

**LAPORAN PASARAN HARTA  
WILAYAH SELATAN  
2023**

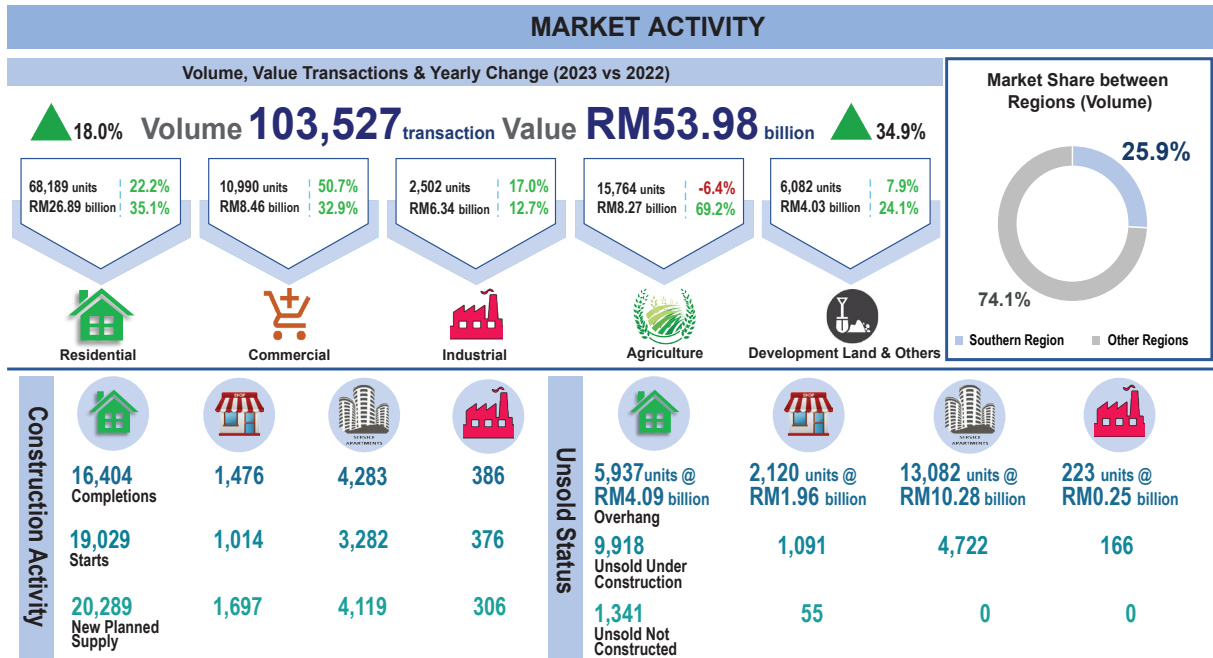
***SOUTHERN REGION  
PROPERTY MARKET REPORT  
2023***

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# SOUTHERN REGION



## 1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH SELATAN

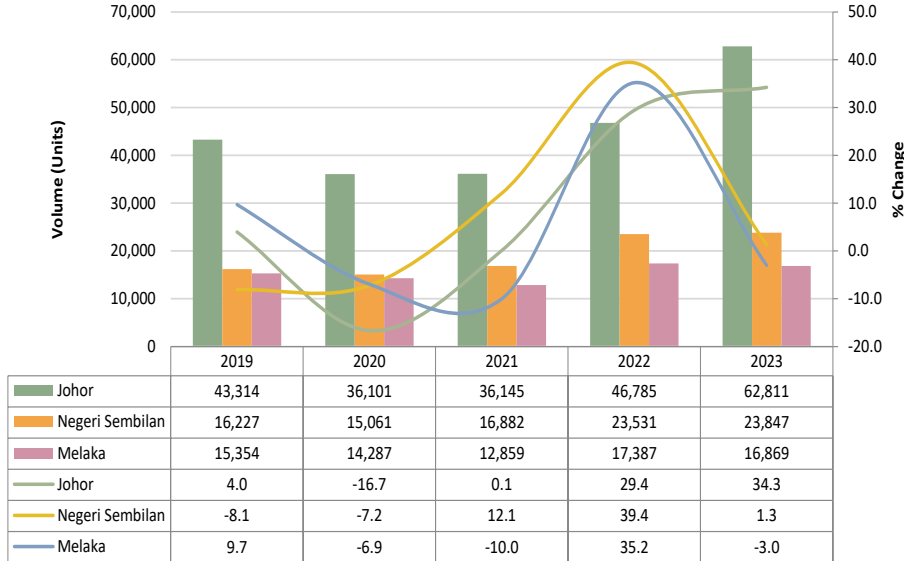
Prestasi pasaran harta tanah di Wilayah Selatan mencatatkan 103,527 transaksi bernilai RM53.98 bilion, masing-masing meningkat 18.0% dan 34.9% dalam bilangan dan nilai berbanding 2022.

