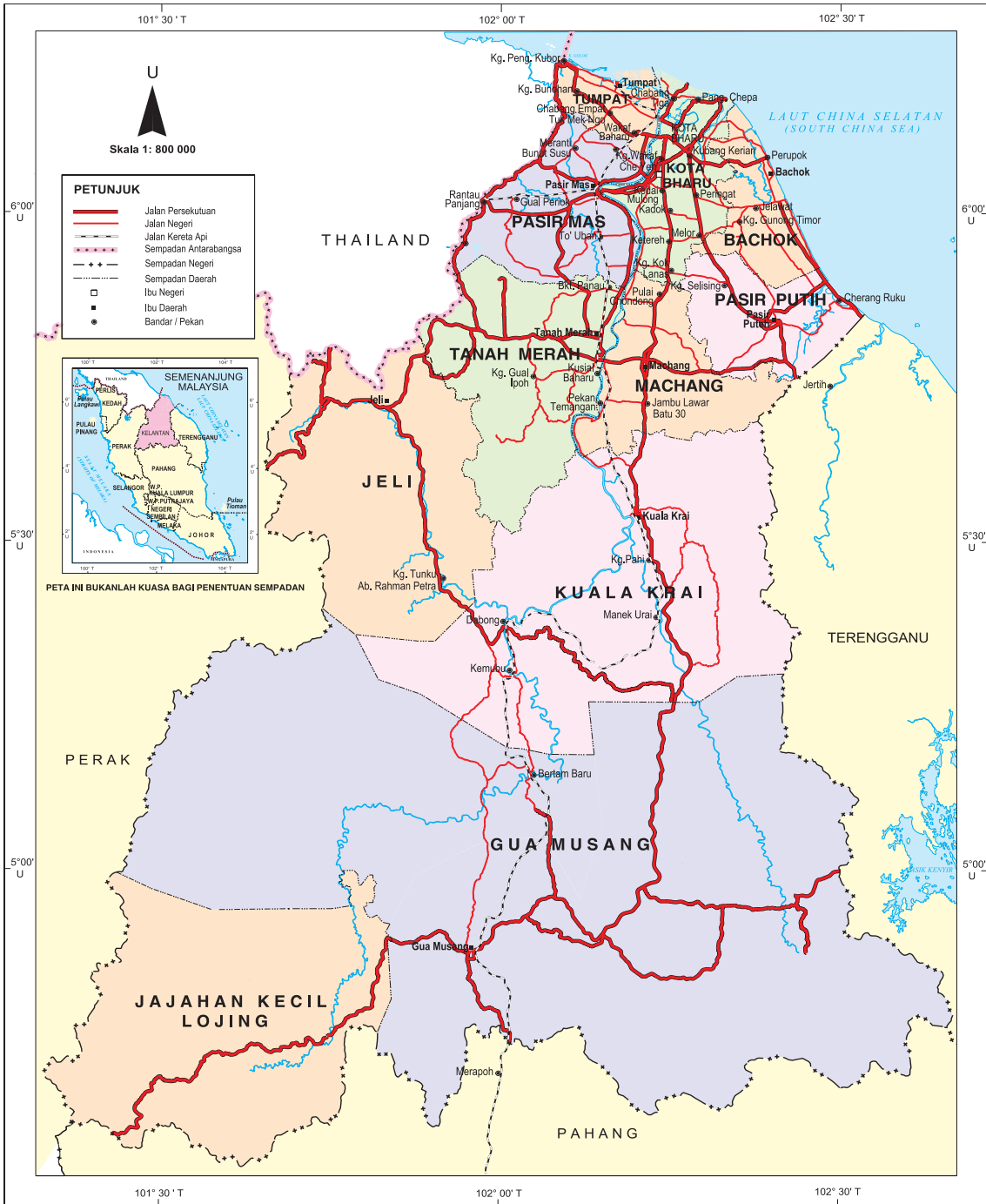


# KELANTAN



# KELANTAN

## GAMBARAN KESELURUHAN

Pasaran harta tanah negeri meningkat pada 2022. Terdapat 13,807 transaksi bernilai RM1.87 bilion dicatatkan dalam tempoh kajian, meningkat 23.1% dalam bilangan dan 4.4% dalam nilai. Subsektor kediaman menerajui pasaran harta tanah dengan menyumbang 48.4% daripada keseluruhan aktiviti pasaran. Subsektor pertanian menjadi penyumbang kedua dengan 41.3% syer pasaran, diikuti subsektor tanah pembangunan (7.4%), perdagangan (2.7%) dan industri (0.2%).

Aktiviti pasaran subsektor majoriti menyaksikan pergerakan bercampur-campur. Dari segi bilangan, subsektor industri mencatatkan perbezaan kenaikan tertinggi sebanyak 26 unit (2022) daripada 12 unit (2021). Manakala subsektor perdagangan pula mencatatkan penurunan sebanyak 27.1%. Dari segi nilai transaksi, subsektor industri menyaksikan kenaikan tertinggi 88.8% dan subsektor perdagangan pula mencatatkan penurunan tertinggi 24.2%.

## OVERVIEW

The state's property market increased in 2022. There were 13,807 transactions worth RM1.87 billion recorded in the review period, increased by 23.1% in volume and 4.4% in value. The residential sub-sector spearheaded the property market, contributed 48.4% of the total market activity. Agriculture sub-sector was ranked second contributor with 41.3% market share, followed by development land (7.4%), commercial (2.7%) and industrial (0.2%) sub-sectors.

Market activity of the majority sub-sectors saw mixed movement. In terms of numbers, the industrial sub-sector recorded the highest increase by 26 units (2022) from 12 units (2021). While the commercial sub-sector recorded a decline of 27.1%. In terms of transaction value, the industri sub-sector recorded the highest increase of 88.8% and the commercial sub -sector recorded the highest decline of 24.2%.

186

Chart 13.1

Volume of Property Transactions 2018 – 2022

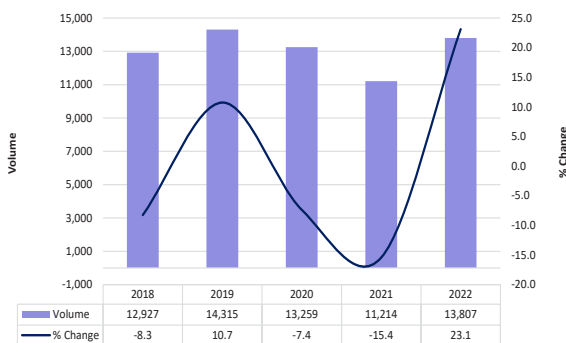


Chart 13.2

Value of Property Transactions 2018 – 2022

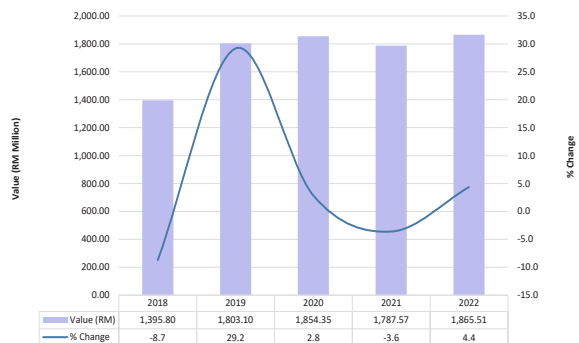


Chart 13.3

Contribution to Transaction Volume by Sub-sector 2022

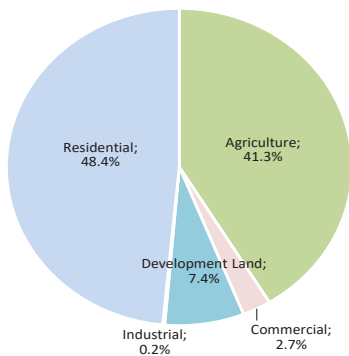
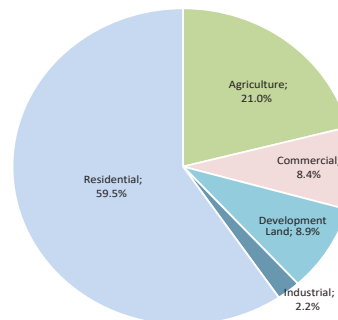


