

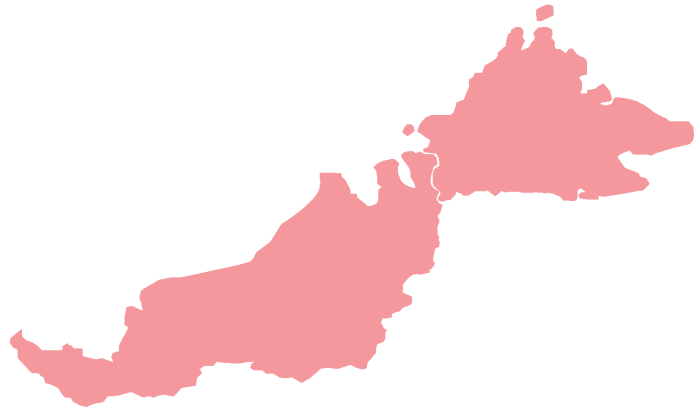
**LAPORAN PASARAN HARTA
MALAYSIA TIMUR
2023**

***EAST MALAYSIA REGION
PROPERTY MARKET REPORT
2023***

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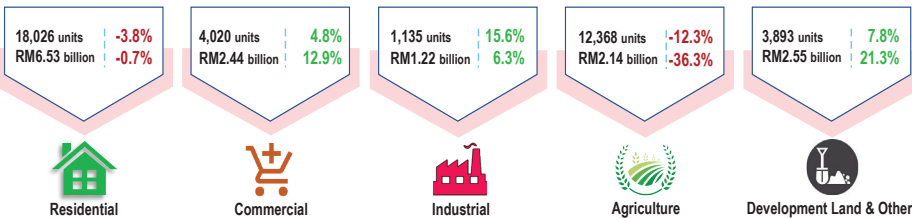
EAST MALAYSIA REGION



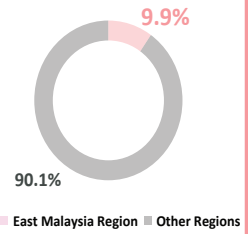
MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (2023 vs 2022)

▼ -4.4% Volume **39,442** transaction Value **RM14.88** billion ▼ -2.5%



Market Share between
Regions (Volume)



| Construction Activity | Residential | Commercial | Industrial | Unsold Status | Residential | Commercial | Industrial |
|--------------------------|-------------------|------------|------------|---------------------------------|-------------|---------------------------------------|------------------------------|
| | 6,970 Completions | 440 | 508 | | 34 | 3,838 units @ RM1.68 billion Overhang | 1,756 units @ RM1.73 billion |
| 8,806 Starts | 674 | 288 | 64 | 7,600 Unsold Under Construction | 635 | 5,721 | 80 |
| 5,380 New Planned Supply | 1,020 | 600 | 154 | 822 Unsold Not Constructed | 54 | 35 | 22 |

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH MALAYSIA TIMUR

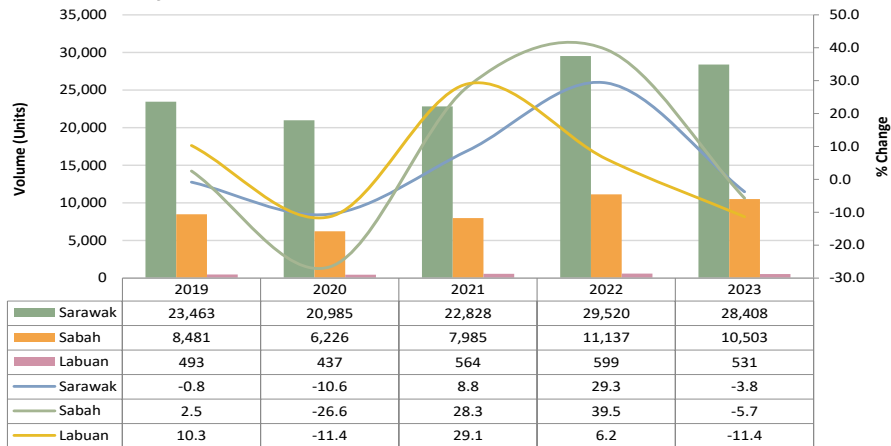
Prestasi pasaran harta Wilayah Malaysia Timur sederhana pada 2023, ditunjukkan oleh bilangan dan nilai transaksi yang lebih rendah berbanding 2022. Wilayah ini merekodkan 39,442 transaksi bernilai RM14.88 bilion, masing-masing menurun 4.4% dan 2.5% dalam bilangan dan nilai berbanding 2022. Gabungan ketiga-tiga negeri membentuk 9.9% dan 7.6% daripada bilangan dan nilai transaksi nasional.

1.0 EAST MALAYSIA REGION PROPERTY MARKET OVERVIEW

The performance of East Malaysia Region property market moderated in 2023, indicated by lower volume and value of transactions as compared to 2022. The region registered 39,442 transactions worth RM14.88 billion, decreased by 4.4% and 2.5% in volume and value respectively as compared to 2022. Combined these three states formed 9.9% and 7.6% of the national volume and value transactions.

Chart 1

Overall Property Transactions Volume Trend 2019 – 2023

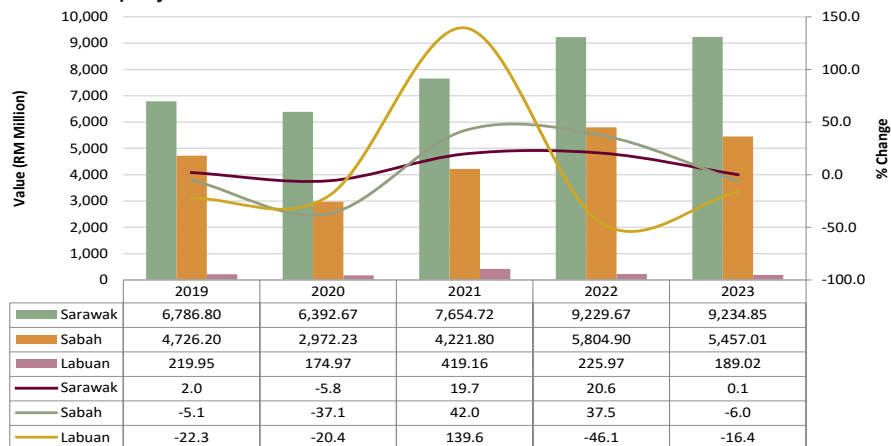


Semua negeri menunjukkan tren penurunan diadului Labuan sebanyak 11.4%, diikuti Sabah (5.7%) dan Sarawak (3.8%).

All states showed downward trend led by Labuan by 11.4%, followed by Sabah (5.7%) and Sarawak (3.8%).

Chart 2

Overall Property Transactions Value Trend 2019 – 2023



Situasi tren menurun yang serupa dilihat dalam nilai transaksi bagi Labuan menurun 16.4%, diikuti Sabah (6.0%), manakala Sarawak mencatatkan sedikit peningkatan 0.1%

Similar downtrend situation was seen in transactions value for Labuan, declined by 16.4%, followed by Sabah (6.0%) while Sarawak recorded a slight increase of 0.1%.

Chart 3

Overall Property Transactions Volume Breakdown by State 2023

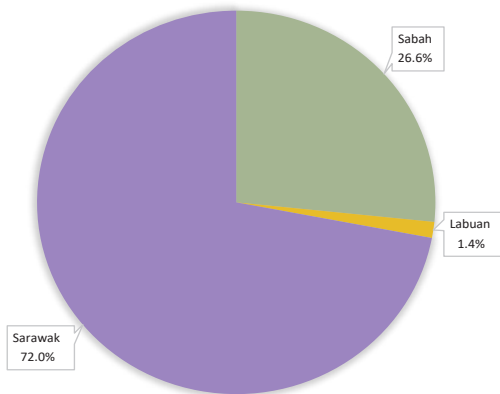
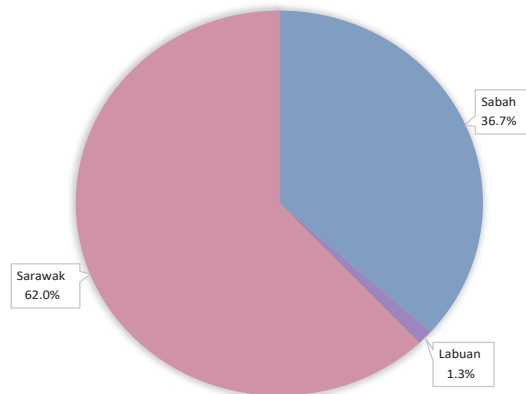


Chart 4

Overall Property Transactions Value Breakdown by State 2023



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Mengikut negeri, Sarawak mendominasi jumlah dan nilai transaksi dalam wilayah dengan 28,408 transaksi (72.0%) bernilai RM9.23 bilion (62.0%), diikuti Sabah dan Labuan.