## 1.0 SOUTHERN REGION PROPERTY MARKET OVERVIEW

The Southern Region property market performance registered 103,527 transactions worth RM53.98 billion, increased by 18.0% and 34.9% in volume and value respectively as compared to 2022.

Chart 1

Overall Property Transactions Volume Trend 2019 – 2023

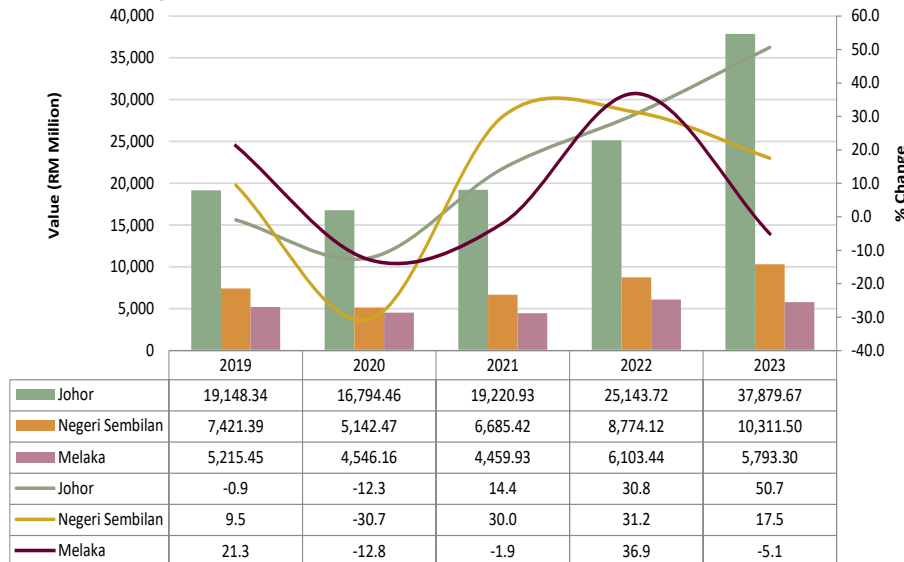


Prestasi pasaran harta tanah di Johor meningkat sebanyak 34.3%, diikuti oleh Negeri Sembilan 1.3%, manakala Melaka sedikit penurunan kepada 3.0%.

Property market performance in Johor increased by 34.3%, followed by Negeri Sembilan 1.3%, while Melaka was slightly down at 3.0%.

Chart 2

Overall Property Transactions Value Trend 2019 – 2023

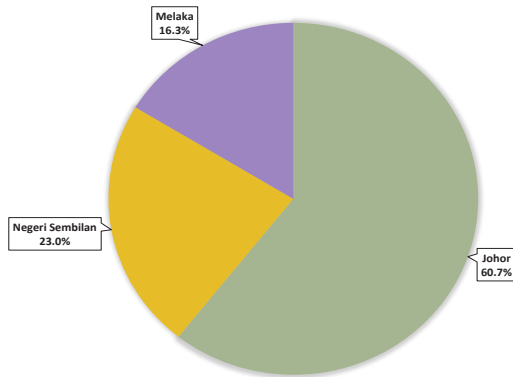


Trend yang serupa dilihat pada nilai transaksi. Johor mengalami kenaikan sebanyak 50.7%, diikuti oleh Negeri Sembilan 17.5%. Sebaliknya Melaka menunjukkan sedikit penurunan kepada 5.1%.

Similar trend was seen in transaction value. Johor increased by 50.7%, followed by Negeri Sembilan 17.5%. Contrarily, Melaka has shown slightly down at 5.1%.