Chart 13.4

Contribution to Transaction Value by Sub-sector 2022



## PROMINENT SALES

**Table 13.1**

Summary of Prominent Sales Recorded in 2022

No.	Property	Location	Transaction Year	Consideration Price
<b>ESTATE</b>				
1.	Estate Land (414.37 hectares)	Lojing Kecil, Kelantan	2021	RM13,000,000
<b>OTHERS</b>				
2.	Development Land (25.01 hectares)	Kampung Bukit Merbau, Pasir Puteh, Kelantan	2020	RM21,094,000

## HARTA TANAH KEDIAMAN

### Transaksi

Terdapat 6,691 transaksi bernilai RM1,135.96 juta (2021: 5,839 transaksi bernilai RM970.23 juta). Ini menunjukkan kenaikan 14.6% dalam bilangan dan 17.1% dalam nilai. Plot kosong mendominasi syer pasaran, menyumbang 56.5% (3,779 plot) dari transaksi harta tanah kediaman.

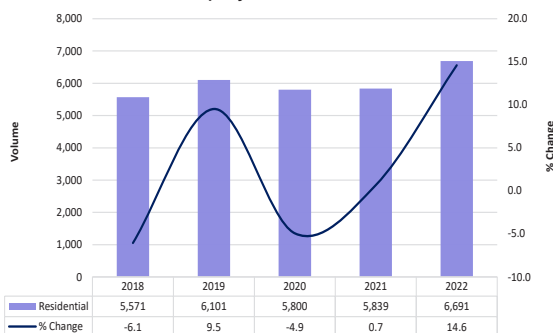
## RESIDENTIAL PROPERTY

### Transaction

There were 6,691 transactions worth RM1,135.96 million (2021: 5,839 transactions worth RM970.23 million). This indicated an increased of 14.6% in volume and 17.1% in value. Vacant plots dominated the market share, contributing 56.5% (3,779 plots) of the residential property transactions.

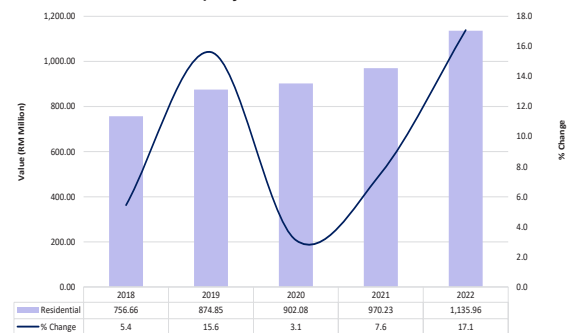
**Chart 13.5**

Volume of Residential Property Transactions 2018 – 2022



**Chart 13.6**

Value of Residential Property Transactions 2018 – 2022



## Pelancaran Baharu

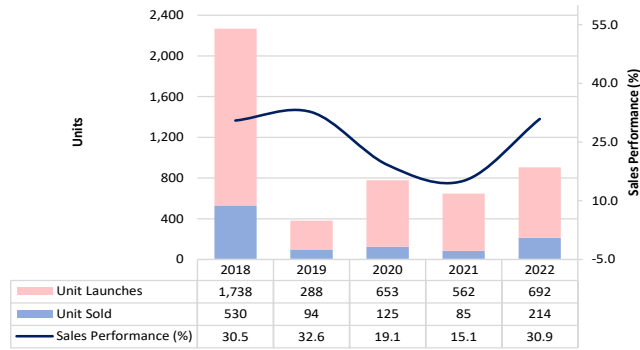
Pasaran utama menyaksikan jumlah unit pelancaran baharu telah bertambah sebanyak kepada 692 unit berbanding 562 unit, tahun 2021. Kebanyakan unit baharu ini adalah teres 1 tingkat yang mendominasi 56.9% (394 unit) daripada jumlah keseluruhan. Trend ini ditunjukkan di Carta 13.7.

## New Launches

The primary market saw the number of new launch units increase by 692 units compared 562 units, 2021. Most of these new units were single storey terraced, dominating for 56.9% (394 units) of the total. The trend is shown in Chart 13.7.

Chart 13.7

New Launches and Sales Performance 2018 – 2022



**Status Pasaran**

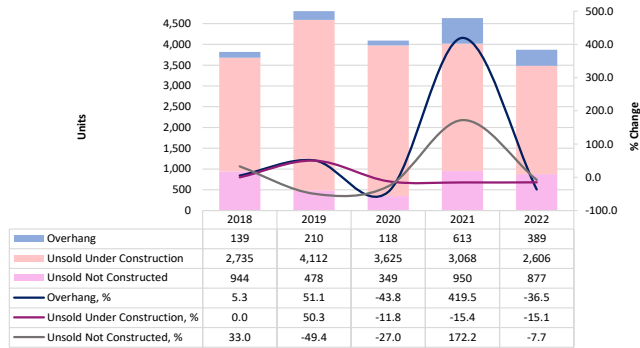
Situasi unit-unit kediaman tidak terjual agak memberangsangkan kerana jumlahnya telah berkurangan dalam tempoh kajian. Trend ditunjukkan dalam Carta 13.8.

**Market Status**

The residential unsold units situation was encouraging as the number had decreased during the review period. The trend is shown in Chart 13.8.

Chart 13.8

Residential Market Status 2018 – 2022



188

**Aktiviti Pembinaan**

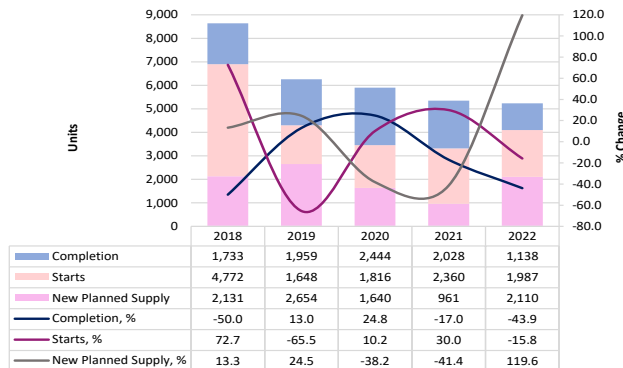
Aktiviti pembinaan harta kediaman menyaksikan pergerakan bercampur-campur dalam tempoh kajian. Pada akhir 2022, terdapat 1,138 unit kediaman siap dibina dengan 1,987 unit lagi dalam pembinaan dan 2,110 unit dalam penawaran baru dirancang.