By state, Sarawak dominated the region's overall property transactions volume and value with 28,408 transactions (72.0%) worth RM9.23 billion (62.0%) followed by Sabah and Labuan.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector 2023

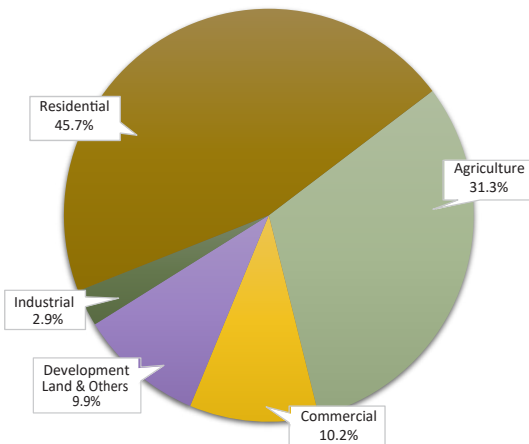
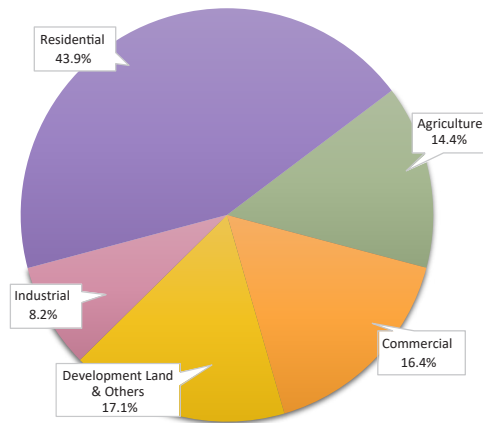


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector 2023



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah wilayah dengan menyumbang 45.7% dalam bilangan (18,206 transaksi) dan 43.9% dalam nilai (RM6.53 bilion) daripada jumlah keseluruhan.

By sub-sector, residential sub-sector continued to dominate the region's property activity by contributing 45.7% in volume (18,206 transactions) and 43.9% in value (RM6.53 billion) from the total transaction.

Table 1

Summary of Prominent Sales Recorded in 2023

| No. | Property | Location | Transaction Year | Consideration Price (RM) |
|------------------------------|---------------------------------|---|------------------|--------------------------|
| SHOPPING COMPLEX (SC) | | | | |
| 1. | Econsave Hypermarket | First Palm City Centre, Lahad Datu, Sabah | 2022 | 18,000,000 |
| 2. | Lepapa Hypermarket | Sri Aman Square, Sri Aman, Sarawak | 2021 | 10,000,000 |
| HOTEL | | | | |
| 3. | Li Hua Hotel | Jalan Pulau Li Hua, Sibul, Sarawak | 2021 | 19,000,000 |
| 4. | Regal Court Hotel | Jalan Tun Ahmad Zaidi Adruce, Sarawak | 2023 | 10,000,000 |
| DEVELOPMENT LAND | | | | |
| 5. | Residential Land (68,192 s.m.) | Batu 7, Jalan Airport, Sandakan, Sabah | 2022 | 22,000,000 |
| 6. | Residential Land (106,400 s.m.) | Jalan Sulaman, Kota Kinabalu, Sabah | 2023 | 74,000,000 |
| 7. | Residential Land (125,326 s.m.) | Jalan Batu Kawa, Kuching, Sarawak | 2023 | 94,410,000 |
| ESTATE LAND | | | | |
| 8. | Estate Land (79.40 hectares) | Jalan Kalabakan, Tawau, Sabah | 2023 | 5,494,000 |
| 9. | Estate Land (80.63 hectares) | Jalan Kalabakan, Tawau, Sabah | 2023 | 5,579,000 |
| 10. | Estate Land (75.94 hectares) | Sungai Gum-Gum Kecil, Off Jalan Labuk, Sandakan, Sabah | 2023 | 3,300,000 |
| 11. | Estate Land (79.73 hectares) | Jalan Sapang, Off Jalan Tawau – Kunak, Kunak, Sabah | 2023 | 5,910,000 |
| 12. | Estate Land (124.00 hectares) | Batu 19, Off Jalan SPS 3, Sandakan, Sabah | 2023 | 16,546,000 |
| 13. | Estate Land (72.64 hectares) | Ulu Segama, Lahad Datu, Sabah | 2023 | 4,300,000 |
| 14. | Estate Land (47.03 hectares) | Off Jalan Kunak – Lahad Datu, Tingkayu 8, Kunak, Sabah | 2023 | 2,790,000 |
| 15. | Estate Land (120.3 hectares) | Kampung Nusa, Bukit Garam, Off Jalan Bukit Garam, Kinabatangan, Sabah | 2023 | 9,000,000 |
| 16. | Estate Land (83.35 hectares) | Tingkayu 4, Off Jalan Kunak – Lahad Datu, Kunak, Sabah | 2022 | 7,990,000 |
| 17. | Estate Land (708.95 hectares) | Kampung Ulu Soniton, Jalan Kota Merudu - Tandek, Kota Merudu, Sabah | 2022 | 11,700,000 |
| 18. | Estate Land (124.00 hectares) | Off Jalan SPS 3, Sandakan, Sabah | 2023 | 16,545,600 |
| 19. | Estate Land (161.70 hectares) | Pantu Junction, Sri Aman, Sarawak | 2022 | 4,100,000 |
| 20. | Estate Land (221.70 hectares) | Niah – Suai, Sarawak | 2023 | 19,000,000 |

2.0 AKTIVITI PASARAN HARTA TANAH

2.0 PROPERTY MARKET ACTIVITY

2.1 HARTA TANAH KEDIAMAN

2.1 RESIDENTIAL PROPERTY

Transaksi

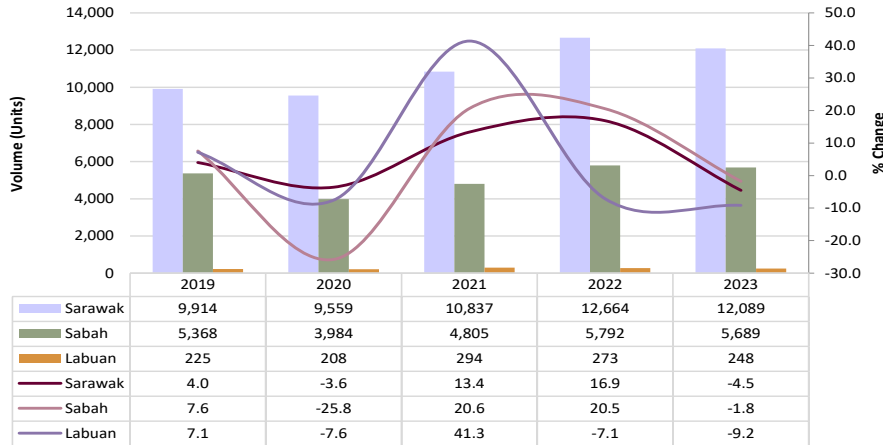
Transaction

Sektor kediaman kekal sebagai subsektor utama dalam wilayah. Berbanding 2022, semua negeri merekodkan trend menurun didahului Labuan (9.2%), Sarawak (4.5%) dan Sabah (1.8%).

Residential sub-sector was the main sub-sector in the region. Against 2022, all states recorded downward trend lead by Labuan (9.2%), Sarawak (4.5%) and Sabah (1.8%).

Chart 7

Residential Property Transactions Volume Trend 2019 – 2023



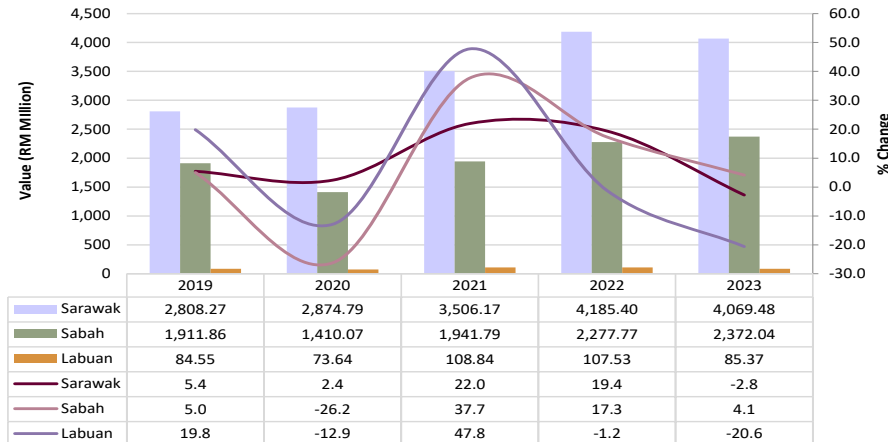
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Tren menurun yang sama dilihat pada nilai transaksi. Labuan menurun sebanyak 20.6% dan diikuti Sarawak (2.8%). Manakala, Sabah merekodkan kenaikan sebanyak 4.1%.

Similar downward trend was seen in transaction value. Labuan shown decrease of 20.6% and followed by Sarawak (2.8%). Meanwhile, Sabah recorded an increased by 4.1%.

