



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

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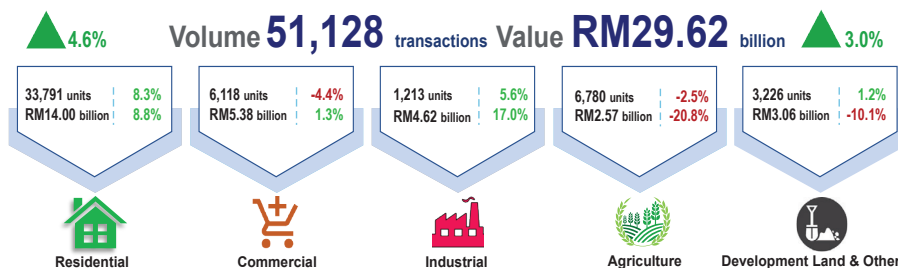


SOUTHERN REGION

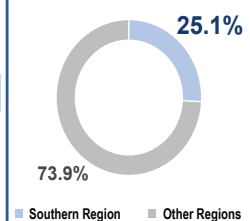


MARKET ACTIVITY

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

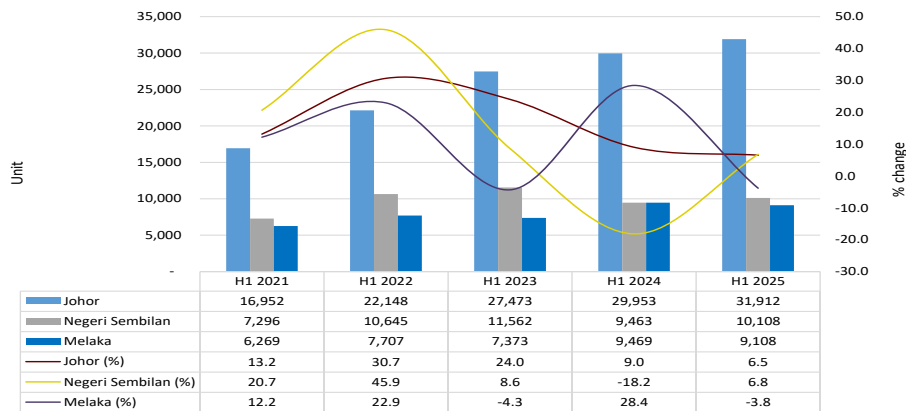
1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH SELATAN

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.

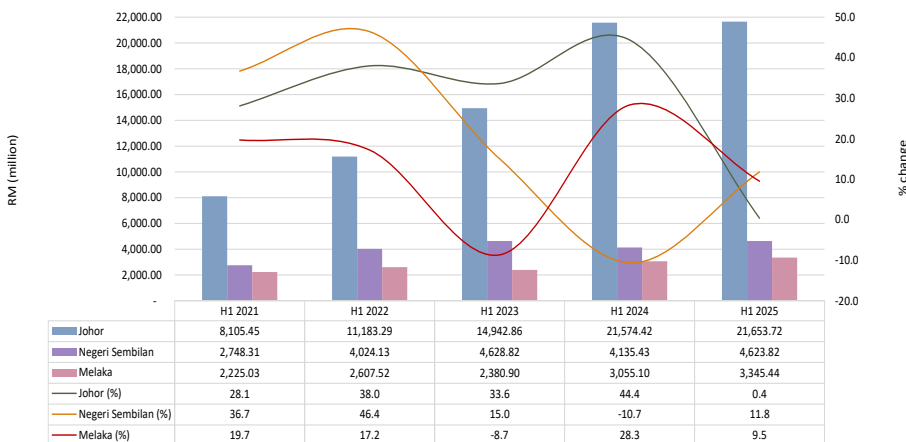
Chart 1
Overall Property Transactions Volume Trend H1 2021 – H1 2025



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%.

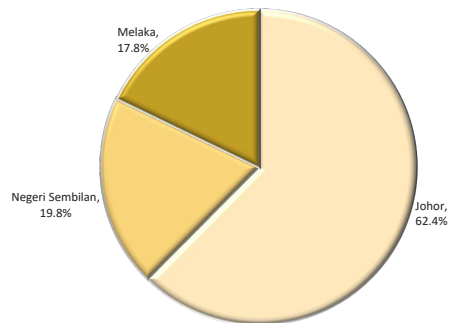
Property market performance in Negeri Sembilan increased by 6.8%, followed by Johor 6.5%. In contrast, Melaka experienced slight decline of 3.8%.