**Construction Activity**

The residential construction activity witnessed mixed movement in the review period. As at end-2022, there were 1,138 completion units with another 1,987 units in starts and 2,110 units in the new planned supply.

Chart 13.9

Residential Construction Activity 2018 – 2022



## Harga dan Sewa

Harga subsektor kediaman sebahagian besarnya stabil dengan beberapa pergerakan direkodkan di kawasan strategik dengan aksesibiliti yang baik. Rumah teres satu tingkat di Taman Sri Mahir, Jajahan Tanah Merah mencatatkan kenaikan marginal, dipindahmilik kepada RM190,000 seunit. Begitu juga, rumah teres dua tingkat di Taman Yanie, Jajahan Kuala Krai dan rumah kluster satu tingkat di Taman Kurnia Jaya, Jajahan Kota Bharu menyaksikan kenaikan 11.0% disebabkan berhampiran dengan kemudahan fasiliti sekitarnya seperti hospital dan lapangan terbang.

Indeks Harga Semua Rumah untuk negeri berada pada 217.6 mata pada 2022<sup>P</sup>, naik 8.3% daripada 201.0 mata pada 2021. Harga purata semua rumah untuk negeri berada pada RM249,058 meningkat daripada RM230,020 pada 2021.

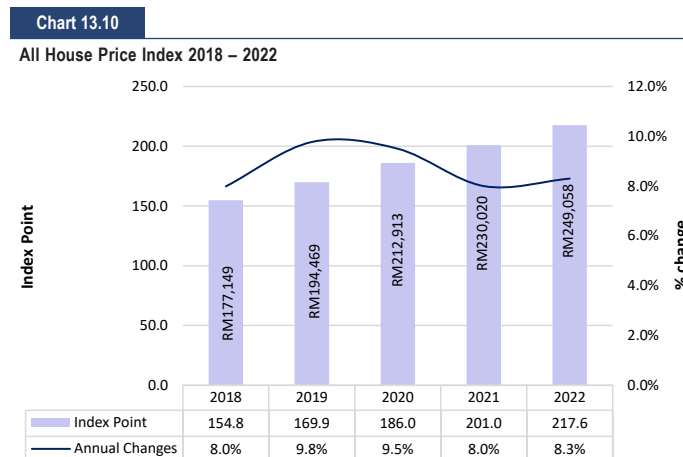
Pasaran sewa stabil dengan pergerakan menaik direkodkan di beberapa kawasan terutama bagi rumah satu tingkat seperti teres kos rendah, kos sederhana, teres, berkembar dan sesebuah serta flat kos rendah. Sewa rumah teres kos rendah satu tingkat di Taman Adabi, Jajahan Tanah Merah dan flat kos rendah di Taman Sri Guchil menunjukkan kenaikan tertinggi sebanyak 18.0% disebabkan lokasi yang strategik.

## Price and Rental

Prices of residential sub-sector were largely stable with several movements recorded in strategic areas served with good accessibility. Single storey terraced houses in Taman Sri Mahir, Jajahan Tanah Merah witnessed marginal growth, transacted to RM190,000 per unit. Similarly, double storey terraced houses in Taman Yanie, Jajahan Kuala Krai and single storey cluster in Taman Kurnia Jaya, Jajahan Kota Bharu recorded an increase of 11.0% due to proximity to facilities such as hospital and airport.

The All House Price Index for the state stood at 217.6 points in 2022<sup>P</sup>, up by 8.3% from 201.0 points in 2021. The average all house price for the state stood at RM249,058, increased from RM230,020 in 2021.

The rental market was stable with upward movements recorded in some areas especially for single storey houses such as low-cost, medium-cost, terraced, semi-detached and detached houses and also low-cost flats. Rent of low-cost single-storey terrace houses in Taman Adabi, Jajahan Tanah Merah and low-cost flats in Taman Sri Guchil showed the highest increase of 18.0% due to strategic location.



## HARTA TANAH PERDAGANGAN

### Transaksi

Subsektor perdagangan merekodkan 369 transaksi bernilai RM159.99 juta (2021: 506 transaksi bernilai RM211.19 juta). Bilangan dan nilai menurun sebanyak 27.1% dan 24.2% masing-masing berbanding 2021.

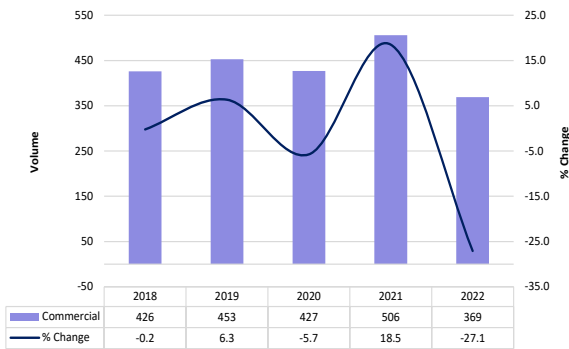
## COMMERCIAL PROPERTY

### Transaction

The commercial sub-sector recorded 369 transactions worth RM159.99 million (2021: 506 transactions worth RM211.19 million). The volume and value decreased by 27.1% and 24.2% respectively as compared to 2021.

Chart 13.11

Volume of Commercial Property Transactions 2018 – 2022



**Kedai**

**Transaksi**

Segmen kedai menyaksikan penurunan dalam tempoh kajian kepada 171 transaksi bernilai RM108.18 juta (2021: 179 transaksi bernilai RM131.93 juta). Aktiviti pasaran menurun 4.47% dalam bilangan dan 18.0% dalam nilai.

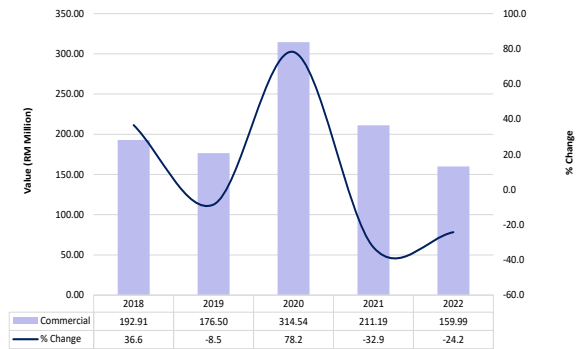
**Status Pasaran**

190

Prestasi kedai tidak terjual bergerak secara perlahan dalam tempoh kajian. Status belum dibina belum dijual dan siap dibina belum dijual masing-masing meningkat 36.4% dan 20.0%. Manakala sedang dibina belum dijual menurun sebanyak 91.7%. Trend ditunjukkan di Carta 13.13.