Chart 8

Residential Property Transactions Value Trend 2019 – 2023



Pelancaran Baharu

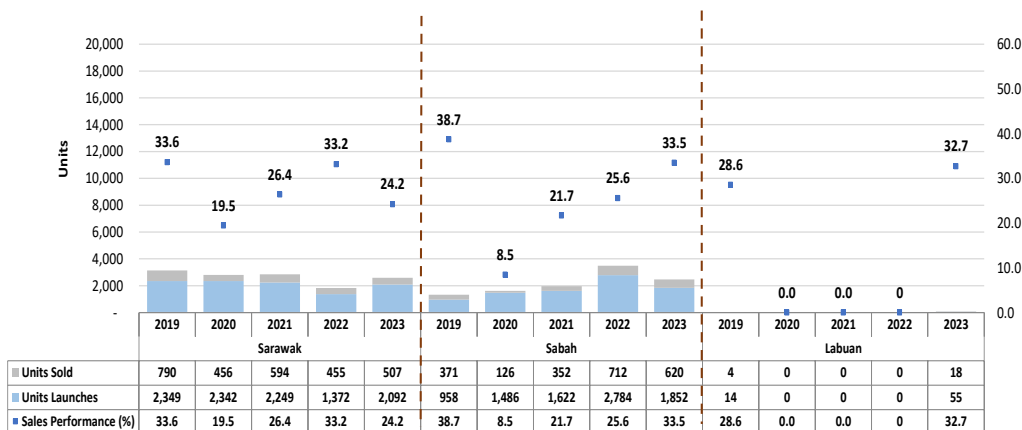
Pasaran utama pada tahun 2023 menyaksikan pelancaran baharu sebanyak 3,999 unit lebih rendah daripada 4,156 unit yang direkodkan pada tahun 2022. Unit pelancaran baharu di Sabah menguncup 33.5% (1,852 unit) manakala Sarawak dan Labuan mencatatkan peningkatan kepada 2,092 unit dan 55 unit. Prestasi jualan menyaksikan pergerakan bercampur-campur. Sabah dan Labuan bertambah baik masing-masing dengan 33.5% dan 32.7% manakala Sarawak menurun kepada 24.2%. Mengikut jenis harta tanah, teres satu teres dan teres dua hingga tiga tingkat merupakan penyumbang utama kepada unit baharu dilancarkan di Sabah dan Sarawak.

New Launches

The primary market in 2023 saw the new launches of 3,999 units lower than 4,156 units which recorded in 2022. New launches unit in Sabah contracted by 33.5% (1,852 units) whereas Sarawak and Labuan recorded increased to 2,092 units and 55 units. Sales performance saw mixed movements. Sabah and Labuan improved with 33.5% and 32.7% respectively whereas Sarawak declined to 24.2%. By type of property, single storey terrace and two to three storey terrace were the main contributor to Sabah and Sarawak newly launched units.

Chart 9

Residential Newly Launch and Sales Performance 2019 – 2023



Status Pasaran

Keadaan unit siap dibina tidak terjual menyaksikan pergerakan yang lebih baik dalam tempoh kajian. Unit siap dibina tidak terjual menyaksikan pengurangan di Sarawak, Sabah dan Labuan, masing-masing merosot kepada 1,728 unit, 2,068 unit dan 42 unit berbanding 2022 (Sarawak 1,799 unit; Sabah 2,718 unit dan Labuan 47 unit).

Sebaliknya, unit dalam pembinaan belum terjual di Sarawak dan Labuan masing-masing meningkat 12.2% kepada 3,583 unit dan melebihi dua kali ganda kepada 89 unit (2022: Sarawak 3,192 unit dan Labuan 37 unit). Dalam perkembangan lebih baik, Sabah merekodkan penurunan 7.2% kepada 3,928 unit berbanding 2022 (4,234 unit).

Market Status

The overhang situation saw better trend in the review period. Overhang units saw a reduction in Sarawak, Sabah and Labuan, declined to 1,728 units, 2,068 units and 42 units respectively as compared to 2022 (Sarawak 1,799 units; Sabah 2,718 units and Labuan 47 units).

Contrarily, the unsold under construction in Sarawak and Labuan increased by 12.2% to 3,853 units and more than double to 89 units respectively (2022: Sarawak 3,192 units and Labuan 37 units). On a better note, Sabah reduced by 7.2% to 3,928 units against 2022 (4,234 units).

Dalam segmen belum dibina belum terjual, Sabah merosot 78.7% (101 unit) manakala Sarawak mencatatkan sebaliknya, meningkat 25.5% kepada 703 unit (2022: Sabah 474 unit dan Sarawak 560 unit).

In unsold not constructed segment, Sabah declined by 78.7% (101 units) whereas Sarawak recorded the opposite, increased by 25.5% to 703 units (2022: Sabah 474 units and Sarawak 560 units).

Chart 10

Residential Overhang and Unsold Units 2019 – 2023



Aktiviti Pembinaan

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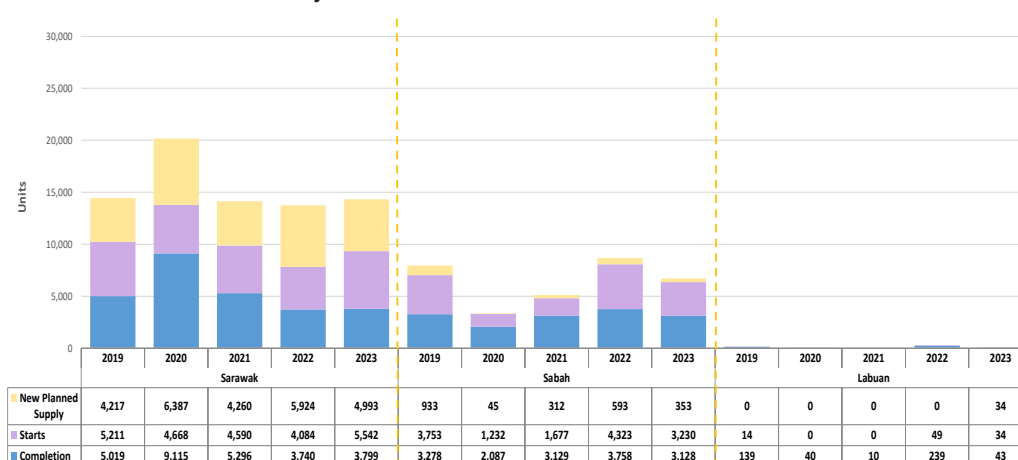
Aktiviti pembinaan kediaman menyaksikan pergerakan bercampur-campur di wilayah ini. Mula dibina meningkat 4.1% kepada 8,806 unit (2022: 8,456 unit). Sebaliknya, siap dibina dan penawaran baharu dirancang masing-masing berkurang 9.9% kepada 6,970 unit dan 17.4% kepada 5,380 unit (2022: siap dibina 7,737 unit dan penawaran baru dirancang 6,517 unit).

Construction Activity

The residential construction activities saw mixed movements in the region. Starts increased by 4.1% to 8,806 units (2022: 8,456 units). In contrast, completion and new planned supply decreased by 9.9% to 6,970 units and 17.4% to 5,380 units respectively (2022: completion 7,737 units and new planned supply 6,517 units).

Chart 11

Residential Construction Activity Trend 2019 – 2023



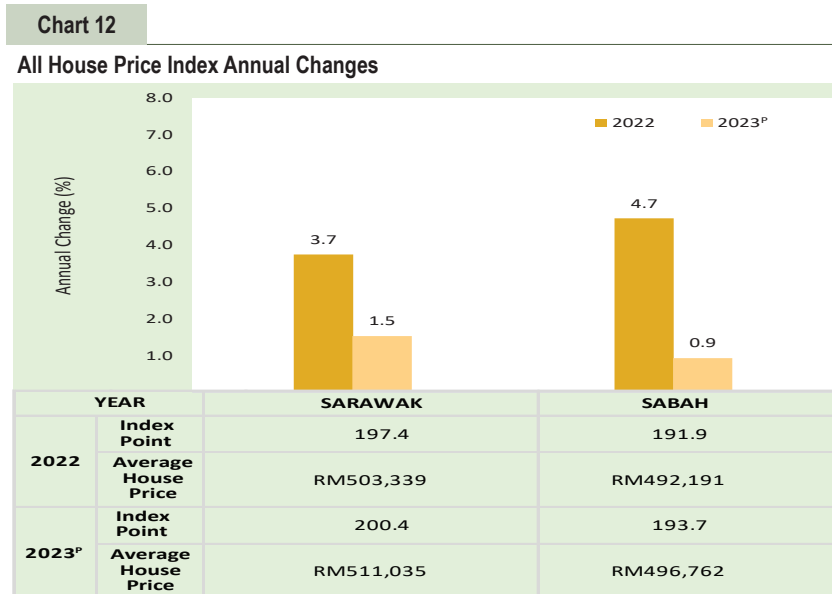
| State of Development \ State | Sarawak | Sabah | Labuan |
|------------------------------|---------|---------|--------|
| Existing Supply (units) | 288,814 | 243,010 | 13,217 |
| Incoming Supply (units) | 17,965 | 18,281 | 953 |
| Planned Supply (units) | 7,158 | 22,060 | 216 |

Indeks Harga Rumah

Indeks Harga Rumah bagi Sarawak dan Sabah masing-masing berada pada 200.4 dan 193.7. Harga purata rumah berada pada RM511,035 untuk Sarawak dan RM496,762 untuk Sabah dalam 2023^P.

House Price Index

House Price Index for Sarawak and Sabah stood at 200.4 and 193.7 respectively. The average house price stood at RM511,035 for Sarawak and RM496,762 for Sabah in 2023^P.



