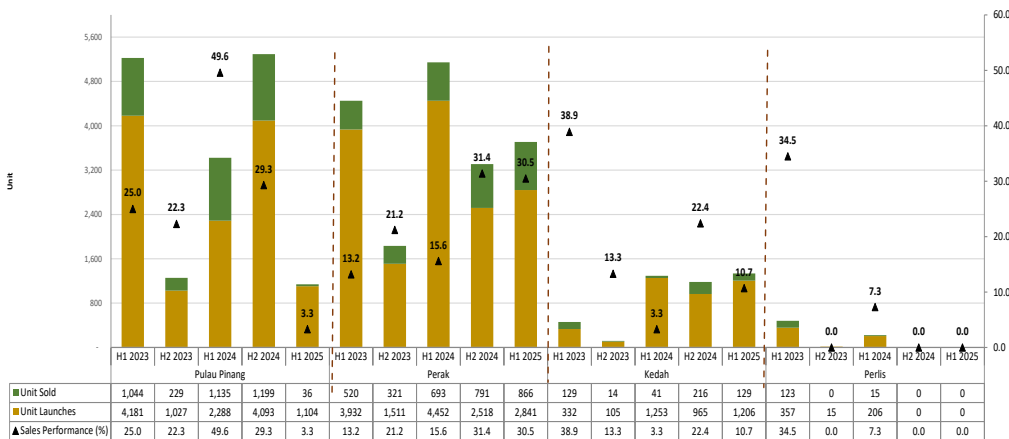
Mengikut jenis harta tanah, kondominium/ pangsapuri mendominasi pelancaran baharu di Pulau Pinang. Sementara itu, rumah teres merupakan penyumbang utama kepada unit baharu dilancar di Perak dan Kedah.

New Launches

The performance of the primary market in the region was weaker compared to H1 2024. New launches in Pulau Pinang, Perak and Kedah decreased by 51.7%, 36.2% and 3.8%, respectively while there were no new launches in Perlis.

By property type, condominium/ apartment dominates of the new launches in Pulau Pinang. Meanwhile, terraced houses were the main contributors to newly launched units in Perak and Kedah.

Chart 9
Residential Newly Launch and Sales Performance H1 2023 – H1 2025



Status Pasaran

Keadaan unit kediaman siap dibina tidak terjual kekal mencabar di Wilayah Utara. Perak merekodkan bilangan unit kediaman siap dibina tidak terjual kedua tertinggi dalam negara, menyumbang 12.1% (3,266 unit) daripada jumlah keseluruhan. Selain itu, Perak dan Kedah mencatatkan peningkatan berterusan dalam bilangan unit dan nilai siap dibina tidak terjual pada tempoh kajian. Walau bagaimanapun, prestasi siap dibina tidak terjual di Pulau Pinang dan Perlis bertambah baik apabila bilangan dan nilai menurun.

Unit dalam pembinaan tidak terjual di Pulau Pinang dan Kedah masing-masing meningkat kepada 8,462 unit dan 2,511 unit berbanding H2 2024. Walau bagaimanapun, keadaan unit tidak terjual di Perak dan Perlis telah berkurang masing-masing sebanyak 19.6% dan 13.4%. Keadaan unit belum dibina belum terjual kekal mencabar di semua negeri kerana merekodkan bilangan belum terjual yang lebih tinggi berbanding H2 2024.

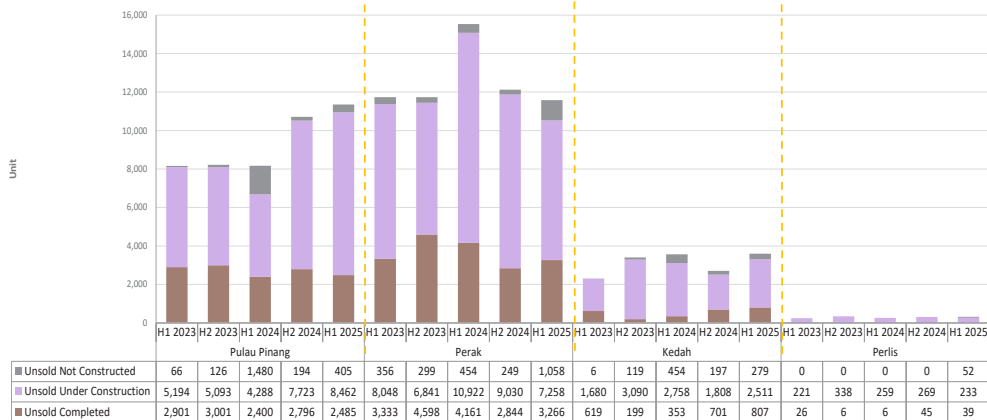
Market Status

The residential unsold completed situation remained challenging in the Northern Region. Perak recorded the second highest number of residential unsold completed units in the country, accounting for 12.1% (3,266 units) of the national total. In addition, both Perak and Kedah recorded continued increases in the number and value of unsold completed units in the review period. Nevertheless, the performance of unsold completed units in Pulau Pinang and Perlis improved as the number of units and value declined.

Unsold under construction in Pulau Pinang and Kedah increased to 8,462 units and 2,511 units respectively, compared to H2 2024. However, the situation in Perak and Perlis eased as unsold units were reduced by 19.6% and 13.4%, respectively. Unsold not constructed situations remained challenging, as all states recorded higher numbers of units compared to H2 2024.

Chart 10

Residential Unsold Units H1 2023 – H1 2025



Aktiviti Pembinaan

Aktiviti pembinaan berbeza antara negeri di Wilayah Utara. Siap dibina di Kedah dan Pulau Pinang masing-masing menurun sebanyak 49.2% dan 32.7%, manakala Perlis mencatat peningkatan hampir tiga kali ganda diikuti Perak dengan peningkatan sebanyak 43.6% berbanding H1 2024. Mula dibina di Pulau Pinang meningkat lebih dua kali ganda, manakala Kedah mencatat peningkatan sebanyak 52.6%. Sebaliknya, Perlis dan Perak masing-masing mencatat penurunan 61.5% dan 4.0%. Penawaran baharu dirancang di Pulau Pinang meningkat sebanyak 39.5% diikuti Kedah sebanyak 29.6%, manakala Perak dan Perlis masing-masing menurun 78.0% dan 62.0% berbanding H1 2024.

Construction Activity

The construction activities varied among the states in the Northern Region. Completion in Kedah and Pulau Pinang decreased by 49.2% and 32.7%, respectively, while Perlis recorded an almost threefold increase, followed by Perak with a 43.6% increase compared to H1 2024. Starts in Pulau Pinang increased by more than twofold, while Kedah recorded an increase of 52.6%. In contrast, Perlis and Perak recorded a decline of 61.5% and 4.0%, respectively. New planned supply in Pulau Pinang rose by 39.5%, followed by Kedah at 29.6%, whereas Perak and Perlis decreased by 78.0% and 62.0%, respectively, compared to H1 2024.

Chart 11

Residential Construction Activity Trend H1 2023 – H1 2025

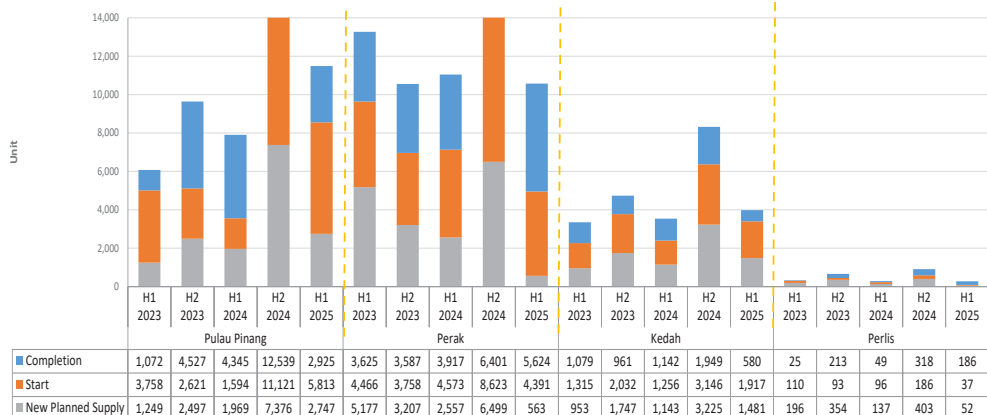


Table 2

Construction Activity of Residential in Northern Region H1 2025

State of Development \ State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)	568,496	550,730	358,177	28,164
Incoming Supply (units)	29,643	35,406	18,674	758
Planned Supply (units)	18,923	28,515	11,537	1,737

Indeks Harga Rumah

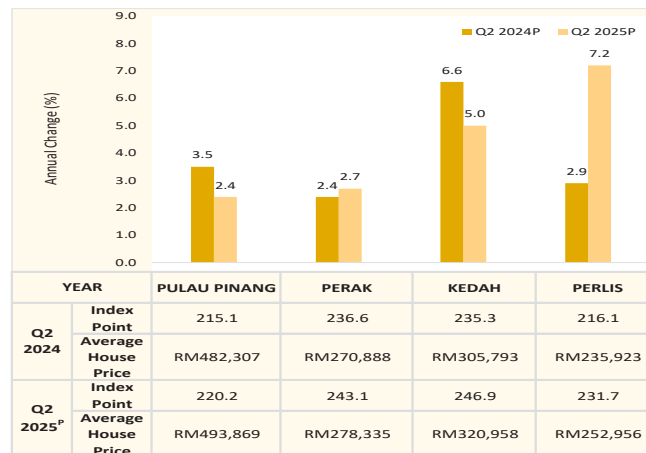
Secara keseluruhan, Indeks Harga Rumah di Wilayah Utara menunjukkan trend yang positif pada Q2 2025P. Perlis menunjukkan kenaikan tertinggi iaitu 7.2% diikuti Kedah 5.0%, Perak 2.7% dan Pulau Pinang 2.4%. Pulau Pinang merekodkan harga purata semua rumah tertinggi pada RM493,869, diikuti Kedah pada RM320,958, Perak pada RM278,335 dan Perlis pada RM252,956.

House Price Index

The All House Price Index in the Northern Region shows a positive trend in Q2 2025P. Perlis showed the highest increase of 7.2%, followed by Kedah by 5.0%, Perak by 2.7% and Pulau Pinang by 2.4%. Pulau Pinang recorded the highest average house price at RM493,869, followed by Kedah at RM320,958, Perak at RM278,335, and Perlis at RM252,956.

Chart 12

All House Price Index Annual Changes Q2 2024 & Q2 2025P



Sewa

Pasaran sewa kediaman bagi harta tanah bertanah di kawasan utama seperti George Town, Ipoh, Alor Setar dan Kangar, secara umumnya meningkat dalam lingkungan 3.2% hingga 15.4% bergantung kepada jenis harta tanah dan lokasi skim perumahan. Bagi pasaran sewa kediaman bertingkat tinggi, kebanyakan negeri menunjukkan tren sewaan yang stabil secara amnya, kecuali strata unit di beberapa skim strata di Pulau Pinang yang menunjukkan tren bercampur-campur.

Rental

The residential rental market for landed properties in city areas such as George Town, Ipoh, Alor Setar and Kangar, generally increased in the range of 3.2% to 15.4%, depending on the property type and the location of the housing schemes. For the high-rise rental market, most of the states showed a stable rental trend in general, except, for stratified units in several schemes in Pulau Pinang, which showed a mixed trend.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Subsektor komersial merekodkan 3,082 transaksi bernilai RM2.28 bilion pada tempoh kajian. Bilangan transaksi dan nilai menurun sebanyak 5.0% dan 19.6% berbanding dengan H1 2024.

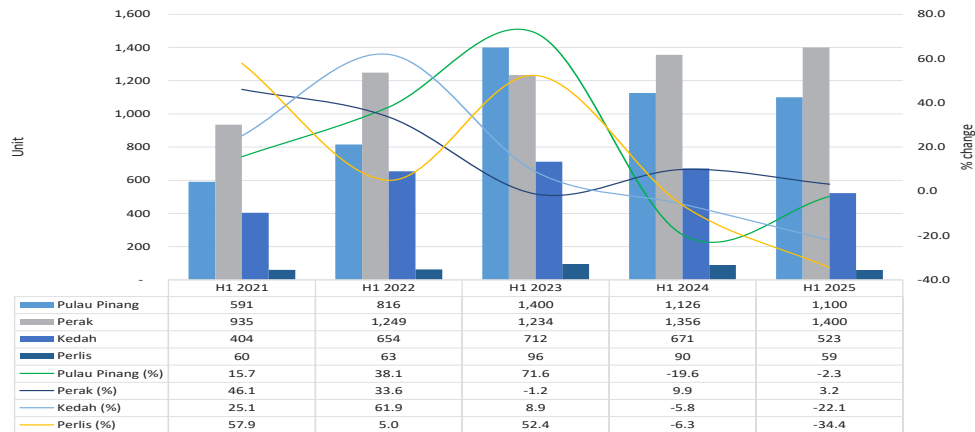
2.2 COMMERCIAL PROPERTY

Transaction

The commercial sub-sector recorded 3,082 transactions worth RM2.28 billion in the review period. The transaction volume and value decreased by 5.0% and 19.6% as compared to H1 2024.

Chart 13

Commercial Property Transactions Volume Trend H1 2021 – H1 2025

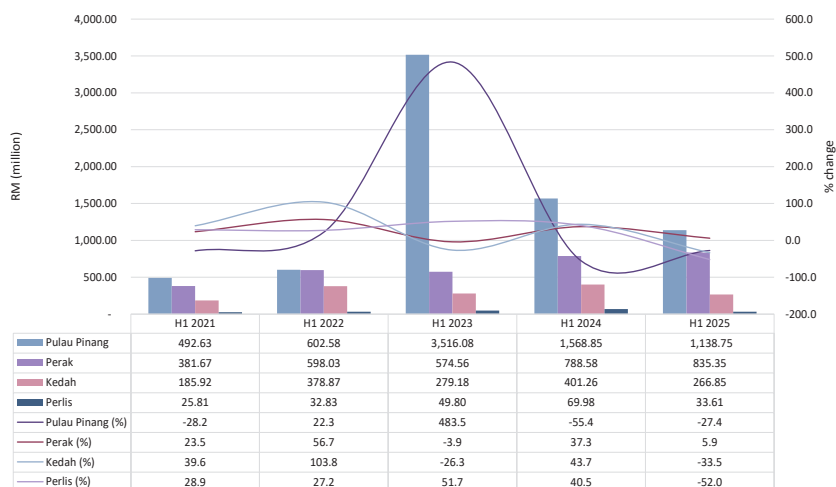


Nilai transaksi merekodkan penurunan sebanyak 52.0% di Perlis, diikuti Kedah (33.5%) dan Pulau Pinang (27.4%), manakala nilai transaksi di Perak meningkat sebanyak 5.9%.

Transaction value recorded a decline of 52.0% in Perlis, followed by Kedah (33.5%) and Pulau Pinang (27.4%), while Perak, otherwise increased by 5.9%.

Chart 14

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



a. Kedai

Transaksi

Subsektor kedai kekal sebagai penyumbang utama pasaran harta tanah komersial di Wilayah Utara, merangkumi 65.0% daripada jumlah transaksi harta tanah komersial bersamaan dengan 2,002 transaksi bernilai RM1.22 bilion. Mengikut negeri, Perak mendahului pasaran dengan syer 44.1%, diikuti Pulau Pinang (29.4%), Kedah (23.7%) dan Perlis (2.8%). Daripada segi nilai transaksi, Pulau Pinang memacu pasaran dengan syer 39.9%, diikuti Perak (39.1%), Kedah (18.6%) dan Perlis (2.4%).

Status Pasaran

Berbanding H2 2024, trend unit kedai siap dibina tidak terjual di Wilayah Utara secara keseluruhan meningkat. Sejalan dengan itu, nilai unit siap dibina tidak terjual di wilayah ini turut mencatat peningkatan. Selain itu, unit dalam pembinaan tidak terjual merekodkan kenaikan sebanyak 19.1%. Walaubagaimanapun, prestasi setiap negeri adalah bercampur bagi kategori unit siap dibina tidak terjual dan unit dalam pembinaan tidak terjual. Tiada unit kedai belum dibina tidak terjual direkodkan di Pulau Pinang dan Perlis, manakala di Perak dan Kedah masing-masing merekodkan sebanyak 92 unit dan 6 unit.

a. Shop

Transaction

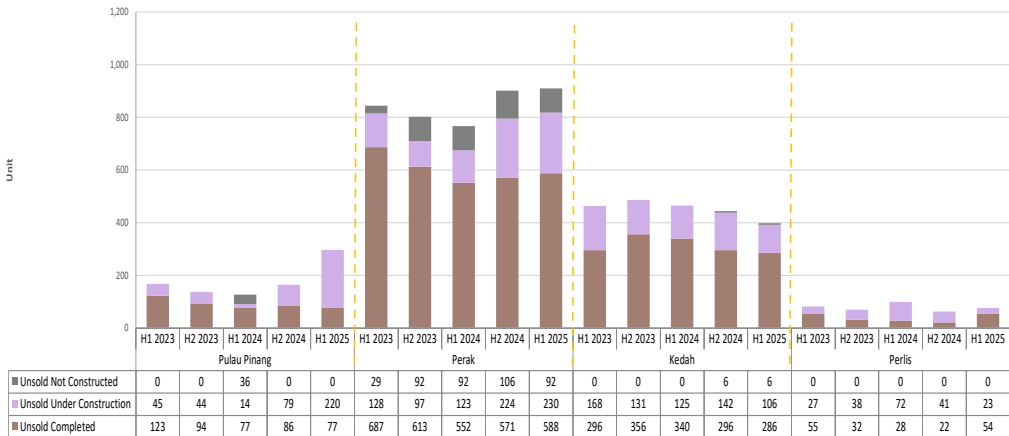
The shop sub-sector remained a key contributor to the commercial property market in the Northern Region, accounting for 65.0% of the commercial property transactions, equivalent to 2,002 transactions worth RM1.22 billion. By state, Perak led the market with a 44.1% share, followed by Pulau Pinang (29.4%), Kedah (23.7%), and Perlis (2.8%). In terms of transaction value, Pulau Pinang drove the market with 39.9% share, followed by Perak (39.1%), Kedah (18.6%), and Perlis (2.4%).

Market Status

In comparison to H2 2024, the overall trend of unsold completed units in the Northern Region increased. Correspondingly, the value of unsold completed units in the region also recorded an increase. In addition, unsold under construction rose by 19.1%. However, the performance across individual states was mixed for both unsold completed and unsold under construction units. No unsold not constructed units were recorded in Pulau Pinang and Perlis, while Perak and Kedah recorded 92 units and 6 units, respectively.

Chart 15

Shop Unsold Units H1 2023 – H1 2025



Aktiviti Pembinaan

Aktiviti pembinaan berbeza-beza antara negeri di Wilayah Utara. Bilangan siap dibina di Perak meningkat lebih tiga kali ganda berbanding dengan H1 2024. Sebaliknya, Kedah dan Pulau Pinang masing-masing mencatat penurunan 79.0% dan 49.1%. Mula dibina di Pulau Pinang dan Kedah meningkat kecuali Perak menurun 77.3%. Penawaran baharu dirancang di Pulau Pinang turut meningkat, manakala Perak dan Kedah masing-masing menurun 54.4% dan 20.0%. Tiada unit mula dibina dan penawaran baharu dirancang di Perlis.

Construction Activity

The construction activities varied among the states in the Northern Region. The completion in Perak increased more than threefold compared to H1 2024. Contrarily, Kedah and Pulau Pinang recorded a drop of 79.0% and 49.1%, respectively. Starts in Pulau Pinang and Kedah increased except for Perak, which decreased by 77.3%. The new planned supply in Pulau Pinang also increased, while Perak and Kedah, which decreased by 54.4% and 20.0% respectively. There were no starts and new planned supply in Perlis.

Chart 16
Shop Construction Activity Trend H1 2023 – H1 2025

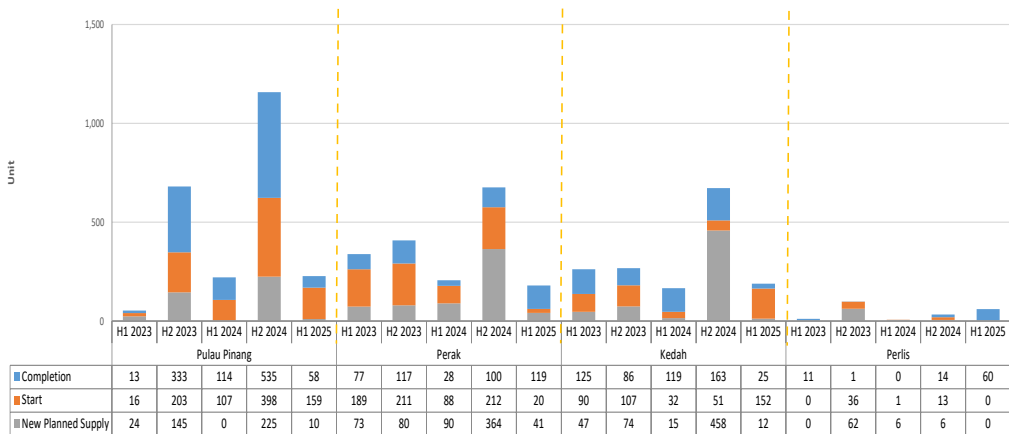


Table 3
Construction Activity of Shop in Northern Region H1 2025

State of Development \ State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)	39,493	58,923	31,459	4,655
Incoming Supply (units)	1,149	2,047	860	37
Planned Supply (units)	1,799	2,453	803	77

Harga dan Sewa

Harga kedai di semua negeri secara amnya adalah stabil. Di Pulau Pinang, kedai dipindah milik pada harga RM140,000 hingga RM3,200,000 bergantung kepada lokasi, jenis harta tanah dan saiz tanah/ unit. Transaksi kedai sebelum perang dan kedai dua tingkat adalah aktif dan mencatat pergerakan harga yang stabil. Di Perak, trend menaik bagi harga kedai dapat dilihat di Panorama Lapangan Perdana sebanyak 11.0%, Medan Klebang Restu sebanyak 6.7%, dan Taman Tasek Indra sebanyak 6.0%.

Price and Rental

Prices of shops in all states were generally stable. In Pulau Pinang, shop transacted price ranging from RM140,000 to RM3,200,000 depend on location, property type and land/ parcel size. Transactions for pre-war and double storey shop were active and recorded stable price movement. In Perak, an upward trend for shop price was seen at Panorama Lapangan Perdana by 11.0%, Medan Klebang Restu by 6.7%, and Taman Tasek Indra by 6.0%.

Begitu juga pasaran sewa juga stabil secara keseluruhan. Di Pulau Pinang, sewa kedai tingkat bawah adalah stabil kecuali di luar pusat bandar yang menunjukkan pergerakan bercampur. Juru Sentral dan Pusat Perniagaan Sentral Jaya mencatat harga sewa yang tinggi di antara RM7,500 hingga RM9,000 sebulan.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Terdapat 257 transaksi pangsapuri khidmat/ SOHO bernilai RM127.98 juta direkodkan di Wilayah Utara. Bilangan transaksi meningkat hampir dua kali ganda berbanding dengan H1 2024 (144 transaksi bernilai RM90.33 juta) manakala nilai transaksi pula meningkat sebanyak 41.7%.

Status Pasaran

Berbanding H2 2024, unit siap dibina tidak terjual bagi pangsapuri khidmat/ SOHO di Pulau Pinang meningkat kepada 1,294 unit bernilai RM778.28 juta (H2 2024: 549 unit bernilai RM483.35 juta). Di Perak, unit siap dibina tidak terjual bagi pangsapuri khidmat/ SOHO menurun kepada 127 unit bernilai RM63.26 juta (H2 2024: 135 unit bernilai RM65.86 juta). Tiada unit siap dibina tidak terjual direkodkan di Kedah dan Perlis. Sementara itu, unit dalam pembinaan tidak terjual di Pulau Pinang meningkat 42.5% kepada 3,484 unit manakala Perak meningkat lebih 2 kali ganda kepada 326 unit. Sebanyak 76 unit belum dibina tidak terjual di Pulau Pinang manakala tiada unit belum dibina tidak terjual di Perak.

Aktiviti Pembinaan

Aktiviti pembinaan baharu adalah bercampur pada tempoh kajian. Pulau Pinang merekodkan 494 unit dalam penawaran baharu dirancang manakala Perak, Kedah dan Perlis tidak merekodkan aktiviti baharu.

Similarly, the rental market is also stable across the board. In Pulau Pinang, ground floor shop rents were stable except outside the city center showing a mixed movement. Juru Sentral and Pusat Perniagaan Sentral Jaya recorded high rental rates ranging from RM7,500 to RM9,000 per month.

b. Serviced Apartment/ SOHO

Transaction

There were 257 transactions worth RM127.98 million of serviced apartments/ SOHOs recorded in the Northern Region. The transaction volume increased by almost twofold compared to H1 2024 (144 transactions worth RM90.33 million), while the transaction value increased by 41.7%.