Chart 13.12

Value of Commercial Property Transactions 2018 – 2022



**Shop**

**Transaction**

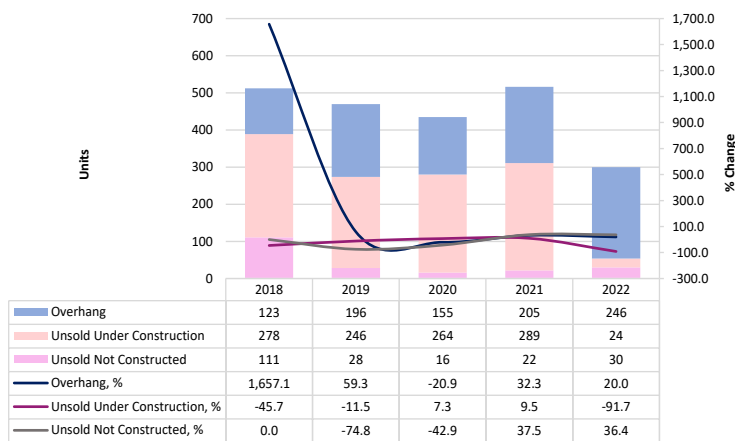
The shop segment saw a decrease in the review period to 171 transactions worth RM108.18 million (2021: 179 transactions worth RM131.93 million). The market activity also declined 4.47% in volume and 18.0% in value.

**Market Status**

The shop unsold performance moved slowly in the review period. Unsold not constructed and overhang status an increase by 36.4% and 20.0% respectively. While unsold under construction decreased 91.7%. The trend is shown in Chart 13.13.

Chart 13.13

Shop Market Status 2018 – 2022



**Aktiviti Pembinaan**

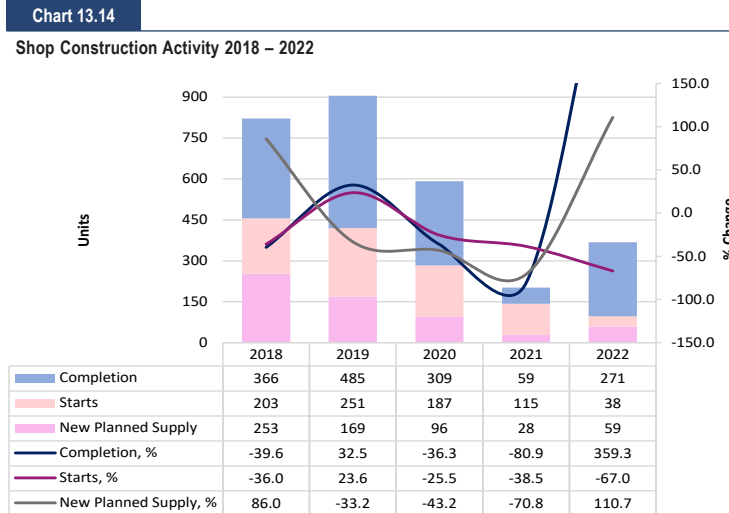
Aktiviti pembinaan segmen kedai menunjukkan prestasi semakin baik. Peningkatan bagi jumlah unit siap dan penawaran perancangan baharu masing-masing telah meningkat kepada 271 unit (2021: 59 unit) dan 59 unit (2021: 28 unit). Manakala mula dibina mengalami

**Construction Activity**

The shop segment construction activity was shown a better performance. The increase in the number of completion and new planned supply to 271 units (2021: 59 units) and 59 units (2021: 28 units) respectively. While starts was a decrease of 38 units (2021: 115 units). As

penyusutan 38 unit (2021: 115 unit). Pada akhir 2022, terdapat 14,380 unit kedai sedia ada dengan 1,016 unit lagi dalam penawaran akan datang dan 742 unit dalam penawaran dirancang.

at end-2022, there were 14,380 existing shop units with another 1,016 units in the incoming supply and 742 units in the planned supply.



## Kompleks Perniagaan

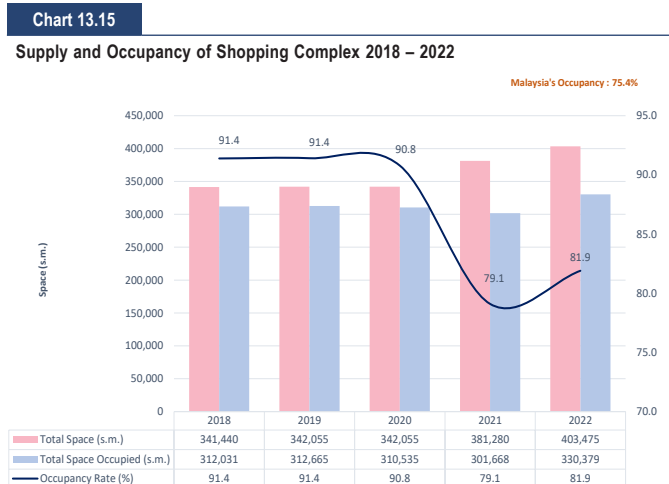
## Shopping Complex

### Penghunan dan Ketersediaan Ruang

### Occupancy and Space Availability

Subsektor niaga menyaksikan prestasi yang baik dengan purata kadar penghunian meningkat kepada 81.9% pada 2022 berbanding 79.1% pada 2021. Selari itu, ambilan tahunan juga meningkat sebanyak 28,711 m.p.

The retail sub-sector shown a good performance with average occupancy rate an increase to 81.9% in 2022 as compared to 79.1% in 2021. In parallel, the annual take-up also increased by 28,711 s.m.



## Aktiviti Pembinaan

## Construction Activity

Terdapat satu kompleks siap dibina direkodkan dalam tempoh kajian iaitu Mydin Hyper Tunjong di Jalan Kuala Krai, Kota Bharu dengan keluasan 22,195 m.p dan menawarkan penghunian sebanyak 20,565 m.p. Pada akhir 2022, terdapat 30 kompleks membeli-belah sedia ada (403,475 m.p.).

There was one completed complex recorded in the review period namely Mydin Hyper Tunjong in Kuala Krai Road, Kota Bharu with an area of 22,195 m.p and 20,565 m.p for an occupancy space offered. As at end-2022, there were 30 existing shopping complexes (403,475 s.m.).

## Sewa

Secara amnya, sewa ruang niaga stabil bagi semua kompleks membeli-belah. Mydin Hyper Tunjong di Jajahan Kota Bharu merupakan sebuah kompleks beli-belah yang baru di lancarkan pada 10 Mac 2022 dan menyediakan sewaan ruang niaga kepada para peniaga dan secara tidak langsung dapat meningkatkan ekonomi di negeri ini.

## Pejabat Binaan Khas

### Penghunian dan Ketersediaan Ruang

Segmen pejabat binan khas menunjukkan prestasi yang baik dengan kadar penghunian yang meningkat kepada 94.3% berbanding 93.5% yang dicatatkan pada 2021. Selari dengan itu, ambilan tahunan adalah positif pada 3,068 m.p.

## Rental

Generally, rental of retail space were stable for all shopping complexes. Mydin Hyper Tunjong in Jajahan Kota Bharu is a shopping complex that was just launched on 10 March 2022 and provides business space rental to traders and can indirectly boost the economy in the state.

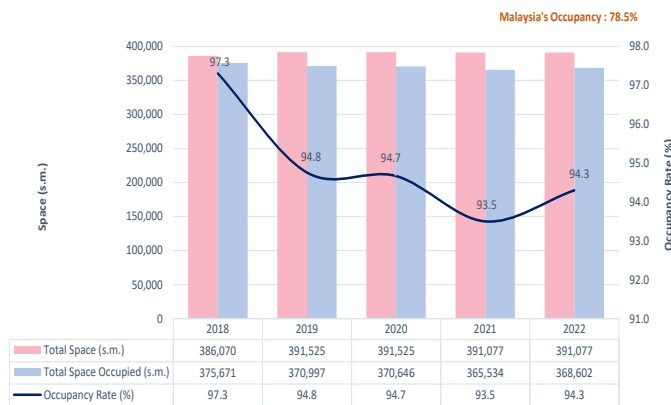
## Purpose-Built Office

### Occupancy and Space Availability

The purpose-built office segment shown well with occupancy rate increasing to 94.3% as compared to 93.5% recorded in 2021. Correspondingly, the annual take-up was positive at 3,068 s.m.