Sewa

Pasaran sewa kediaman di Wilayah Malaysia Timur pada umumnya stabil. Kadar pulangan purata untuk rumah teres dua tingkat diperolehi antara 1.7% hingga 7.5%. Di Sabah, teres dua tingkat di Kuhara Indah mencatatkan kenaikan sewa tertinggi sebanyak 18.2% disebabkan oleh semakan sewa semasa

Rental

The residential rental market in the East Malaysia Region was generally stable. Average rental yield for double storey terraced houses obtained between 1.7% and 7.5%. In Sabah, double storey terraced houses in Kuhara Indah have recorded the highest rental increase by 18.2% due to rental review.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Subsektor komersial mencatatkan 4,020 transaksi bernilai RM2.44 bilion pada tempoh kajian. Subsektor komersial merekodkan pergerakan bercampur. Sabah dan Sarawak masing-masing meningkat 6.8% dan 3.9% manakala Labuan menurun sebanyak 6.5%.

2.2 COMMERCIAL PROPERTY

Transaction

The commercial sub-sector recorded 4,020 transactions worth RM2.44 billion in the review period. Commercial sub-sector recorded mixed movements. Sabah and Sarawak increased by 6.8% and 3.9% respectively while Labuan decreased by 6.5%.

Chart 13

Commercial Property Transactions Volume Trend 2019 – 2023



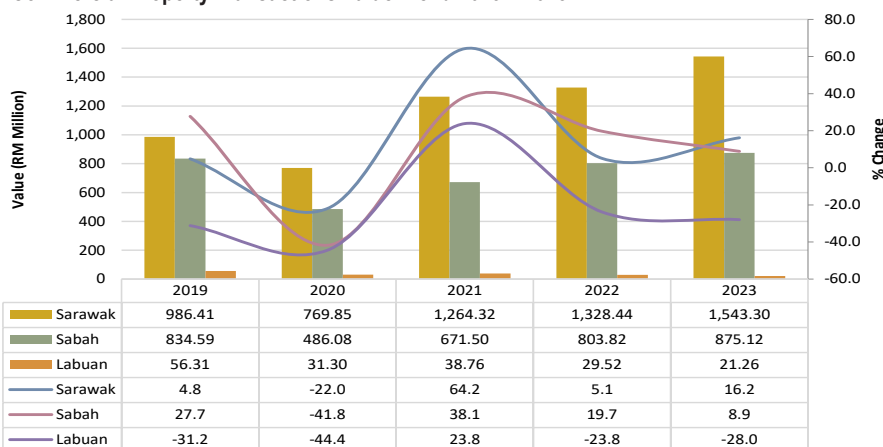
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Dari segi nilai transaksi, semua negeri menunjukkan tren meningkat kecuali Labuan yang menurun 28.0%. Sarawak dan Sabah masing-masing meningkat 16.2% dan 8.9%.

In terms of transaction value, all of the states showed uptrend except of Labuan decreased by 28.0%. Sarawak and Sabah increased 16.2% and 8.9% respectively.

Chart 14

Commercial Property Transactions Value Trend 2019 – 2023



a. Kedai

Transaksi

Subsektor kedai merekodkan 3,022 transaksi bernilai RM1.74 bilion pada 2023, mencakupi 75.2% dalam bilangan dan 71.2% dalam nilai transaksi harta komersial dalam wilayah ini. Aktiviti pasaran menunjukkan peningkatan 3.1% dan 8.7% dalam bilangan dan nilai transaksi berbanding 2022 (2,931 transaksi bernilai RM1.6 bilion).

Status Pasaran

Prestasi unit kedai tidak terjual kurang memberangsangkan apabila bilangannya meningkat dalam tempoh kajian. Sarawak dan Sabah mencatatkan peningkatan dua angka, masing-masing meningkat 14.7% kepada 1,017 unit dan 11.8% kepada 739 unit berbanding 2022 (Sarawak 887 unit; Sabah 661 unit).

Unit dalam pembinaan belum terjual bertambah baik di Sarawak, merosot 19.2% kepada 244 unit (2022: 302 unit). Sebaliknya, Sabah mencatatkan peningkatan 3.2% kepada 391 unit (2022: 379 unit).

Labuan dan Sarawak kekal tanpa bebanan sebarang unit belum dibina belum terjual dengan pengecualian Sabah yang merekodkan 54 unit berbanding 2022.

a. Shop

Transaction

Shop sub-sector recorded 3,022 transactions worth RM1.74 billion in 2023, accounting for 75.2% in volume and 71.2% in value of commercial property transactions in the region. Market activity indicated an increase of 3.1% and 8.7% in volume and value as compared to 2022 (2,931 transactions worth RM1.6 billion).

Market Status

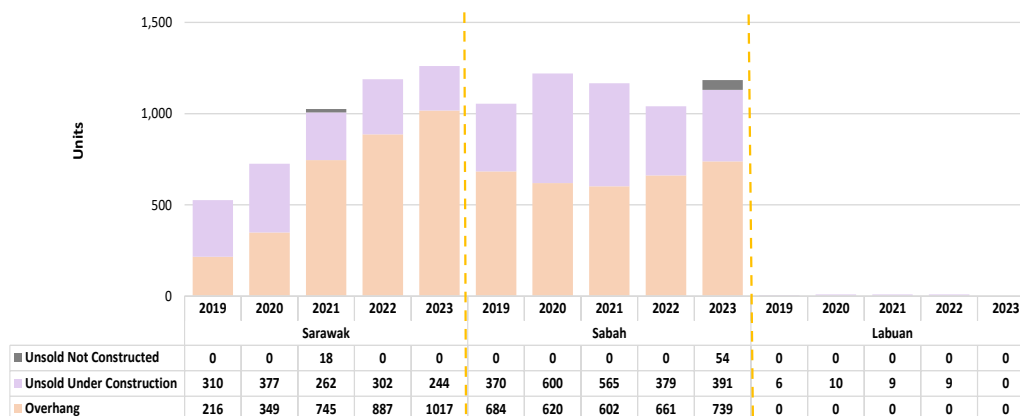
The performance of shop overhang units less encouraging as the numbers increased in the review period. Sarawak and Sabah recorded a double-digit increase, up by 14.7% to 1,017 units and 11.8% to 739 units respectively against 2022 (Sarawak 887 units; Sabah 661 units).

The unsold under construction units improved in Sarawak, declined by 19.2% to 244 units (2022: 302 units). Conversely, Sabah recorded an increase of 3.2% to 391 units (2022: 379 units).

Labuan and Sarawak remained unencumbered with any unsold not constructed with exceptions Sabah which recorded 54 units as compared to 2022.

Chart 15

Shop Overhang and Unsold Units 2019 – 2023



Aktiviti Pembinaan

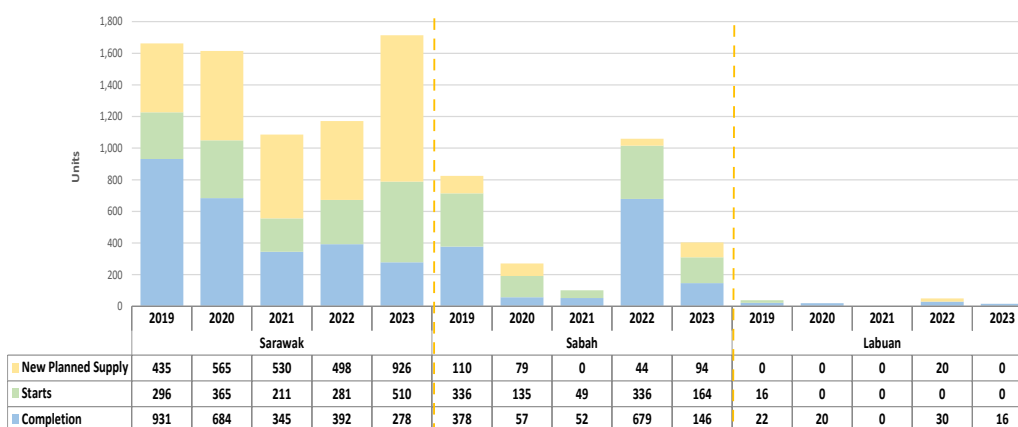
Aktiviti pembinaan subsektor menyaksikan pergerakan bercampur-campur. Siap dibina menurun 60.0% kepada 440 unit (2022: 1,101 unit). Sebaliknya, penawaran baharu dirancang dan mula dibina masing-masing meningkat 81.5% kepada 1,020 unit dan 9.2% kepada 674 unit (2022: penawaran baharu dirancang 562 unit, mula dibina 617 unit).

Construction Activity

The sub-sector's construction activity saw mixed movements. Completion decreased by 60.0% to 440 unit (2022: 1,101 units). Conversely, new planned supply and starts increased by 81.5% to 1,020 units and 9.2% to 674 units respectively (2022: new planned supply 562 units, starts 617 units).

Chart 16

Shop Construction Activity Trend 2019 – 2023



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Table 3

Construction Activity of Shop in East Malaysia Region 2023

| State of Development \ State | Sarawak | Sabah | Labuan |
|------------------------------|---------|--------|--------|
| Existing Supply (units) | 40,172 | 34,709 | 1,049 |
| Incoming Supply (units) | 1,345 | 1,774 | 50 |
| Planned Supply (units) | 1,318 | 2,075 | 0 |

b. Kompleks Perniagaan

Transaksi

Tempoh kajian menyaksikan transaksi Eonsave Hypermarket di First Palm City Centre, Lahad Datu, Sabah dan Lepapa Hypermarket di Sri Aman Square, Sri Aman, Sarawak.