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

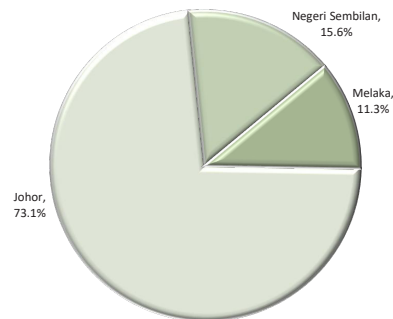


Trend menaik yang serupa dilihat pada nilai transaksi. Negeri Sembilan mengalami kenaikan sebanyak 11.8%, diikuti oleh Melaka 9.5% dan Johor 0.4%.

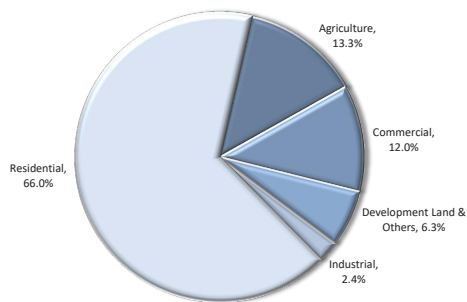
A similar upward trend was seen in transaction value. Negeri Sembilan increased by 11.8%, followed by Melaka at 9.5% and Johor at 0.4%.

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

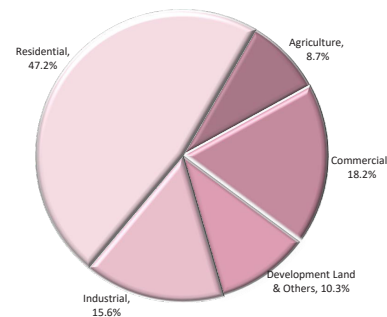
Johor menguasai keseluruhan bilangan transaksi harta tanah dengan 62.4% (31,912 transaksi) dan 73.1% (RM21.7 bilion) daripada jumlah transaksi.

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

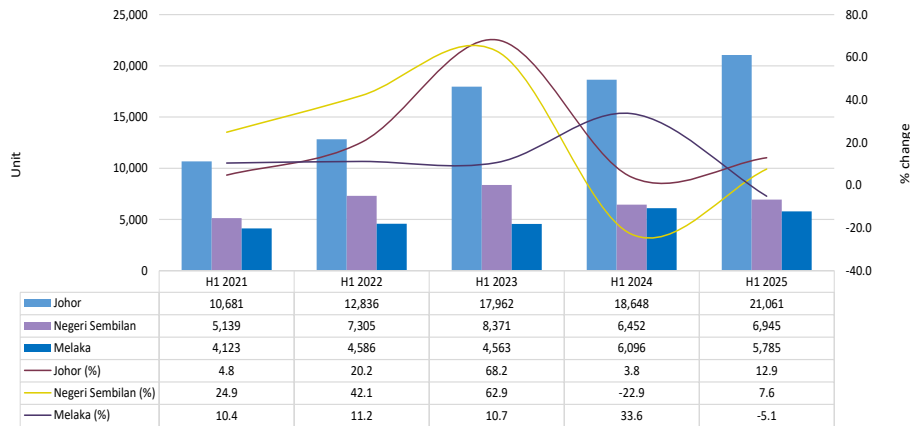
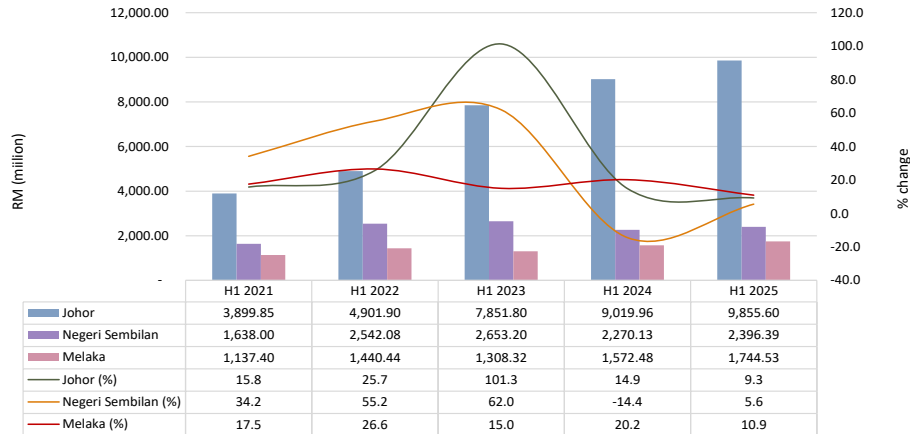