Chart 13.16

Supply and Occupancy of Purpose-Built Office 2018 – 2022



192

## Aktiviti Pembinaan

Tiada aktiviti pembinaan baharu direkodkan dalam tempoh kajian. Pada akhir 2022, terdapat 289 pejabat binaan khas sedia ada (391,077 m.p.). Manakala penawaran akan datang dan penawaran dirancang kekal tiada.

## Sewa

Pasaran sewa pejabat binaan khas bagi kebanyakan bangunan adalah stabil pada tempoh kajian.

## Riadah

Tiada siap dibina baharu direkodkan dalam tempoh kajian. Pada akhir 2022, catatan rekod masih sama seperti tahun 2021 dengan 91 hotel (4,360 bilik) dalam penawaran sedia ada dan satu hotel (144 bilik) dalam penawaran akan datang.

## Construction Activity

There was no new construction activity recorded in the review period. As at end-2021, there were 289 existing purpose-built office (391,077 s.m.). Whereas, incoming supply and planned supply remained nil.

## Rental

The rental market for purpose-built offices for most buildings is stable throughout the review period.

## Leisure

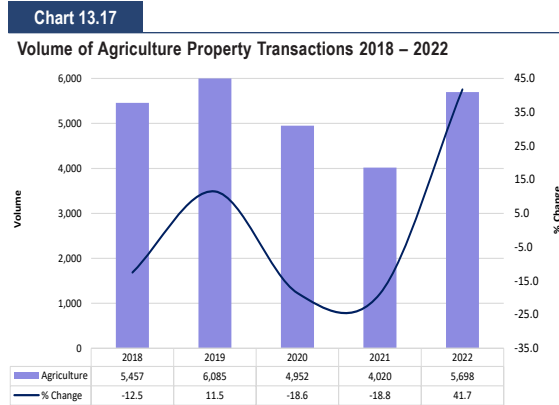
No new completion was recorded in the review period. At the end of 2022, the record is still the same as in 2021 with 91 hotels (4,360 rooms) in existing supply and one hotel (144 rooms) in the incoming supply.



## HARTA TANAH PERTANIAN

### Transaksi

Terdapat 5,698 transaksi bernilai RM400.71 juta dalam tempoh kajian iaitu bilangan meningkat 41.7%, manakala nilai menurun sebanyak 19.3% (2021: 4,020 transaksi bernilai RM496.53 juta).



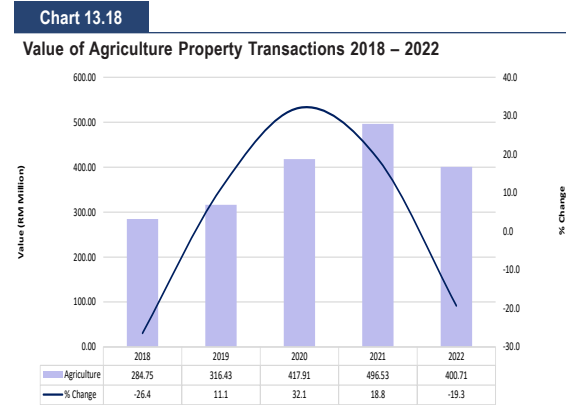
### Harga

Harga harta tanah pertanian menyaksikan pertumbuhan positif di seluruh negeri kecuali penurunan 5.0% bagi harga tanah tanaman getah di Kampung Jelakong, Jajahan Tanah Merah. Harga tanah dusun mencatatkan harga tertinggi berbanding harga tanah tanaman pertanian yang lain bagi semua Jajahan negeri terutama di Jajahan Kota Bharu dengan nilai pindahmilik antara RM515,000 hingga RM566,000 sehektar.

## AGRICULTURE PROPERTY

### Transaction

There were 5,698 transactions worth RM400.71 million in the review period as increased by 41.7% in volume, whereas value declined by 19.3% (2021: 4,020 transactions worth RM496.53 million).



### Price

Prices of agriculture property witnessed positive growth throughout the state except for a slight decrease of 5.0% in the price of rubber plantations land in Kampung Jelakong, Jajahan Tanah Merah. The price of orchard land recorded the highest price compared to the price of other agricultural land for all state colonies, especially in the Kota Bharu with a transfer value between RM515,000 to RM566,000 per hectare.

## PROSPEK 2023

Pasaran hartanah dijangka bertambah baik disokong oleh pemulihan ekonomi yang berdaya tahan, makmur dan mampan. Prospek positif ini turut disokong oleh prestasi kewangan negara yang baik. Berdasarkan Bajet Kelantan 2023 yang bertemakan “Kelantan Maju, Rakyat Sejahtera”, beberapa program dan projek akan diteruskan pada 2023 yang turut memberi impak positif kepada sektor hartanah dan infrastruktur negeri Kelantan.

## 2023 OUTLOOK

*The property market is expected to improve supported by a resilient, prosperous and sustainable economic recovery. This positive outlook is also supported by the country's better financial performance. Based on the Kelantan Budget 2023 themed “Kelantan Maju, Rakyat Sejahtera”, several programs and projects will be continued in 2023 which will also bring positive impact on the real estate and infrastructure sector for Kelantan.*