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga secara amnya adalah stabil. Labuan dan Sabah mencatatkan kadar penghunian yang lebih tinggi 96.6% dan 81.6% manakala kadar penghunian di Sarawak menurun sedikit kepada 76.5% berbanding 2022 (Labuan 96.3%, Sabah 75.7% dan Sarawak 76.9%).

b. Shopping Complex

Transaction

The review period witnessed the transaction of Eonsave Hypermarket in First Palm City Centre, Lahad Datu, Sabah and Lepapa Hypermarket in Sri Aman Square, Sri Aman, Sarawak.

Occupancy and Space Availability

The performance of retail sub-sector was generally stable. Labuan and Sabah recorded higher occupancy rate at 96.6% and 81.6% while the occupancy rate in Sarawak decreased slightly to 76.5% as compared to 2022 (Labuan 96.3%, Sabah 75.7% and Sarawak 76.9%).

Chart 17

Supply and Occupancy of Shopping Complex 2023

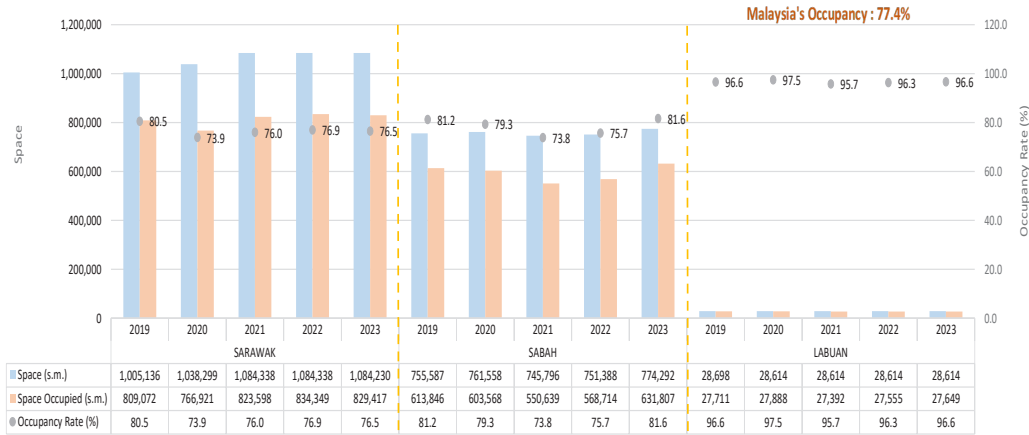


Table 4

Construction Activity of Shopping Complex in East Malaysia Region 2023

| State of Development \ State | Sarawak | Sabah | Labuan |
|------------------------------|----------------------------------|--------------------------------|------------------------------|
| Existing Supply | 81 complexes (1,084,230 s.m.) | 53 complexes (774,292 s.m.) | 2 complexes (28,614 s.m.) |
| Incoming Supply | 2 complexes (41,676 s.m.) | 2 complexes (44,470 s.m.) | 0 |
| Planned Supply | 0 | 1 complex (23,509 s.m.) | 0 |

c. Pejabat Binaan Khas

Penghunian dan Ketersediaan Ruang

Prestasi pejabat binaan khas adalah menggalakkan. Kadar penghunian di Labuan, Sabah dan Sarawak masing-masing meningkat kepada 93.0%, 88.3% dan 91.6% berbanding 2022 (Labuan 92.8%, Sabah 87.8% dan Sarawak 91.2%).

c. Purpose-Built Office

Occupancy and Space Availability

The performance of purpose-built office was promising. The occupancy rate in Labuan, Sabah and Sarawak increased to 93.0%, 88.3% and 91.6% compared to 2022 (Labuan 92.8%, Sabah 87.8% and Sarawak 91.2%).

Chart 18

Supply and Occupancy of Purpose-Built Office 2023



Aktiviti Pembinaan

Tiga bangunan baru siap dibina direkodkan dalam tempoh kajian di Wilayah Malaysia Timur. Perincian seperti di bawah:

Construction Activity

Three new completion was recorded in the review period in East Malaysia Region. The details are as below:

Table 5

Completion of Purpose-Built Office in East Malaysia Region 2023

| State | Name of Building | Location | Category | Net Lettable Area (sq. metre) |
|---------|-----------------------------------|-------------------------------|---------------------|-------------------------------|
| Sarawak | DCF @ Panggau Dayak Complex | Jalan Ong Tiang Swee | Private Building | 4,008 |
| Sarawak | DCCI @ Panggau Dayak Complex | Jalan Ong Tiang Swee | Private Building | 4,008 |
| Sabah | Jabatan Audit Negara Negeri Sabah | Jalan Tuaran / Jalan Pemajuan | Government Building | 3,677 |

Table 6

Construction Activity of Purpose-Built Office in East Malaysia Region 2023

| State of Development \ State | Sarawak | Sabah | Labuan |
|------------------------------|------------------------------|------------------------------|----------------------------|
| Existing Supply (units) | 121 buildings (828,753 s.m.) | 107 buildings (831,922 s.m.) | 11 buildings (67,051 s.m.) |
| Incoming Supply (units) | 2 buildings (55,925 s.m.) | 2 buildings (11,067 s.m.) | 0 |
| Planned Supply (units) | 0 | 2 buildings (37,498 s.m.) | 0 |

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2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian merupakan subsektor kedua tertinggi untuk semua negeri dalam wilayah kecuali Labuan. Semua negeri merekodkan penyusutan tahun ke tahun. Sabah menurun 42.3% diikuti Sarawak (4.5%) dan Labuan (4.3%). Tempoh kajian merekodkan sebelas transaksi tanah ladang di Sabah dan dua transaksi di Sarawak dengan jumlah nilai hampir RM112 juta.

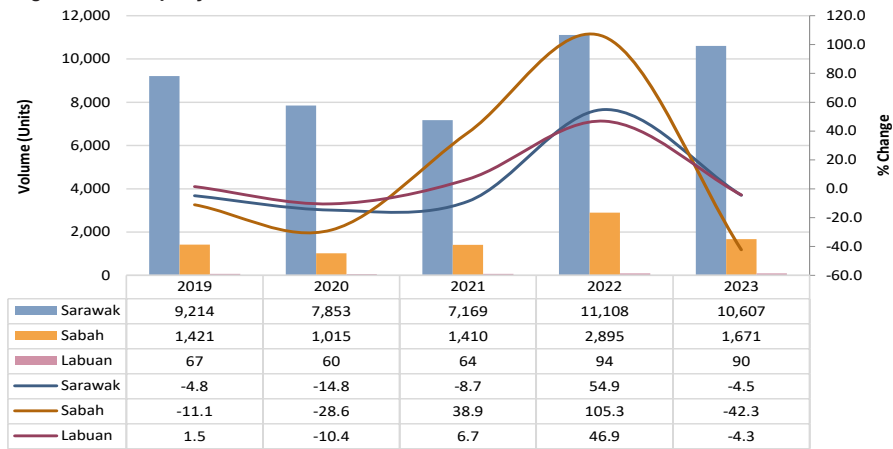
2.3 AGRICULTURE PROPERTY

Transaction

Agriculture sub-sector was the second highest sub-sector for all states in the region except for Labuan. All states recorded year-to-year shrinkage. Sabah declined 42.3% followed by Sarawak (4.5%) and Labuan (4.3%). The review period recorded eleven estate land transactions in Sabah and two transaction in Sarawak with total value worth nearly RM112 million.

Chart 19

Agriculture Property Transactions Volume Trend 2019 – 2023

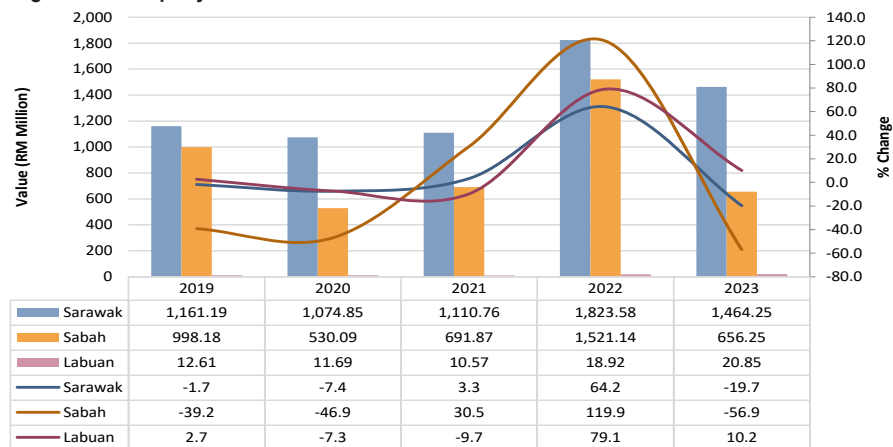


Dari segi nilai transaksi, semua negeri merekodkan pergerakan bercampur. Labuan meningkat sebanyak 10.2% manakala Sabah dan Sarawak masing-masing menurun 56.9% dan 19.7%.

In terms of transaction value, all of states recorded mixed movements. Labuan increased by 10.2% while Sabah and Sarawak declined 56.9% and 19.7% respectively.

Chart 20

Agriculture Property Transactions Value Trend 2019 – 2023



Harga

Harga harta tanah pertanian secara amnya stabil di wilayah ini dengan pergerakan bercampur-campur dengan pergerakan menaik di lokasi yang baik diengkap infrastruktur. Tanah kelapa sawit lapisan pedalaman Kalumpang, Bahagian Semporna di Sabah merekodkan kenaikan dua angka dengan nilai transaksi RM112,500 sehektar untuk keluasan tanah 3.58 hektar.