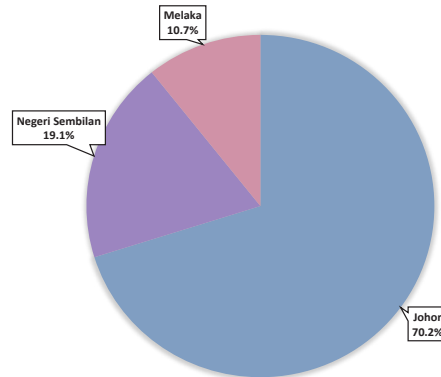
**Chart 3**

**Overall Property Transactions Volume Breakdown by State 2023**



**Chart 4**

**Overall Property Transactions Value Breakdown by State 2023**



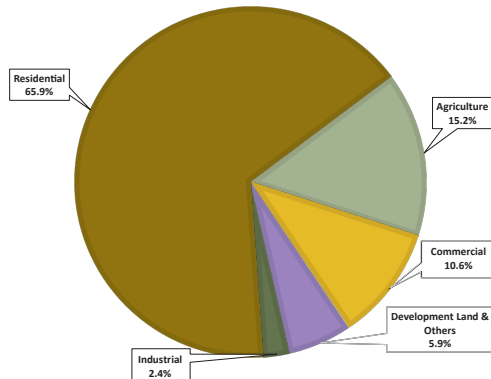
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Johor menguasai keseluruhan transaksi harta tanah dengan 60.7% dalam bilangan (62,811 transaksi) dan 70.2% dalam nilai (RM37.88 bilion) daripada jumlah transaksi.

Johor dominated the region's overall property transaction with 60.7% in volume (62,811 transactions) and 70.2% in value (RM37.88 billion) of the total transactions.

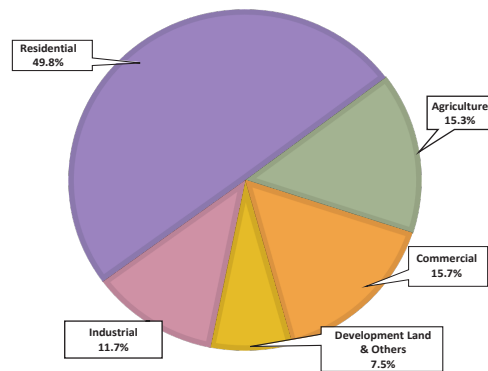
**Chart 5**

**Overall Property Transactions Volume Breakdown by Sub-sector 2023**



**Chart 6**

**Overall Property Transactions Value Breakdown by Sub-sector 2023**



Berdasarkan subsektor, kediaman terus menguasai transaksi harta tanah di wilayah ini, menyumbang 65.9% (68,189 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman menguasai nilai transaksi harta tanah keseluruhan dengan syer 49.8% (RM26.89 bilion).

By sub-sector, residential continued to dominate the region's property transactions, contributing 65.9% (68,189 transactions) of the total. Likewise, residential sub-sector dominated the region's overall property transaction value with 49.8% share (RM26.89 billion).