Market Status

Against H2 2024, the unsold completed serviced apartments/ SOHOs in Pulau Pinang increased to 1,294 units worth RM778.28 million (H2 2024: 549 units worth RM483.35 million). In Perak, the unsold completed serviced apartments/SOHOs decreased to 127 units worth RM63.26 million (H2 2024: 135 units worth RM65.86 million). There were no unsold units recorded in Kedah and Perlis. Meanwhile, unsold under construction in Pulau Pinang increased by 42.5% to 3,484 units, while Perak increased more than twofold to 326 units. A total of 76 unsold not constructed units recorded in Pulau Pinang. There were no unsold not constructed units in Perak.

Construction Activity

The new construction activity was mixed in the review period. Pulau Pinang recorded 494 units in the new planned supply while Perak, Kedah and Perlis did not record any new activity.

Table 4 Construction Activity of Serviced Apartments/ SOHOs in Northern Region H1 2025					
State of Development \ State	State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)		15,465	2,610	637	0
Incoming Supply (units)		10,277	1,848	0	0
Planned Supply (units)		8,206	3,145	433	0

Harga dan Sewa

Harga pangsapuri khidmat/ SOHO di Pulau Pinang dan Perak secara amnya adalah stabil. Di Pulau Pinang, pangsapuri khidmat di daerah Timur Laut dan Barat Daya dipindah milik pada harga RM588,000 hingga RM920,000 manakala di daerah Seberang Perai, pangsapuri khidmat dipindah milik pada harga RM210,000 hingga RM530,000 bergantung kepada lokasi dan saiz unit. Di Perak, pangsapuri khidmat dipindah milik pada harga RM145,000 hingga RM430,000 bergantung kepada lokasi dan saiz unit.

Di Pulau Pinang, SOHO dipindahmilik pada harga RM300,000 hingga RM670,000 manakala di Perak, SOHO dipindahmilik pada harga RM347,000 hingga RM617,000 bergantung kepada lokasi dan saiz unit.

Sewa pangsapuri khidmat mencatatkan peningkatan mengikut lokasi di Pulau Pinang, manakala di Perak, kadar sewa kekal stabil. Beberapa skim di daerah Barat Daya mengalami peningkatan sewa, antaranya adalah M Vista sebanyak 10.5%, Summerton sebanyak 6.2% dan Setia Triangle sebanyak 3.2%.

c. Kompleks Perniagaan

Transaksi

Tempoh kajian merekodkan dua transaksi kompleks perniagaan di Wilayah Utara. Kedua-duanya di Perak iaitu AEON Mall Taiping, Larut Matang, Perak dan Pasaraya TF Value Mart di Seri Manjung.

Penghunian dan Ketersediaan Ruang

Kadar penghunian keseluruhan kompleks perniagaan di Wilayah Utara mencatat 75.2%, iaitu mengalami penguncupan sebanyak 2.0% berbanding H1 2024. Mengikut negeri, Perlis mengalami peningkatan kadar penghunian sebanyak 7.2%, diikuti Kedah sebanyak 0.3% manakala Pulau Pinang mengalami penurunan sebanyak 3.5%, diikuti Perak sebanyak 0.1%.

Price and Rental

Prices of serviced apartments/ SOHOs in Pulau Pinang and Perak were generally stable. In Pulau Pinang, serviced apartments in Timur Laut and Barat Daya districts transacted at prices ranging from RM588,000 to RM920,000, while in the Seberang Perai district, serviced apartments transacted prices ranging from RM210,000 to RM530,000 depending on location and unit size. In Perak, service apartment transacted price ranging from RM145,000 to RM430,000 depends on location and unit size.

In Pulau Pinang, the SOHO transacted price ranges from RM300,000 to RM670,000, while in Perak, the SOHO transacted price ranges from 347,000 to RM617,000 depending on location and unit size.

Serviced apartment rentals recorded an increase according to location in Pulau Pinang, while in Perak, rental rates remained stable. Several schemes in the Barat Daya district recorded rental increases, notably M Vista at 10.5%, Summerton at 6.2%, and Setia Triangle at 3.2%.

c. Shopping Complex

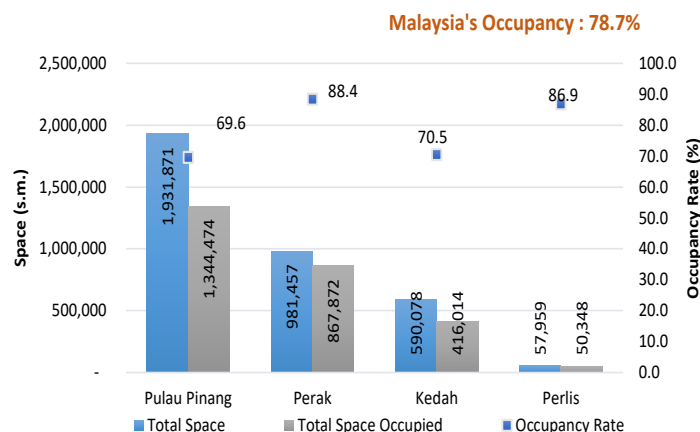
Transaction

The review period recorded two transactions of shopping complexes in the Northern Region. Both namely AEON Mall Taiping, Perak and Pasaraya TF Value Mart Seri Manjung.

Occupancy and Space Availability

The overall occupancy rate for shopping complexes in the Northern Region recorded 75.2%, shrinking by 2.0% compared to H1 2024. By state, Perlis experienced an increase in occupancy rate of 7.2%, followed by Kedah by 0.3%, while Pulau Pinang experienced a drop of 3.5%, followed by Perak by 0.1%.

Chart 17
Supply and Occupancy of Shopping Complex H1 2025



Aktiviti Pembinaan

Tiga bangunan baru siap dibina direkodkan di Wilayah Utara pada tempoh kajian, iaitu The Waterfront Shoppes di George Town, Pulau Pinang, Klippa Shopping Centre di Bandar Cassia, Simpang Empat, Pulau Pinang dan Econsave Hutan Melintang di Hutan Melintang, Perak.

Construction Activity

Three new completions were recorded in the Northern Region during the review period; namely The Waterfront Shoppes in George Town, Pulau Pinang, Klippa Shopping Centre in Bandar Cassia, Simpang Empat, Pulau Pinang and Econsave Hutan Melintang in Hutan Melintang, Perak.

Table 5
Construction Activity of Shopping Complex in The Northern Region H1 2025

State of Development	State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply		100 complexes (1,931,871 s.m.)	76 complexes (981,457 s.m.)	53 complexes (590,078 s.m.)	19 complexes (57,959 s.m.)
Incoming Supply		1 complex (25,040 s.m.)	2 complexes (8,783 s.m.)	0	3 complexes (30,418 s.m.)
Planned Supply		2 complexes (96,421 s.m.)	0	2 complexes (20,031 s.m.)	0

Sewa

Pergerakan sewa ruang niaga adalah bercampur-campur bergantung kepada jenis dan lokasi harta tanah. Di Pulau Pinang, Mydin Bertam merekodkan peningkatan sewa dalam lingkungan 9.6% hingga 11.2% dan di Kedah pula, Aman Central Mall merekodkan peningkatan sewa dalam lingkungan 2.2% hingga 10.0%. Di Perak dan Perlis, kebanyakan kadar sewa ruang niaga masih kekal stabil.

Rental

Rental movement in retail space showed mixed performance depending on the types and locations of the property. In Pulau Pinang, Mydin Bertam recorded a growth in rental ranging from 9.6% to 11.2% and in Kedah, Aman Central Mall recorded a growth in rental ranging from 2.2% to 10.0%. In Perak and Perlis, the rental rates remained stable for most of the retail space.

Table 6

Pertinent Tenant Movements in Shopping Complex

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Pulau Pinang	Penang Times Square	5,999.0	Move In
2		Gurney Paragon	876.0	Move In

d. Pejabat Binaan Khas

Transaksi

Tempoh kajian merekodkan dua transaksi pejabat binaan khas di Wilayah Utara, iaitu Wisma UMNO di Butterworth, Pulau Pinang dan sebuah pejabat binaan khas di Jalan Perak/ Jalan Logan, George Town, Pulau Pinang.

Penghunian dan Ketersediaan Ruang

Segmen pejabat binaan khas menunjukkan prestasi yang bercampur pada tempoh kajian. Kadar penghunian keseluruhan Perak mencatat peningkatan sebanyak 2.4% sementara negeri-negeri lain menunjukkan trend penurunan didahului oleh Perlis (1.9%), diikuti Pulau Pinang (1.1%) dan Kedah (0.2%).

d. Purpose-Built Office

Transaction

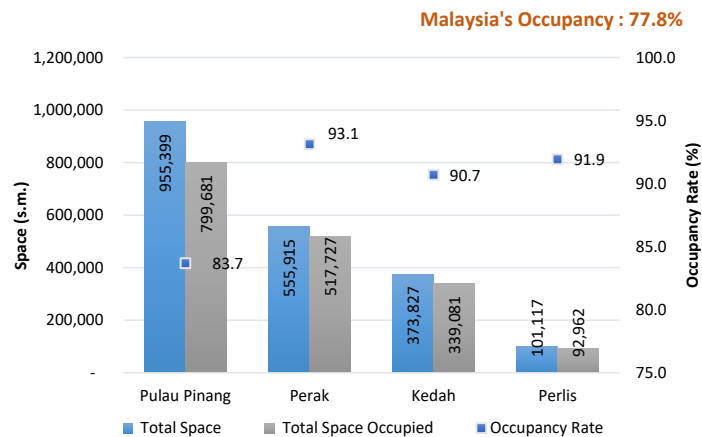
The review period recorded two transactions of purpose-built office in the Northern Region, namely Wisma UMNO in Butterworth, Pulau Pinang and a purpose-built office in George Town, Pulau Pinang.

Occupancy and Space Availability

The purpose-built office segment showed mixed performance within the review period. The overall occupancy rate in Perak increased by 2.4%, while other states showed a downward trend, led by Perlis (1.9%), followed by Pulau Pinang (1.1%) and Kedah (0.2%).

Chart 18

Supply and Occupancy of Purpose-Built Office H1 2025



Aktiviti Pembinaan

Aktiviti pembinaan baru adalah kurang aktif. Tiada bangunan siap dibina pada tempoh kajian.

Construction Activity

The new construction activity was less active. There was no completion during the review period.

Table 7

Construction Activity of Purpose-Built Office in Northern Region H1 2025

Stage of Development	State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply		128 buildings (955,399 s.m.)	124 buildings (555,915 s.m.)	77 buildings (373,827 s.m.)	26 buildings (101,117 s.m.)
Incoming Supply		4 buildings (47,040 s.m.)	4 buildings (20,072 s.m.)	0	2 buildings (25,085 s.m.)
Planned Supply		2 buildings (42,488 s.m.)	0	0	0

Sewa

Sewa bangunan pejabat binaan khas sebahagian besarnya stabil di Wilayah Utara dengan beberapa pengecualian. Di Pulau Pinang, kenaikan sewa berlaku di Wisma Leader (3.7%) dan bangunan Suntech (3.0%) manakala di Kedah, kenaikan sewa berlaku di Aman Business Centre (2.9%). Menara IJM mencatat sewa tertinggi di Wilayah Utara iaitu RM74.49 s.m.p.

Jadual di bawah menunjukkan senarai beberapa pergerakan penyewa yang direkodkan di Pulau Pinang.

Rental

Rentals of purpose-built offices were largely stable across the board, with a few exceptions. In Pulau Pinang, rental increments were captured at Wisma Leader (3.7%) and Suntech building (3.0%), while in Kedah, rental increments were captured at Aman Business Centre (2.9%). Menara IJM recorded the highest rental in the Northern Region at RM74.49 p.s.m.

Table below showed the list of some pertinent tenant movements recorded in Pulau Pinang.

Table 8

Tenant Movements in Purpose-Built Office

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1.	Pulau Pinang	MWE Plaza	476.0	Move In

e. Harta Tanah Riadah**Transaksi**

Tempoh kajian menyaksikan 9 transaksi di Wilayah Utara iaitu 88 Resort Villa Riadah (4 lot) di Pasir Bogak, Manjung, Hotel PI di Ipoh, Perak, sebuah Panggung Wayang di Bandar Baru, Kedah, Double Tree Resort di Timur Laut, Pulau Pinang, sebuah Chalet di Kubang Buaya, Perlis dan Hotel Vouk Suites di George Town, Pulau Pinang.

e. Leisure Property**Transaction**

The review period saw 9 transactions in the Northern Region, which are 88 Resort Villa Riadah (4 lots) in Pasir Bogak, Manjung, PI Hotel in Ipoh, Perak, a Cinema building in Bandar Baru, Kedah, Double Tree Resort in Timur Laut, Pulau Pinang, a Chalet at Kubang Buaya, Perlis and Vouk Hotel Suites in George Town, Pulau Pinang.

Aktiviti Pembinaan

Dalam subsektor riadah, Wilayah Utara merekodkan sebuah hotel siap dibina di Pulau Pinang pada tempoh kajian. Hotel Fifth Avenue Hotel & Suites ini menawarkan 241 bilik keseluruhannya, ke pasaran.

Construction Activity

In the leisure sub-sector, the Northern Region recorded one hotel completion in Pulau Pinang during the review period. The property, Fifth Avenue Hotel & Suites, offers a total of 241 rooms, to the market.

2.3 HARTA TANAH PERTANIAN

Transaksi

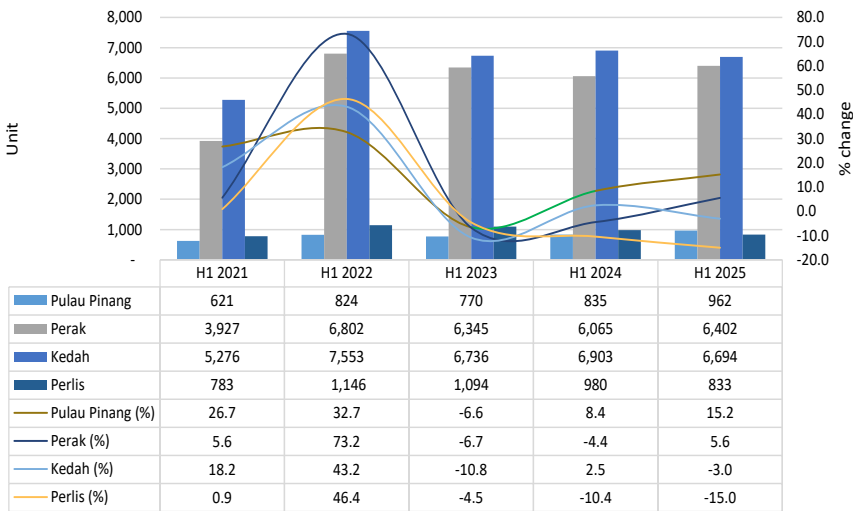
Subsektor pertanian kekal sebagai subsektor kedua terbesar selepas kediaman dengan 14,891 transaksi, menyumbang 29.6% daripada transaksi harta tanah di wilayah ini. Kedah merupakan penyumbang utama dalam aktiviti pasaran pertanian dengan 6,694 transaksi, diikuti Perak dengan 6,402 transaksi, Pulau Pinang dengan 962 transaksi dan Perlis dengan 833 transaksi.

2.3 AGRICULTURE PROPERTY

Transaction

The agriculture sub-sector remains the second leading sub-sector after residential, with 14,891 transactions, accounting for 29.6% of the region's property transactions. Kedah was the main contributor to agriculture market activity with 6,694 transactions, followed by Perak with 6,402 transactions, Pulau Pinang with 962 transactions and Perlis with 833 transactions.

Chart 19
Agriculture Property Transactions Volume Trend H1 2021 – H1 2025

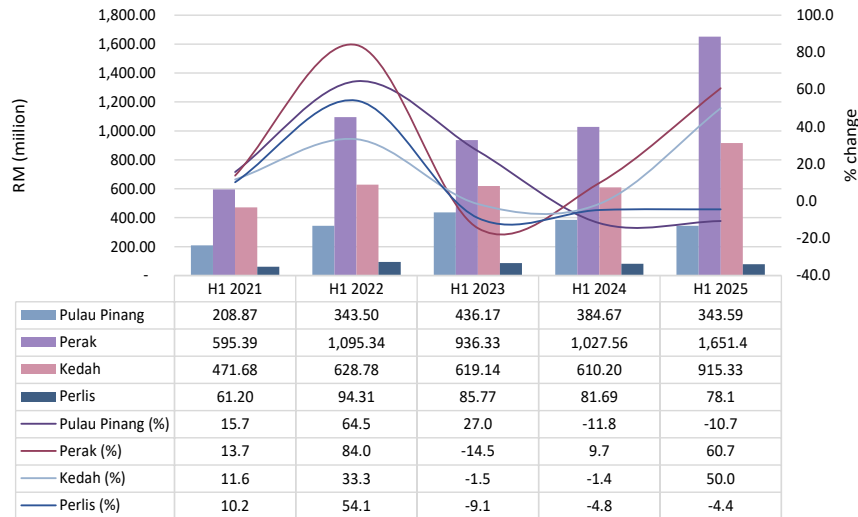


Subsektor pertanian merekodkan nilai transaksi RM2.99 bilion bersamaan 16.6% daripada jumlah nilai transaksi di wilayah ini. Kedah dan Perak mencatat peningkatan nilai transaksi sebanyak 20.0% dan 14.0% manakala manakala Perlis dan Pulau Pinang mencatat penurunan sebanyak 11.3% dan 3.8% berbanding H1 2024.

The agriculture sub-sector recorded RM2.99 billion in transactions value equivalent to 16.6% of total transaction value in the region. Kedah and Perak recorded an increase of value by 20.0% and 14.0%, while Perlis and Pulau Pinang recorded a drop of 11.3% and 3.8% compared to H1 2024.

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 Perlis, transaksi tanah padi kelas 1 kekal aktif dan mencatat kenaikan harga dalam lingkungan 7.7% hingga 19.6% berbanding H2 2024. Transaksi tanah kelapa sawit dan getah adalah aktif di Perak dan mencatat pergerakan harga yang bercampur bergantung kepada lokasi tanah. Transaksi tanah dusun, getah, kelapa sawit dan padi adalah aktif di Kedah dan mencatat pergerakan harga yang stabil.

Price

Prices of agriculture property were stable overall, with marginal price movements recorded in certain areas. In Perlis, paddy class 1 remained active, with price appreciation recorded in the range of 7.7% to 19.6% compared to H2 2024. Oil palm and rubber land's transaction were active in Perak and recorded mixed price movement depending on the location of the land. Orchard, rubber, oil palm, and paddy land's transactions were active in Kedah and recorded stable price movement.

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

Infrastructure Projects

No.	Infrastructure	Description	Current Development Status
1.	Bayan Lepas Light Rail Transit (BLLRT)	- Location: Penang Island - Connecting areas: The LRT line will start from Penang International Airport (PIA) until Tanjung Bungah. - Length: 29.0 kilometres - Descriptions: The length of the LRT line is 29.0 km and comes with 27 stations. It will become the main North-South rail backbone on the island.	Proposal Stage
2.	Penang Hill Cable Car Project	- Location: Penang Hill, Penang. - Connecting areas: Starting from Penang Botanic Garden until Hill Station. - Length: 2.73 kilometers with 3 stations along the route. - Project cost/ Estimating cost: RM245 million. - Descriptions: This project is an addition to alternative transportation to Penang Hill and aims to reduce traffic congestion along Jalan Kebun Bunga, the main road to the Penang Botanic Garden.	Under construction and expected to be completed in Q1 2025
3.	Penang International Airport (PIA) Expansion	- Location: Bayan Lepas, Penang. - Project cost/ Estimating cost: RM1.0 billion. - Descriptions: 3 Packages - o Package 1 covers ancillary buildings and associated works. - o Package 2 is for apron and airside facilities. - o Package 3 is works on the main terminal building.	Under construction
4.	Juru - Sungai Dua Elevated Highway	- Location: Penang Mainland. - Connecting areas: Juru North – South Expressway – Sungai Dua, Seberang Perai Tengah, Penang. - Project cost/ Estimating cost: RM3 billion. - Descriptions: This initiative aims to alleviate traffic congestion on the highway, particularly during peak hours, while also benefiting the neighboring states.	Proposed Development
5.	Lumut Maritime Terminal (LMT 2)	- Location: Batu Undan, Segari. - Land Area : 90 hectare. - Gross development value: RM282 million. - Developer: Perbadanan Kerajaan Negeri Perak. - Descriptions: Lumut Maritime Terminal (LMT 2) is located in Lumut, Perak and serves as a significant port facility primarily catering to maritime and logistics services. As a modern terminal, it handles various types of cargo, including containerized goods, bulk cargo, and other maritime-related activities. This terminal plays a crucial role in facilitating trade and transportation within the region, connecting Malaysia with international shipping routes. The terminal may also provide various services such as warehousing, customs clearance, and freight forwarding to support the shipping process.	Under Construction
6.	RTB Sungai Pendang (Package 1)	- Location: District of Pendang and Yan. - Areas: - Sg Choras/ Sungai Sala: 8.2 km. - Bridge K1 at CH 25500. - Bridge K452 at CH 19900. - Bridge K147 at CH 8850. - Project Cost/ Estimating Cost: RM104.03 million. - Contractor: Ikhmas Jaya Group Berhad. - Descriptions: - Components: • Upgrade Sungai Choras & Sungai Sala. • Upgrade 3 bridges which are K1, K147 and K452. • Construction Barrage and Inlet Structure. • Construction Tidal Control Gate	Under construction. Project status: 69% completed

No.	Infrastructure	Description	Current Development Status
7.	RTB Sungai Pendang (Package 2)	- Location : District of Pendang and Yan. - Areas: i. Sg Choras/ Sg Sala: 8.2 km. ii. Bridge K1 at CH 25500. iii. Bridge K452 at CH 19900. iv. Bridge K147 at CH 8850. - Project Cost/ Estimating Cost: RM104.03 million. - Descriptions: Components: - o Upgrade Sungai Choras & Sungai Sala. - o Upgrade 3 bridges which are K1, K147 and K452. - o Construction Barrage and Inlet Structure. - o Construction Tidal Control Gate	Under Construction. Project status: 57% completed
8.	RTB Jitra Selatan	- Location : Kubang Pasu. - Areas : 1.6 km along Sungai Keronco. - Project Cost/ Estimating Cost: RM34 million - Descriptions: Components: - o General Item - o Drainage Work - o Pond Infrastructure - o M & E Works	Under Construction. Project status: 47% completed
9.	Jeniang Transfer	- Location: Sik, Pendang & Kuala Muda. - Areas: 1,563.32 hectares - Project Cost/ Estimating Cost: Phase 1 - RM101 million Phase 2 - RM400 million - Descriptions: Components : - o Key intake and control structures for water management. - o Transfer and delivery canals designed to move water efficiently between project zones. - o Dam and reservoir serving as the primary water storage and regulation point.	Under construction Project status: 1. Phase 1 – Completed 2. Phase 2 – Land acquisition
10.	Perlis Inland Port – Bonded Road (CVIA)	- Location: Padang Besar/ Chuping, Perlis. - Land area: 2,482 acres - Project cost/ Estimating Cost: RM103.82 million - Developer: The Northern Implementation Authority (NCIA) - Descriptions: Bonded Road.	Under construction
11.	Kangar Sentral	- Location: Seriab, Perlis - Land area: 5.41 acres - Project Cost/ Estimating Cost: RM32 million - Descriptions: A new integrated bus terminal with facilities for the public such as food stalls, waiting area, public toilet and more.	Completed
12.	Sanglang Integrated Jetty	- Location: Sanglang, Perlis. - Land area: 203 acres. - Project Cost/ Estimating Cost: RM1.8 billion. - Developer: Mutiara Perlis Sdn. Bhd. - Descriptions: Listed in the NCER Strategic Development Plan by Northern Corridor Implementation Authority. - Components: - o Cargo & Container Terminal (Nucleus) - o Ships Repair and Overhaul (MRO) Maintenance Centre - o Cruise ship terminal - o Free Trade Zone (FTZ).	Under Construction. Project status: Site clearing