Chart 8

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



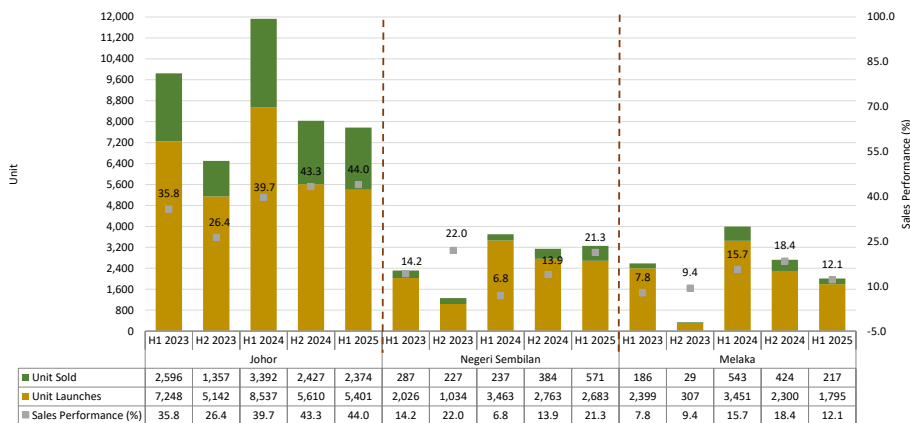
Pelancaran Baharu

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 memberangsangkan 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

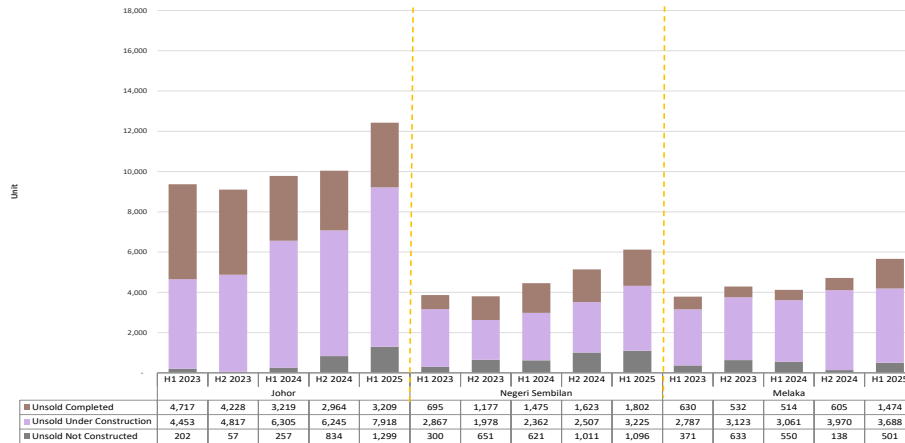
The unsold completed housing situation is less encouraging especially for Melaka which recorded the highest increase of more than double, followed by Negeri Sembilan at 11.0% and Johor at 8.3% respectively compared to H2 2024.