Table 1

## Summary of Prominent Sales Recorded in 2023

No.	Property	Location	Transaction Year	Consideration Price (RM)
<b>PURPOSE BUILT OFFICE</b>				
1.	Permas Point	Bandar Baru Permas Jaya, Plentong, Johor	2022	11,000,000
<b>SHOPPING COMPLEX</b>				
1.	Giant Kuala Pilah	Jalan Kuala Pilah-Seremban/ Ampang Tinggi/ Kuala Pilah, Negeri Sembilan	2023	25,600,000
2.	TF Value Mart	PD Waterfront, Bandar Port Dickson, Negeri Sembilan	2022	23,800,000
<b>HOTEL</b>				
1.	Sojourn Guest House	Jalan Ujong Pasir/ Bandar Melaka, Melaka	2023	11,000,000
2.	Terra Nova Hotel	Kota Laksamana Business Centre Fasa 3, Bandar Melaka, Melaka	2022	8,000,000
3.	The Aston Hotel	Jalan Bandar Baru Nilai, Seremban, Negeri Sembilan	2022	11,300,000
<b>INDUSTRIES</b>				
1.	Industrial Land (240,700 square metres)	Lot 3149, Kulai Light Industrial Park, Bukit Batu, Kulai, Johor	2023	155,452,000
2.	Industrial Land (127,574.51 square metres)	PT 32639, Kulai Light Industrial Park, Bukit Batu, Kulai, Johor	2023	77,049,000
3.	Industrial Land (83,718 square metres)	PT 26797, Ayer Keroh Eco Park, Bukit Katil, Melaka	2023	54,643,000
4.	Industrial Land (121,410 square metres)	PT 5043, Perindustrian Tanjung Langsat, Sungai Tiram, Johor Bahru, Johor	2023	49,660,000
5.	Industrial Land (43,628 s.m.)	Senai, Kulai, Johor	2023	42,263,000
6.	Industrial Land (102,687 s.m.)	Nusajaya, Pulai, Johor Bahru, Johor	2022	95,057,000
7.	Detached Factory (36,893 s.m.)	Kawasan Perindustrian Pasir Gudang, Plentong, Johor Bahru, Johor	2022	66,800,000
8.	Detached Factory (48,378 s.m.)	Nusajaya, Pulai, Johor Bahru, Johor	2022	55,000,000
9.	Industrial Land (20,234 s.m.)	Sendayan, Seremban, Negeri Sembilan	2022	49,431,000
10.	Detached Factory (101,300 s.m.)	Perindustrian Pekan Nenas, Pontian, Johor	2022	49,280,000
11.	Industrial Land (55,040 s.m.)	JB Perdana Industrial Park, Pulai, Johor	2022	39,800,000
12.	Detached Factory (30,372.80 s.m.)	Nilai Utama Enterprise Park, Nilai, Negeri Sembilan	2022	34,500,000
13.	Industrial Land (126,720.48 s.m.)	Senai, Tebrau, Johor Bahru, Johor	2021	68,202,000
<b>ESTATE</b>				
1.	Yew Watt Hin Estate (349.25 hectares)	Off Jalan Bemban – Serkam, Jasin, Melaka	2023	170,708,000
2.	Lot 1922 and other 6 lot (179.20 hectares)	Off Jalan Jasin – Kesang Pajak, Durian Tunggal, Alor Gajah, Melaka	2023	71,716,000
3.	PT 51889 (307.61 hectares)	BT 8 ¼, Labu, Seremban, Negeri Sembilan	2023	280,000,000
4.	PT 2623 (83.00 hectares)	Off Jalan Dangi – Gemenchek Lama, Johor, Kuala Pilah, Negeri Sembilan	2023	12,450,000
5.	Tambang Estate (Lot 1911) (160.36 hectares)	Off Jalan Buloh Kasap - Batu Anam, Buloh Kasap, Segamat, Johor	2022	30,894,000
6.	Atlas Plantations (315.92 hectares)	Jalan Air Kuning/ Batang Melaka, Gemenchek, Tampin, Negeri Sembilan	2022	75,831,000
7.	Lot 807, 805 and 806 (80.64 hectares)	Off Jalan Lama Seremban – Pantai, Pantai, Seremban, Negeri Sembilan	2022	36,885,000
8.	Lot 220 and other 6 lot (63.46 hectares)	Off Jalan Selandar – Kesang Pajak, Kampung Selandar, Jasin, Melaka	2022	22,437,000

No.	Property	Location	Transaction Year	Consideration Price (RM)
<b>BULK TRANSFER</b>				
1.	Nine Lots of Mixed Development Land (1,024,902 s.m.)	Jalan Gapam Bemban, Bukit Katil, Melaka Tengah, Melaka	2022	104,627,000
2.	Eight Lots of Industrial Land (170,855 s.m.)	Off Jalan Pekan Nenas – Tanjung Piai, Pontian, Johor	2022	45,977,000
3.	Three Lots of Commercial Land (60,510 s.m.)	Off Jalan Syed Abdul Aziz, Bandar Melaka Seksyen 44, Melaka Tengah, Melaka	2022	32,539,000
4.	Four Lots of Residential Development Land (58,422 s.m.)	Jalan Pengkalan Batu, Bukit Baru, Melaka Tengah, Melaka	2022	31,511,000
5.	38 of Agriculture Land (158,457 s.m.)	KM14, Jalan Seremban - Port Dickson, Rantau, Negeri Sembilan	2022	22,514,000
<b>OTHERS</b>				
1.	Mixed Use Development Land (3,037,187.00 square metres)	Jalan Seremban – Tampin, Seremban, Negeri Sembilan	2023	210,272,000
2.	Building Category Land with Commercial Zoning (95,873 s.m.)	Jalan Tun Razak – Jalan Kolam Air, Johor Bahru, Johor	2023	151,316,000
3.	Residential Development Land with Residential Zoning (2,117,514.00 square metres)	Off KM8, Jalan Seremban - Kuala Pilah, Seremban, Negeri Sembilan	2022	150,418,000
4.	Nusajaya Tech Park Industry Sales Gallery (41,290.10 s.m.)	Jalan Persiaran Sentral, Nusa Tech Park, Johor Bahru, Johor	2022	57,778,000
5.	Commercial Land (37,460 s.m.)	Jalan Klebang, Bandar Melaka, Melaka Tengah, Melaka	2022	48,386,000
6.	Commercial Land (35,610 s.m.)	Off Jalan Klebang, Pekan Klebang, Melaka Tengah, Melaka	2022	45,996,000