3.2 Mega Project

Development Projects

No.	Development	Description	Current Development Status
1.	North Coastal Paired Road (NCPR) Phase 1 (Alternative route from Tanjung Bungah to Teluk Bahang)	- Location: From Tanjung Bungah to Teluk Bahang, Penang. - Distance: 10.61 kilometers, comprising 8.41 km of main roads and 2.2 kilometers of coastal roads. - Project Cost: RM2.43 billion, with an additional RM500 million for land acquisition costs. - Developer: Consortium Zenith Construction Sdn Bhd (CSZ). - Description: This project is implemented to reduce traffic congestion along the northern coastal area of Penang, while also enhancing socio-economic development in the Batu Ferringhi and Teluk Bahang areas.	Expected to begin in 2026.
2.	Setia Fontaines Township	- Location: North of Seberang Perai, Pulau Pinang. - Land area: 1,691 acres - Estimated Gross Development Value: RM12 billion. - Developer: SP Setia Berhad - Description: It is an integrated development that will include residential and commercial development including office space, a trade centre, warehousing, a technological hub, shopping centres, F&B, a convention centre, a hotel, and a leisure area.	Under construction
3.	Rumah Bakat Baru MADANI	- Location: Seberang Jaya and Batu Kawan, Pulau Pinang. - Land area: Seberang Jaya (34 acres) and Batu Kawan (161.5 acres). - Description: The launch of the largest housing project, Rumah Bakat Baru MADANI, which will provide more than 35,000 housing units for the B40 and M40 groups. The prices offered are between RM225,000 to RM420,000, starting in 2026 and expected to be completed within 10 years. This project is a collaboration between Penang Development Corporation (PDC), its subsidiary PDC Properties and Sky World Development Berhad which provides the people of Penang with the opportunity to own a home in line with the goals of the 12th Malaysia Plan.	Proposed Development
4.	Eco Horizon	- Location: Simpang Ampat, Pulau Pinang - Land area: 300 acres - Estimated Gross Development Value: RM7 billion - Developer: Eco World Development Berhad - Descriptions: Eco Horizon project serves as the latest benchmark township in Penang which boasts a 300-acre master-planned mixed development and located strategically off the primary interchange linking the 2nd Penang Bridge to the North South Highway.	Under Construction
5.	Ipoh Sentral	- Location : Near Ipoh KTM Station - Land area : 67 acres - Gross Development Value: RM6.26 billion - Developer : Malaysian Resources Corporation Berhad (MRCB) through its subsidiary Country Annexe Sdn Bhd (CASB). - Descriptions: This project are collaborations between Railways Assets Corporation (RAC), the Perak State Government and Malaysian Resources Corporation Berhad (MRCB). This project will be carried out in two phases, phase one focus on transit infrastructure and preliminary commercial component and the second phase involving a mixed-use development covering 24.7 hectares, including serviced apartments, offices, commercial spaces, a hotel, and community facilities. The project is expected to be completed within 20 years.	Proposal Stage

No.	Development	Description	Current Development Status
6.	Scientex Ipoh	- Location: Klebang Ipoh; - Land area: 219 ekar; - Description: - o New freehold township. - o Phase 1 development divided into 7 phases with total of 73 acres (991 units of double storey terraced house, link house and apartments) 238 unit of double storey launched in 2024. Minimum price at RM315,000. - o Phase 2: 122 units double storey terraced house, open for sale in May 2024. Minimum price at RM315,000.	Under Construction
7.	Assana and Merrisa	- Location: Jln Pantai Chenang - Land area: 2.38 hectares - Developer: Tropicana Corporation Berhad - Descriptions: Service Villa with 831 units	Under construction. Project status: 80% completed
8.	Pulau Bunting Intergrated Development Of Gas Supply Centre and Power Plant	- Location: Pulau Bunting, Yan, Kedah Darul Aman - Land area: 119 .93 acres - Project Cost/ Estimating Cost: RM 11.10 Billion - Descriptions: - o Ship To Ship (STS) Operation – STS (MMC Berhad) - o Cycle Gas Turbine Power Plant – CCGT (Malakoff Berhad) - o LNG Regasification Terminal – RGT (Gas Malaysia Berhad)	- STS Operation commenced on 24th April 2023. - CCGT: Initial Notification Letter has been issued by the Energy Commission (ST) - RGT: under Feasibility Study
9.	Sanglang Port	- Location: Kuala Sanglang, Kubang Pasu - Land area: 2,000 hectares - Project Cost/ Estimating Cost: RM800 million - RM1 billion. - Developer: MMC Port Holdings Sdn. Bhd. - Descriptions: - o Multipurpose Terminal - o Container Terminal - o Ammonia & Hydrogen Storage	Proposed Development
10.	UniKL-ASTI	- Location: Located on Lot 10667, Mukim Titi Tinggi, Perlis. - Land area: 24.281 hectares. - Gross Development Value: RM2 Billion. - Developer: Public Works Department (Jabatan Kerja Raya). - Description: - o Construction of a university campus that accommodates students in high-impact fields of Technical and Vocational Education and Training (TVET), such as heavy vehicle maintenance technology, lifting equipment management, and Maintenance, Repair, and Overhaul (MRO) technology implementation.	Under construction Project status: Site clearing
11	Kangar Jaya Mall (C-Mart 3)	- Location: Lot 20683, Mukim Seriab, Bandar Baru Kangar Jaya, Perlis. - Land area: 5.0818 hectares. - Developer: C-Mart 3 Sdn. Bhd. - Descriptions: - o The construction of a 3 storey supermarket consisting of a multi-storey car park, a theatre, a multi-purpose hall and other facilities.	Under construction. Project status: 80% completion

3.3 State Government Policy

No	State	Description
1.	Penang	- The MADANI Ownership Campaign (MOC) by the Penang State Housing Board (LPNPP) is a one-year policy effective from 1st June 2025 to 31st May 2026. - MOC aimed at revitalizing the real estate sector and promoting inclusive homeownership. It introduces incentives such as reduced contributions for developers, a 50% open market quota with phased releases, and a new affordable housing category (RMKu Type D) priced under RM400,000 for households earning up to RM15,000 monthly. - Additional measures include a 5% discount for unsold completed properties, exemptions from social impact assessments for certain projects, and waivers for non-compliance fees related to affordable housing quotas. - The policy builds on previous initiatives like the Home Ownership Campaign (HOC) to sustain market momentum, address construction cost challenges, and foster a competitive, inclusive property ecosystem in Penang.
2.	Perak	- The Dasar Perumahan Negeri Perak 2.0, which is currently in its final stages of preparation, is expected to be launched this year. This new policy will be inclusive, addressing all key aspects of the housing sector in the state. - The main focus of the Dasar Perumahan Negeri Perak 2.0 is to promote the construction of more affordable homes, providing more opportunities for the people of Perak, especially the B40 group and those in need, to own a comfortable home. - This policy will also align with current needs, including preparations for a state with an aging population. - Perak is committed to ensuring the well-being of its people by providing affordable housing that meets the needs of various communities.
3.	Kedah	- State Government initiative to assist fishermen by granting ownership rights to residents of Kota Nelayan, Kuala Kedah with an allocation of: a) Phase 1 - 321 ownership rights, allocation of RM500,000. b) Phase 2 - 257 ownership rights, allocation of RM500,000. - The State Government will impose new rates for Land Office fees, land alienation premiums, temporary occupation licenses and other related fees effective May 2025. - The State Government has also allocated more than RM29 million under Public Works Department for 33 projects involving road and bridge upgrading works in Kedah. - An allocation of RM2.5 million has been provided for the maintenance and repair of housing schemes managed by the State Government.
4.	Perlis	- Amendment of the Perlis Land Rules 1987 is in the process of revising rates and service fees in Perlis. - Perlis State Property Development Policy (Amendment 2024). Among the essence of the Perlis State Property Development Policy are as follows:- a) The selling price of affordable houses (landed) is between RM80,000.00 to RM180,000.00; b) The selling price of affordable houses (high rise) is between RM80,000.00 to RM150,000.00; c) The construction of affordable houses is 30% of the total area of land developed or the payment of levy (affordable house replacement money) of RM75,000.00 per unit; d) The selling price of affordable shops is below RM200,000.00 per unit (20% of the number of shop units built).



KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH PANTAI TIMUR Separuh Pertama 2025

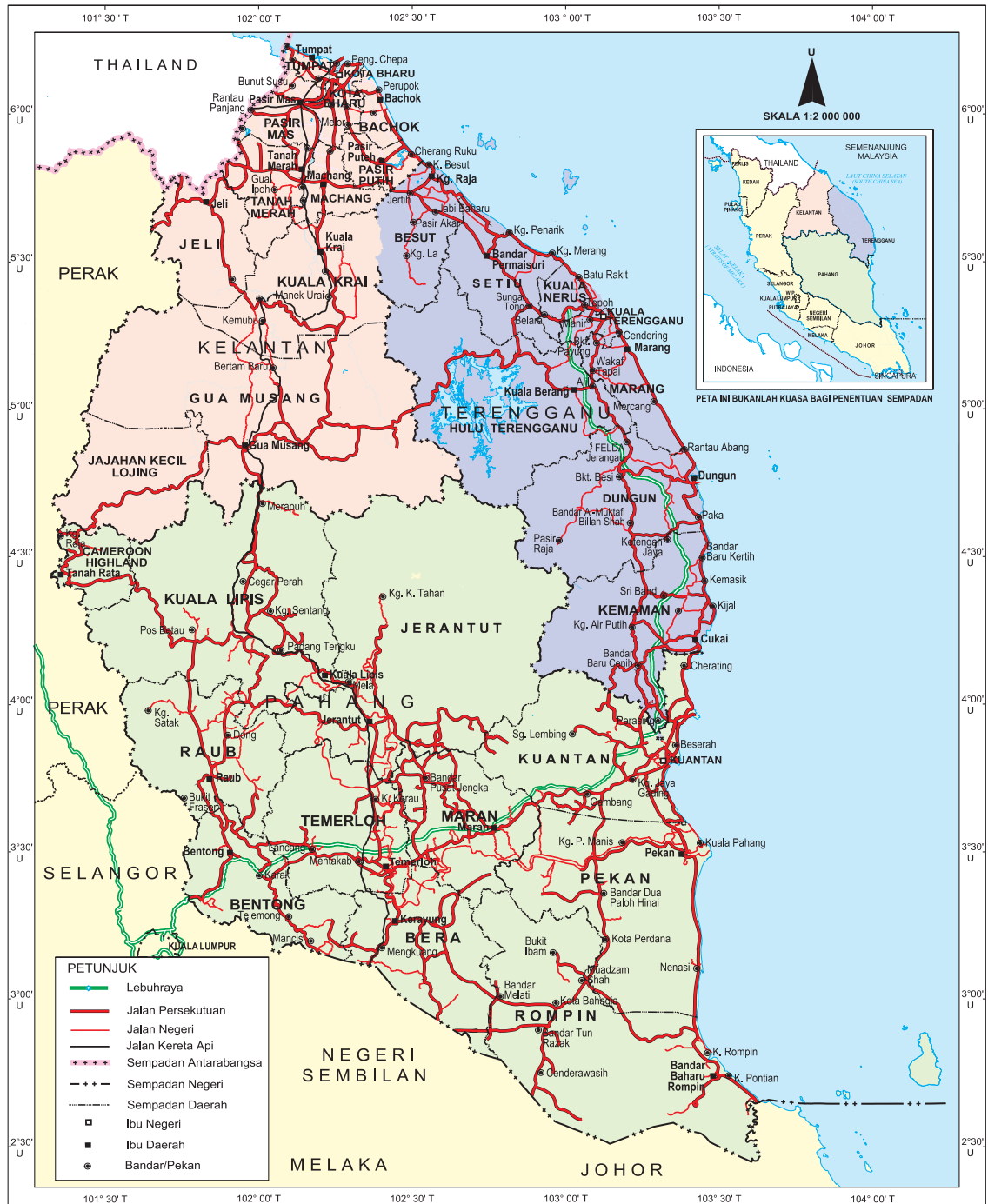
EAST COAST REGION PROPERTY MARKET REPORT First Half 2025



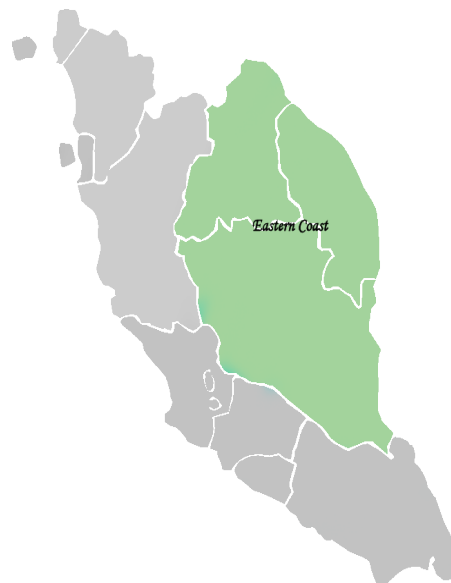
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

CONTENTS

- 1 East Coast Region Property
Market Overview
- 2 Property Market Activity
- 3 Property Highlights

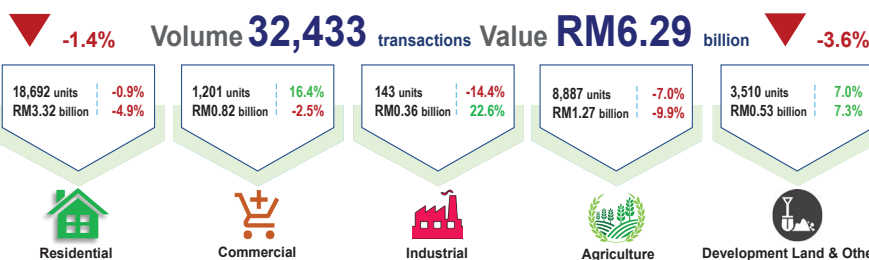


EAST COAST REGION

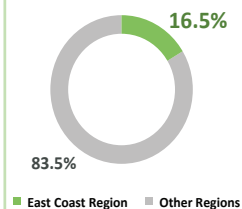


MARKET ACTIVITY

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



Market Share between
Regions (Volume)



Construction Activity

Category	Icon	Completions	Starts	New Planned Supply
Residential		5,203	3,473	2,277
Commercial		141	284	220
Industrial		0	1,070	0
Agriculture		1	40	0

Unsold Status

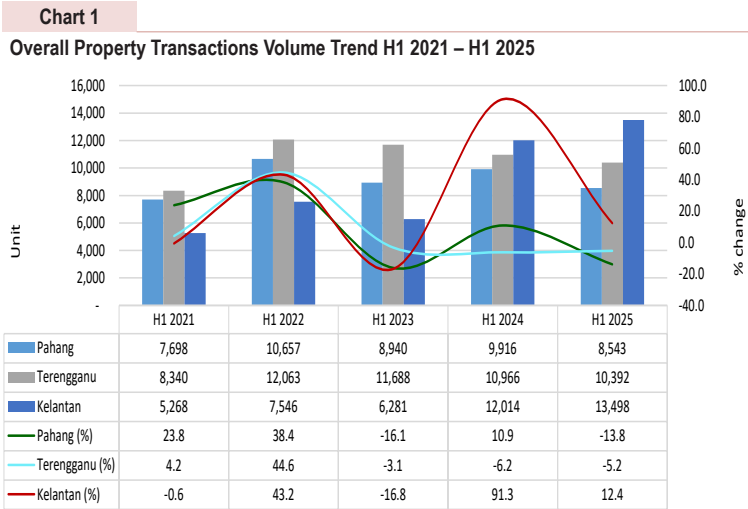
Category	Icon	Unsold Completed	Unsold Under Construction	Unsold Not Constructed
Residential		3,966 units @ RM1.35 billion	5,282	281
Commercial		857 units @ RM0.57 billion	495	114
Industrial		622 units @ RM0.26 billion	3,182	0
Agriculture		58 units @ RM0.04 billion	33	0

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.

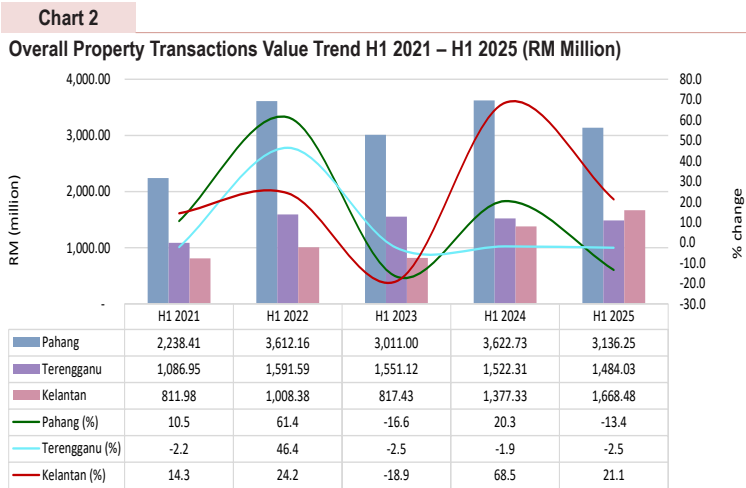
1.0 EAST COAST REGION PROPERTY MARKET OVERVIEW

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.



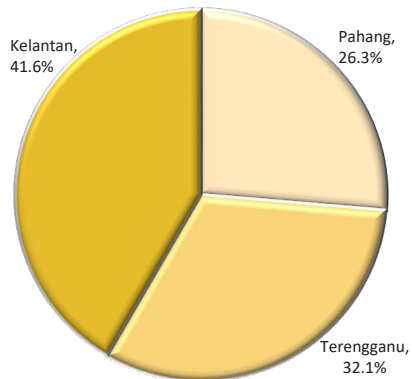
Prestasi pasaran harta tanah di Kelantan menaik sebanyak 12.4%, manakala Pahang dan Terengganu masing-masing mencatat penurunan sebanyak 13.8% dan 5.2%.

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.

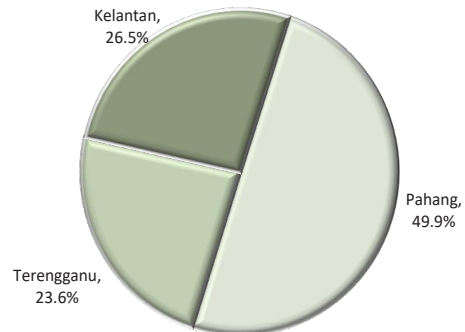


Dari segi nilai transaksi, Kelantan meningkat sebanyak 21.1%, manakala Pahang dan Terengganu masing-masing merekodkan penurunan sebanyak 13.4% dan 2.5%.

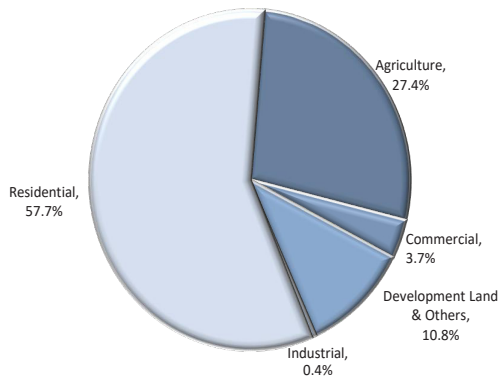
In terms of transaction value, Kelantan recorded an increase of 21.1%, while Pahang and Terengganu recorded declines of 13.4% and 2.5%, respectively.

Chart 3**Overall Property Transactions Volume Breakdown by State H1 2025**

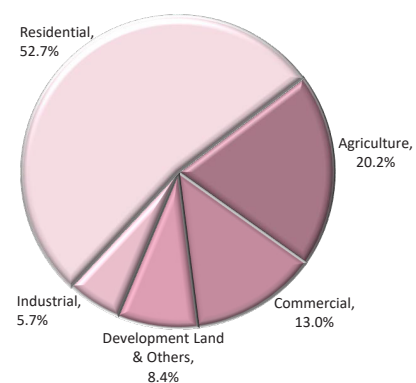
Mengikut negeri, Kelantan mendominasi jumlah transaksi dalam wilayah dengan 41.6% (13,498 transaksi). Dari segi nilai, Pahang mendahului dalam wilayah dengan 49.9% (RM3.14 bilion) daripada jumlah nilai transaksi.

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 billion) 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 billion) 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

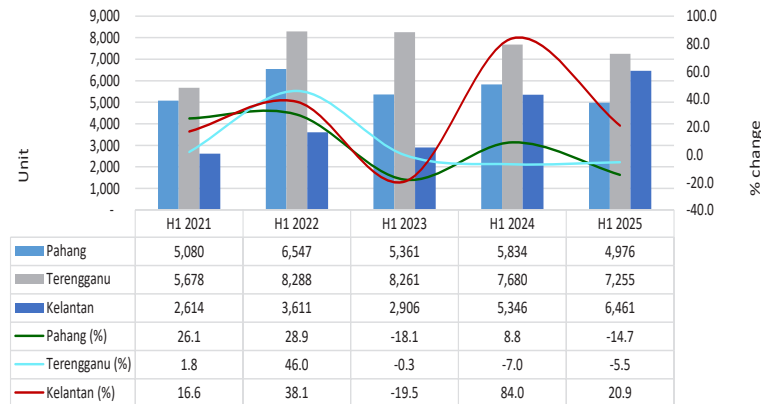
2.1 RESIDENTIAL PROPERTY

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

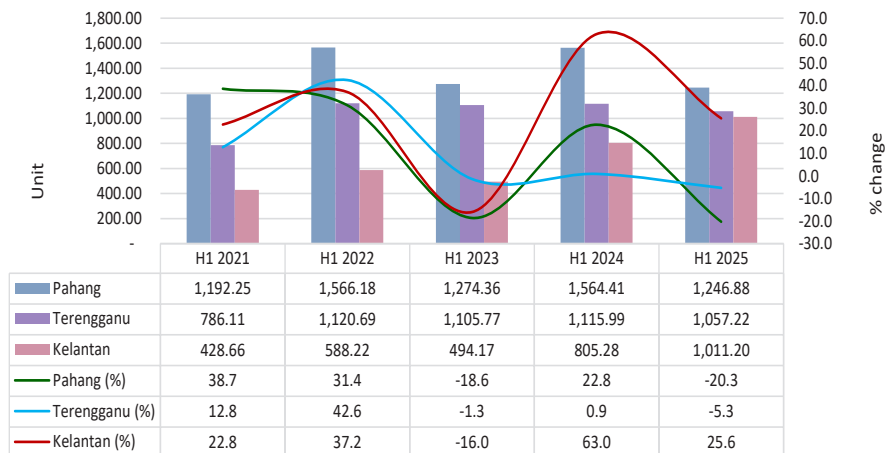


Dari segi nilai transaksi, Kelantan menunjukkan kenaikan sebanyak 25.6% manakala Pahang dan Terengganu masing-masing merekodkan penurunan sebanyak 20.3% dan 5.3%.

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

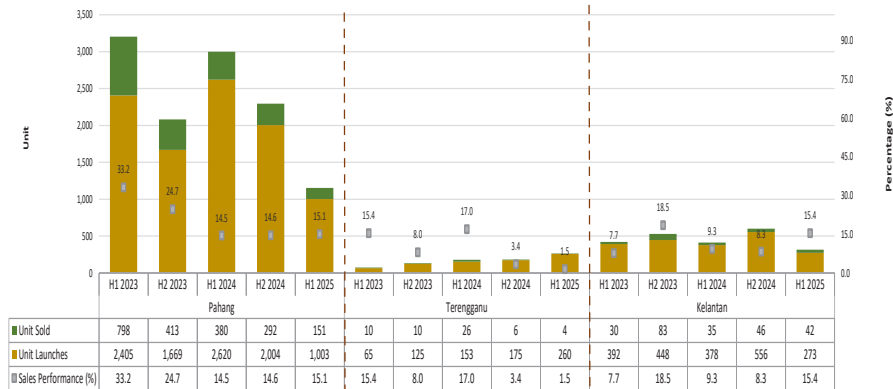
Pasaran utama di Wilayah Pantai Timur menyaksikan prestasi pelancaran baharu merosot di Pahang dan Kelantan. Pahang mencatat 1,003 unit pelancaran baharu, menurun sebanyak 61.7% berbanding H1 2024 (2,620 unit), sementara Kelantan menurun 27.8% kepada 273 unit (H1 2024: 378 unit). Terengganu mencatat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

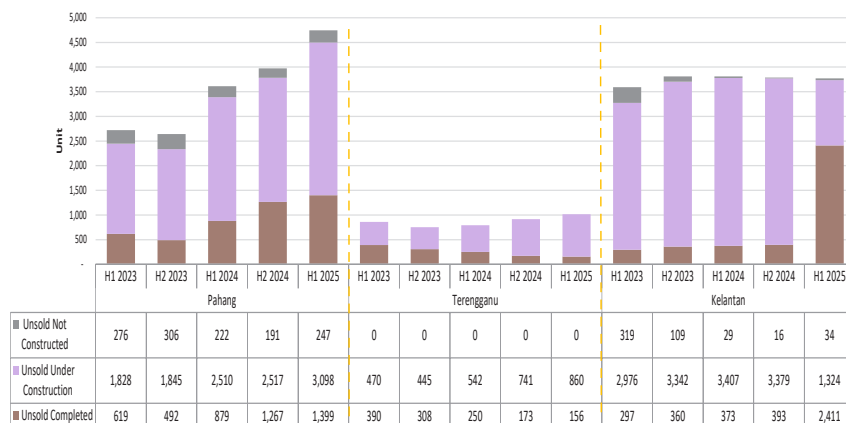
Market Status

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

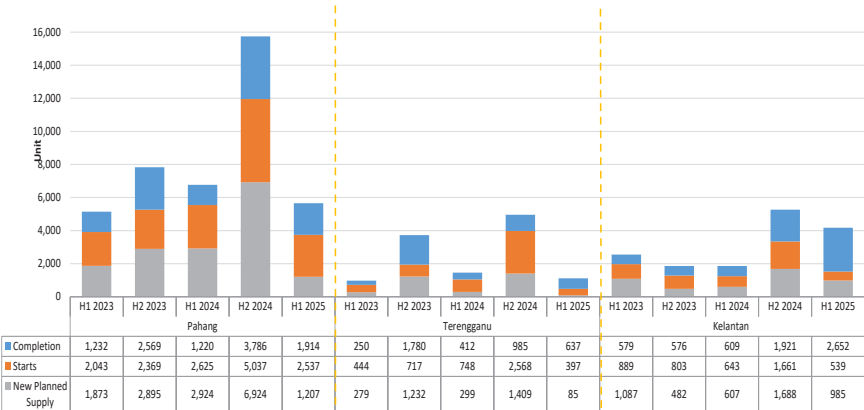


Table 2

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.