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

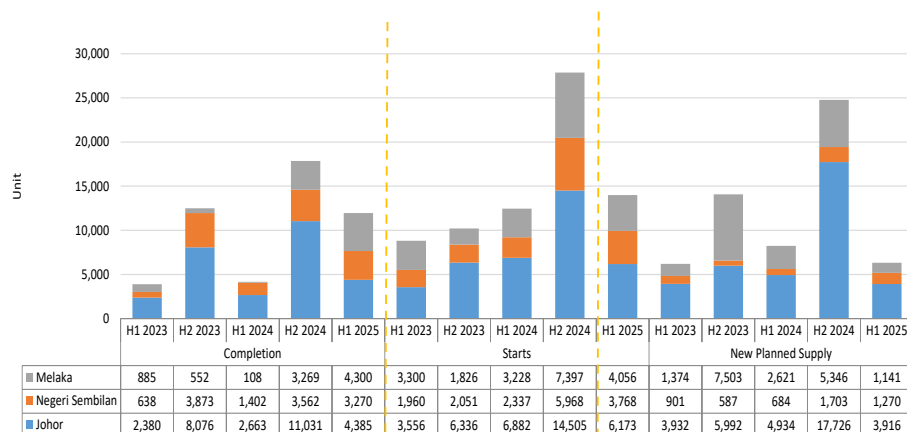


Table 2

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

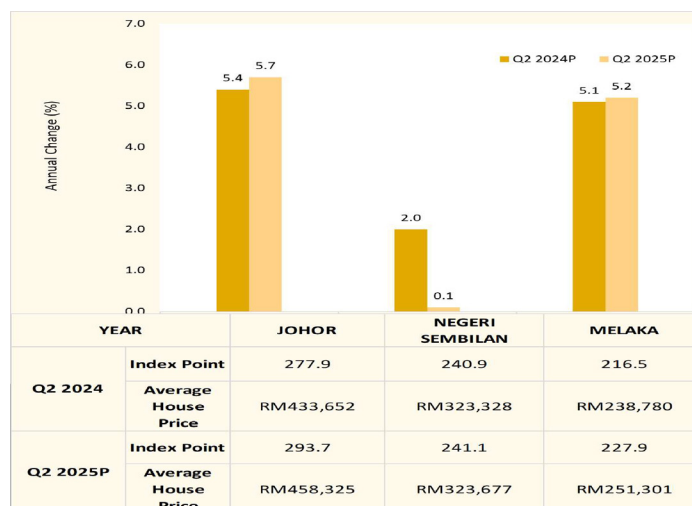
Prices were generally stable with a marginal growth observed in selected locations. Single-storey terrace houses in Taman Aman, Kluang, Johor and Taman Bahagia Delima, Kuala Pilah, Negeri Sembilan, recorded the highest price change percentage in the region at 13.6%. This is due to the strategic location 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.

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 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%.

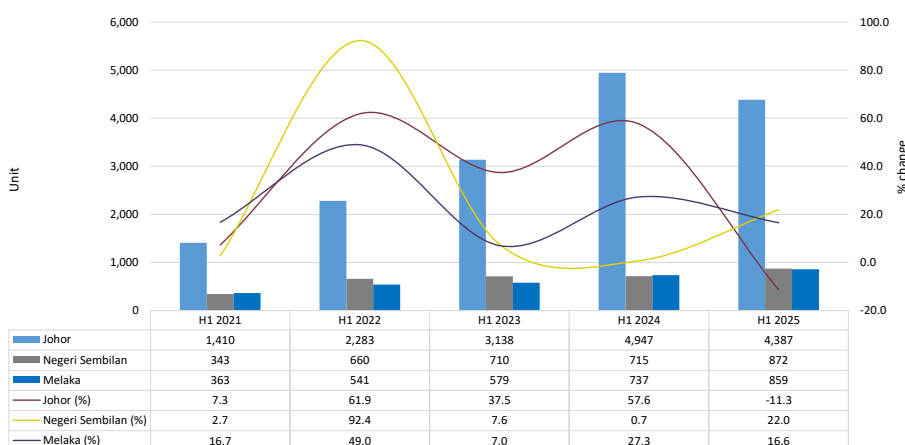
2.2 COMMERCIAL PROPERTY

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%.

Chart 13

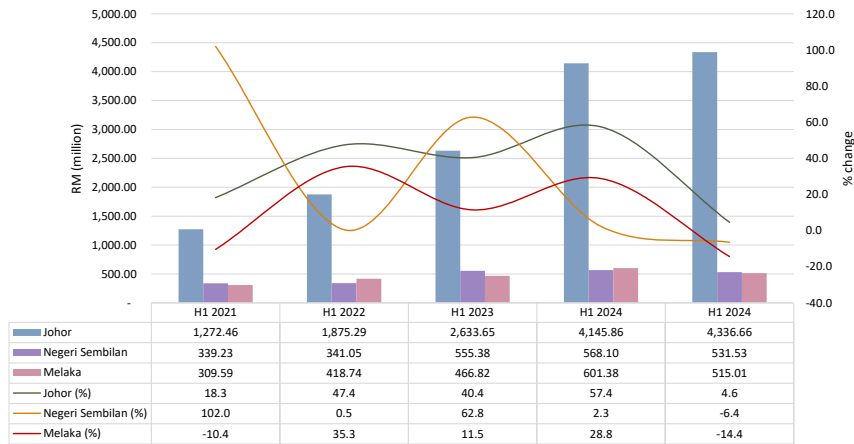
Commercial Property Transactions Volume Trend H1 2021 – H1 2025



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).