Price

Prices of agriculture sub-sector were generally stable across the region with upward movements recorded in good locations served with infrastructure. Oil palm land located in interior Kalumpang, Bahagian Semporna in Sabah recorded a double-digit increase with a transaction value of RM112,500 per hectare for land area of 3.58 hectares.

3.0 PROPERTY HIGHLIGHTS - MEGA PROJECTS

3.1 MEGA PROJECTS

3.1.1 Infrastructure Development

| No. | Infrastructure | Description | Current Development Status |
|-----|--------------------|--|--|
| 1. | Pan Borneo Highway | <p>1) LOCATION: SABAH</p> <p><u>Phase 1</u></p> <ul style="list-style-type: none"> - Total packages: 35 work packages. - Total Length: 706.00 kilometres starting from the border of Sabah and Sarawak in Sindumin up to Tawau. - Project cost: RM29 billion <p><u>WP01 – Upgrading Road from Sindumin to Kampung Melalia</u></p> <ul style="list-style-type: none"> o Connecting areas: Sindumin - Sipitang o Length: 29.00 kilometres o Project Cost: RM668,775,508.89 <p><u>WP02 - Upgrading road from Kampung Melalia to Beaufort</u></p> <ul style="list-style-type: none"> o Connecting areas: Sindumin - Sipitang o Length: 31.00 kilometres o Project Cost: RM906,110,188.34 <p><u>WP03 - Upgrading Road from Beaufort to Bongawan</u></p> <ul style="list-style-type: none"> o Connecting areas: Beufort - Bongawan o Length: 25.00 kilometres o Project Cost: RM476,541,855.67 <p><u>WP04 - Upgrading Road from Bongawan to Papar</u></p> <ul style="list-style-type: none"> o Connecting areas: Beufort - Bongawan o Length: 25.00 kilometres o Project Cost: RM562,682,691.88 <p><u>WP05 - Upgrading Road from Donggongon to Simpang Jalan Papar Spur</u></p> <ul style="list-style-type: none"> o Connecting areas: Papar o Length: 13.80 kilometres o Project Cost: RM322,592,849.89 <p><u>WP06 - Upgrading Road from Putatan to Inanam</u></p> <ul style="list-style-type: none"> o Connecting areas: Putatan - Inanam o Length: 10.90 kilometres o Project Cost: RM913,519,360.72 <p><u>WP07 - Upgrading Road from Inanam to Sepanggar</u></p> <ul style="list-style-type: none"> o Connecting areas: Inanam - Sepanggar o Length: 15.90 kilometres o Project Cost: RM449,547,004.74 <p><u>WP08 - Upgrading Road from Sepanggar to Bulatan Berunggis</u></p> <ul style="list-style-type: none"> o Connecting areas: Sepanggar - Tuaran o Length: 13.20 kilometres o Project Cost: RM548,429,956.60 | <p>Work Progress: Under Construction 62.0%</p> <p>Work Progress: Under Construction 46.3%</p> <p>Work Progress: Under Construction 64.6%</p> <p>Work Progress: Under Construction 84.5%</p> <p>Work Progress: Completion 100%</p> <p>Work Progress: Under Construction 76.3%</p> <p>Work Progress: Under Construction 85.8%</p> <p>Work Progress: Under Construction 69.8%</p> <p>Work Progress: Procurement</p> |

| No. | Infrastructure | Description | Current Development Status |
|-----|----------------|---|----------------------------|
| | | <u>WP09 – Development of road from Serusop to Pituru</u> o Connecting areas: Tuaran – Kota Belud o Length: 30.00 kilometres | Work Progress: 82.35% |
| | | <u>WP10 –Under Construction from Pituru to Rampayan Laut</u> o Connecting areas: Kota Belud - Kudat o Length: 30.00 kilometres o Project Cost: RM554,627,896.90 | Work Progress: Procurement |
| | | <u>WP11 – Development of road from Rampayan Laut to Sarang</u> o Connecting areas: Kota Belud - Kudat o Length: 19.40 kilometres o Project Cost: RM178,000,000.00 | Work Progress: Procurement |
| | | <u>WP12 – Development of road from Sarang to Temuno</u> o Connecting areas: Kota Belud - Kudat o Length: 15.60 kilometres o Project Cost: RM345,000,000.00 | Work Progress: Procurement |
| | | <u>WP13 – Development of road from Temuno to Bingolon</u> o Connecting areas: Kota Belud - Kudat o Length: 20.00 kilometres o Project Cost: RM410,000,000.00 | Work Progress: Procurement |
| | | <u>WP14 – Development of road from Bingolon to Simpang Mengayau</u> o Connecting areas: Kota Belud - Kudat o Length: 20.20 kilometres o Project Cost: RM465,000,000.00 | Work Progress: Completed |
| | | <u>WP15 - Upgrading Tawau-Semporna road (Tawau - Sandakan) to two-lane, Tawau, Sabah</u> o Connecting areas: Tawau o Length: 5.00 kilometres o Project Cost: RM63,769,088.96 | Work Progress: Procurement |
| | | <u>WP16 - Upgrading Road from Tawau Airport to Sg. Kalumpang</u> o Connecting areas: Tawau – Lahad Datu o Length: 31.00 kilometres o Project Cost: RM516,000,000.00 | Work Progress: Procurement |
| | | <u>WP17 - Upgrading Road from Sg Kalumpang to Madai</u> o Connecting areas: Tawau – Lahad Datu o Length: 19.00 kilometres o Project Cost: RM539,000,000.00 | Work Progress: Procurement |
| | | <u>WP18 - Upgrading Road from Madai to IGN Estate</u> o Connecting areas: Tawau – Lahad Datu o Length: 19.00 kilometres o Project Cost: RM375,000,000.00 | Work Progress: Procurement |
| | | <u>WP19 - Upgrading Road from IGN Estate to Agri Harvest</u> o Connecting areas: Tawau – Lahad Datu o Length: 19.00 kilometres o Project Cost: RM484,000,000.00 | Work Progress: Procurement |

| No. | Infrastructure | Description | Current Development Status |
|-----|----------------|---|---|
| | | <u>WP20 - Upgrading Road from Agri Harvest to Sapagaya</u> o Connecting areas: Tawau – Lahad Datu o Length: 18.00 kilometres o Project Cost: RM555,000,000.00 | Work Progress: Completed |
| | | <u>WP21 – Development Lahad Datu Bypass road, Lahad Datu, Sabah</u> o Connecting areas: Tawau – Lahad Datu o Length: 7.00 kilometres o Project Cost: RM158,052,203.07 | Work Progress: Procurement |
| | | <u>WP22- Upgrading Road from Lahad Datu Bypass to Kg Sandau</u> o Connecting areas: Tawau – Sandakan M32 o Length: 25.50 kilometres o Project Cost: RM711,000,000.00 | Work Progress: Procurement |
| | | <u>WP23 - Upgrading Road from Kg Sandau to Sg Takala</u> o Connecting areas: Tawau – Sandakan M32 o Length: 24.80 kilometres o Project Cost: RM688,000,000.00 | Work Progress: Procurement |
| | | <u>WP24 - Upgrading Road from Sg Takala to Kg Perpaduan Datuk Moh</u> o Connecting areas: Tawau – Sandakan M32 o Length: 16.40 kilometres o Project Cost: RM 609,000,000.00 | Work Progress: Procurement |
| | | <u>WP25 - Upgrading Road from Kg Perpaduan Datuk Moh to Sukau</u> o Connecting areas: Tawau – Sandakan M32 o Length: 16.80 kilometres o Project Cost: RM384,000,000.00 | Work Progress: Procurement |
| | | <u>WP26 - Upgrading Road from Sukau to Kg Lot M</u> o Connecting areas: Tawau – Sandakan M32 o Length: 18.00 kilometres o Project Cost: RM608,000,000.00 | Work Progress: Completed |
| | | <u>WP27 - Upgrading Road from Kg Lot M to Sandakan Mile 32</u> o Connecting areas: Sandakan M32 – Ranau; upgrading two-lane coastal road. o To build new bridges at Segaliud o To build flyover at Mile 32, Sandakan o To build pedestrian bridge at SMK Segaliud o To build 9 units ‘-Turn’ o Length: 17.50 kilometres o Project Cost: RM493,147,463.34 | Work Progress: Under construction 11.64% Actual Work Progress: Under construction 46.49% |
| | | <u>WP28 - Upgrading Road from Sandakan Mile 32 to Moynod</u> o Connecting areas: Sandakan M32 - Ranau o Length: 22.00 kilometres o Project Cost: RM294,617,332.26 | Work Progress: Under construction 24.35% |