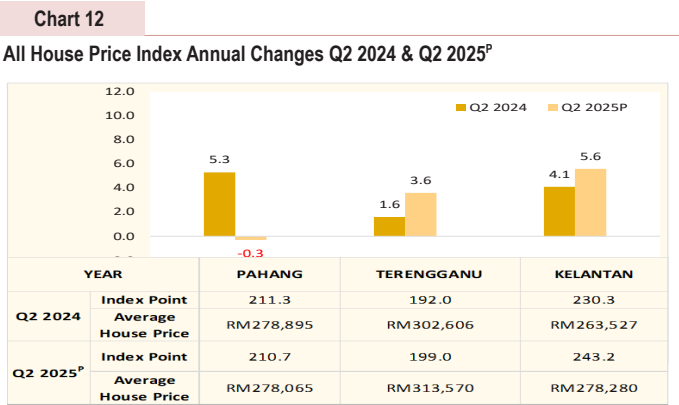
Price

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

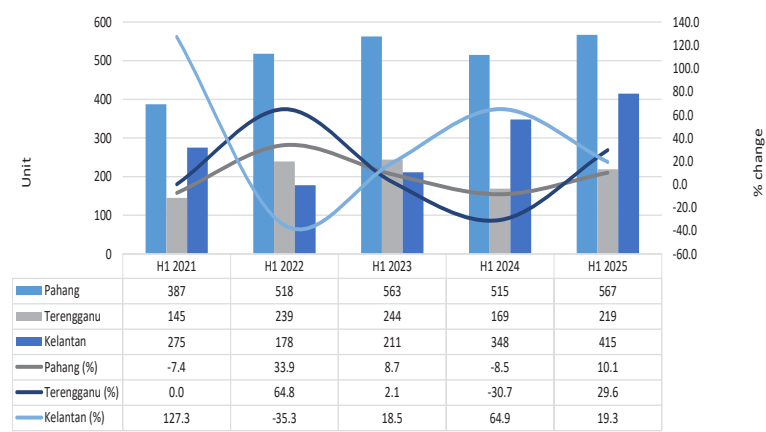
Commercial property in the East Coast region recorded 1,201 transactions valued at RM0.8 billion, with an increase of 16.4% in volume, while value saw a decrease of 2.5% compared to H1 2024. The number of transactions in Terengganu, Kelantan, and Pahang increased by 29.6%, 19.3%, and 10.1%, respectively.

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.

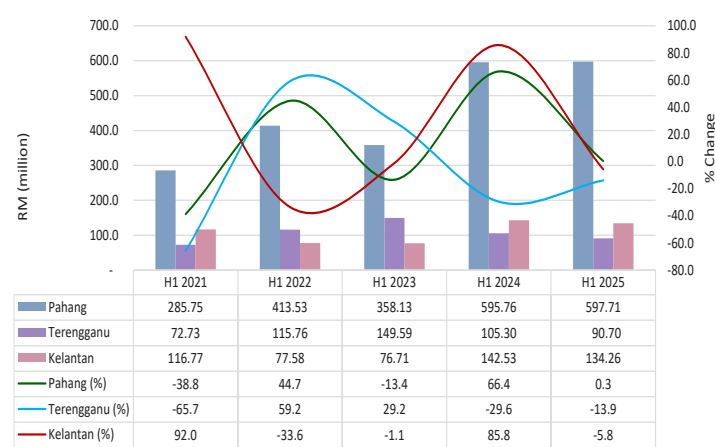
Chart 13
Commercial Property Transactions Volume Trend H1 2021 – H1 2025



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

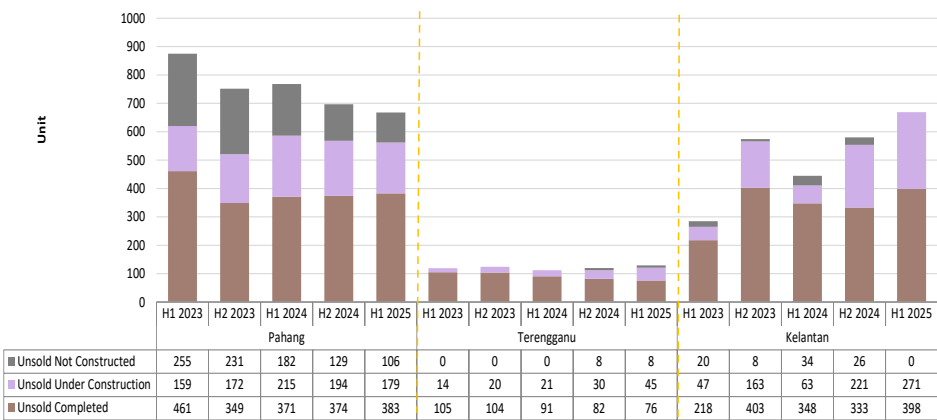
Shop sub-sector recorded 643 transactions worth RM419.32 million in H1 2025, accounting for 53.5% in volume and 51.0% in value of commercial property transactions in the region. Pahang continued to drive the sub-sector with 373 transaction worth RM264.74 million, accounting for 58.0% and 63.1%, respectively 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



10

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 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).

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.

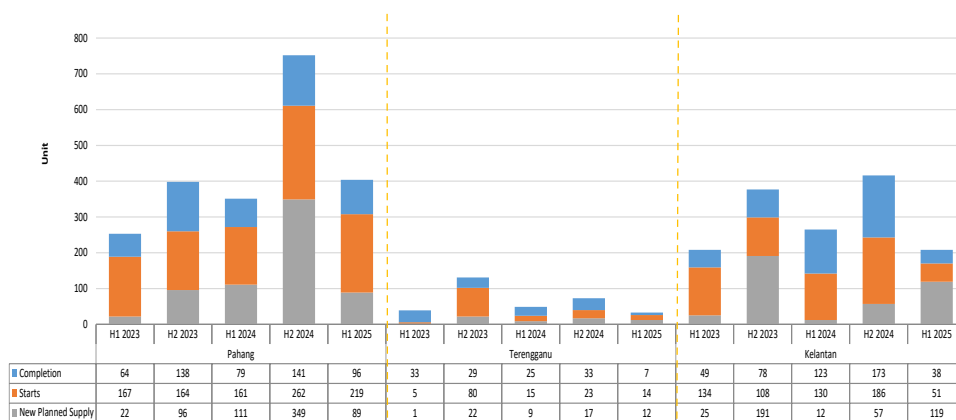
Starts in Pahang recorded 219 units, followed by Kelantan with 51 units and Terengganu with 14 units in H1 2025.

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).

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

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

Penghunan dan Ketersediaan Ruang

Tiada transaksi kompleks perniagaan direkodkan dalam tempoh kajian.

Aktiviti Pembinaan

Prestasi subsektor ruang niaga menunjukkan pergerakan yang bercampur. Kadar penghunan 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

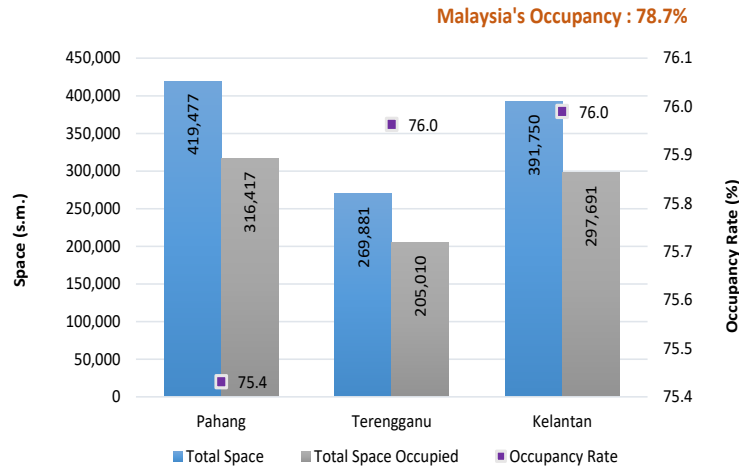
No shopping complexes transactions recorded during the review period.

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.

12

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%).

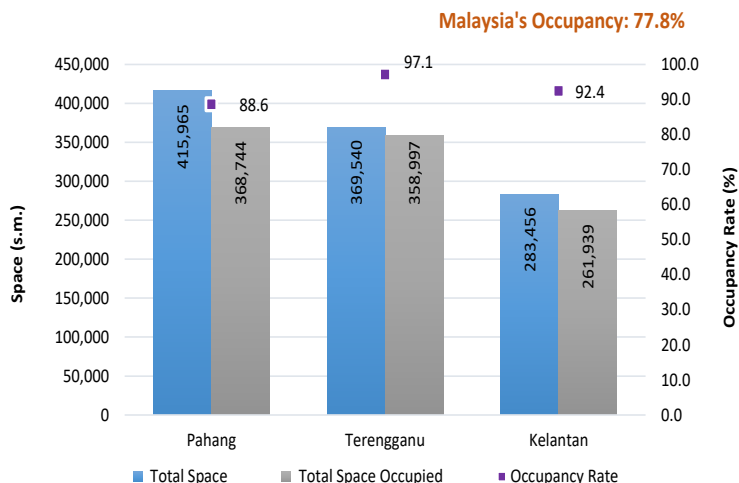
c. Purpose-Built Office

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.

14

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

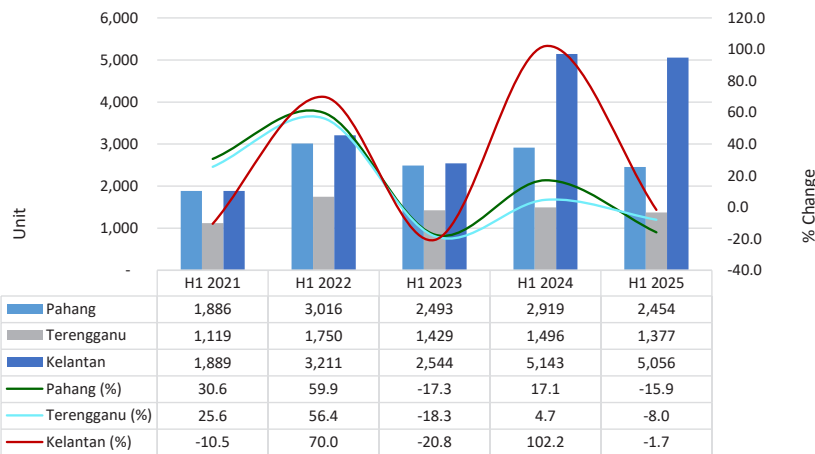
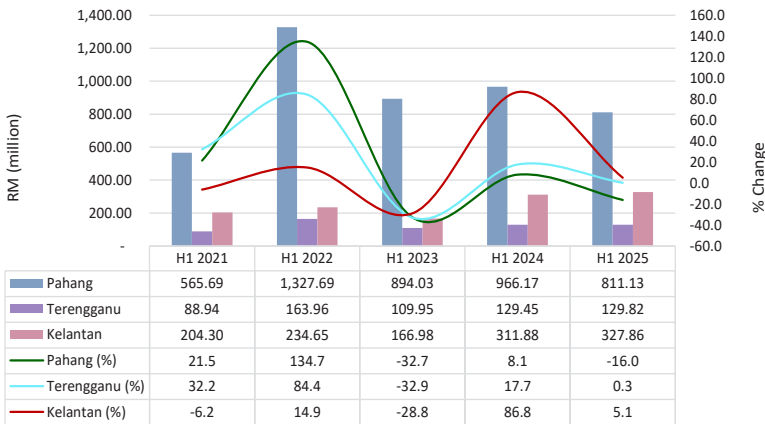


Chart 20

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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		<table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td rowspan="7">Section C1A</td><td>Bentong (Portal Terowong Genting)</td><td>2</td></tr><tr><td>Temerloh</td><td>154</td></tr><tr><td>Bentong</td><td>237</td></tr><tr><td>Bentong (Additional Lots)</td><td>22</td></tr><tr><td>Bentong (tambahan)</td><td>29</td></tr><tr><td>Bentong (Underground/ Stratum)</td><td>89</td></tr><tr><td>Total</td><td>133</td></tr></table> <table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td rowspan="2">Section C1A (Phase 2)</td><td>Temerloh</td><td>78</td></tr><tr><td>Bentong</td><td>106</td></tr><tr><td>Total</td><td></td><td>184</td></tr></table> <table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td rowspan="4">Section B (Phase 2C)</td><td>Kecil Gebeng</td><td>7</td></tr><tr><td>Kuantan</td><td>20</td></tr><tr><td>Maran</td><td>100</td></tr><tr><td>Temerloh</td><td>6</td></tr><tr><td>Total</td><td></td><td>133</td></tr></table> <table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td rowspan="2">Phase 3</td><td>Kuantan</td><td>2</td></tr><tr><td>Maran</td><td>7</td></tr><tr><td>Total</td><td></td><td>9</td></tr></table> Part B: Withdrawal Land Acquisition under Section 35 <table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td>Fasa 2A</td><td>Kuantan</td><td>5</td></tr><tr><td>Fasa 2B</td><td>Kuantan</td><td>2</td></tr><tr><td>Total</td><td></td><td>7</td></tr></table> Part C: Withdrawal Land Acquisition under Section 35 <table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td rowspan="2">Section C1A (Phase 2) (Additional Lots)</td><td>Temerloh</td><td>15</td></tr><tr><td>Bentong</td><td>29</td></tr><tr><td>Total</td><td></td><td>44</td></tr></table> <table><tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr><tr><td rowspan="2">Section B</td><td>Kecil Gebeng</td><td>2</td></tr><tr><td>Maran</td><td>23</td></tr><tr><td>Total</td><td></td><td>25</td></tr></table> *Project status until May 2025 as been reported in the Pahang State Coordination Meeting of the East Coast Rail Link (ECRL) Project.	Section/ Phase	District	Lot Nos.	Section C1A	Bentong (Portal Terowong Genting)	2	Temerloh	154	Bentong	237	Bentong (Additional Lots)	22	Bentong (tambahan)	29	Bentong (Underground/ Stratum)	89	Total	133	Section/ Phase	District	Lot Nos.	Section C1A (Phase 2)	Temerloh	78	Bentong	106	Total		184	Section/ Phase	District	Lot Nos.	Section B (Phase 2C)	Kecil Gebeng	7	Kuantan	20	Maran	100	Temerloh	6	Total		133	Section/ Phase	District	Lot Nos.	Phase 3	Kuantan	2	Maran	7	Total		9	Section/ Phase	District	Lot Nos.	Fasa 2A	Kuantan	5	Fasa 2B	Kuantan	2	Total		7	Section/ Phase	District	Lot Nos.	Section C1A (Phase 2) (Additional Lots)	Temerloh	15	Bentong	29	Total		44	Section/ Phase	District	Lot Nos.	Section B	Kecil Gebeng	2	Maran	23	Total		25	Part B: Land acquisition process settled. September 2027 Part C: In the process of applying for MMK approval
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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 Jerleh Integrated Bus and Taxi Terminal, Besut	- Location: Bandar Jerleh - 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, Tiong, 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 Lintah 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 Government'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 at 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 project 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)



KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA MALAYSIA TIMUR

Separuh Pertama 2025

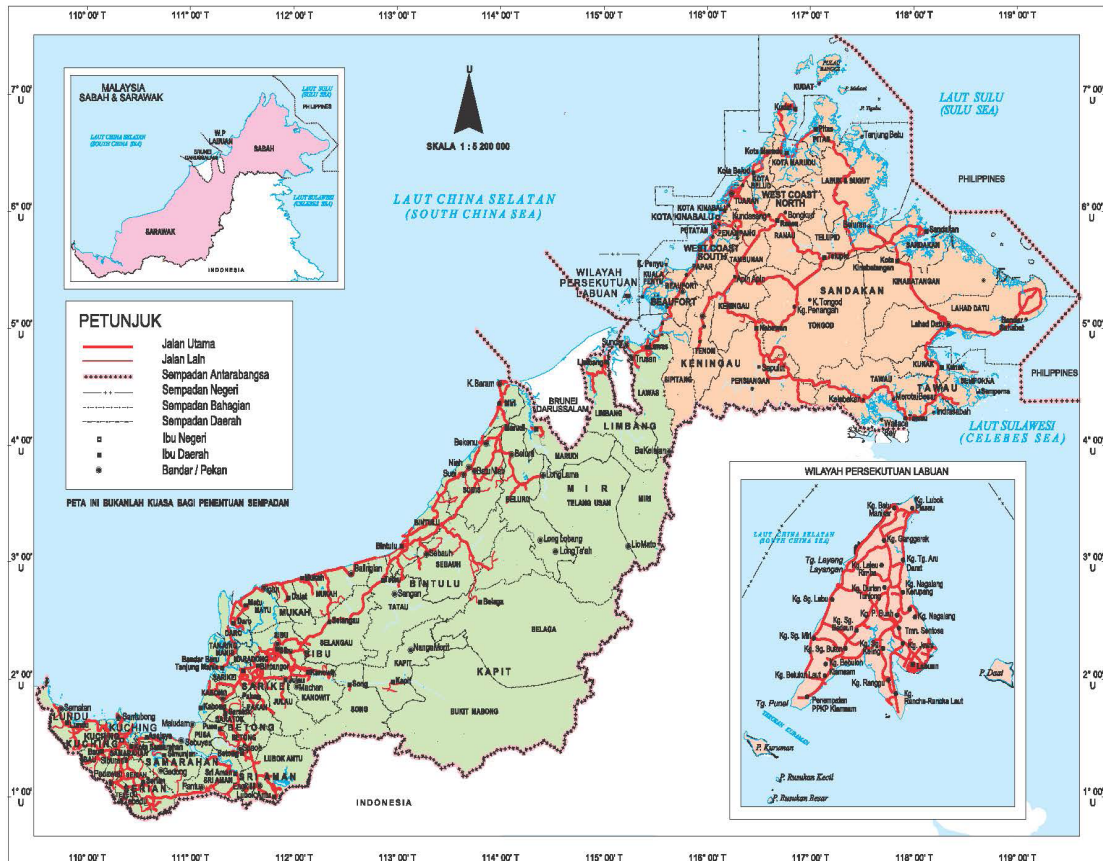
EAST MALAYSIA REGION PROPERTY MARKET REPORT First Half 2025



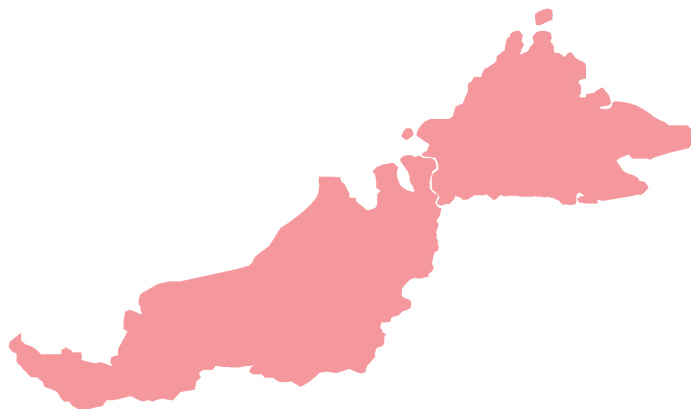
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT
KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

CONTENTS

- 1 East Malaysia Region Property Market Overview
- 2 Property Market Activity
- 3 Property Highlights

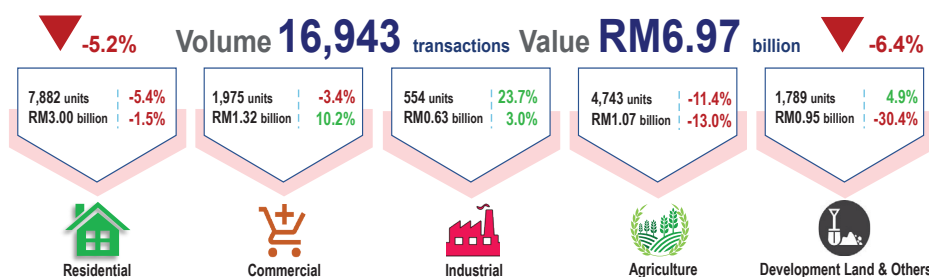


EAST MALAYSIA REGION

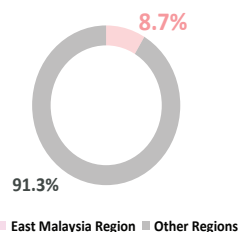


MARKET ACTIVITY

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



Market Share between Regions (Volume)



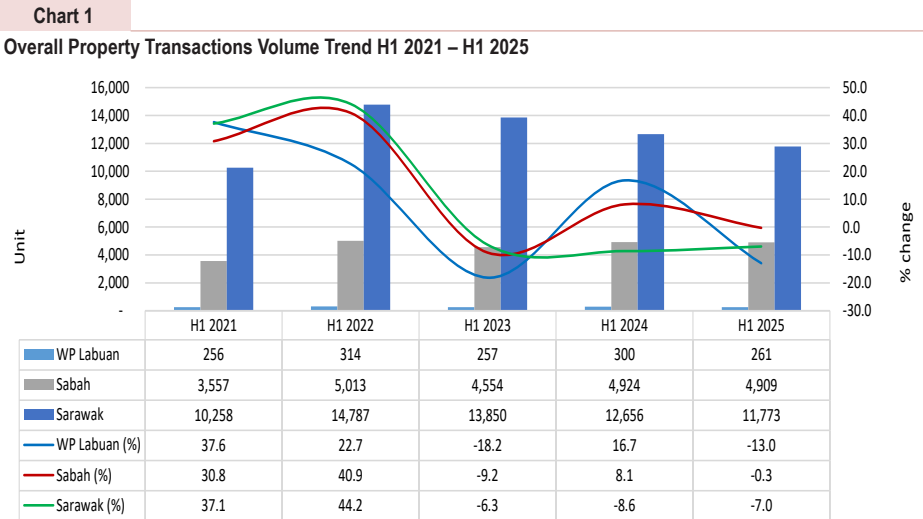
Construction Activity					Unsold Status				
	Residential	Commercial	Industrial	Other		Residential	Commercial	Industrial	Other
	3,556 Completions	375	0	0		3,533 units @ RM2.47 billion Unsold Completed	1,750 units @ RM1.75 billion	236 units @ RM0.08 billion	346 units @ RM0.40 billion
	1,773 Starts	76	714	24		10,369 Unsold Under Construction	779	3,555	91
	856 New Planned Supply	0	899	0		1,416 Unsold Not Constructed	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.

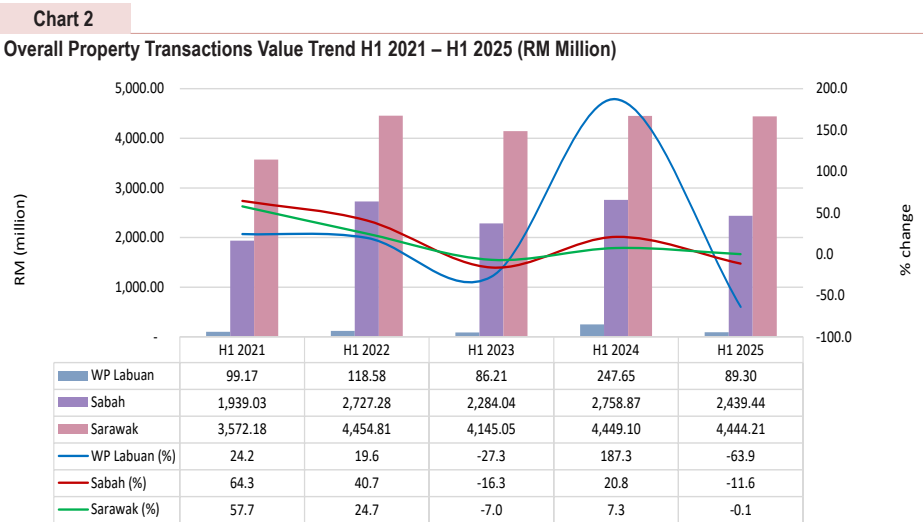
1.0 EAST MALAYSIA REGION PROPERTY MARKET OVERVIEW

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.