## 2.0 AKTIVITI PASARAN HARTA TANAH

### 2.1 HARTA TANAH KEDIAMAN

#### Transaksi

Harta tanah kediaman adalah subsektor utama bagi wilayah ini. Terdapat 68,189 transaksi bernilai RM26.89 bilion, ini menunjukkan kenaikan 22.2% dalam bilangan dan 35.1% dalam nilai berbanding 2022. Johor dan Negeri Sembilan mencatatkan kenaikan dalam bilangan masing-masing 44.4% dan 1.9% dan sebanyak 66.1% dan 2.9% dalam nilai. Melaka merekodkan sebaliknya, menunjukkan sedikit penurunan dalam bilangan dan nilai sebanyak 3.7% dan 11.1% berbanding 2022.

## 2.0 AKTIVITI PASARAN HARTA TANAH

### 2.1 HARTA TANAH KEDIAMAN

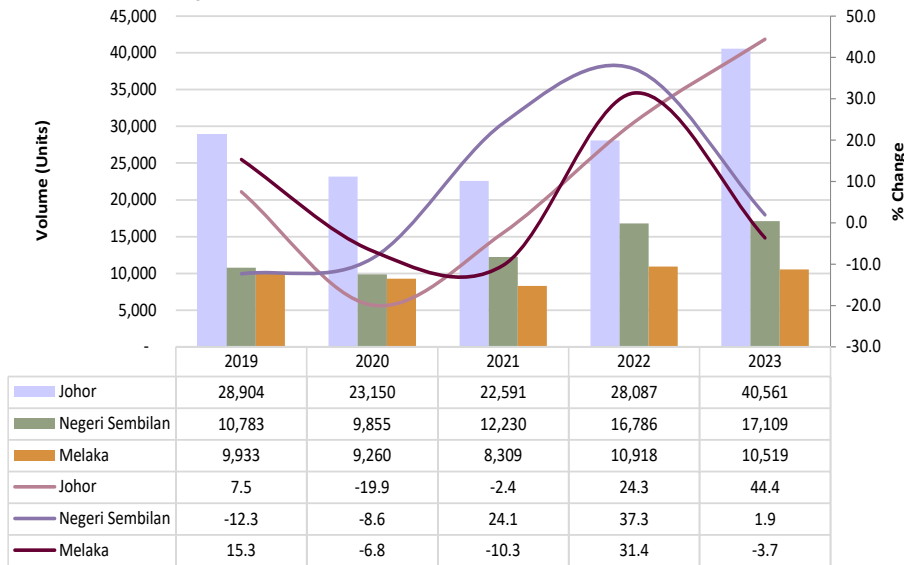
#### Transaksi

*Harta tanah kediaman adalah subsektor utama bagi wilayah ini. Terdapat 68,189 transaksi bernilai RM26.89 bilion, ini menunjukkan kenaikan 22.2% dalam bilangan dan 35.1% dalam nilai berbanding 2022. Johor dan Negeri Sembilan mencatatkan kenaikan dalam bilangan masing-masing 44.4% dan 1.9% dan sebanyak 66.1% dan 2.9% dalam nilai. Melaka merekodkan sebaliknya, menunjukkan sedikit penurunan dalam bilangan dan nilai sebanyak 3.7% dan 11.1% berbanding 2022.*