## Infrastructure Development

**Table 13.2: Infrastructure Projects**

No.	Infrastructure Project	Location	Current Development Status
1.	East Coast Rail Line (ECRL) Project	<ul style="list-style-type: none"> <li>- The alignment for this project Startsss from Pasir Puteh to Kota Bharu</li> <li>- Length: 56 kilometres involving 2 main stations that will build in Pasir Puteh and Tunjung, Kota Bahru.</li> <li>- Project area: 304.9001 hectares (including private and government land)</li> <li>- Project cost: RM50.27 billion (total cost of the project)</li> </ul>	<p>Under construction.</p> <p>For Second Phase (Pasir Putih) of Land Acquisition has been gazetted under Section 8 on 25/8/2022.</p>
2.	FT209 and FT131 Road Upgrading Project	<ul style="list-style-type: none"> <li>- Location: From Pasir Hor Interchange to Panchor, Kota Bharu, Kelantan</li> <li>- Project area: 16.1921 hectares</li> <li>- Project cost: RM191 million</li> </ul>	Has been gazetted under Section 8, Land Acquisition Act 1960 on 26 Mei 2022. The project is still under hearing process.
3.	Palekbang - Kota Bharu Bridge Construction Project	<ul style="list-style-type: none"> <li>- Location: Palekbang, Tumpat to Penambang, Kota Bharu</li> <li>- Project cost: RM440 million</li> </ul>	Under construction
4.	Sultan Ismail Petra Airport Expansion and Upgrading Project	<ul style="list-style-type: none"> <li>- Location: Kota Bharu</li> <li>- Project cost: RM2 million</li> </ul>	Under construction
5.	Proposed Construction of Kota Bharu to Kuala Krai Highway	<ul style="list-style-type: none"> <li>- Location: Kota Bharu to Kuala Kerai</li> <li>- Project package development:                             <ul style="list-style-type: none"> <li>a) Package 2C Kok Lanas to Machang and 3A Machang to Bukit Tiu                                     <ul style="list-style-type: none"> <li>➤ Location: Kok Lanas to Machang and Machang to Kok Lanas/ Machang to Bukit Tiu and Bukit Tiu to Machang</li> <li>➤ Project area: 256.69 hectares</li> <li>➤ Length: 18.45 kilometres</li> <li>➤ Project cost: RM389.5 million</li> </ul> </li> <li>b) Package 3B Kg Berangan Mek Nab ke Keroh                                     <ul style="list-style-type: none"> <li>➤ Location: Kg Berangan Mek Nab to Keroh dan Keroh to Kg Berangan Mek Nab</li> <li>➤ Length: 9.78 kilometres</li> <li>➤ Project cost: RM244.2 million</li> </ul> </li> <li>c) Package 3C: Keroh To Kuala Krai                                     <ul style="list-style-type: none"> <li>➤ Location: Kota Bharu Kuala Krai and Keroh to Kuala Krai</li> <li>➤ Project area: 95.6874 hectares</li> <li>➤ Length: 8.6 kilometres</li> <li>➤ Project cost: RM244.3 million</li> </ul> </li> </ul> </li> </ul>	<p>Package 2C: Has been gazetted under Sec. 8, Land Acquisition Act 1960 on 13 Oktober 2022</p> <p>Package 3A and 3B: Application for Section 8, pending approval by the State Authority</p> <p>Package 3C: Preparation of land reports and state exco papers</p>

Table 13.2: Infrastructure Projects

No.	Infrastructure Project	Location	Current Development Status
6.	Sungai Golok Integrated River Basin Development Project: Phase 1	<ul style="list-style-type: none"> <li>- Location: Tumpat and Pasir Mas</li> <li>- Length: <ul style="list-style-type: none"> <li>➢ Sungai Golok Flood Bann: 26.2 kilometres</li> <li>➢ Sungai Lemal Lancang Bann: 19.84 kilometres</li> <li>➢ Sungai Mentua Bunding Bann: 8.1 kilometres</li> </ul> </li> <li>- Project cost: RM501 million</li> <li>- <u>Phase 1:</u> Expected to be completed in August 2024 <ul style="list-style-type: none"> <li>a) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1-Flood Bund-C (LA1-LA25), Pasir Mas District <ul style="list-style-type: none"> <li>➢ Project area: 30.5883 hectares</li> </ul> </li> <li>b) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund D- (LA2 -LA 25), Tumpat District <ul style="list-style-type: none"> <li>➢ Project area: 28.3304 hectares</li> </ul> </li> <li>c) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal, Pasir Mas District <ul style="list-style-type: none"> <li>➢ Project area: 90.7618 hectares</li> </ul> </li> <li>d) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal additional, Pasir Mas District <ul style="list-style-type: none"> <li>➢ Project area: 0.8271 hectares</li> </ul> </li> <li>e) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Bund D, Pasir Mas District <ul style="list-style-type: none"> <li>➢ Project area: 0.7259 hectares</li> </ul> </li> <li>f) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Mentua, Tumpat District <ul style="list-style-type: none"> <li>➢ Project area: 14.0879 hectares</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Preparation a written award by Land Administrator and JPS to any interested person.</li> <li>Section 8 has been approved and will be issue in a Government Gazette</li> <li>Notice of Possession (Form K) of the land involved has been issued</li> <li>Notice of Possession (Form K) of the land involved has been issued</li> <li>Notice of Possession (Form K) of the land involved has been issued</li> <li>Has been gazetted under Section 8, Land Acquisition Act 1960 on 20 October 2022</li> </ul>
7.	Kuala Nal - Pasir Kelang Bridge Construction Project	<ul style="list-style-type: none"> <li>- Location: Kuala Krai</li> <li>- Length: 100 meter</li> <li>- Project area: 5.3154 hectares</li> <li>- Project cost: RM29.7 million</li> </ul>	Under construction
8.	Central Spine Road Highway (CSR) FT 34 Kota Bharu – Simpang Pelangai, Bentong	<ul style="list-style-type: none"> <li>- Involved two packages with 11 sub-packages.</li> <li>a) <b>Package 1: Kuala Krai to Lakit River Bridge</b> <ul style="list-style-type: none"> <li>- Length: 47.00 kilometres</li> <li>i) Section 1C: Kg Laloh to FT66 <ul style="list-style-type: none"> <li>➢ Project area: 41.257 hectares</li> <li>➢ Project cost: RM185.40 million</li> </ul> </li> </ul> </li> <li>b) <b>Package 2: Lakit River Bridge to Gua Musang</b> <ul style="list-style-type: none"> <li>- Total length: 59.00 kilometres</li> <li>i) Section 2B: Paloh 2 to Bukit Sejuk <ul style="list-style-type: none"> <li>➢ Project cost: RM365.80 million</li> </ul> </li> <li>ii) Section 2C: Bukit Sejuk to Bandar Baru Gua Musang <ul style="list-style-type: none"> <li>➢ Project cost: RM371.50 million</li> </ul> </li> </ul> </li> </ul>	Preparation of Survey Application
9.	Ulu Nenggiri Hydroelectric Project	<ul style="list-style-type: none"> <li>- Location: Ulu Nenggiri, Gua Musang</li> <li>- Project cost: 5.00 billion</li> </ul>	In construction and preparation for the site
10.	Bangunan Gunasama Persekutuan Kota Bharu	<ul style="list-style-type: none"> <li>- Location: Tunjang, Kelantan</li> <li>- Project cost: 576.00 million</li> <li>- Project consists of four eight-storey office blocks, an auditorium, a multi-purpose hall, food court, nursery and kindergarten, security block and multi-storey parking.</li> </ul>	Under construction and is expected to be completed by July 2024.

**Table 13.2: Infrastructure Projects**

No.	Infrastructure Project	Location	Current Development Status
11.	Construction of Urban Drainage, Bandar Baru Tunjong Under Integrated River Basin Project (PLSB) Phase 1 (Scope of Manual Saliran Mesra Alam (MSMA) Bandar Baru Tunjong)	<ul style="list-style-type: none"> <li>- Location: Padang Enggang, Kota, Pendek, Tiong</li> <li>- Project area: 64.76 hectares</li> <li>- Project cost: RM51.00 million</li> </ul>	Has been gazetted under Section 8, Land Acquisition Act 1960 on 14 April 2022. Still under land acquisition process.