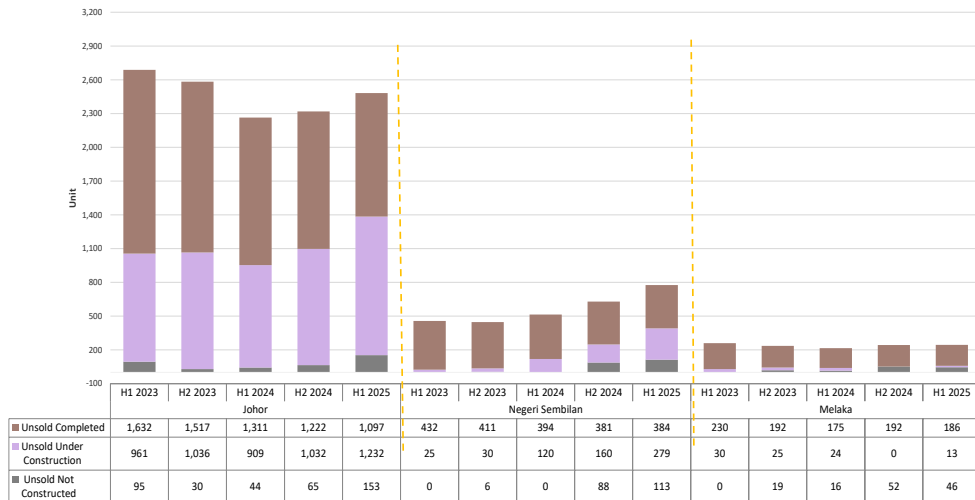
Market Status

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%.

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%.

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

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

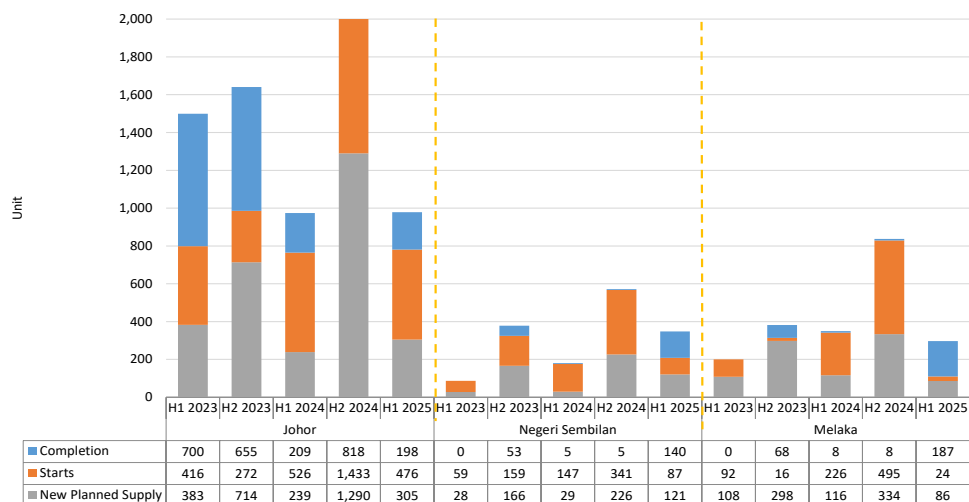


Table 3

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).