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%.



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

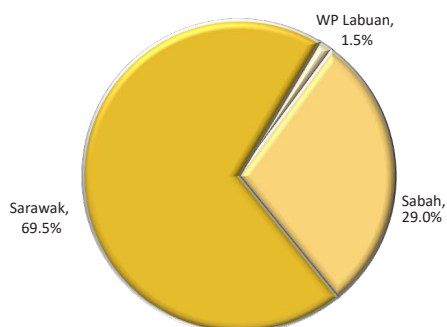
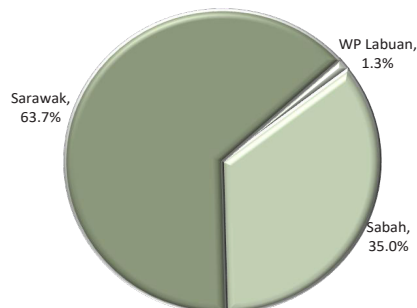


Chart 4

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

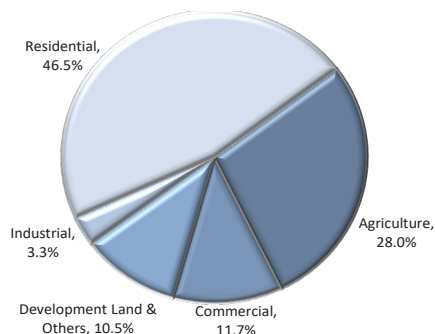
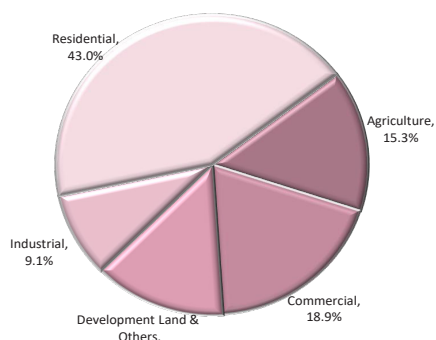


Chart 6

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

2.0 PROPERTY MARKET ACTIVITY

2.1 HARTA TANAH KEDIAMAN

2.1 RESIDENTIAL PROPERTY

Transaksi

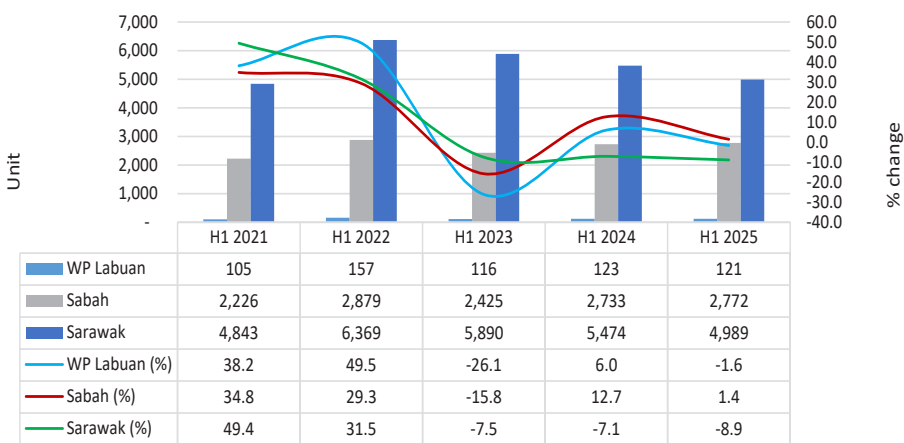
Transaction

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%.

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

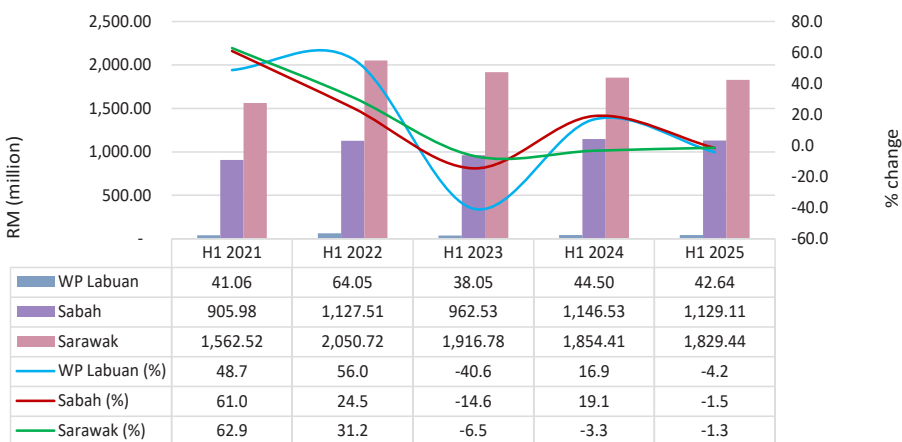


Dari segi nilai transaksi, semua negeri mencatat penurunan, iaitu WP Labuan sebanyak 4.2%, diikuti Sabah 1.5% dan Sarawak 1.3%.

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)

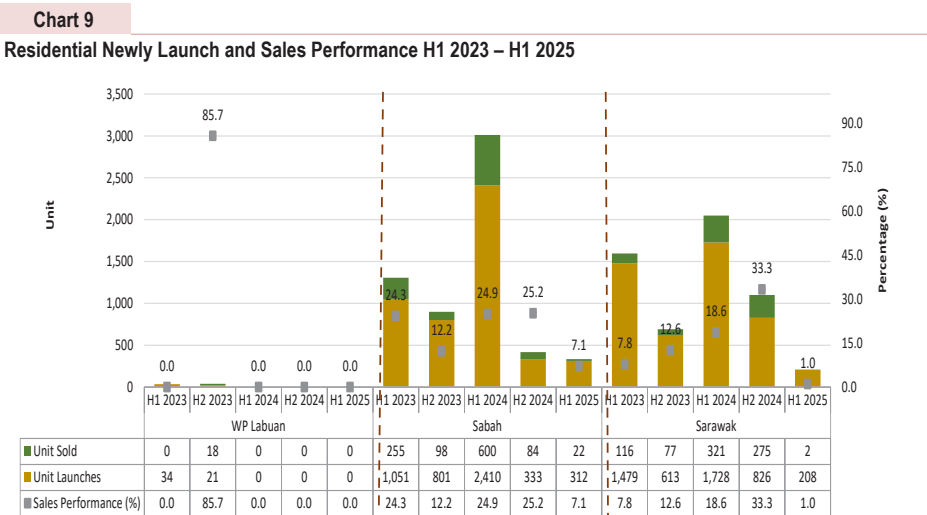


Pelancaran Baharu

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).



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

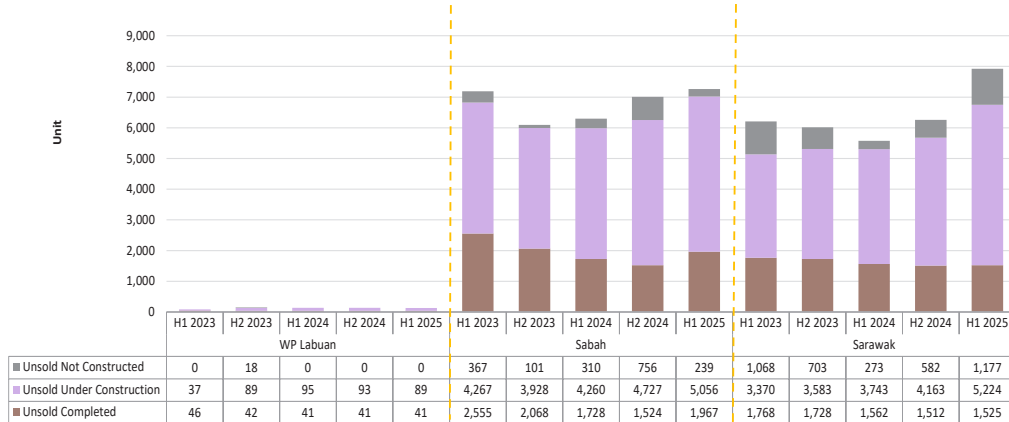
The situation of unsold completed residential units showed mixed movements during the review period. Sabah and Sarawak recorded 1,967 units and 1,525 units, respectively, increasing by 29.1% and 0.9% compared to H2 2024 (Sabah: 1,524 units; Sarawak: 1,512 units). WP Labuan recorded 41 units in H1 2025,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



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

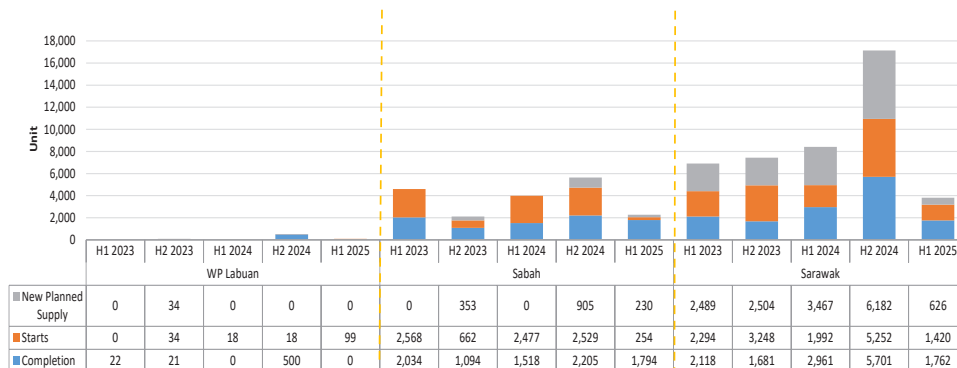


Table 2

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

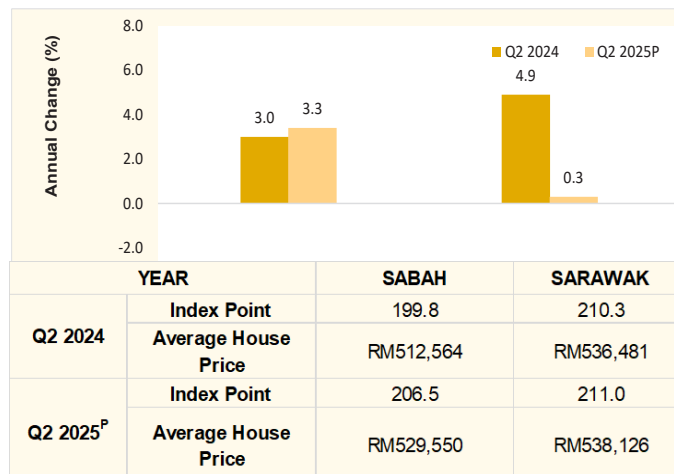
All House Price Index for Sabah and Sarawak stood at 206.5 points and 211.0 points, respectively. The average all house price for Sabah stood at RM529,550 in Q2 2025^P, an increase from RM512,564 in Q2 2024 and the average all house price for Sarawak stood at RM538,126 in Q2 2025^P, an increase from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



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%.

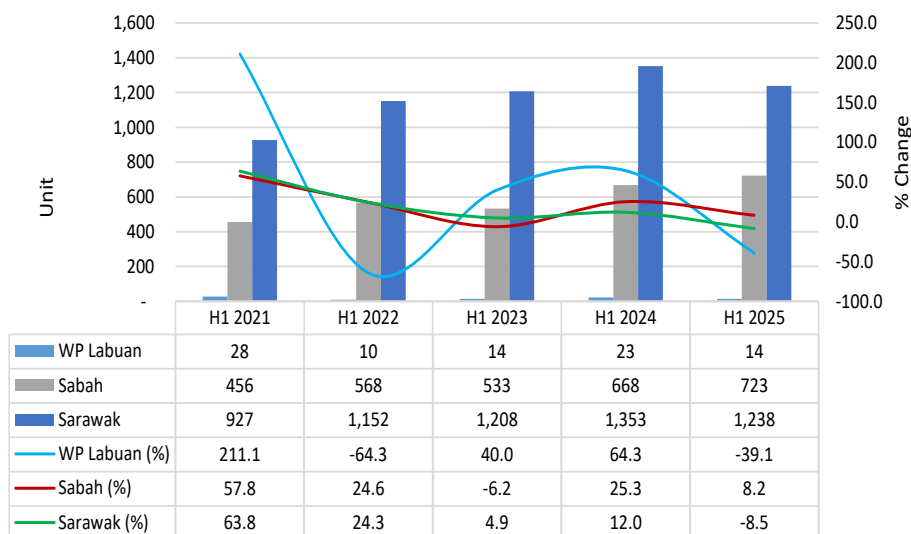
Transaction

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.

8

Chart 13

Commercial Property Transactions Volume Trend H1 2021 – H1 2025

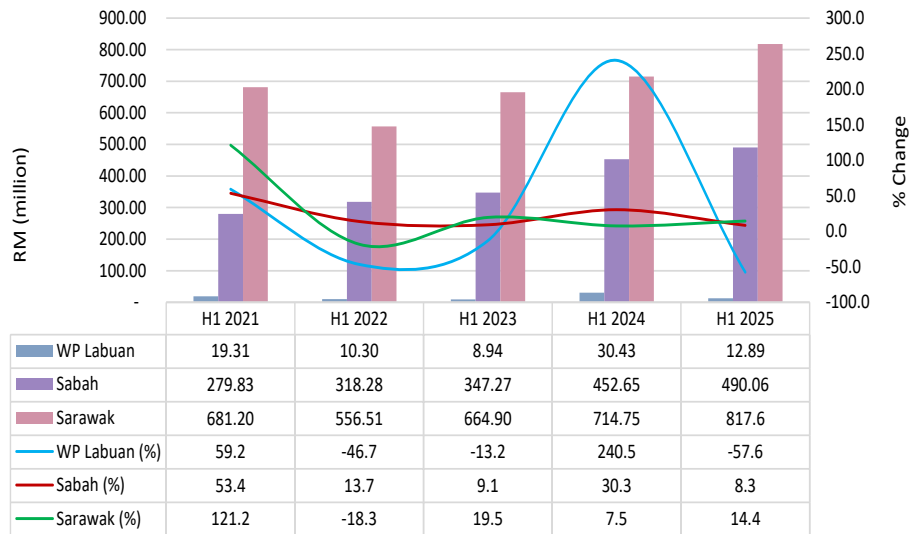


Dari segi nilai transaksi, Sarawak dan Sabah menunjukkan trend peningkatan masing-masing sebanyak 14.4% dan 8.3%, manakala WP Labuan mencatat penurunan 57.6%.

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)



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

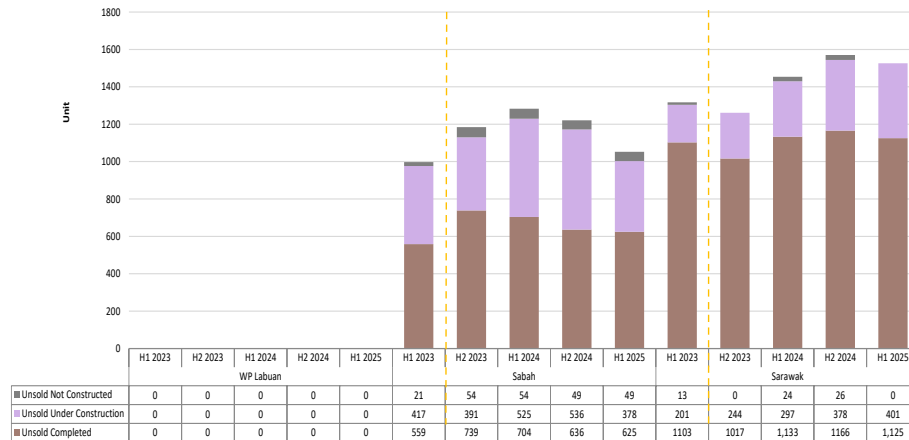
The shop sub-sector recorded 1,505 transactions worth RM912.18 million in H1 2025, accounting for 76.2% in volume and 69.1% in value of commercial property transactions in the region. Sarawak continued to drive the sub-sector with 1,080 transactions worth RM629.83 million, accounting for 71.8% and 69.0% 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



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.

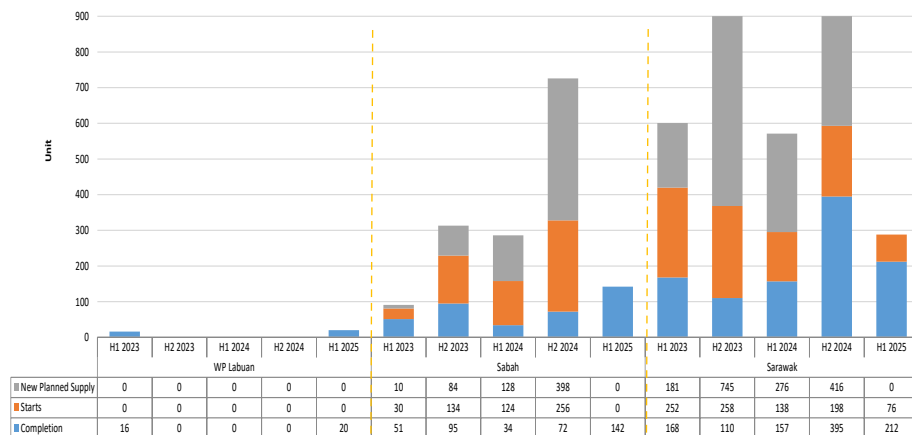
Table 3

Construction Activity of Shop in East Malaysia Region H1 2025

State of Development	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



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

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.

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.

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. Kompleks Perniagaan

Transaksi

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

b. Shopping Complex

Transaction

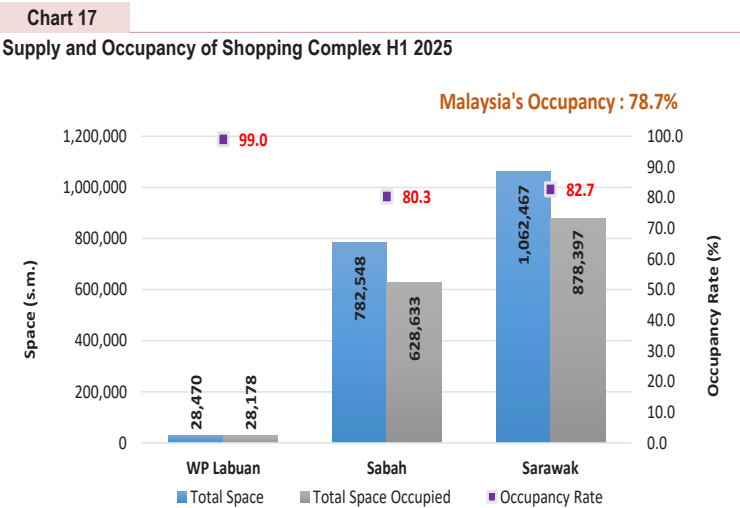
No transactions involving shopping complexes were recorded in this region during the review period.

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%).



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 of Development \ State	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 Saberka	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 Saberka	-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

Penghunan dan Ketersediaan Ruang

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

Aktiviti Pembinaan

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

c. Purpose-Built Office

Occupancy and Space Availability

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%.

Construction Activity

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

14

Chart 18

Supply and Occupancy of Purpose-Built Office H1 2025

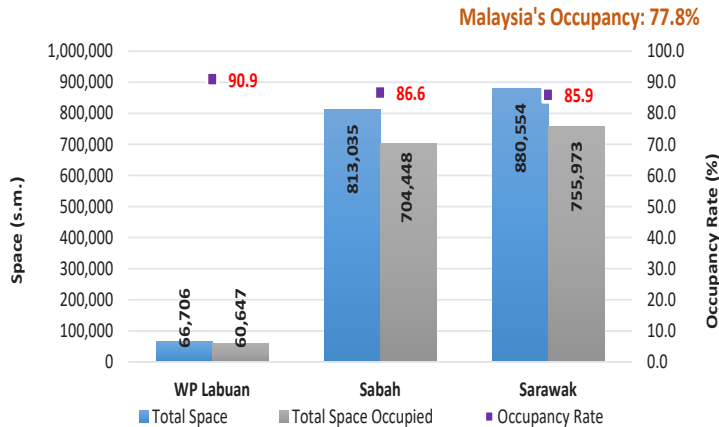


Table 7

Construction 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 buildings (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 Saberka, 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.

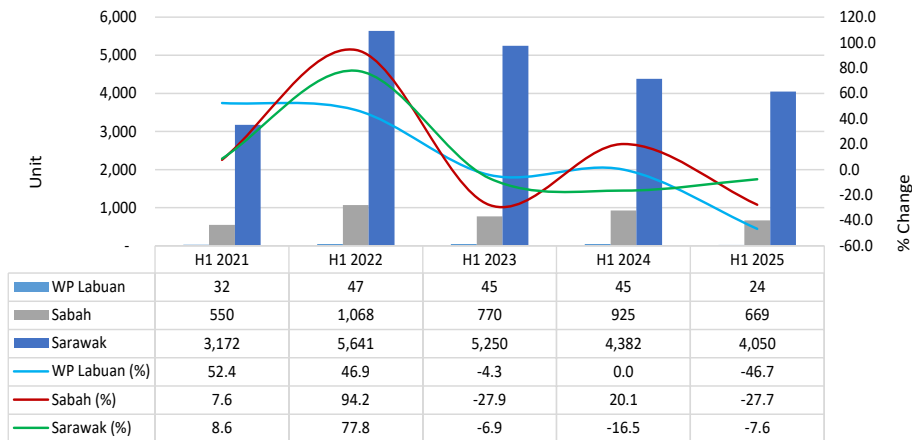
2.3 AGRICULTURE PROPERTY

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.