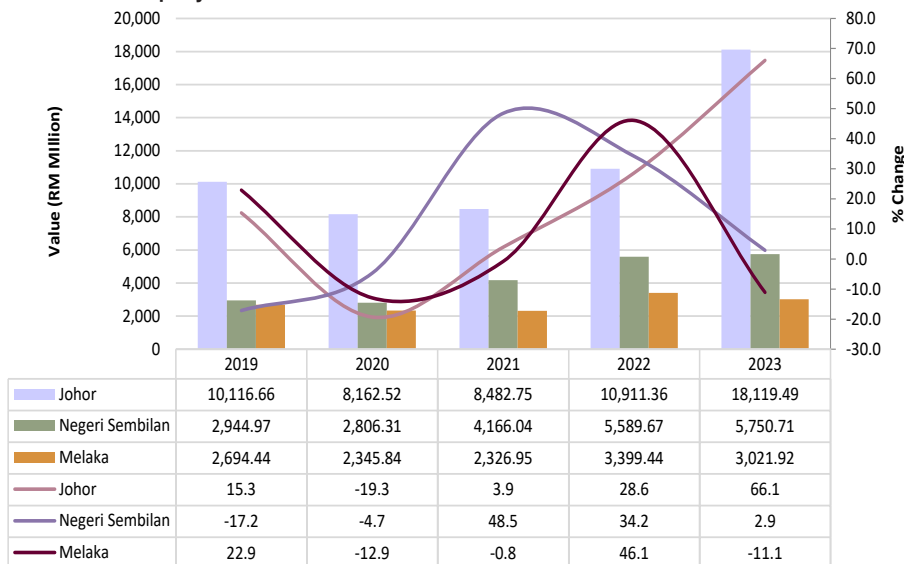
**Chart 7**

**Residential Property Transactions Volume Trend 2019 – 2023**



**Chart 8**

**Residential Property Transactions Value Trend 2019 – 2023**



**Pelancaran Baharu**

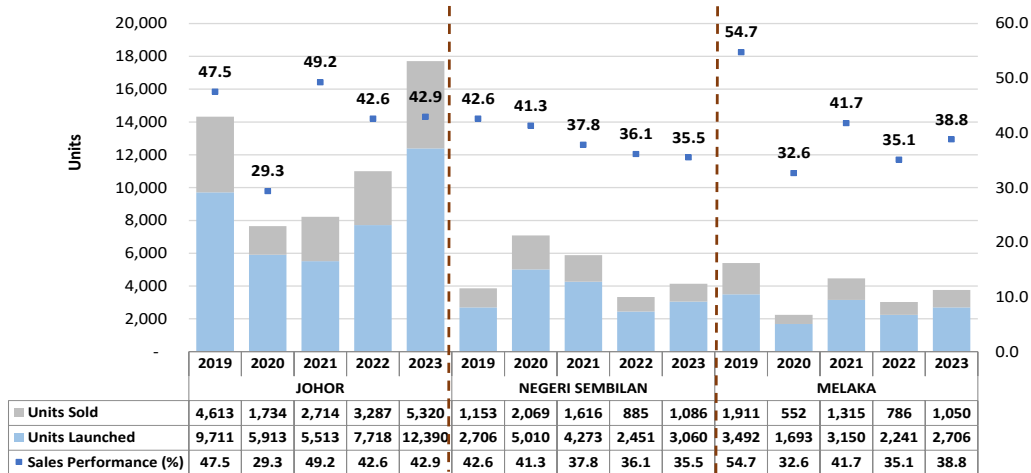
Keseluruhan pasaran utama di Wilayah Selatan adalah bertambah baik apabila bilangan pelancaran baharu meningkat berbanding 2022. Johor dan Melaka mencatatkan peningkatan prestasi jualan masing-masing 42.9% (2022: 42.6%) dan 38.8% (2022: 35.1%). Manakala Negeri Sembilan mencatatkan sedikit penurunan 35.5% daripada 36.1% dalam tempoh kajian.

**New Launches**

The overall primary market in Southern Region improved as the numbers of new launches increased as compared to 2022. Johor and Melaka recorded an increase in sales performance of 42.9% (2022: 42.6%) and 38.8% (2022: 35.1%) respectively. While Negeri Sembilan recorded a slight decrease of 35.5% from 36.1% in the review period.