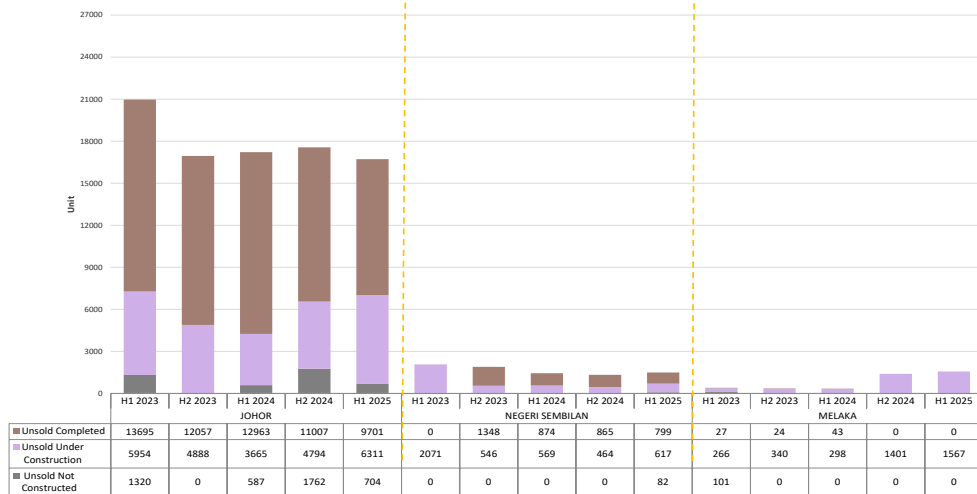
Market Status

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

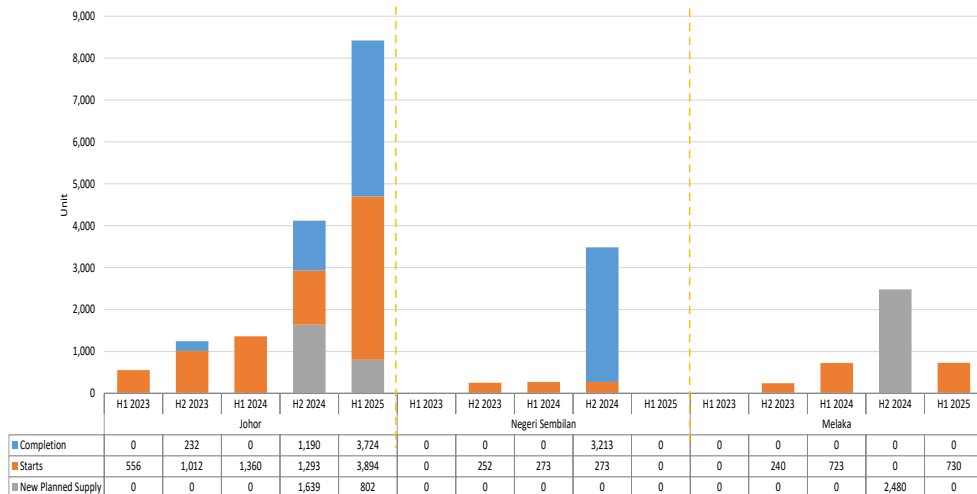


Table 4				
Serviced Apartment/ SOHO Construction Activity in Southern Region H1 2025				
Stage of Development \ State	Johor	Negeri Sembilan	Melaka	
Existing Supply (units)	112,992	16,287	10,820	
Incoming Supply (units)	29,440	1,286	6,696	
Planned Supply (units)	27,561	292	4,255	

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

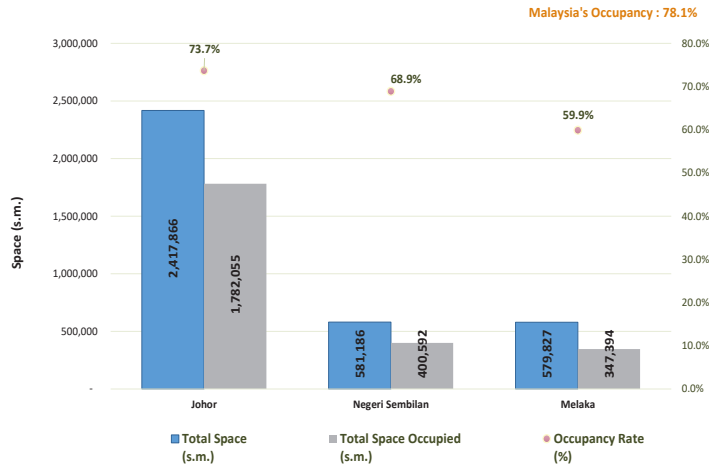
No transactions were recorded in the Southern Region during the review period.

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

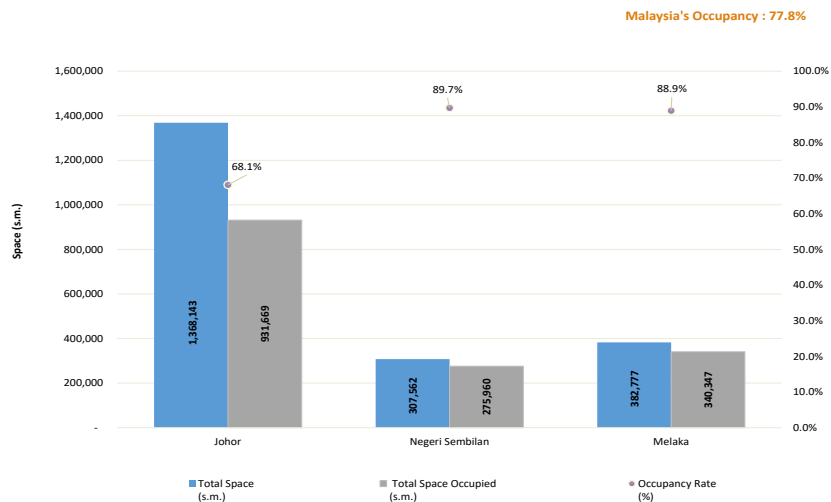
Transaction

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 \ State	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