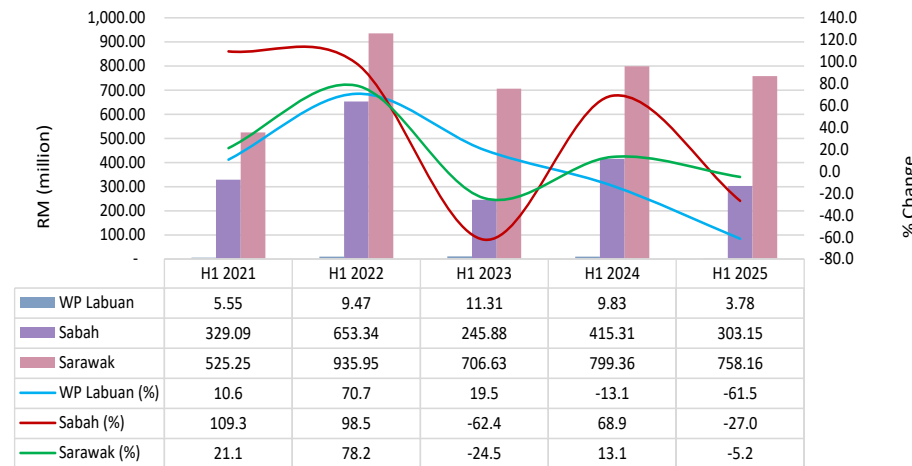
Chart 19
Agriculture Property Transactions Volume Trend H1 2021 – H1 2025



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)



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	<u>WP01 - Upgrading Road from Sindumin to Kampung Melalia</u> - Connecting areas: Sindumin - Sipitang - Length: 29.00 kilometres - Project Cost: RM668,775,508.89 - Expected Completion Date: June 2025	Under Construction: 80.6%
		<u>WP02 - Upgrading Road from Kampung Melalia to Beaufort</u> - Connecting areas: Sindumin - Sipitang - Length: 31.00 kilometres - Project Cost: RM906,110,188.34 - Expected Completion Date : March 2027	Under Construction: 55.1%
		<u>WP03 - Upgrading Road from Beaufort to Bongawan</u> - Connecting areas: Beufort - Bongawan - Length: 25.00 kilometres - Project Cost: RM476,541,855.67 - Expected Completion Date: January 2026	Under Construction: 83.0%
		<u>WP04 - Upgrading Road from Bongawan to Papar</u> - Connecting areas: Beufort - Bongawan - Length: 25.00 kilometres - Project Cost: RM562,682,691.88 - Expected Completion Date: October 2025	Under Construction: 92.4%
		<u>WP05 - Upgrading Road from Donggongan to Simpang Jalan Papar Spur</u> - Connecting areas: Papar - Length: 13.80 kilometres - Project Cost: RM322,592,849.89 - Expected Completion Date: June 2022	Completed
		<u>WP06 - Upgrading Road from Putatan to Inanam</u> - Connecting areas: Putatan - Inanam - Length: 10.90 kilometres - Project Cost: RM913,519,360.72 - Expected Completion Date: March 2026	Under Construction: 91.4%
		<u>WP07 - Upgrading Road from Inanam to Sepanggar</u> - 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
		<u>WP08 - Upgrading Road from Sepanggar to Bulatan Berunggis</u> • Connecting areas: Sepanggar - Tuaran • Length: 13.20 kilometres • Project Cost: RM548,429,956.60 • Expected Completion Date: December 2025	Under Construction: 83.0%
		<u>WP09 – Development of road from Serusop to Pituru</u> • Connecting areas: Tuaran – Kota Belud • Length: 30.00 kilometres • Project Cost: RM504,651,200.00 • Expected Completion Date: July 2028	Under Construction: 1.0%
		<u>WP10 – Under Construction from Pituru to Rampayan Laut</u> • Connecting areas: Kota Belud - Kudat • Length: 30.00 kilometres • Project Cost: RM554,627,896.90 • Expected Completion Date: November 2024	Under Construction: 95.7%
		<u>WP11 – Development of road from Rampayan Laut to Sarang</u> • Connecting areas: Kota Belud - Kudat • Length: 19.40 kilometres • Project Cost: RM167,477,833.75 • Expected Completion Date: September 2026	Under Construction: 8.1%
		<u>WP12 – Development of road from Sarang to Temuno</u> • Connecting areas: Kota Belud - Kudat • Length: 15.60 kilometres • Project Cost: RM316,500,000.00 • Expected Completion Date: March 2027	Under Construction: 8.1%
		<u>WP13 – Development of road from Temuno to Bingolon</u> • Connecting areas: Kota Belud - Kudat • Length: 20.00 kilometres • Project Cost: 373,600,000.00 • Expected Completion Date: September 2027	Under Construction: 7.9%
		<u>WP14 – Development of road from Bingolon to Simpang Mengayau</u> • Connecting areas: Kota Belud - Kudat • Length: 20.20 kilometres • Project Cost: RM452,500,000.00 • Expected Completion Date: September 2027	Under Construction: 14.1%
		<u>WP16 - Upgrading Road from Tawau Airport to Sungai Kalumpang</u> • Connecting areas: Tawau – Lahad Datu • Length: 31.00 kilometres • Project Cost: RM485,500,000.00 • Expected Completion Date: October 2027	Under Construction: 9.5%
		<u>WP17 - Upgrading Road from Sungai Kalumpang to Madai</u> • Connecting areas: Tawau – Lahad Datu • Length: 19.00 kilometres • Project Cost: RM431,219,934.60 • Expected Completion Date: March 2028	Under Construction: 4.4%
		<u>WP18 - Upgrading Road from Madai to IGN Estate</u> • 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
		<u>WP19 - Upgrading Road from IGN Estate to Agri Harvest</u> - Connecting areas: Tawau – Lahad Datu - Length: 19.00 kilometres - Project Cost: RM431,139,620.60 - Expected Completion Date: September 2027	Under Construction: 5.0%
		<u>WP20 - Upgrading Road from Agri Harvest to Sapagaya</u> - Connecting areas: Tawau – Lahad Datu - Length: 18.00 kilometres - Project Cost: RM428,055,210.00 - Expected Completion Date: March 2028	Under Construction: 1.7%
		<u>WP22- Upgrading Road from Lahad Datu Bypass to Kampung Sandau</u> - Connecting areas: Tawau – Sandakan M32 - Length: 25.50 kilometres - Project Cost: 635,447,188.87 - Expected Completed Date: March 2028	Under Construction: 6.1%
		<u>WP23 - Upgrading Road from Kampung Sandau to Sungai Takala</u> - Connecting areas: Tawau – Sandakan M32 - Length: 24.80 kilometres - Project Cost: RM614,677,332.91 - Expected Completion Date: April 2028	Under Construction: 3.9%
		<u>WP24 - Upgrading Road from Sungai Takala to Kampung Perpaduan Datuk Moh</u> - Connecting areas: Tawau – Sandakan M32 - Length: 16.40 kilometres - Project Cost: RM524,862,220.20 - Expectation Completion Date: April 2028 .	Under Construction: 1.6%
		<u>WP25 - Upgrading Road from Kampung Perpaduan Datuk Moh to Sukau</u> - Connecting areas: Tawau – Sandakan M32 - Length: 16.80 kilometres - Project Cost: RM485,039,000.00 - Expected Completion Date: February 2028	Under Construction: 1.0%
		<u>WP26 - Upgrading Road from Sukau to Kampung Lot M</u> - Connecting areas: Tawau – Sandakan M32 - Length: 18.00 kilometres - Project Cost: RM487,906,953.43 - Expected Completion Date: March 2028	Under Construction: 5.9%
		<u>WP28 – Upgrading Road from Sandakan Mile 32 to Moynod</u> - Connecting areas: Sandakan M32 – Ranau - Length: 22.00 kilometres - Project Cost: RM351,543,121.30 - Expected Completion Date: January 2026 .	Under Construction: 30.9%
		<u>WP29 – Upgrading Road from Moynod ke Sapi Nangoh</u> - Connecting areas: Sandakan M32 – Ranau - Length: 20.00 kilometres - Project Cost: RM341,730,016.18 - Expected Completion Date: January 2026	Under Construction: 75.2%
		<u>WP30 – Upgrading Road from Sapi Nangoh to Sungai Bauto</u> - 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
		<u>WP31 – Upgrading Road from Sungai Bauto to Telupid</u> - Connecting areas: Sandakan M32 – Ranau - Length: 12.30 kilometres - Project Cost: RM659,101,998.00 - Expected Completion Date: March 2028 <u>WP32 – Upgrading Road from Telupid to Kampung Lumou Baru</u> - Connecting areas: Sandakan M32 – Ranau - Length: 18.40 kilometres - Project Cost: RM611,297,998.00 - Expected Completion Date: June 2028 <u>WP33 – Upgrading Road from Kampung Lumou Baru to Kampung Toupos</u> - Connecting areas: Sandakan M32 – Ranau - Length: 17.6 kilometres - Project Cost: RM1,333,871,000.00 - Expected Completion Date: September 2028 <u>WP34 – Upgrading Road from Kampung Toupos to Kampung Nabutan</u> - Connecting areas: Sandakan M32 – Ranau - Length: 26.00 kilometres - Project Cost: RM966,447,318.10 - Expected Completion Date: September 2028 <u>WP35 – Upgrading Road from Kampung Nabutan to Ranau</u> - 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 known as Plaza Semporna, Sabah	- Location 5km from Pekan Semporna - Located at Jalan Bubul. - Total development area 62,466.87 s.m. - Proposed development was: - 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) - Commercial suits – 13 storey building consist with 196 units – proposed for hotel. 22 units - 3 storey shop office 2 units - 1 1/2 storey semi-detached showroom - 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: 186 units of double-storey terraced houses 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, Sibul O.T.3327 & Lot 10100 Block 6 Seduan Land District, Rantau Panjang, Sibul - 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.	Abberton 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
26 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.

CATATAN TEKNIKAL
TECHNICAL NOTES

Catatan Teknikal Technical Notes

Lampiran I

Appendix I

LAPORAN PASARAN HARTA H1 2025

PROPERTY MARKET REPORT H1 2025

1. Tempoh Kajian

Tempoh kajian Laporan Pasaran Harta ini adalah separuh pertama 2025, iaitu Januari hingga Jun.

1. Review Period

The review period for this Property Market Report is the half year of 2025 i.e. January to June.

2. Data transaksi

Data transaksi adalah tidak termasuk penjualan harta tanah daripada pemaju di pasaran primer yang hakmilik individu/ hakmilik strata belum dikeluarkan.

2. Transaction Data

The transaction data do not include the property sales from developers in the primary market for which individual title/strata title has yet been issued.

3. Sektor Harta Tanah

Pada amnya, kandungan laporan tertumpu kepada subsektor harta tanah berikut:

- (i) Kediaman
- (ii) Komersial
 - Kedai
 - Pangsapuri Khidmat
 - Kompleks Perniagaan
 - Pejabat
 - Harta Tanah Riadah
- (iii) Industri
- (iv) Pertanian
- (v) Tanah Pembangunan

3. Property Sectors

Generally, the report contents focus on the following property sub-sectors:

- (i) Residential
- (ii) Commercial
 - Shop
 - Serviced Apartment
 - Shopping Complex
 - Office
 - Leisure Property
- (iii) Industrial
- (iv) Agricultural
- (v) Development Land

Klasifikasi kegunaan tanah bagi setiap subsektor harta tanah dinyatakan di Lampiran II.

Land use classification for each property sub-sector is given in Appendix II.

4. Stok

Rujukan stok diperoleh daripada Laporan Stok Harta Kediaman, Laporan Stok Harta Komersial dan Industri, Laporan Stok Harta Riadah dan Laporan Status Pasaran Harta Tanah yang diterbitkan oleh Pusat Maklumat Harta Tanah Negara (NAPIC), Jabatan Penilaian dan Perkhidmatan Harta. Definisi adalah seperti di Lampiran III.

4. Stock

Stock refers to stock as defined in the Residential Property Stock Report, Commercial and Industrial Stock Report, Leisure Property Stock Report and The Property Market Status Report published by the National Property Information Centre (NAPIC), Valuation and Property Services Department. The definition is given in Appendix III.

5. Definisi

- (i) Saiz Sampel
=

Bilangan unit pemerhatian yang akan digunakan untuk analisis adalah jumlah keseluruhan unit yang didapati di sesuatu lokasi ATAU satu sampel yang boleh memberikan gambaran jualan/ sewaan yang ada di lokasi itu.

5. Definition

- (i) Sample Size
=

The number of elementary units that are to be drawn into the analysis are either the total elementary units found in a location OR a sample size which can provide inferences to the total sales/ lettings available.

- (ii) Keluasan
Purata

=

Tanah

Jumlah keluasan tanah bagi semua jualan untuk sesuatu lokasi
Bilangan jualan terpilih di sesuatu lokasi

- (ii) Average
Land Area

=

Total land area of all sales selected for the location
Number of selected sales for the location

(iii)	Keluasan Purata	Jumlah keluasan lantai/ plot bagi semua jualan/sewaan terpilih sesuatu lokasi	(iii)	Average Floor/Plot	Total floor/plot area of all selected sales/ lettings for the location
=	Lantai/Plot	Bilangan jualan terpilih di sesuatu lokasi	=		Number of selected sales/ lettings for the location
'Keluasan Lantai' untuk pelbagai jenis harta adalah sebagaimana takrif di dalam 'Uniform Method of Measurement of Buildings' yang diterbitkan oleh Pertubuhan Jurukur Di Raja Malaysia.			The 'Floor Area' for various types of properties is as defined in the 'Uniform Method of Measurement of Buildings' published by the Royal Institution of Surveyors, Malaysia.		
iv)	Lingkungan Harga/ Sewa	= Julat/lingkungan yang menunjukkan harga/sewa terendah hingga tertinggi bagi semua jualbeli terpilih di sesuatu lokasi. Sebagai contoh, sekiranya harga terendah ialah RM18,000 sehektar dan harga tertinggi ialah RM25,000 sehektar, lingkungan harga adalah di antara RM18,000 hingga RM25,000 sehektar.	iv)	Price/ Rental Range	= It is a range denoting the lowest to the highest price/rental of all sales selected for a location. For example, if the lowest price is RM18,000 per hectare and the highest price is 25,000 per hectare, the range is between RM18,000 and RM25,000 per hectare.
v)	Harga/ Sewa (RM/m.p.)	= $\frac{\text{Harga Jualan/Sewa (RM)}}{\text{Keluasan Lantai (m.p.)}}$ Ia adalah harga jualan/sewa individu yang dinyatakan semasa pertukaran hakmilik/sewa di pasaran terbuka.	vi)	Price/ Rental Range	= $\frac{\text{Sale Price/Rental (RM)}}{\text{Floor Area (s.m.)}}$ It is the individual sale price/rental declared during the change of ownership/letting in the open market.
vii)	Perubahan Harga/ Sewa Purata (%)	= $\left\{ \frac{\text{harga/ sewa purata 2024 bagi sesuatu lokasi}}{\text{harga/ sewa purata 2023 bagi sesuatu lokasi}} - 1 \right\} \times 100$	vi)	Average Price/ Rental Change (%)	= $\left\{ \frac{\text{2024 average price/ rental for the location}}{\text{2023 average price/ rental for the location}} - 1 \right\} \times 100$
vii)	Huruf 'NA' menandakan keadaan di mana tiada bukti jualan/sewa pada 2023 yang boleh dibandingkan dengan sampel yang dipilih pada 2024.		vii)	The letter 'NA' denotes that there are no sale/rental evidences available in 2023 which are comparable to the sample selected for 2024.	
viii)	Huruf 'ND' menandakan keadaan di mana perubahan harga/ sewa yang dikira tidak dapat memberikan gambaran yang sebenar.		viii)	The letter 'ND' denotes that the calculated average price/ rental change is misleading as to the true situation.	

KLASIFIKASI KEGUNAAN TANAH

LAND USE CLASSIFICATION

Berikut adalah klasifikasi kegunaan tanah yang digunakan di dalam Laporan Pasaran Harta Separuh Pertama 2025:

The following are the land use classifications used in the Property Market Report Half Year 2025:

Perihal Harta	Catatan	Property Description	Remarks
1. HARTA TANAH KEDIAMAN		1. RESIDENTIAL PROPERTY	
a. Rumah Teres		a. Terraced House	
(i) Kos rendah satu tingkat	}	(i) Single storey low-cost	}
(ii) Satu tingkat	} Mengikut bilangan	(ii) Single storey	} Subdivided by
(iii) Kos rendah dua tingkat	} tingkat dan kos	(iii) Double storey low-cost	} reference to the
(iv) Kos sederhana dua tingkat	} pembinaan	(iv) Double storey medium-cost	} number of storeys
(v) Dua tingkat	}	(v) Double storey	} and cost of
(vi) 2 hingga 3 tingkat	}	(vi) 2 to 3 storey	} construction
b. Berkembar		b. Semi-Detached	
(i) Kos rendah	}	(i) Low-cost	} Subdivided by
(ii) Kos sederhana	} Mengikut bilangan	(ii) Medium-cost	} reference to the
(iii) Satu tingkat	} tingkat dan kos	(iii) Single storey	} number of storeys
(iv) Dua tingkat	} pembinaan	(iv) Double storey	} and cost of
(v) 2 hingga 3 tingkat	}	(v) 2 to 3 storey	} construction
c. Sesebuah		c. Detached	
(i) Satu tingkat di kawasan perumahan		(i) Single storey within housing area	
(ii) Dua tingkat di kawasan perumahan		(ii) Double storey within housing area	
(iii) Rekabentuk individu		(iii) Individually-designed	
d. Rumah Pangsapuri/ Pangsapuri/ Kondominium		d. Flat/Apartment/ Condominium	
(i) Rumah pangsa kos rendah	}	(i) Low-cost flat	}
(ii) 1 - 2 bilik tidur	} Jenis standard dan	(ii) 1 - 2 bedrooms	} Standard and luxury
(iii) 3 bilik tidur atau lebih	} mewah	(iii) 3 bedrooms or more	} types
e. Tanah Untuk Pembangunan Kediaman	} Tanah dengan kelulusan untuk perumahan sahaja	e. Land For Residential development	} Land with permission for housing only
f. Pecahan Lot Untuk Sebuah Rumah		f. A Subdivided Lot For One House	
(i) Plot sesebuah	} Suatu lot atau bahagian yang tidak dipecah bahagi untuk tidak melebihi tiga buah rumah	(i) Single plot - Detached Plot	} A lot or undivided share of a lot for up to three houses
(ii) Tapak kecil	}	(ii) Small site	}
2. HARTA TANAH KOMERSIAL		2. COMMERCIAL PROPERTY	
a. Pejabat		a. Office	
(i) Blok pejabat binaan khas		(i) Purpose-built office block	
(ii) Ruang pejabat di rumah kedai		(ii) Office space in shophouse	
b. Kedai		b. Shop	
(i) Kedai sebelum perang	} Dengan/tanpa pemilikan kosong	(i) Pre-war shop	} With/ without vacant possession
(ii) Kedai selepas perang	} Pelbagai tingkat	(ii) Post-war shop	} Various storeys
(iii) Kedai teres 1 hingga 6 tingkat		(iii) Teres shop 1 to 6 storey	
(iv) Kedai tanpa inap	} Unit kedai di tingkat blok rumah pangsa/ pangsapuri	(iv) Lock-up shop	} Shop unit on ground floor or flat/ apartment
(v) Plot tanah kosong	}	(v) Vacant Plot	}

c. Kompleks Perniagaan

- (i) Lot perniagaan di kompleks perniagaan

d. Pangsapuri Khidmat

- Satu konsep pembangunan perdagangan yang bercirikan kediaman dengan menyediakan pakej/kemudahan perkhidmatan tertentu bagi setiap unit.
- Terdapat kombinasi kegunaan lain seperti kedai/ruang niaga/ ruang pejabat bagi memenuhi keperluan penghuni.
- Terdapat tiga jenis klasifikasi pangsapuri khidmat:

- i. Bangunan Tunggal (Free Standing Building);
- ii. Bangunan Bersepadu (Integrated Building); dan
- iii. Hotel Suites/ Studio Suites Berstrata.

• Ciri-ciri :

- Pangsapuri khidmat ini dibina di atas tanah berkategori bangunan dengan syarat nyata perniagaan.
- Tertakluk kepada Akta Pemajuan Perumahan (Kawalan & Perlesenan) 1966 (HDA).

e. Harta Tanah Riadah

- (i) Hotel
- (ii) Motel
- (iii) Tempat peranganan
- (iv) Taman rekreasi
- (v) Padang golf
- (vi) Marina

3. HARTA TANAH INDUSTRI

a. Kilang

- (i) Teres } Reka bentuk untuk proses pembuatan am dan lazimnya
- (ii) Berkembar } untuk jualan/disewa ATAU
- (iii) Sesebuah } binaan khas untuk proses pembuatan khusus

b. Gudang

- (i) Teres } Gudang yang direka untuk tujuan penyimpanan
- (ii) Berkembar }
- (iii) Sesebuah }

c. Kompleks Perindustrian

- } Bangunan direka bentuk khas mengikut kesesuaian proses perindustrian

d. Kilang Bertingkat

- } Unit industri berstrata di dalam bangunan bertingkat rendah

e. Tapak Perindustrian - Plot Perindustrian

c. Shopping Complex

- (i) Retail lot in shopping complex

d. Serviced Apartment

- A commercial development concept that features residential characteristics by providing specific service packages/facilities for each unit.
- There are other combined uses such as shops/ commercial spaces/office spaces to meet the needs of the residents.
- There are three types of serviced apartment classifications:

- i. Single Building (Free Standing Building);
- ii. Integrated Building; and
- iii. Strata Hotel Suites/ Studio Suites.

• Characteristics:

- This serviced apartment is built on land categorized as a building with "syarat nyata" commercial.
- Subject to the Housing Development (Control & Licensing) Act 1966 (HDA).

e. Leisure Property

- (i) Hotel
- (ii) Motel
- (iii) Resort
- (iv) Recreation park
- (v) Golf course
- (vi) Marina

3. INDUSTRIAL PROPERTY

a. Factory

- (i) Terrace } Designed for general manufacturing process and normally is for sale/letting OR
- (ii) Semi-detach } purpose-built for specialised manufacturing process
- (iii) Detach }

b. Warehouse

- (i) Terrace } Godowns designed for storage use
- (ii) Semi-detach }
- (iii) Detach }

c. Industrial Complex

- } Individually designed buildings to suit an industrial process

d. Flatted factory

- } Industrial units within a low-rise multi-storey stratified building

e. Industrial Site - Industrial plot

4. HARTA TANAH PERTANIAN

- | | |
|----------------------|--|
| a. Getah | } Kategori-kategori ini adalah untuk kebun kecil sahaja |
| b. Kelapa Sawit | |
| c. Padi | |
| d. Kelapa | |
| e. Koko | |
| f. Nenas | } Tanah yang berkeluasan 40 hektar atau lebih |
| g. Dusun/Hortikultur | |
| h. Tanah Ladang | |
| i. Perhutanan | } Kebun kecil dengan kegunaan kediaman kampung dan pertanian. Berbeza daripada (a-g) di atas dari segi harga. Tidak dianggap sebagai plot sesebuah, kerana terlalu besar untuk sebuah keluarga. Oleh itu, ia berada di antara harta luar bandar dan harta bandar |
| j. Tanah Kampung | |

5. TANAH PEMBANGUNAN

- | | |
|--------------|--|
| a. Kediaman | } Termasuk tanah yang belum ditukar syarat atau diluluskan untuk kegunaan lebih tinggi atau telah ditukar syarat tetapi belum dipecah sempadan |
| b. Komersial | |
| c. Industri | |
| d. Campuran | |

4. AGRICULTURE PROPERTY

- | | |
|-------------------------|--|
| a. Rubber | } These categories are for small holdings only |
| b. Oil palm | |
| c. Paddy | |
| d. Coconut | |
| e. Cocoa | |
| f. Pineapple | } Land of 40 hectares or more |
| g. Orchard/Horticulture | |
| h. Estate Land | |
| i. Forestry | } Smallholdings with rural residential and agriculture uses. They are distinct from the above mentioned smallholdings (a-g) by their higher land prices. Cannot be regarded as detached plots since they are too large for single family use. Therefore, it falls between rural and urban properties |
| j. Kampung Land | |

5. DEVELOPMENT LAND

- | | |
|----------------|---|
| a. Residential | } Include not converted lands or approved for higher use or converted but not divided |
| b. Commercial | |
| c. Industrial | |
| d. Mixed | |

STOK**1. Tempoh Kajian**

Laporan Stok Harta Tanah pada suku tahun 2025 adalah seperti berikut:

- Q1 : 1 Januari 2025 - 31 Mac 2025
- Q2 : 1 April 2025 - 30 Jun 2025
- Q3 : 1 Julai 2025 - 30 September 2025
- Q4 : 1 Oktober 2025 - 31 Disember 2025

2. Peringkat Penyebaran

Laporan terbahagi kepada 3 peringkat pembangunan utama dan subperingkat berpandukan jadual di bawah:

**i) Inventori Sedia Ada (Stok)**

Inventori sedia ada (stok) adalah unit yang telah memperoleh Sijil Penyiapan Dan Pematuhan (CCC), Sijil Layak Menduduki (CF) atau Sijil Layak Menduduki Sementara (TCF) sebelum tempoh kajian termasuk unit yang siap dibina dan memperoleh CCC/CF/TCF dalam tempoh kajian. Angka dalam inventori sedia ada adalah jumlah terkumpul dari suku-suku sebelumnya ditambah dengan suku semasa.

Inventori harta tanah sedia ada yang terdapat dalam laporan terdiri daripada:

a) Suku sebelumnya

Inventori sedia ada pada akhir suku sebelumnya ditambah dengan pelarasan yang berlaku dalam tempoh tersebut tetapi belum dimasukkan dalam laporan sebelumnya.

STOCK**1. Review Periods**

The quarters in the 2025 of the Property Stock Report are as follows:

- Q1 : 1 January 2025 - 31 March 2025
- Q2 : 1 April 2025 - 30 June 2025
- Q3 : 1 July 2025 - 30 September 2025
- Q4 : 1 October 2025 - 31 December 2025

2. Stages of Dissemination

Information at the 3 main stages of development and their sub-stages according to the chart below:

**i) Existing Inventory (Stock)**

Existing inventory (stock) are units that have been issued with the Certificate of Completion and Compliance (CCC), Certificate Of Fitness (CF) or Temporary Certificate Of Fitness (TCF) prior to the review period plus units completed and issued with CCC/CF/TCF within the review period. The figures in the existing inventory are accumulated figures from previous quarters plus the review quarter.

The existing property inventory in the publications comprises of:

a) Previous Quarter

The existing inventory as at the end of the previous quarter plus the adjustments that occurred within that period but was not included in the previous publication.

Pelarasan yang dibuat bagi inventori yang diterbitkan sebelumnya merangkumi:

- **Pertambahan kawasan liputan kajian.** Pengiraan inventori adalah berterusan dan belum mencapai liputan 100%,
- **Data tertunda dari suku sebelumnya tetapi diterima dalam suku semasa,**
- **Kesilapan dalam operasi.**

b. **Suku Kajian**

Inventori sedia ada pada akhir suku sebelumnya (selepas pelarasan) ditambah dengan unit yang siap dibina yang memperoleh CCC/CF/TCF serta sebarang perubahan yang berlaku dalam tempoh kajian. Perubahan termasuk:

- **Sebarang unit yang ditukar kategori kegunaan.**
- **Sebarang unit yang musnah/dibina semula (dan tidak terdapat dalam penawaran baharu dirancang).**
- **Sebarang perubahan dalam ruang yang dihuni.**

(iii) **Siap Dibina**

Siap dibina adalah terma yang digunakan bagi bangunan yang mana kerja pembinaan bangunan telah siap dan CCC/CF/TCF telah diperolehi dalam tempoh kajian. Angka dalam peringkat siap dibina bukan merupakan angka terkumpul dari unit siap dibina suku-suku sebelumnya tetapi mewakili hanya satu suku kajian sahaja.