| No. | Infrastructure | Description | Current Development Status |
|-----|----------------|---|--|
| | | <p><u>WP29 - Upgrading Road from Moynod ke Sapi Nangoh</u></p> <ul style="list-style-type: none"> ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 20.00 kilometres ○ Project Cost: RM330,050,454.00 | Work Progress: Procurement |
| | | <p><u>WP30 - Upgrading Road from Sapi Nangoh to Sg. Bauto</u></p> <ul style="list-style-type: none"> ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 22.70 kilometres ○ Project Cost: RM252,133,771.14 | Work Progress: Procurement |
| | | <p><u>WP31 - Upgrading Road from Sg Bauto to Telupid</u></p> <ul style="list-style-type: none"> ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 12.30 kilometres ○ Project Cost: RM660,000,000.00 | Work Progress: Procurement |
| | | <p><u>WP32 - Upgrading Road from Telupid to Kg Lumou Baru</u></p> <ul style="list-style-type: none"> ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 18.40 kilometres ○ Project Cost: RM678,000,000.00 | Work Progress: Procurement |
| | | <p><u>WP33 - Upgrading Road from Kampung Lumou Baru to Kampung Toupos</u></p> <ul style="list-style-type: none"> ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 20.20 kilometres | Work Progress: Procurement |
| | | <p><u>WP34 - Upgrading Road from Kg Toupos to Kg Nabutan</u></p> <ul style="list-style-type: none"> ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 26.00 kilometres ○ Project Cost: RM1,332,000,000.00 | Work Progress: Procurement |
| | | <p><u>WP35 - Upgrading Road from Kg Nabutan to Ranau</u></p> <ul style="list-style-type: none"> ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 31.00 kilometres ○ Project Cost: RM1,571,000,000.00 | Work Progress: Procurement |
| | | <p>Total development Pan Borneo: 35 packages along 706 km with cost RM20,132,782,379 4 packages completed, 11 packages under construction and 20 packages under procurement process.</p> | Completed in 2021 |
| | | <p>2) LOCATION: SARAWAK PHASE 1</p> <ul style="list-style-type: none"> - Connecting Telok Melano - Sematan - Miri. - Total length: 786.41 kilometres - Project cost: RM16.12 billion. - Total packages: 11 work packages (25 sections). | Kuching Serian Road Section completed in 2022. |
| | | <p><u>Work Package 1</u></p> <ul style="list-style-type: none"> - From Telok Melano to Semantan - Length: 33.00 kilometres | |

| No. | Infrastructure | Description | Current Development Status |
|-----|----------------|---|---|
| | | <p><u>Work Package 2</u></p> <ul style="list-style-type: none"> - From Sematan to Sungai Moyan Bridge, Kuching Serian Road Interchanges (Mile 4½, Mile 6, Mile 7, and Mile 10) - Length: 95.43 kilometres - Three sections under this package: Bau Section, Kuching Serian Road Section and Lundu Section - Project cost: RM2,110.00 million | <p>Serian Section was completed in 2021.</p> <p>Sri Aman Section completed in 2022.</p> |
| | | <p><u>Work Package 3</u></p> <ul style="list-style-type: none"> - From the Serian Roundabout to the Pantu Junction. - Length: 75.01 kilometres - Two sections under this package: Serian Section and Pantu Junction Section - Project cost: RM1,460.77 million | <p>Betong Section completed in April 2023.</p> |
| | | <p><u>Work Package 4</u></p> <ul style="list-style-type: none"> - From the Pantu Junction to Batang Skrang. - Length: 89.43 kilometres - Two sections under this package: Bukit Begunan Section and Sri Aman Section - Project cost: RM1,657.47 million | <p>Completed</p> |
| | | <p><u>Work Package 5</u></p> <ul style="list-style-type: none"> o From the Batang Skrang Junction to Sungai Awik. o Length: 67.94 kilometres o Two sections under this package: Betong Section and Spaoh Section o Project cost: RM1,236.50 million | <p>All section completed in 2022.</p> |
| | | <p><u>Work Package 6</u></p> <ul style="list-style-type: none"> o From the Sungai Awik Bridge to Bintagor Junction. o Length: 64.48 kilometres o Two sections under this package: Bukit Sebangkol Section and Sarikei Section o Project cost: RM1,360.00 million | <p>Selangau Section completed in 2022.</p> |
| | | <p><u>Work Package 7</u></p> <ul style="list-style-type: none"> o From Bintangor to Julau (28.5 kilometres), Durin Bridge (1.9 kilometres) and Sibu interchange to Sungai Gua Bridge (46.0 kilometres) o Length: 76.4 kilometres o It involves 18 bridges, including a bridge across the Batang Rajang, which is Malaysia's longest river. o Two sections under this package: Julau Section and Batang Rajang Bridge Section. o Project cost: RM1,621.34 million | <p>Bintulu Section completed in 2022.</p> <p>Bakun Section, Nyabau Flyover Section completed.</p> |
| | | <p><u>Work Package 8</u></p> <ul style="list-style-type: none"> o From Sungai Kua Bridge to Sungai Arip Bridge. o Length: 63.67 kilometres o Two sections under this package: Selangau Section and Balingian Section. o Project cost: RM1,250.50 million | <p>Pujut Section completed in 2022. The remaining 4.5 kilometres of Lambir Section is expected to for completion by 2026.</p> |

| No. | Infrastructure | Description | Current Development Status |
|-----|--------------------------------|--|--|
| | | <p>Work Package 9</p> <ul style="list-style-type: none"> - From Sungai Arip Bridge - Bintulu Airport Junction. - Length: 66.00 kilometres dual carriageway - Two sections under this package: Bintulu Section and Tatau Section. - Project cost: RM1,289.08 million <p>-</p> <p>Work Package 10</p> <ul style="list-style-type: none"> - From Mile 5, Nyabau Flyover and Jalan Bakun Junction to Sungai Tangap. - Length: 81.00 kilometres - Four sections under this package: Nyabau Flyover Section (1.23 kilometer), Bakun Section, Suai Section and Niah Section. <p>Work Package 11</p> <ul style="list-style-type: none"> - From Sungai Tangap to Pujut Link Road. - Three sections under this package: Pujut Section, Lambir Section and Beluru Section. - Length: 79.9 kilometres - Project cost: RM1,825 million <p>-</p> <p>Phase 1b</p> <ul style="list-style-type: none"> - Involving 19 work packages that have yet to start would be financed in a hybrid manner using development allocations and through the issuance of sukuk or bonds by Danalinfra Nasional Berhad. <p>Phase 2</p> <ul style="list-style-type: none"> - Connecting Limbang and Lawas via Brunei Darussalam. - Total length: 88.00 kilometres | <p>Project will be implemented with a construction period of 5 years.</p> <p>Under construction</p> |
| 2. | Sarawak-Sabah Link Road (SSLR) | <p>The project brief is to create a network of roads connecting 14 major towns in Sarawak and Sabah from Miri without going through Brunei Darussalam with total length of 398 kilometres.</p> <p>Phase 1</p> <ul style="list-style-type: none"> - Consists of single carriageway with two-lane road will connect Lawas and Long Lopeng Crossroads. - Length: 77 kilometres - Project cost: RM1.13 billion. - The road also will be connected to Ba Kelalan with another allocation of RM80 million. <p>Phase 2</p> <ul style="list-style-type: none"> - Covering Pa' Berunut to Long Lama and include spur roads. - Length: 322 kilometres - Estimated project cost: RM7.69 billion. - Involving four work packages namely <ul style="list-style-type: none"> i) Package One: Mulu to Long Seridan (61 kilometres); ii) Package Two: Long Seridan to Nanga Mendamit (101 kilometres); iii) Package Three: Long Lopeng to Long Komap, Ba Kelalan (63 kilometres); and iv) Package Four: Rumah Aling to Long Merarap (97 kilometres). | <p>The project has commenced in November 2021 and scheduled to be completed by 2026.</p> <p>Phase 2 is planning stage, and under construction.</p> |

| No. | Infrastructure | Description | Current Development Status |
|-----|---|---|--|
| 3. | Jalan Utara Baru, Tawau, Sabah | Upgrading Jalan Utara Baru. - Length: 5.4 kilometres - Project Cost: RM206 million | Under construction and expected to be completed in 2026. |
| 4. | Trans Borneo Highway | - Location: Muara Sungai Batang Lupar. - Connect Sarawak to Sabah through Brunei. - Length: 96.3 kilometers - Project Cost: RM2.94 billion - This project comprises three sections: - i) Kuala Baram to Immigration, Customs, Quarantine and Security (ICQS) complex at Sungai Tujuh (4.9 kilometres); ii) Tedungan ICQS to Pandaruan ICQS in Limbang (57.3 kilometres); and iii) Lawas town to Merapok ICQS in Lawas (34.1 kilometres). | Planning stage, and construction is expected to commence in first quarter of 2024. |
| 5. | Projek Jambatan Batang Paloh, Bahagian Mukah, Sarawak | - Location: Semop, Batang Paloh - Connecting Batang Paloh Ferry Point (Serdang Site) to Pulau Bruit. - Length: 6.30 kilometres - Project Cost: RM298 million | Under construction and expected to be completed in 2024. |
| 6. | Projek Jambatan Muara Lassa, Bahagian Mukah, Sarawak | - Location: Muara Lassa - Connecting Pulau Bruit to Lassa. - Length: 2.43 kilometres - Project Cost: RM597.58 million | Under construction and expected to be completed in 2024. |
| 7. | Miri Water Supply Development Phase 2, Sarawak | - Location: New raw water transfer system from Sungai Baram to Sungai Bakong, Sarawak - Construction of two new aqueducts, installation of pipelines and underground cables. - Estimated Cost: RM226 million | Under construction |
| 8. | Upgrading Jalan Ulu Skrang, Sarawak | - Location: Ulu Skrang, Sarawak - Length: 50.00 kilometres - Project allocation: RM300 million - Project to upgrade the log road to a paved road. | Under construction |
| 9. | Nanga Entalau Bridge, Ulu Skrang, Sarawak | - Location: Ulu Skrang, Sarawak - Project allocation: RM5.76 million - Construction of a reinforced concrete bridge 60 meters long and 8 meters wide. | Under construction |
| 10. | Labuan | - Location: 19 villages in Labuan - Allocation: more than RM1.5 million - Allocation for constructing new village road, 5 new PPRT (Program Perumahan Rakyat Termiskin) houses and upgrading 20 village houses. | Under construction |