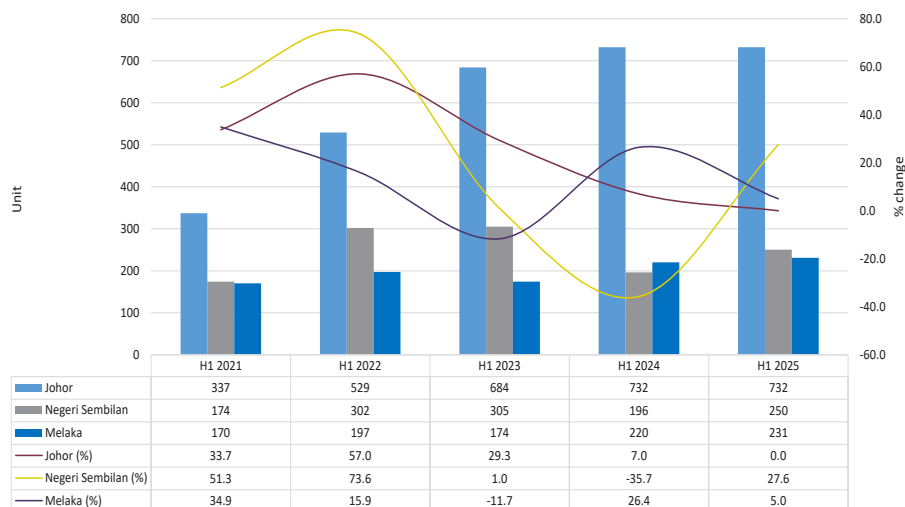
Transaction

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

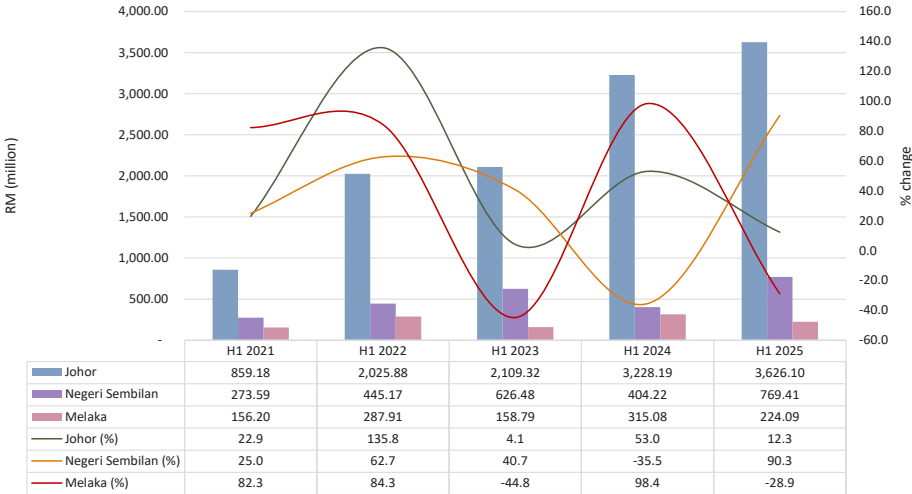


Dari segi nilai transaksi, Negeri Sembilan telah menunjukkan peningkatan tertinggi sebanyak 90.3% dan diikuti oleh Johor 12.3%. Namun begitu, Melaka menunjukkan penurunan sebanyak 28.9% berbanding pada H1 2024.

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

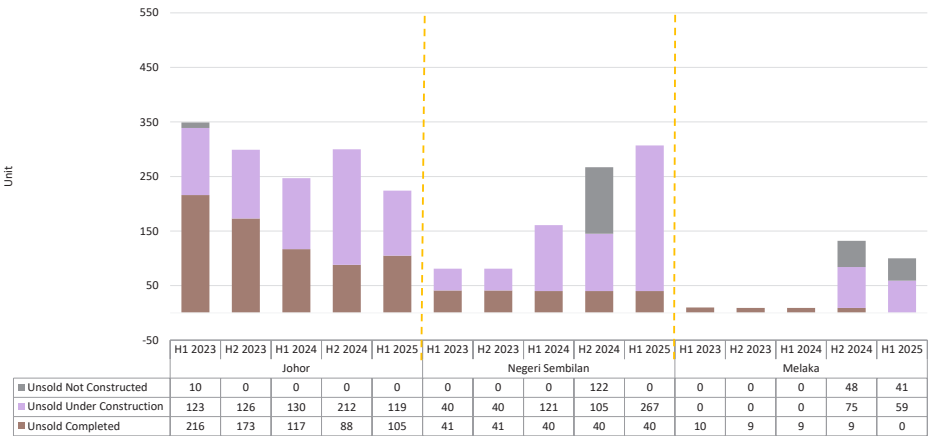
Wilayah Selatan menyaksikan situasi pasaran harta tanah industri yang sederhana apabila terdapat pengurangan di dalam jumlah unit tidak terjual. Sebaliknya, prestasi unit dalam pembinaan belum terjual adalah pelbagai di semua negeri. Johor mencatat penurunan tertinggi sebanyak 43.9%, manakala Negeri 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