(iv) **Penawaran Akan Datang**

Penawaran akan datang merangkumi unit yang mana kerja pembinaannya sedang dijalankan termasuk unit mula dibina dan CCC/CF/TCF belum dikeluarkan dalam tempoh kajian. Unit dalam penawaran akan datang mewakili jumlah terkumpul yang mana unit dalam pembinaan dalam suku kajian dan suku sebelumnya ditambah dengan unit yang memulakan pembinaan dalam suku kajian. Ianya tidak mengambil kira tanah kosong tetapi termasuk **unit tertangguh**.

Pengiraan penawaran akan datang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran akan datang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran akan datang yang diselaraskan bagi suku sebelumnya dan penawaran akan datang dalam suku kajian. Penawaran akan datang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab-sebab berikut:

- **Pertambahan dalam kawasan liputan kajian**
- **Data tertunda dari suku sebelumnya tetapi diterima dalam suku semasa**
- **Kesilapan dalam operasi.**

Unit tertangguh ialah yang mana kerja asas bangunan secara fizikalnya telah dimulakan tetapi belum siap dibina dan tiada aktiviti pembinaan selepas tiga tahun daripada tarikh kelulusan pembangunan.

Adjustments made to previous published inventory include:

- **Increase in coverage.** The inventory count is on going and has not reached a 100% coverage,
- **Delayed data from the previous quarter but received during the review period,**
- **Operational errors.**

b. **Review Quarter**

The existing inventory at the end of the previous review period (after the above adjustments) plus completed units issued with CCC/CF/TCF plus any change that occurred within the review period. Change includes:

- **Any unit with a change in the category of use.**
- **Any unit destroyed/rebuilt (and not in the new planned supply).**
- **Any change in the space occupied.**

(iii) **Completion**

Completion is the term used when the building construction works are completed and a CCC/CF/TCF is issued within the review period. The figures under completion are not accumulated from previous quarter but represent only one review quarter.

(iv) **Incoming Supply**

*Incoming supply comprises units where physical construction works are in progress including starts and CCC/CF/TCF have not been issued during the review period. Units in the incoming supply represent accumulative totals where units under construction in the review quarter and from the previous quarter are added to the units that have started construction in the review quarter. It does not include vacant land but includes **delayed units**.*

The calculation of incoming supply is on going and has not reached a total population count. Incoming supply disseminated in any quarter publication includes the adjusted incoming supply for the previous quarter and the incoming supply in the review quarter. Incoming supply of the previous quarter have to be adjusted in the review quarter for the following reasons:

- **An increase in coverage**
- **Delayed data from the previous quarter but received during the review period,**
- **Operational errors.**

***Delayed units** are those where the foundation work has physically started but not completed and no construction activity has taken place for a period of more than 3 years from the date the development was approved.*

(iv) **Mula Dibina**

Mula dibina terdiri daripada bangunan-bangunan yang mana:

- Kerja asas dan kerja tapak bagi bangunan bertingkat rendah atau kerja bawah paras tanah termasuk cerucuk dan asas bagi bangunan bertingkat tinggi, telah dimulakan,
- Ianya tidak termasuk kerja-kerja membersihkan, merata dan menyediakan infrastruktur.

Angka dalam peringkat mula dibina bukan merupakan angka terkumpul dan mewakili bangunan yang memulakan pembinaan dalam suku kajian sahaja.

(v) **Penawaran Dirancang**

Penawaran dirancang merangkumi unit yang mana kelulusan pelan bangunan telah diperolehi daripada pihak berkuasa tempatan dalam suku kajian. Unit tersebut belum memulakan pembinaan secara fizikalnya. Unit dalam penawaran dirancang termasuk jumlah terkumpul daripada suku-suku sebelumnya ditambah dengan unit dalam penawaran baharu dirancang dalam suku kajian. Pengiraan penawaran dirancang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran dirancang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran dirancang yang diselaraskan bagi suku sebelumnya dan penawaran baharu dirancang dalam suku kajian. Penawaran dirancang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab-sebab berikut:

- Pertambahan kawasan liputan kajian,
- Data tertunda daripada suku sebelumnya tetapi diterima dalam suku semasa,
- Kesilapan dalam operasi.

(vi) **Penawaran Baharu Dirancang**

Penawaran baharu dirancang merangkumi unit di mana kelulusan pelan bangunan telah diperolehi dari pihak berkuasa tempatan dalam suku kajian. Angka dalam peringkat penawaran baharu dirancang bukan merupakan angka terkumpul dan mewakili bangunan yang memperoleh kelulusan pelan bangunan dalam suku kajian sahaja.

3. **Penawaran masa depan** yang digunakan dalam laporan ini menunjukkan penawaran akan datang dan penawaran dirancang.

(iv) **Starts**

Starts comprises buildings where:

- The foundation and footing works of low-rise buildings or works below ground level including piling and foundation of high-rise buildings have started, and
- It does not include site clearing, levelling and laying of infrastructure.

The figures disseminated under starts are not accumulative and represents buildings that started within a review quarter.

(v) **Planned Supply**

Planned supply comprises units with building plan approval obtained within a review quarter from the local authority. The units have not started physical construction works. Units in the planned supply include accumulative totals from previous quarters plus units in the new planned supply in the review quarter. The calculation of planned supply is on going and has not reached a total population count. Planned supply disseminated in any quarter publication includes the adjusted planned supply for the previous quarter and the planned supply in the review quarter. Planned supply of the previous quarter has to be adjusted in the review for the following reasons:

- An increase in coverage,
- Delayed data from the previous quarter but received during the review period,
- Operational errors.

(vi) **New Planned Supply**

New planned supply comprises units where building plan approval have been obtained within the review period. The figures disseminated under new planned supply are not accumulative and represents buildings that have obtained building plan approval in that review quarter.

3. **Future supply** is a term used in the report to denote incoming supply and planned supply.

4. Terma Am

- (i) **Struktur**
Struktur termasuk kekal, separuh kekal dan sementara.
- (ii) **Pemilikan**
Termasuk kedai/pejabat binaan khas/kompleks perniagaan milik kerajaan dan swasta. Kerajaan termasuklah kerajaan persekutuan, negeri dan pihak berkuasa tempatan. Swasta juga merangkumi kedai yang dimiliki oleh badan separa kerajaan.
- (iii) **Kadar Serapan**
Perubahan dalam ruang dihuni (termasuk ruang siap dibina yang dihuni), dibahagikan dengan jumlah ruang kosong pada suku sebelumnya dan ruang siap dibina pada suku semasa (ataupun ruang boleh dihuni pada suku semasa).
- (iv) **Serapan Ruang Baharu**
Ruang dihuni dalam bangunan yang siap dibina dibahagikan dengan jumlah ruang siap dibina pada suku semasa.
- (v) **Serapan Ruang Terdahulu**
Perubahan ruang dihuni daripada stok sedia ada pada suku sebelumnya dibahagikan dengan ruang kosong pada suku tersebut (atau ruang boleh dihuni pada suku sebelumnya).
- (vi) **Kadar Ambilan**
Perubahan ruang dihuni antara suku semasa dengan suku sebelumnya dan dibahagikan dengan jumlah ruang dalam suku semasa.
- (vii) **Kadar Penghunian**
Ruang yang dihuni pada suku semasa dibahagikan dengan jumlah ruang sedia ada pada suku semasa.
- (viii) **Tanah Kosong** tidak dikira dalam inventori sedia ada. Setelah ianya memperoleh kelulusan pelan bangunan, ianya dimasukkan dalam penawaran dirancang dan seterusnya memasuki pelbagai peringkat pembinaannya.
- (ix) **Harga Jualan** unit adalah balasan yang dinyatakan semasa pindahmilik (Borang 14A Kanun Tanah Negara), yang menggambarkan nilai pasaran.
- (x) **Min** ialah purata mudah daripada harga jualan.

4. General Term

- (i) **Structures**
The structures included permanent, semi-permanent and temporary construction.
- (ii) **Ownership**
Include all shops/purpose-built office/shopping complexes owned by government and private sectors. Governments comprise federal, state and local authorities. Private sector embraces private companies and quasi-government agencies.
- (iii) **Absorption Rate**
Change in occupied space including the occupation of completed space divided by the vacant space in the previous quarter plus the completed space that is vacant in the current quarter (or available space in the current quarter).
- (iv) **Absorption of New Space**
The occupied space in completed buildings divided by the total space completed in the current quarter.
- (v) **Absorption of Previous Space**
The change in occupied space in the current quarter from the accumulated space of the previous quarter divided by the vacant space in the previous quarter (or available space in the previous quarter).
- (vi) **Take-up Rate**
The change in occupied space in the review quarter compared to the previous quarter divided with the total space in the review quarter.
- (vii) **Occupancy Rate**
The occupied space in the review quarter divided with the total space in the review quarter.
- (viii) **Vacant Lands** are not included under existing inventory. When they obtain building plan approval they are included under planned supply and progresses into the construction stages.
- (ix) **Sale Prices** of units are declared considerations stated on transfer (Form 14A of the National Land Code), which reflects market value.
- (x) **Mean** is a simple average of sales prices.

- (xi) **Median** ialah harga jualan di mana separuh daripada cerapan akan berada di atas paras harga jualan dan separuh daripada cerapan akan berada di bawahnya.
- (xii) **25 percentile** ialah harga jualan di mana 25% daripada cerapan berada di bawah paras tersebut.
- (xiii) **75 percentile** ialah harga jualan di mana 25% daripada cerapan berada di atas paras tersebut.
- (xiv) **Minimum** ialah harga yang paling rendah bagi beberapa cerapan yang diperolehi.
- (xv) **Maksimum** ialah harga yang paling tinggi bagi beberapa cerapan yang diperolehi.

5. HARTA TANAH KEDIAMAN

- (i) **Definisi**
Rumah tempat tinggal adalah termasuk mana-mana bangunan yang keseluruhannya atau sebahagian binaannya, disesuaikan atau diniatkan bagi kediaman manusia dan sebahagiannya bagi premis perniagaan. Istilah kediaman manusia adalah termasuk bangunan yang dibina untuk manusia tinggal bersama keluarga. Bagi tujuan laporan ini, rumah kedai, yang mana sebahagiannya digunakan untuk perniagaan dan sebahagian lagi untuk tempat tinggal adalah dikecualikan daripada harta tanah kediaman tetapi dilaporkan sebagai kedai.
Seksyen 3, Akta Pemaju Perumahan 1966 (Kawalan dan Lesen) dan (Pindaan 2002)

Laporan ini termasuk pangsapuri khidmat yang didefinisikan sebagai penginapan jangka pendek samada dimiliki oleh individu sebagai rumah kedua, rumah korporat atau sebagai pelaburan yang dijadikan sebagai hotel. Pangsapuri khidmat yang dimiliki oleh individu mempunyai ciri-ciri berikut:

- Unit berstrata dengan syarat nyata sebagai kediaman atau komersil.
- Unit yang dibina di atas tanah komersial hendaklah diperuntukan sebanyak 15% daripada ruang binaan sebagai kemudahan untuk kegunaan awam. Pangsapuri khidmat yang dibina di atas tanah kediaman memerlukan pengagihan kawasan kemudahan kurang daripada 10% yang mana ianya tidak dibuka kepada orang ramai tetapi bagi kegunaan penduduk setempat sahaja.
- Pemilik mungkin mendiaminya sendiri atau melantik syarikat pengurusan untuk menyewakannya secara harian, mingguan, bulanan, tahunan atau pengongsian masa.

Laporan ini tidak termasuk pangsapuri khidmat yang dijalankan sebagai hotel yang mempunyai lesen hotel dan unit yang dimiliki oleh pengusaha hotel.

- (xi) **Median** is the sales price for which one-half of the observations will lie above that price and one-half will lie below it.
- (xii) **25 percentile** is the sales price for which 25% of the observations fall below that price.
- (xiii) **75 percentile** is the sales price for which 25% of the observations fall above that price.
- (xiv) **Minimum** is the lowest price for a given number of observations.
- (xv) **Maximum** is the highest price for a given number of observations.

5. RESIDENTIAL PROPERTY

- (i) **Definition**
Defines housing accommodation to include any building, which is wholly or principally constructed, adapted or intended for human habitation or partly for human habitation and partly for business premises. The term human habitation would include buildings constructed for humans to live with their families. For the purpose of this report, shop houses, which is partially used as retail and partially for human habitation is excluded as residential property but reported as shop.
Section 3, The Housing Development Act 1966 (Control and Licensing) and (as amended 2002)

This report included serviced apartments which is defined as short-term accommodation either owned by an individual as a second home, as corporate housing or as an investment that may be run as a hotel. The serviced apartment owned by individuals has the following features:

- **Stratified units with title condition as residential or commercial use.**
- **The units that are built upon commercial titled lands are required to allocate more than 15% of the built up space not for supporting facilities that are open to the public. Serviced apartments built upon residential titled lands are required to allocate less than 10% of the built up space to supporting facilities that are not open to the public but facilitate internal residents only.**
- **The owner may occupy the unit himself or elect a management company to rent the unit on a daily, weekly, monthly, yearly or timesharing basis.**

This report excluded serviced apartments that are run with hoteliers licence and those units owned by hoteliers.

- (ii) **Jenis Harta Tanah**
Data diperolehi secara tinjauan dalam kawasan pihak berkuasa tempatan. Jenis harta tanah termasuk teres, berkembar, sesebuah, unit kos rendah, rumah pangsa, pangsapuri/kondominium, unit berkelompok dan rumah bandar di semua peringkat.

Walau bagaimanapun, kuarters institusi dan unit setinggan tidak termasuk dalam laporan ini.

6. HARTA TANAH KOMERSIAL

(i) Kedai

Definisi

Kedai merangkumi stor kecil di mana barang runcit dan perkhidmatan diniagakan. Barang yang dijual dan perkhidmatan yang disediakan memenuhi keperluan harian pelanggan.

Kedai adalah merangkumi:

- Rumah kedai/pangsapuri
- Pejabat kedai
- Kedai dengan kegunaan perniagaan
- Kedai makan binaan khas

Kedai tidak termasuk:

- Kedai yang telah diubahsuai 75% (menunjukkan penukaran kegunaan kekal) kepada kegunaan perdagangan lain seperti ruang pejabat.
- Kedai yang telah ditukar kegunaan secara kekal

Jenis Harta Tanah

Data berdasarkan lawat periksa dalam kawasan pihak berkuasa tempatan. Jenis harta tanah kedai adalah termasuk teres, berkembar, sesebuah, kedai tanpa inap dan kedai sebelum perang.

(ii) Pejabat Binaan Khas

Definisi

Bangunan binaan khas bermaksud satu kegunaan utama yang disokong oleh kegunaan sampingan. Kegunaan utama menggabungkan rekabentuk asal, yang mengoptimalkan ruang bagi manfaatnya. Apabila rekabentuk asal diubahsuai sebanyak 75% bagi memanfaatkan kegunaan lain, kegunaan asalnya akan ditukar dengan kegunaan baru.

Inventori pejabat binaan khas dalam laporan NAPIC termasuk tempat perniagaan berbentuk perkhidmatan dijalankan dan bukannya pembuatan atau penjualan barangan. Ruang pejabat ini diperlukan untuk aktiviti kertas kerja, komunikasi serta lain-lain aktiviti pejabat.

(ii) Property Types

The data is conducted by survey within the local authority area. Property types include terraced, semi-detached, detached, low-cost units, flats, condominium/apartment, clustered units and town houses at various levels.

However, the property excluded from this report are institutional quarters and squatter units.

6. COMMERCIAL PROPERTY

(i) Shops

Definition

Shops are small stores where retail goods and services are sold. The goods and services meet day-to-day needs of customers.

Shops include:

- Shop house/apartments
- Shop offices
- Shop with retail use
- Purpose-built eateries

Shops excluded:

- Shops that have been renovated 75% (indicating a permanent change) to other commercial uses like office space.
- Shops that has permanently changed to another use.

Property Types

The data is conducted by survey within the local authority area. Property types include terraced, semi-detached, detached, lock-up and pre-war.

(ii) Purpose-Built Offices

Definition

Purpose-built (as opposed to multi-purpose) signifies one primary use with supporting uses complimenting it. The intended use incorporates an original design, which optimises space for its benefit. When the original design is renovated by 75% to benefit another use, the original intention is replaced by the new use.

NAPIC publication of purpose-built office inventory includes places where service-orientated businesses are carried out as opposed to goods being manufactured or sold. The office space is required to attend to paperwork, communication and other office activity.

Dengan ini terma pejabat binaan khas digunakan untuk menunjukkan bangunan yang dibina secara khusus untuk pejabat sebagai kegunaan utamanya. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan pejabat adalah tidak kurang dari 75% daripada keluasan bersih yang disewakan. Penyebaran maklumat ruang pejabat adalah berdasarkan luas bersih yang disewakan sebagaimana yang dinyatakan di dalam 'Uniform Methods of Measurement of Buildings' yang diterbitkan oleh Pertubuhan Jurukur DiRaja Malaysia.

Termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam pembangunan bersepadu
- Ruang dengan kegunaan asal misalnya pejabat tetapi telah ditukar kegunaannya buat sementara waktu

Tidak termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan perniagaan, kediaman, hotel dan perindustrian
- Ruang pejabat yang mana telah ditukar dari kegunaan asalnya secara kekal

(iii) Kompleks Perniagaan

Definisi

Kompleks perniagaan termasuk pelbagai unit ruang perniagaan dengan laluan pejalan kaki yang tertutup bagi menggalakkan aliran pejalan kaki untuk menampung aktiviti perniagaan. Maklumat kompleks perniagaan yang disebarkan oleh NAPIC merangkumi:

- Pusat membeli-belah
- Arked perniagaan
- Pasar raya besar (*stand-alone*)

Pusat membeli-belah ialah ruang perniagaan binaan khas dominan yang dirancang, dibangunkan dan diurusniagakan dalam beberapa rangkaian dalam satu pusat untuk perniagaan. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan tidak kurang dari 75% daripada luas bersih yang disewakan.

Pusat membeli-belah mempunyai:

- Jalan-jalan keluar dalam kawasan tertutup yang mempunyai kawalan suhu dan ruang laluan pejalan kaki yang lebar
- Penyewa perniagaan runcit dan perkhidmatan terpilih bagi tujuan keseimbangan perniagaan
- Satu atau lebih penyewa utama
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Sistem penyaman udara pusat
- Perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap kegunaan bersama

Therefore the term purpose-built office is used to denote buildings that are intentionally built with office as a dominant use. In data capturing and dissemination by NAPIC, dominant use means office use not less than 75% of the net lettable area. Office space information is disseminated based on the net lettable floor area according to the Uniform Methods of Measurement of Buildings published by the Royal Institution of Surveyors Malaysia.

Included within the inventory are:

- Office space within integrated development
- Space with the original use as office but has changed use on a temporary basis

Excluded from the inventory are:

- Office space within multipurpose buildings where use can interchange with retail, residential, hotel and industrial use
- Office space that has permanently changed from the original use

(iii) Shopping Complex

Definition

Shopping complexes include multi-unit retail establishments under a covered walkway that encourages pedestrian flow to sustain business activity. Shopping complexes disseminated by NAPIC includes:

- Shopping centres
- Shopping arcades
- Hypermarkets (*stand-alone*)

Shopping centres are purpose-built dominant retail establishments planned, developed and operated as a number of outlets within a centre for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping centres have:

- Outlets within an enclosed climate-controlled and spacious walkway
- Retail and service tenants selected for merchandise balance
- One or more anchor tenants
- A single management company
- Common car parks
- Central air-conditioning
- Central security service
- Central fire fighting services
- Common lifts and escalators
- Common lighting, signage and landscaping

- Polisi pengurusan yang seragam
- Kegunaan sampingan seperti perbankan dan perkhidmatan lain, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Arked perniagaan adalah kedai runcit dominan yang terletak di sebelah atau kedua-dua belah laluan kedai tersebut. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan tidak kurang daripada 75% luas lantai bersih.

Arked perniagaan mempunyai:

- Kebiasaannya laluan pejalan kaki terbuka dan terdapat juga arked yang mempunyai ruang laluan pejalan kaki yang mempunyai kawalan suhu
- Penyewa runcit dan perkhidmatan kebiasaannya tidak terancang serta barangan yang dijual adalah serupa
- Tiada penyewa utama dalam arked
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Kebiasaannya tiada sistem penyaman udara, tetapi terdapat juga arked yang mempunyai unit penyaman udara dan sistem penyaman udara
- Kebiasaannya tiada perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Kebiasaannya tangga tetapi terdapat arked yang mempunyai lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap pada amnya adalah minimum
- Polisi pengurusan seragam yang minima
- Kegunaan sampingan seperti perkhidmatan insuran, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Inventori arked beli-belah juga merangkumi:

- Ruang dengan kegunaan asal sebagai perniagaan tetapi telah ditukar kegunaannya buat sementara waktu.
- Ruang niaga dalam pembangunan bersepadu (di mana pelbagai kategori kegunaan saling membantu satu sama lain).

Tidak termasuk di dalam laporan ini adalah:

- Ruang niaga dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan pejabat, kediaman, hotel dan perindustrian.
- Ruang niaga yang mana telah ditukar dari kegunaan asalnya secara kekal.
- Ruang niaga dalam kompleks perniagaan yang digunakan untuk boling, medan selera, taman tema dan panggung wayang.

- *Unified management policies*
- *Complimentary secondary uses like banking and other services, which are less than 25% of the net floor area.*

Shopping arcades are dominant retail shops along one or both sides for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping arcades have:

- *Generally open-sided walkway and few have an enclosed climate-controlled passageway.*
- *Retail and service tenants mix generally unplanned and retail goods are generally similar in kind*
- *No anchor tenants within the arcade*
- *A single management company*
- *Common car parks or public car parks*
- *Generally no air-conditioning, some unit air-conditioning and few with central air conditioning*
- *Central security service generally unavailable*
- *Central fire fighting services*
- *Mostly stairways but some have common lifts and escalators*
- *General minimum common lighting, signage and landscaping*
- *Minimum unified management policies*
- *Complimentary secondary uses like insurance services, which are less than 25% of the net floor area.*

Included within the shopping arcades inventory are:

- *Space with the original use as retail but has changed use on a temporary basis.*
- *Retail space in an integrated development (where various category of use compliment each other).*

Excluded from the inventory are:

- *Retail space within multipurpose buildings where use can interchange with office, residential, hotel and industrial use.*
- *Retail space that has permanently changed from the original use.*
- *Retail space within shopping complexes for bowling alley, food court, theme park and Cineplex.*

Pasar raya besar adalah pembangunan perniagaan yang mendapat faedah dari skala ekonomi akibat daripada saiz minimum yang besar dan menawarkan persaingan harga dan rangkaian barangan yang banyak. Pasar raya dalam data NAPIC termasuklah:

- Pembangunan perniagaan dengan keperluan modal minimum RM50 juta dan saiz minimum 5,000 m.p.
- Diuruskan oleh satu pemilik/perbadanan dengan kemudahan umum.
- Bangunan bebas di bawah satu bumbung.

Tidak termasuk di dalam laporan ini adalah:

- Pasar raya yang mana merupakan penyewa utama di kompleks perniagaan.

(iv) Harta Tanah Riadah

Definisi

Merangkumi hotel yang menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar untuk kemudahan yang disediakan. Bilik yang disediakan adalah lengkap untuk penginapan sementara dan khidmat pembantu hotel.

Termasuk di dalam laporan ini adalah:

- Hotel yang menawarkan 10 bilik dan ke atas yang dikenalpasti oleh Kementerian Pelancongan.
- Motel, rumah tumpangan, *chalet*, kabin, kotej, rumah kampung, *hotel resort*.
- Hotel binaan khas dan bangunan pelbagai guna atau bangunan yang diubahsuai yang mempunyai lesen untuk beroperasi sebagai hotel.

Tidak termasuk:

Hostel, pangsapuri khidmat dan rumah rehat kerajaan.

Pangsapuri Khidmat yang dimasukkan dalam Laporan Stok Harta Tanah Riadah merupakan sesebuah bangunan yang turut menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar kemudahan yang disediakan. Setiap unit menyediakan ruang yang lebih besar berbanding dengan bilik hotel dan mempunyai suasana seperti sebuah rumah yang dilengkapi dengan ruang tamu, ruang makan, dapur dan bilik tidur daripada satu hingga empat bilik beserta bilik air. Perkhidmatan yang disediakan sama seperti hotel. Unit-unit ini adalah sebagaimana yang terdapat di dalam stok kediaman kecuali ianya dimiliki oleh pengusaha hotel atau dijalankan oleh mereka sebagai alternatif kepada bilik hotel.