3.1.2 Development Project

| No. | Development | Description | Current Development Status |
|-----|--------------------------------|--|---|
| 1. | The Cove, Tanjung Lipat, Sabah | <ul style="list-style-type: none"> - Location: Tanjung Lipat, Kota Kinabalu - Land Area: 6.28 acres - Proposed development divided into two phases: <p>Phase 1</p> <ul style="list-style-type: none"> i) Menarai LPPS, an iconic landmark including a new 29-storeys high Sabah Ports Authority (LPPS) headquarters; ii) A Shopping Mall with two levels of basement and four levels of elevated carpark providing 3,000 parking space. <p>Phase 2</p> <ul style="list-style-type: none"> i) Five towers averaging 30-storeys; ii) Two blocks of five-stars hotels; iii) Two blocks of commercial suites; and iv) A block of condominium. <ul style="list-style-type: none"> - The project aims to be the only high-rise mixed development in Sabah that complies with the Green Building Index to date with the usage of energy-saving equipment and water-saving systems. - Developer: Joint-venture between LPPS as the landowner and Deevin Development Sdn Bhd - Estimated GDV: RM1.01 billion. | JV was awarded through open tender and the agreement was signed on April 2023. |
| 2. | Plaza Semporna, Sabah | <ul style="list-style-type: none"> - Location: Fronting Jalan Balung Semporna, around 5 kilometres from Semporna Town - Land area: 62,466.87 sq. meter - Proposed development was: <ul style="list-style-type: none"> a. Premium Outlet <ul style="list-style-type: none"> - A two-storey detached unit consist with 80 units' retail lot; - Total floor area: 5,884 sq. meter (Building plan approved on 2023) b. Commercial suits <ul style="list-style-type: none"> - 13 storey building consist with 196 units – proposed for hotel. c. 22 units - 3 storey shop office d. 2 units - 1 1/2 storey semi-detached showroom e. A petrol station | <p>Work Progress: Project under construction.</p> <p>Expected completion: 2026.</p> |
| 3. | Miri Sentral, Miri, Sarawak | <ul style="list-style-type: none"> - Location: Jalan Cahaya, Miri, Sarawak - Land area: 13,397 sq. meter - Project cost: RM23.22 million - This new bus terminal will consist of: <ul style="list-style-type: none"> i) 21 bus bay platforms; ii) 12 ticketing counters; iii) 15 taxi platforms; iv) 10 units of commercial lots; v) Two café sections; vi) carparks; vii) Cargo storage area etc. - Once finished it will serve Miri City, Miri Airport, and the Miri by Pass Highway, which connects Miri to neighbouring nations such as Brunei and Kalimantan, Indonesia. | Under construction and expected to complete in 2024. |

| No. | Development | Description | Current Development Status |
|-----|---------------------------------|---|--|
| 4. | LePapa Lawas, Sarawak | <ul style="list-style-type: none"> - Location: Jalan Airport Lawas and just 1.0 kilometre from the traffic light connecting Brunei and Limbang to Kota Kinabalu, Sarawak - Land area: 20 acres - Project cost: RM23.22 million - This development consists of: <ul style="list-style-type: none"> i) 26 units three-storey shop houses; ii) Two block of five-storey serviced apartments; iii) A 120,000 sq. ft. single-storey hypermarket mall; iv) A 50 guest rooms and four junior suites hotel. - Developer: Tecktonic & Sons Holdings Sdn Bhd | Under construction and expected to complete in 2025. |
| 5. | The Northbank, Kuching, Sarawak | <ul style="list-style-type: none"> - Location: Facing Kuching – Samarahan Expressway, Kuching, Sarawak - Land Area: 123 acres - Riverside mixed-use development. - Developer: Ibraco Berhad. - This development consists of multiple-storey service apartment with a commercial podium, SOHO, shophouses, commercial showroom, corporate offices, clubhouse, private school and an office cum commercial block with retail outlets. - The Northbank Commercial Centre <ul style="list-style-type: none"> i) Nine units single-storey lock-up shop; ii) 59 units three-storey shop; iii) Two units eight-storey office towers; iv) 16 units strata - two blocks eight-storey office towers. | Under construction |

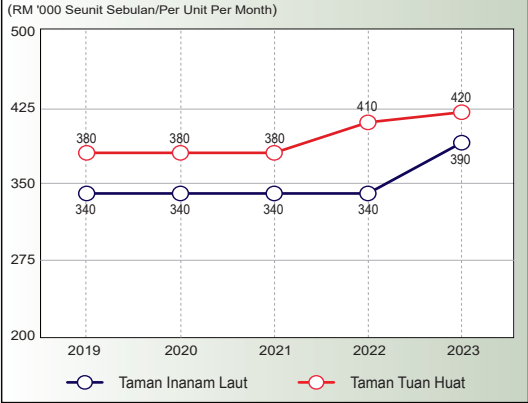
3.3 State Government Policy

| No. | State | Details |
|-----|-------|--|
| 1. | Sabah | <ol style="list-style-type: none"> 1) Rumah Mesra SMJ (Sabah Maju Jaya), which adopts from concept Pembangunan Perumahan Rakyat Termiskin (PPRT) was launched by the state's Chief Minister in September 2022. <ul style="list-style-type: none"> - This initiative to prioritize homeownership for the state, especially for those poverty group. To be developed in 73 constituencies, the houses under this scheme will cost RM70,000 per unit. 2) Infrastructure <ul style="list-style-type: none"> - Alternative road connecting between the Interior and East Coast of Sabah with total cost RM300 million. Road project linking Tongod in Sandakan and Sinaron, Keningau in the Interior Division is completed. - This well-paved and well-built road network will certainly be a catalyst for the economy of the surrounding residents and it can connect Ranau, Kota Kinabalu, Kinabatangan and Pensiangan districts. 3) Tourism and Hospitality <ul style="list-style-type: none"> - The opening of a sea transport route from Tanjung Silopo in West Sulawesi, Indonesia, to Lahad Datu Sabah is expected boost tourism and hospitality on Sabah. Ferry service starts on December 2023 with twice monthly trips and will take three days between both points. This cruise will allow tourists who want to come to Sabah or Malaysians who want to go to Indonesia as well as boost people-to-people relationship between Indonesia and Malaysia. |

| No. | State | Details |
|-----|---------|---|
| 2. | Sarawak | <p>1) Perbadanan Pembangunan Perumahan (HDC) Negeri Sarawak has opened the Sarawak Rental Assistance Scheme (SRAS) to those who qualify. This SRAS was introduced to ease the burden of people whose income does not exceed RM3,500.00 to pay house rent. SRAS is a rental assistance scheme given to those who qualify with an assistance of RM200.00 per month for a maximum of 36 months or 3 years. This application is open to tenants who work in the cities of Kuching, Sibul, Bintulu and Miri only.</p> <p>2) 2) The Sarawak State Government has implemented a review of the land tax rate with effect from 1st January 2023 which aims to ensure that the people's well-being continues to be maintained in order to achieve Sarawak's economic growth. The tax rate that is used now has been used since 1994, which is 28 years ago. The review tax rate is as below:</p> <ul style="list-style-type: none"> i) For shop houses use is between 22 sen to RM1.62 per square meter; ii) For commercial use other than shop houses and for port use, mining as well as minerals and minerals is from 20 sen to RM1.46 per square meter; iii) For industrial use from nine cents to 43 cents per square meter; iv) For office use and mixed development from five cents to 23 cents per square meter. v) For recreational use is three cents to 12 cents per square meter; oil and gas industry at a rate of 54 cents per square meter and other land uses from two cents to eight cents per square meter; vi) For agricultural land exceeding 40.47 hectares, the new land tax rate is RM30 per hectare for commercial farms. <p>This tax review does not involve land tax that has been abolished in 2016, which is agricultural land with an area of less than 40.47 hectares and residential land.</p> |

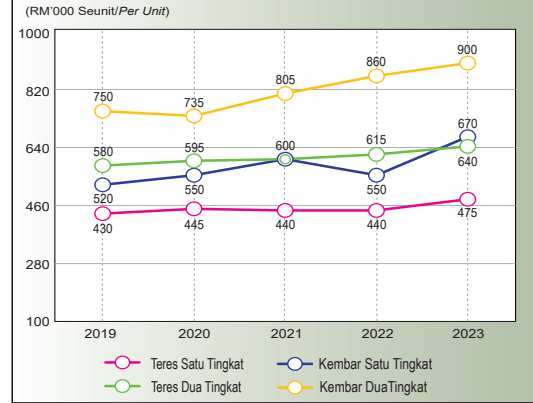
SABAH 15.1

Pergerakan Harga Purata Rumah Teres di Sabah
Average Price Movements of Terraced Houses in Sabah



SARAWAK 16.1

Pergerakan Harga Purata Rumah Teres Di Kawasan Tabuan
Average Price Movements of Terraced Houses in Tabuan Area



SARAWAK 16.2

Pergerakan Harga Purata Rumah Teres Di Kawasan Matang
Average Price Movements of Terraced Houses in Matang Area