**Mega Project**

**Table 13.3: Development Project**

No.	Development Project	Description	Current Development Status
1.	Tok Bali Industrial Park	<ul style="list-style-type: none"> <li>- Location: Tok Bali Industrial Park in Mukim Gong Kulim, Pasir Puteh District</li> <li>- Consist of heavy industries (oil &amp; gas) as well as small and medium industries including Halal Industries</li> <li>- Gross development value: RM200 million</li> <li>- <u>Phase 1:</u> <ul style="list-style-type: none"> <li>➢ Project area: 40.47 hectares</li> <li>➢ Number of lots: 81 lot</li> </ul> </li> <li>- <u>Phase 2:</u> <ul style="list-style-type: none"> <li>➢ Project area: 33.5 hectares</li> <li>➢ Number of lots: 48 lot</li> </ul> </li> </ul>	<p>Plans have been approved but not yet construct.</p> <p>Under land acquisition process</p>
2.	New Complex Development Project for the Malaysian Maritime Enforcement Agency, Tok Bali	<ul style="list-style-type: none"> <li>- Location: Tok Bali, Kelantan</li> <li>- Land area: 14 hectares</li> <li>- Gross development value: RM250 million</li> </ul>	Under construction
3.	Residensi Prima @ Kubang Kerian	<ul style="list-style-type: none"> <li>- Location: Kubang Kerian, Kelantan, about 7 kilometres from Hospital University Kubang Kerian (HUSM) and 11 kilometres from Kota Bharu City Center.</li> <li>- Land area: 10.11 hectares</li> <li>- Erected on Lot 15306 in Mukim Mentuan, Kota Bharu District</li> <li>- Two blocks Apartment with 632 units with the composition of development: <ul style="list-style-type: none"> <li>• Built -up area: <ul style="list-style-type: none"> <li>Type A - 850sqft @ 78.97sqm</li> <li>Type B - 950sqft @ 88.26sqm</li> <li>Type C1 &amp; C2 - 1050sqft @ 97.55sqm</li> </ul> </li> <li>• Price from RM245,000.00 - RM321,000.00</li> <li>• Facilities: <ul style="list-style-type: none"> <li>➢ Children's playground, Nursery &amp; Kindergarten, Multipurpose hall, Prayer room's, Swimming pool</li> </ul> </li> </ul> </li> <li>- Expected completion: 1 Februari 2024</li> <li>- Developer: AUEI Teras Holdings Sdn Bhd</li> </ul>	Under construction

**Table 13.3: Development Project**

No.	Development Project	Description	Current Development Status
4.	Residensi Platinum @ Bayam	<ul style="list-style-type: none"> <li>- Location: Kota Bharu City Center, about 2 kilometres from Hospital Raja Perempuan Zainab II and 2 kilometres from downtown of Kota Bharu City.</li> <li>- Land area: 0.75 hectares (on Lot 11850 in Mukim Padang Garong, Kota Bharu)</li> <li>- Two blocks apartment with 272 units with the composition of development:               <ul style="list-style-type: none"> <li>• Built -up area:                   <ul style="list-style-type: none"> <li>Type A - 828sqft @ 76.92sqm</li> <li>Type B - 823sqft @ 76.46sqm</li> <li>Type C - 818sqft @ 75.99sqm</li> </ul> </li> <li>• Price from RM345,600.00 - RM384,210.00</li> <li>• Facilities:                   <ul style="list-style-type: none"> <li>➤ Children's playground, Nursery &amp; Kindergarten, Prayer room's, Swimming pool, Gymnasium, 24 hours security</li> </ul> </li> </ul> </li> <li>- Expected completion: 1 Januari 2025</li> <li>- Developer: BBGM Wangsa Development Sdn Bhd</li> </ul>	Undeveloped yet and still vacant land
5.	PPA1M Sireh Residence	<ul style="list-style-type: none"> <li>- Location: Mukim Kampong Sireh, Kota Bharu District, nearby Aeon Mall and Lotus's Hypermarket, Educational Institute, Integrated Transport Terminal and recreational areas along the river.</li> <li>- Land area: 9.37 hectares (on Lot PT 90, PT 91 and 123 more lot)</li> <li>- Eight blocks apartment with 2,160 units with the components of development:               <ul style="list-style-type: none"> <li>• Built -up area:                   <ul style="list-style-type: none"> <li>Type A - 1,058.32sqft @ 98.32sqm</li> <li>Type B - 1,154.00sqft @ 107.20sqm</li> </ul> </li> <li>• Price from RM 274,600.00 – RM 299,500.00</li> <li>• Facilities:                   <ul style="list-style-type: none"> <li>➤ Children's playground, Nursery &amp; Kindergarten, Prayer room's, Swimming pool, Gymnasium, 24 hours security, Convenience Store, Multipurpose Hal</li> </ul> </li> </ul> </li> <li>- Expected completion: 1 Januari 2024</li> <li>- Developer: Liziz Standaco Sdn Bhd</li> </ul>	Under construction
6.	PRIMA Tok Bali	<ul style="list-style-type: none"> <li>- Location: Off Pasir Puteh – Tok Bali Road in Mukim Gong Kulim and Semerak, Pasir Puteh</li> <li>- Land area: 15.312 hectares (on Lot 701,447,446,445,650, 651,2193,2195,1563,1656,1657)</li> <li>- Providing a total of 359 units of single storey terraced and 141 units of double storey terraced with the composition of development:</li> <li>- 2 blocks apartment with 272 units with the composition of development:               <ul style="list-style-type: none"> <li>• Built -up area:                   <ul style="list-style-type: none"> <li>Single Storey - 950sqft</li> <li>Double Storey – 1,400sqft</li> </ul> </li> <li>• Price                   <ul style="list-style-type: none"> <li>Single Storey – from RM 149,400 – RM 174,000</li> <li>Double Storey – from RM 229,500 – RM 269,000</li> </ul> </li> </ul> </li> <li>- Expected completion: 30 November 2022 (Phase 1) but for now still under construction</li> <li>- Developer: BBGM Tok Bali Development Sdn Bhd</li> </ul>	Under construction