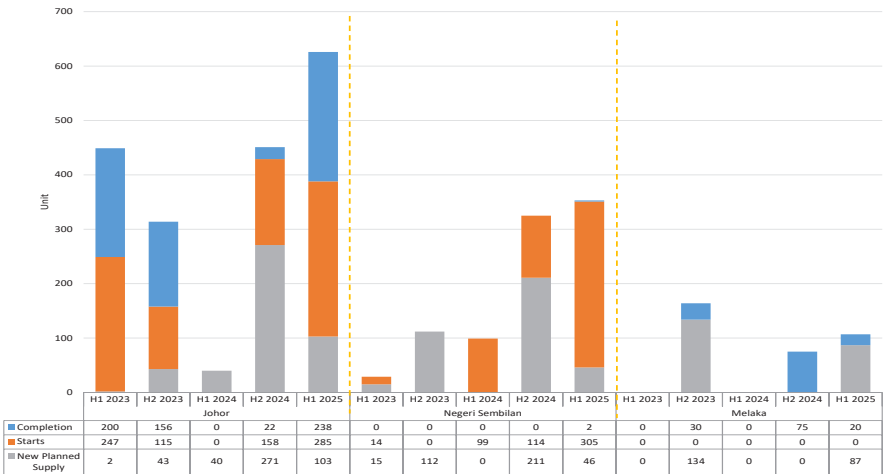


Table 8

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

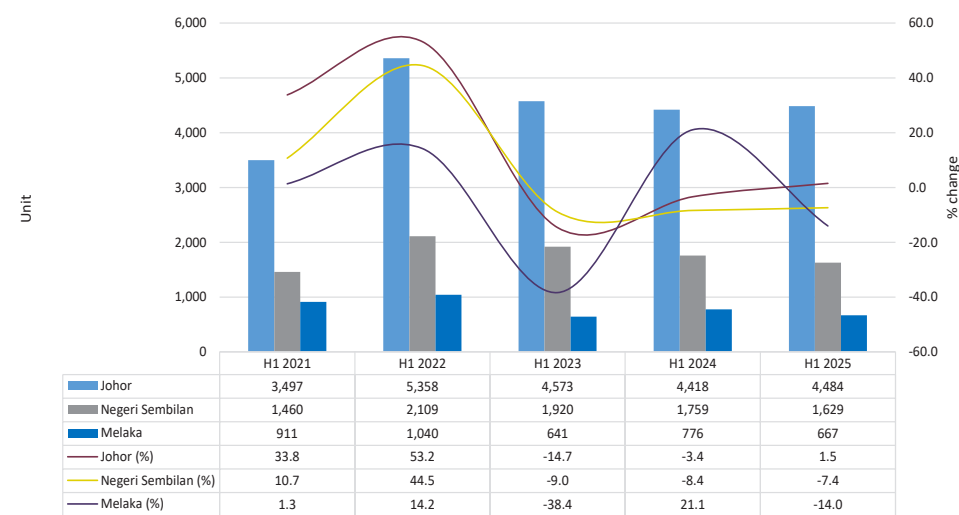
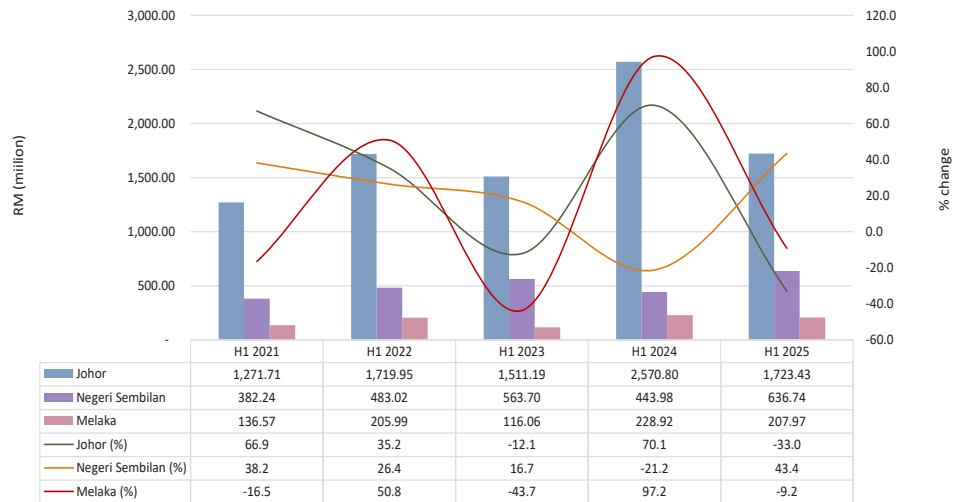


Chart 26

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/SO</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/SO</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/SO	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/SO	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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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 Lebuhr 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 Lebuhr 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.