Termasuk di dalam laporan ini adalah pangsapuri khidmat yang dimiliki oleh syarikat yang mengurusnya dengan lesen pengusaha hotel.

Tidak termasuk di dalam laporan ini adalah pangsapuri khidmat yang dimiliki oleh individu tetapi diuruskan oleh pihak pengurusan yang mana unit-unit ini disewakan dalam tempoh mingguan, bulanan atau tahunan. Bagi mereka yang tidak mempunyai lesen hotel tidak termasuk dalam Laporan Stok Harta Tanah Riadah.

Hypermarkets are retail establishments that benefit from the economies of scale due to its large minimum size and offers competitive pricing and a wide range of goods. Hypermarkets in NAPIC publication include:

- Retail establishments with a minimum paid-up capital requirement of RM50 million and minimum size of 5,000 s.m.
- Operated by a single owner/corporation with common facilities/amenities.
- A freestanding building under one roof.

Excluded from publication:

- Hypermarkets that are an anchor tenant in shopping centres.

(iv) Leisure Property

Definition

Includes hotel with a number of rooms within a building that provides short-term accommodation for hotel guests or travellers who pay for the services provided. The rooms provided are furnished for a short stay and maid service.

Hotel inventory includes:

- Hotels that offer 10 rooms and above as defined by the Ministry of Tourism.
- Motels, lodging homes, chalets, cabins, cottages, kampung houses, resort hotels.
- Purpose-built hotels and multi-purpose buildings or modified buildings with a licence to operate as a hotel.

Excludes:

Hostels, serviced apartments and public operated rest houses.

The Leisure Property Stock Report also includes serviced apartments, which are a number of units within a building that also provides a short-term accommodation for hotel guests and travellers who pay for the services provided. Each unit provides more space compared to a hotel room and has a home atmosphere like a living room, a dining room, a kitchenette and a choice of bedrooms from one to four rooms with attached bathrooms. Services provided are very similar to hotels. These units are similar to those under residential stock except that hoteliers own them or run them as an alternative to hotel rooms.

Included in the leisure property stock report are serviced apartments owned by companies who operate them with a hotel operator's licence.

Excluded from the leisure stock are serviced apartments owned by individuals but managed by corporations who rent out the units on a weekly, monthly or yearly period. They do not have an hotelier's licence and therefore excluded from the leisure property stock report.

Jenis Harta Tanah

Penyebaran NAPIC termasuk semua hotel yang berada di dalam sempadan negeri.

Pengelasan

Penerbitan adalah termasuk hotel yang diberi penarafan atau tidak. Pengelasan hotel ditentukan oleh Kementerian Pelancongan Malaysia berdasarkan standard antarabangsa. Hotel kelas ekonomi diberi penarafan okid (3 peringkat) dan selain itu adalah penarafan bintang (5 peringkat). Penarafan bintang bagi hotel-hotel di Malaysia dikendalikan oleh Kementerian Pelancongan.

Purata Kadar Penginapan

Adalah berdasarkan maklumat yang diterima daripada pengusaha hotel. Maklumat penginapan berdasarkan tempoh kajian yang dinyatakan di atas dan mungkin berbeza dengan suku tahunan kalendar.

7. HARTA TANAH INDUSTRI**Definisi**

Unit bangunan/kilang yang terlibat dalam aktiviti pembuatan dan penyimpanan (gudang). Akta Penyelarasan Perindustrian 1975 (ICA) mendefinisikan "Aktiviti Pengilangan" sebagai membuat, mengubah, mengadun, menghiasi, memperkemas atau dengan cara lain merawat atau menyesuaikan apa-apa barang atau bahan dengan bermaksud penggunaan, penjualan, pengangkutan, penghantaran atau pembuangannya dan merangkumi pemasangan bahagian-bahagian dan pembaikan kapal tetapi tidak termasuk sebarang aktiviti yang biasanya berkaitan dengan perniagaan jual runcit atau borong. Unit perindustrian juga termasuk kemudahan penyimpanan tersendiri atau gudang yang tidak disebut di dalam definisi ICA. Walau bagaimanapun, laporan ini belum mengumpul data bagi kemudahan penyimpanan.

Jenis Harta Tanah

Data adalah berdasarkan lawat periksa dalam dan luar kawasan pihak berkuasa tempatan. Jenis harta tanah industri merangkumi unit teres, berkembar, sesebuah, kompleks perindustrian dan bertingkat.

Property Types

NAPIC dissemination includes all hotels within the state boundary.

Classification

Both rated and unrated hotels are included within the publication. Hotel rating classification is carried out by the Ministry of Tourism Malaysia based on international standards. Budget hotels are rated by orchid classification (3 levels) and the others are by star classification (5 levels). The rating of hotels in Malaysia is on going and carried out by the Ministry of Tourism.

Average Occupancy Rate

Is based on responses given by the hotel operators. Occupancy data is based on review periods as stated above and may differ from the calendar quarter.

7. INDUSTRIAL PROPERTY**Definition**

Units that are buildings/factories that engage in manufacturing activity and storage (warehouses). The Industrial Co-ordination Act 1975 (ICA) defines industrial activity as the making, altering, blending, ornamenting, finishing or otherwise treating or adapting any article or substance with a view of its use, sale, transport, delivery or disposal; and includes the assembly of parts and ship repairing but shall not include any activity normally associated with retail or wholesale trade. Industrial units also include stand-alone storage facilities or warehouses that is not mentioned in the ICA definition. However this publication has not captured the data on storage facilities.

Property Types

The data is conducted by survey within and outside local authority area. Property types include terraced, semi-detached, detached, industrial complex and flatted units.

STATUS

1. **Tempoh kajian** laporan ini adalah meliputi separuh pertama tahun 2025 berakhir pada **30 Jun 2025**.
2. Liputan kajian ini hanya merangkumi unit kediaman, komersial dan industri.
3. **Pelancaran Jualan Harta Tanah** adalah aktiviti untuk memulakan pemasaran unit harta tanah dalam sesuatu projek secara rasmi oleh pemaju. Pelancaran boleh dilakukan selepas mendapat permit iklan dan jualan daripada Kementerian Perumahan dan Kerajaan Tempatan.

Sekiranya satu skim dilancarkan semula, tarikh baru pelancaran diambilkira. Pelancaran tidak rasmi (soft Launch) adalah peristiwa pemasaran bagi membekalkan maklumat mengenai projek sebelum kelulusan permit iklan dan jualan diperolehi. Tarikh tidak rasmi tidak diambilkira dalam pengumpulan data. Oleh itu, Tarikh pelancaran rasmi akan diambilkira sebagai Tarikh pelancaran.
4. **Pelancaran baharu** mengandungi harta tanah dalam skim perumahan yang telah dilancarkan pada separuh pertama tahun 2025.
5. **Prestasi jualan** merujuk kepada peratusan bilangan unit yang telah dijual atas jumlah unit yang dilancarkan bagi sesuatu jenis harta tanah dalam tempoh kajian. Dua jenis prestasi jualan telah dikira di dalam laporan ini iaitu prestasi jualan suku tahunan dan prestasi jualan terkumpul.
6. Mulai 1 Januari 2003, "harta tanah siap dibina tidak terjual" telah didefinisikan sebagai unit kediaman, komersial dan industri yang telah siap dibina dan telah mendapat Sijil Penyiapan dan Pematuhan/ Sijil Layak Menduduki Sementara tetapi kekal tidak terjual melebihi tempoh sembilan bulan selepas ianya dilancarkan untuk jualan pada atau selepas 1 Januari 1997.
7. **Harta tanah siap dibina tidak terjual** merangkumi unit kediaman, komersial dan industri yang telah siap dibina dan mendapat Sijil Penyiapan dan Pematuhan/ Sijil Layak Menduduki/ Sijil Layak Menduduki Sementara dalam tempoh kajian. Unit ini masih tidak terjual melebihi tempoh sembilan bulan dari tarikh pelancaran atau selepas 1 Januari 1997.
8. **Nilai** harta tanah yang tidak terjual diperolehi daripada harga jualan purata oleh pemaju mengikut jenis harta tanah yang ditawarkan untuk jualan dikalikan dengan bilangan harta tanah yang tidak terjual pada penghujung tempoh kajian.

STATUS

1. **The review period** of this report covers of the half year 2025 ending on **30th June 2025**.
2. The coverage of the survey was confined to residential, commercial and industrial units.
3. **Launch of Property Sales** is an activity to start marketing formally the property units of a project by the developer. The launch can be done after obtaining the advertisement and sales permit from the Ministry of Housing and Local Government.

If a scheme was re-launched, the new launch date is considered. The unofficial launch (soft Launch) is a marketing event to provide information about the project before the approval of advertisement and sales permit is obtained. The unofficial date is not considered in data collection. Therefore, the official launch date will be the date recorded.
4. **New launches** comprise properties in residential schemes launched in half year 2025.
5. **Sales performance** refers to the percentage of number of units sold from the total units launched for a specific type of property in the review period. Two types of sales performance are computed in this publication namely quarterly sales performance and accumulated sales performance.
6. Starting January 1, 2003 "property overhang" has been defined as residential, commercial and industrial units that have been completed and issued with a Certificate of Completion and Compliance / Temporary Certificate of Fitness for Occupation but remained unsold for more than nine months after it was launched for sales on or after 1st January 1997.
7. **Unsold Completed** comprises residential units, commercial units and industrial units that are completed with Certificate of Completion and Compliance/ Temporary Certificate of Fitness for Occupation in the review period. These units remained unsold for more than nine months from the date of launching or after 1st January 1997.
8. **The value** of overhang properties is derived from the average selling price for the particular type of property offered for sale by the developer multiplied by the number of overhang property at the end of the review period.

9. **Harta tanah dalam pembinaan belum terjual** merangkumi unit kediaman, komersial dan industri yang sedang dalam pembinaan dan memperoleh kelulusan pelan bangunan. Unit ini tidak terjual melebihi tempoh sembilan bulan daripada tarikh dilancarkan untuk jualan atau selepas 1 Januari 1997.
 10. **Harta tanah belum dibina belum terjual** merangkumi unit kediaman, komersial dan industri yang belum dibina dan belum memperoleh kelulusan pelan bangunan. Unit ini tidak terjual melebihi tempoh sembilan bulan daripada tarikh dilancarkan untuk jualan atau selepas 1 Januari 1997.
 11. **Sebuah skim perumahan** adalah projek perumahan yang mengandungi sekurang-kurang lima atau lebih bangunan yang digunakan untuk tujuan kediaman. Satu skim perumahan adalah satu identiti. Ianya boleh dibangunkan di atas sekeping tanah dengan satu hakmilik, atau banyak tanah dengan hakmilik yang lebih dari satu, serta boleh dibangunkan dalam beberapa fasa. Pembangunan tersebut boleh bercampur dengan bangunan untuk kegunaan lain seperti perniagaan, industri dan institusi.
9. **Unsold Under Construction property** comprises residential units, commercial units and industrial units with building plan approval that are under constructed. These Units remained unsold for more than nine months from the date of launch or after 1st January 1997.
 10. **Unsold not constructed property** comprises residential units, commercial units and industrial units with building plan approval that are not yet constructed. These units remained unsold for more than nine months from the date of launch or after 1st January 1997.
 11. **A residential scheme** is a housing project comprised a minimum of five or more buildings mainly used for dwelling purposes. A residential scheme has one identity. It may be developed on a land with a single title or on lands with multiple titles and could be developed in phases. The developments can be mixed with buildings for other uses like retail, industrial or institutional.

SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Ketua Pengarah Penilaian
Jabatan Penilaian dan Perkhidmatan Harta,
Kementerian Kewangan Malaysia,
Aras 9, Perbendaharaan 2,
No. 7, Persiaran Perdana, Presint 2,
62592 Putrajaya
Tel. : 603 - 8886 9000
Faks : 603 - 8886 9001

Pengarah
Pusat Maklumat Harta Tanah Negara (NAPIC)
Kementerian Kewangan Malaysia,
Aras 7, Perbendaharaan 2,
No. 7, Persiaran Perdana, Presint 2,
62592 Putrajaya
Tel. : 603 - 8886 9000
Faks : 603 - 8886 9007

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, 1 Sentral,
Jalan Travers, Kuala Lumpur Sentral
50470 Kuala Lumpur
Tel. : 603 - 2272 1797
Faks : 603 - 2272 1795

Penilai Daerah Kuala Lumpur
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1, 1 Sentral,
Jalan Travers, Kuala Lumpur Sentral
50470 Kuala Lumpur
Tel. : 603 - 2272 1797
Faks : 603 - 2272 1795

Penilai Daerah Labuan
Jabatan Penilaian dan Perkhidmatan Harta,
No.4(A2), Tingkat 4, Blok 4 Kompleks Ujana Kewangan,
Jalan Merdeka,
87007 Wilayah Persekutuan Labuan
Tel. : 087 - 416 445/ 087 - 416 446
Faks : 087 - 410 337

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 8, Plaza Perangsang,
Persiaran Perbandaran
40000 Shah Alam, Selangor
Tel. : 603 - 5518 4603/ 603- 5519 7825
Faks : 603 - 5510 7397

Penilai Daerah Shah Alam
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3 & 4, Plaza Perangsang,
Persiaran Perbandaran
40000 Shah Alam, Selangor
Tel. : 603 - 5519 4823
Faks : 603 - 5510 8622

Penilai Daerah Bangi
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 & 3, Komplek PKNS,
Persiaran Bangi,
43650 Bandar Baru Bangi, Selangor
Tel. : 603 - 8925 5467/ 603 - 8925 5469
Faks : 603 - 8925 1041

Penilai Daerah Gombak
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Wisma SBC,
No. 1, Jalan SBC,
Taman Sri Batu Caves,
68100 Batu Caves, Selangor
Tel. : 603 - 6186 1719/ 603 - 6186 1751
Faks : 603 - 6186 1832

Penilai Daerah Klang
Jabatan Penilaian dan Perkhidmatan Harta
Tingkat 7, First Tower
Jalan Meru
41050 Klang, Selangor
Tel. : 603 - 3344 1270/ 603 - 3344 1272/
603 - 3344 1263/ 603 - 3344 1264
Faks : 603 - 3344 1275

Penilai Daerah Sepang
Jabatan Penilaian dan Perkhidmatan Harta
d/a Institut Penilaian Negara (INSPEN)
Persiaran INSPEN
43000 Kajang, Selangor
Tel. : 603 - 8922 2482
Faks : 603 - 8920 1755

Pengarah Penilaian Johor
Jabatan Penilaian dan Perkhidmatan Harta,
Bangunan Jaro,
No. 18, Jalan Sungai Chat,
80100 Johor Bahru, Johor
Tel. : 607 - 218 8800
Faks : 607 - 223 4266

Penilai Daerah Johor Bahru
Jabatan Penilaian dan Perkhidmatan Harta,
Bangunan Jaro,
No. 18, Jalan Sungai Chat,
80100 Johor Bahru, Johor
Tel. : 607 - 218 8800
Faks : 607 - 226 9711

Penilai Daerah Batu Pahat
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan Gunasama Persekutuan,
Jalan Bakau Condong,
83000 Batu Pahat, Johor
Tel. : 607 - 431 4315
Faks : 607 - 431 7026

Penilai Daerah Kluang
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Batu Pahat,
86000 Kluang, Johor
Tel. : 607 - 772 3566/ 607 - 773 1110
Faks : 607 - 774 3810

Penilai Daerah Segamat
Jabatan Penilaian dan Perkhidmatan Harta,
No. 49 & 49-1, Tingkat Bawah & 1, Jalan Genuang,
85000 Segamat, Johor
Tel. : 607 - 932 3300/ 607 - 932 1201
Faks : 607 - 932 4322

**SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA**

Penilai Daerah Muar
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 4 & 5,
Bangunan Muar Trade Centre,
Jalan Petrie,
84000 Muar, Johor

Tel. : 606 - 954 2244/ 606 - 954 3344
Faks : 606 - 954 4499

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 41, Bangunan KOMTAR,
10593 Pulau Pinang

Tel. : 604 - 261 2607/ 604 - 261 2576
Faks : 604 - 261 5990

Penilai Daerah George Town
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 41, Bangunan KOMTAR,
10593 Pulau Pinang

Tel. : 604 - 261 2607/ 604 - 261 2576
Faks : 604 - 261 5990

Penilai Daerah Seberang Perai
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3-10, Kompleks Sempilai, Jalan Sempilai,
13700 Seberang Perai, Pulau Pinang

Tel. : 604 - 398 8544
Faks : 604 - 398 8533

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 9, Bangunan Yayasan Negeri,
Jalan Yam Tuan,
70000 Seremban, Negeri Sembilan

Tel. : 606 - 763 8600/ 606 - 763 8602
Faks : 606 - 763 9306

Penilai Daerah Seremban
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 8, Bangunan Yayasan Negeri,
Jalan Yam Tuan,
70000 Seremban, Negeri Sembilan

Tel. : 606 - 763 8600/ 606 - 763 8602
Faks : 606 - 763 9306

Penilai Daerah Jempol
Jabatan Penilaian dan Perkhidmatan Harta,
NO. 18, 20 & 22, Jalan Ara 6,
Pusat Perniagaan Ara, Bandar IOI Bahau,
72100 Bahau, Negeri Sembilan

Tel. : 606 - 454 6591
Faks : 606 - 454 6597

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 8, Menara SSM
Jalan Basco Kepadang 1
Basco Avenue@Kepadang
31400 Ipoh, Perak

Tel. : 605 - 543 2800
Faks :

Penilai Daerah Ipoh
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7A, Menara SSM
Jalan Basco Kepadang 1
Basco Avenue@Kepadang
31400 Ipoh, Perak

Tel. : 605 - 543 2800
Faks : 605 - 252 4658

Penilai Daerah Taiping
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 7, Wisma Persekutuan, Jalan Istana Larut
34000 Taiping, Perak

Tel. : 605 - 807 2344/ 605 - 807 2464
Faks : 605 - 806 4206

Penilai Daerah Teluk Intan
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 & 2, Kompleks SKOMK, Jalan Mahkamah,
36000 Teluk Intan, Perak

Tel. : 605 - 622 3711/ 605 - 622 3712
Faks : 605 - 622 7122

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Wisma Persekutuan,
Jalan MITC, Hang Tuah Jaya,
75450 Melaka

Tel. : 606 - 232 8102/ 606 - 232 8104
Faks : 606 - 232 8202

Penilai Daerah Melaka
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Wisma Persekutuan,
Jalan MITC, Hang Tuah Jaya,
75450 Melaka

Tel. : 606 - 232 8102/ 606 - 232 8104
Faks : 606 - 232 8103

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Zon C, Wisma Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar, Kedah

Tel. : 604 - 700 1900/ 604 - 700 1901/ 604 - 700 1902
Faks : 604 - 700 1904

Penilai Daerah Alor Setar
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Zon C, Wisma Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar, Kedah

Tel. : 604 - 700 1900/ 604 - 700 1901/ 604 - 700 1902
Faks : 604 - 700 1905

Penilai Daerah Sungai Petani
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Wisma Ria, Taman Ria
08000 Sungai Petani, Kedah

Tel. : 604 - 421 3024/ 604 - 421 0490
Faks : 604 - 422 0264

**SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA**

Penilai Daerah Langkawi
Jabatan Penilaian dan Perkhidmatan Harta,
No. 102 & 103, Jalan Pandak Mayah 5,
Pusat Bandar Kuah,
07000 Langkawi, Kedah
Tel. : 604 - 966 0478
Faks : 604 - 966 8832

Penilai Daerah Kulim
Jabatan Penilaian dan Perkhidmatan Harta,
No. 69 - 70, Jalan Kelang Lama,
Taman Manggis,
09000 Kulim, Kedah
Tel. : 604 - 491 7429/ 604 - 491 7430
Faks : 604 - 490 7362

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan KWSP,
Bandar Indera Mahkota
25200 Kuantan, Pahang
Tel. : 609 - 571 5111
Faks : 609 - 571 5112/ 609 - 5715 113

Penilai Daerah Kuantan
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat Bawah, Bangunan KWSP,
Bandar Indera Mahkota
25200 Kuantan, Pahang
Tel. : 609 - 571 5000
Faks : 609 - 571 5001

Penilai Daerah Temerloh
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Merdeka,
28000 Temerloh, Pahang
Tel. : 609 - 296 1844/ 609 - 296 1850
Faks : 609 - 296 3790

Penilai Daerah Raub
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Tengku Abdul Samad,
27600 Raub, Pahang
Tel. : 609 - 355 1744/ 609 - 355 6700/ 609 - 355 1800
Faks : 609 - 355 7743

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 9, Wisma Persekutuan,
Jalan Sultan Ismail,
20200 Kuala Terengganu, Terengganu
Tel. : 609 - 622 1266/ 609 - 622 1305
Faks : 609 - 626 1360

Penilai Daerah Kuala Terengganu
Jabatan Penilaian dan Perkhidmatan Harta,
No. 1118 F & 1118 G, Jalan Pejabat,
20200 Kuala Terengganu, Terengganu
Tel. : 609 - 626 4266/ 609 - 626 5266
Faks : 609 - 622 1240

Penilai Daerah Chukai
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Bangunan Persekutuan,
24000 Chukai, Terengganu
Tel. : 609 - 859 2166
Faks : 609 - 859 8296

Penilai Daerah Jerneh
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 60086, Jalan Pasar Baru,
22000 Jerneh, Terengganu
Tel. : 609 - 690 3436/ 609 - 690 3293/ 09 - 690 4030
Faks : 609 - 690 3920

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 4, Wisma Persekutuan,
Jalan Bayam,
15592 Kota Bharu, Kelantan
Tel. : 609 - 748 1600/ 609 - 748 1670
Faks : 609 - 744 1500

Penilai Daerah Kota Bharu
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 4, Wisma Persekutuan,
Jalan Bayam,
15592 Kota Bharu, Kelantan
Tel. : 609 - 748 1600/ 609 - 748 1670
Faks : 609 - 744 1500

Penilai Daerah Kuala Krai
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1, Bangunan Kerajaan Persekutuan,
18000 Kuala Krai, Kelantan
Tel. : 609 - 966 6757
Faks : 609 - 966 4728

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan Persekutuan,
Persiaran Jubli Emas,
01000 Kangar, Perlis
Tel. : 604 - 976 2978/ 604 - 976 2977
Faks : 604 - 976 1010

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 4, Blok B, Kompleks KUWASA,
Jalan Karamunsing, Beg Berkunci 2043
88999 Kota Kinabalu, Sabah
Tel. : 088 - 248 328/ 088 - 248 325/ 088 - 248 326
Faks : 088 - 242 328

Penilai Daerah Kota Kinabalu
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 5, Blok B, Kompleks KUWASA,
Jalan Karamunsing, Beg Berkunci 2043
88999 Kota Kinabalu, Sabah
Tel. : 088 - 243 433/ 088 - 243 434
Faks : 088 - 233 435

SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Penilai Daerah Tawau
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 , Wisma Persekutuan,
91000 Tawau, Sabah
Tel. : 089 - 779 823/ 089 - 776 185
Faks : 089 - 770 166

Penilai Daerah Sandakan
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 1 & 2, Tingkat Bawah, Wisma Saban,
Megah Light Industrial Estate,
Batu 7, Jalan Labuk,
90000 Sandakan, Sabah
Tel. : 089 - 675 302/ 089 - 675 352
Faks : 089 - 675 312

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Wisma Hong,
No. 202, Batu 2 3/4, Jalan Rock,
93200 Kuching, Sarawak
Tel. : 082 - 221 122
Faks : 082 - 221 101

Penilai Daerah Kuching
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Wisma Hong,
No. 202, Batu 2 3/4, Jalan Rock,
93200 Kuching, Sarawak
Tel. : 082 - 221 122
Faks : 082 - 221 102/ 082-221 103

Penilai Daerah Miri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 10, Yu Lan Plaza,
Jalan Brooke,
98000 Miri, Sarawak
Tel. : 085 - 417 226/ 085 - 427 226/ 085 - 437 226
Faks : 085 - 415 226

Penilai Daerah Sibu
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 4160 Blok 7 Sibu Town District
No. 60, Jalan Tiong Hua
96000 Sibu, Sarawak
Tel. : 084 - 327 407/ 084 - 327 063
Faks : 084 - 327 064

Pengarah
Institut Penilaian Negara (INSPEN)
Jabatan Penilaian dan Perkhidmatan Harta
Persiaran INSPEN
43000 Kajang, Selangor
Tel. : 603 - 8911 8800/ 603 - 8911 8888
Faks : 603 - 8925 8100



PUSAT MAKLUMAT HARTA TANAH NEGARA (NAPIC)

JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Aras 7, Perbendaharaan 2,

No. 7 Persiaran Perdana, Presint 2

62592 Putrajaya

Tel. : 03-8886 9000

Faks : 03-8886 9007

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