**Table 13.3: Development Project**

No.	Development Project	Description	Current Development Status
7.	Saujana Harmoni Fasa 2	<ul style="list-style-type: none"> <li>- Developed on Lot PT 7117 - PT 7354, Mukim Pulau, District of Gua Musang</li> <li>- Located near to the Jalan Merapoh – Gua Musang and 8 km to Gua Musang City Centre</li> <li>- Total units: 238 units (1-storey Terrace Houses)</li> <li>- Land area: 135 square meters</li> <li>- Built-up area: 102 square meters</li> <li>- Price from RM 250,000 – RM 330,000 per unit</li> <li>- Expected Completion Date: January 2024</li> <li>- Developer: ML Synergy Sdn. Bhd.</li> </ul>	Under construction
8.	Arika Kubang Kerian	<ul style="list-style-type: none"> <li>- Location: Off Jalan Sultan Yahya Petra, Mukim Kenali, Kota Bharu</li> <li>- Land area: 4291 square meters (on Lot 1910)</li> <li>- 2 Blocks of serviced apartments with 668 units with the composition of development: <ul style="list-style-type: none"> <li>• Built-up area: <ul style="list-style-type: none"> <li>Type A - 260sqft @ 24.15sqm</li> <li>Type A1 - 364sqft @ 33.82sqm</li> <li>Type A2 - 300sqft @ 27.87sqm</li> <li>Type B, B4, B5, C - 520sqft @ 48.31sqm</li> <li>Type B1 - 590sqft @ 54.81sqm</li> <li>Type B2 - 599sqft @ 55.65sqm</li> <li>Type B3 - 679sqft @ 63.08sqm</li> <li>Type C1 - 555sqft @ 51.56sqm</li> <li>Type D, E - 798sqft @ 74.13sqm</li> <li>Type F - 1040sqft @ 96.62sqm</li> <li>Type G - 357sqft @ 33.17sqm</li> </ul> </li> </ul> </li> <li>- Price from RM229,000.00 – RM1,305,000.00</li> <li>- Developer: Seruan Mewah Sdn Bhd</li> </ul>	Undeveloped yet and still vacant land
9.	Kota Seribong Fasa 2B	<ul style="list-style-type: none"> <li>- Developed on Lot PT 1641 - PT 1666 and PT 1783 - PT 1830, Mukim Tiong, Section 67, Daerah Pendek, and PT 1831- PT 1856 &amp; PT 1950 – PT 1961, Mukim Padang Enggang, Section 62, Daerah Kota, Kota Bharu</li> <li>- Located near to the Kota Bharu – Kuala Krai Highway and 4.3 miles to Kota Bharu City Centre</li> <li>- Total units: 112 units (2-storey Terrace Houses)</li> <li>- Land area: 1300 square feet (120 square meters)</li> <li>- Built-up area: 137.86 square meters – 140.46 square meters</li> <li>- Price from RM 440,000 – RM 550,000 per unite</li> <li>- Expected Completion Date: August 2022</li> <li>- Developer: SENSEA TIMUR Sdn. Bhd.</li> </ul>	Under construction
10.	Desa Wira Jaya Phase 2B and 3, Pasir Mas Kelantan	<ul style="list-style-type: none"> <li>- Desa Wira Jaya is a Housing Scheme located at Mukim Apam, Pasir Mas District (Main Lot PT 8228). It is nearby Desa Wira Jaya Phase I and Residensi Pr1ma, Land's Owner by Perbadanan Kemajuan Iktisad Negeri Kelantan (PKINK) while the Developer for Desa Wira Jaya is ATM Development Sdn Bhd, The scheme can be reached via Federal Route 3.</li> <li>- There are 2 new phases to be developed in the Scheme which are: - <ul style="list-style-type: none"> <li>a) Phase 2B » Single Storey Terrace – 124 Units</li> <li>» Single Storey Detach - 24 Units</li> <li>b) Phase 3 » Single Storey Terrace – 198 Units</li> </ul> </li> <li>- Among the facilities available in the vicinity of this scheme are: - » Mosque » Kaksu Mart » Tengku Anis Recreational Park » Pantai Timur Supermarket » Land and Colonial Office of Pasir Mas, » Pasir Mas District Council Office » MARA College of Higher Skills » Pasir Mas police station</li> <li>- Located near to the main road of Pasir Mas - Rantau Panjang and 9.8 miles to Pasir Mas, 12 miles to Rantau Panjang, 29 miles to Kota Bharu and 31 miles to Tanah Merah.</li> </ul>	Undeveloped yet and still vacant land

## State Government Policy

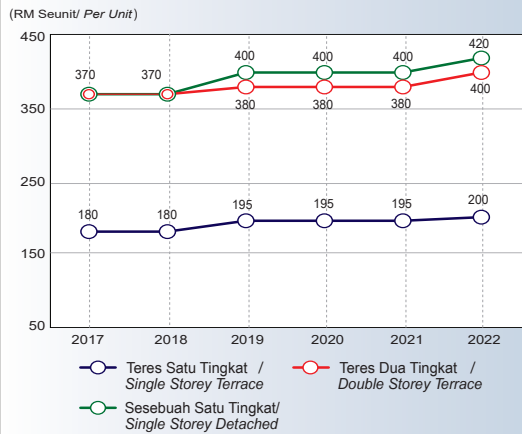
**Table 13.4: State Government Policy**

The State Government approved several policies and incentives to investors who are interested in investing in Kelantan. Among the incentives are as follows: -

No.	Policy/ incentives	Details
1.	Kelantan Affordable Housing Policy (RMMK)	<ul style="list-style-type: none"> <li>- The main objective of the Kelantan Affordable Housing Policy is to provide and offer types of houses that are affordable, adequate, quality, liveable and based on Islamic characteristics for the comfort and well-being of the Kelantan people.</li> <li>- The purpose of RMMK is as a guideline set by the State Authority (PBN), Local Authority (PBT), technical agencies and developers in planning and controlling the development of Affordable Housing development projects in the state of Kelantan as well as, as the basis for the implementation of the Kelantan Affordable Housing Program (RMMK).</li> <li>- The target of this project is to provide facilities to the target group (for each type of house set by the government) to own the first house according to the conditions that have been set.</li> </ul>
2.	Urban land density flexibility control policy	<ul style="list-style-type: none"> <li>- Provide flexibility control of density for land in urban areas to be more viable by developers.</li> </ul>
3.	State government incentives on land tax, land premium and issuance of title	<ul style="list-style-type: none"> <li>- Quit rent reduction of 50% within two years (in line with the express conditions of development).</li> <li>- Reduction of application fees in Local Authorities according to components, namely 50% Improvement Service Fund (ISF) and 50% assessment tax for the first year after CCC.</li> <li>- Flexibility of payment of land premium and conversion premium by instalments.</li> <li>- Accelerate the issuance of land titles for the housing and real estate sector not exceeding 8 months from the date of application.</li> </ul>

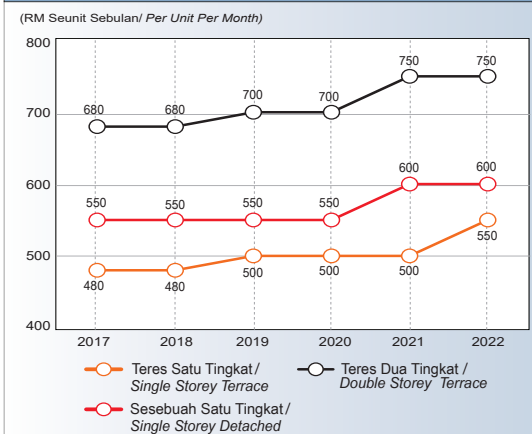
### KELANTAN 13.1

Pergerakan Harga Purata Rumah Teres dan Sesebuah di Kelantan  
Average Price Movements of Terraced and Detached Houses in Kelantan



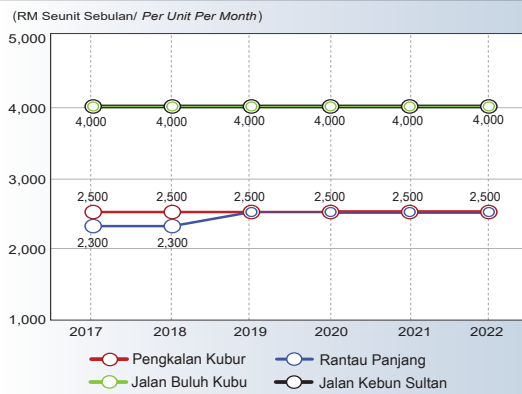
### KELANTAN 13.2

Pergerakan Sewaan Purata Rumah Teres dan Sesebuah di Kelantan  
Average Rental Movements of Terraced and Detached Houses in Kelantan



### KELANTAN 13.3

Pergerakan Sewaan Purata Tingkat Bawah Kedai di Kelantan  
Average Rental Movements of Ground Floor Shop in Kelantan



### KELANTAN 13.4

Pergerakan Harga Purata Tanah Padi di Kelantan  
Average Price Movements of Paddy Land in Kelantan