**Chart 9**

**Residential Newly Launch and Sales Performance 2019 to 2023**



**Status Pasaran**

Situasi kediaman siap dibina tidak terjual bertambah baik. Melaka dan Johor masing-masing mencatatkan pengurangan sebanyak 23.7% dan 19.9% berbanding jumlah siap dibina tidak terjual pada tahun 2022.

**Market Status**

The overhang housing situation improved. Melaka and Johor recorded a decrease of 23.7% and 19.9% respectively compared to the total overhang in 2022.

Situasi dalam pembinaan belum terjual di Negeri Sembilan dan Johor masing-masing merekodkan pengurangan 40.8% dan 5.0%. Sementara itu, Melaka dengan peningkatan sebanyak 21.1% berbanding pada 2022.

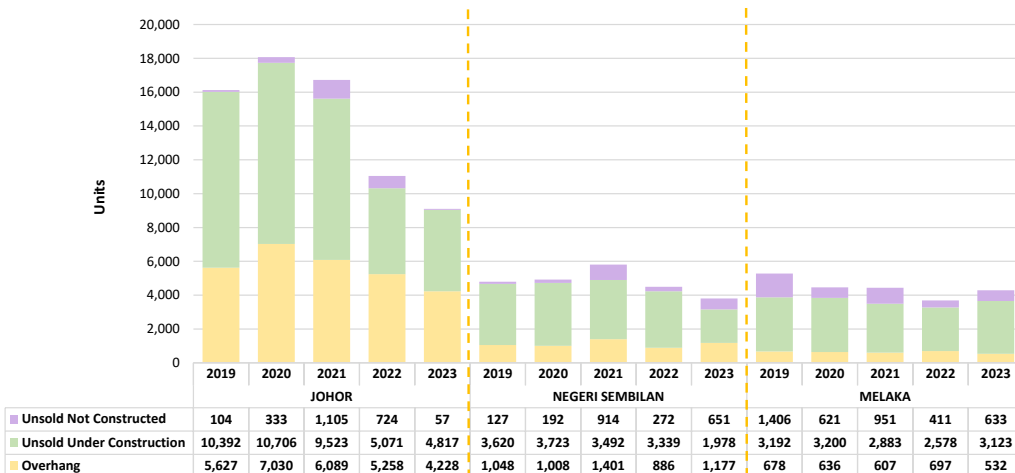
Unsold under construction situation in Negeri Sembilan and Johor recorded a decrease of 40.8% and 5.0% respectively. Meanwhile, Melaka with an increase of 21.1% compared to 2022.

Belum dibina belum terjual di Johor mencatatkan rekod penurunan tertinggi 92.1%, manakala Negeri Sembilan dan Melaka masing-masing menyaksikan peningkatan lebih daripada separuh dan 54.0% berbanding 2022.

The unsold not constructed in Johor recorded the highest decreased of 92.1%, while Negeri Sembilan and Melaka recorded an increase of more than double and 54.0% respectively compared 2022.

**Chart 10**

**Residential Overhang and Unsold Units 2019 – 2023**



## Aktiviti Pembinaan

Aktiviti pembinaan menyaksikan prestasi bercampur-campur dalam tempoh kajian. Siap dibina merekodkan pertumbuhan positif 7.5% naik kepada 16,404 unit berbanding 2022. Mengikut negeri, Negeri Sembilan dan Johor masing-masing menunjukkan peningkatan 26.6% dan 10.3% manakala Melaka mengalami penurunan 35.3%.

Begitu juga penawaran baharu dirancang menyaksikan peningkatan ketara 39.4% kepada 20,289 unit. Johor merekodkan peningkatan tertinggi dalam penawaran baharu dirancang bagi wilayah ini berbanding 2022.

Sebaliknya, mula dibina menurun 23.1% di dominasi oleh Negeri Sembilan yang merekodkan penurunan tertinggi iaitu 46.9%.

## Construction Activity

Construction activity saw mixed performance in review period. Completion recorded a positive growth of 7.5% up to 16,404 units against 2022. By states, Negeri Sembilan and Johor showed an increase of 26.6% and 10.3% while Melaka experienced a decline of 35.3%.

Likewise, new planned supply saw a substantial increase of 39.4% to 20,289 units. Johor recorded the highest increase in new planned supply for the region against 2022.

Contrarily, starts declined by 23.1% dominated by Negeri Sembilan which recorded the highest decrease of 46.9%.

Chart 11

Residential Construction Activity Trend 2019 – 2023

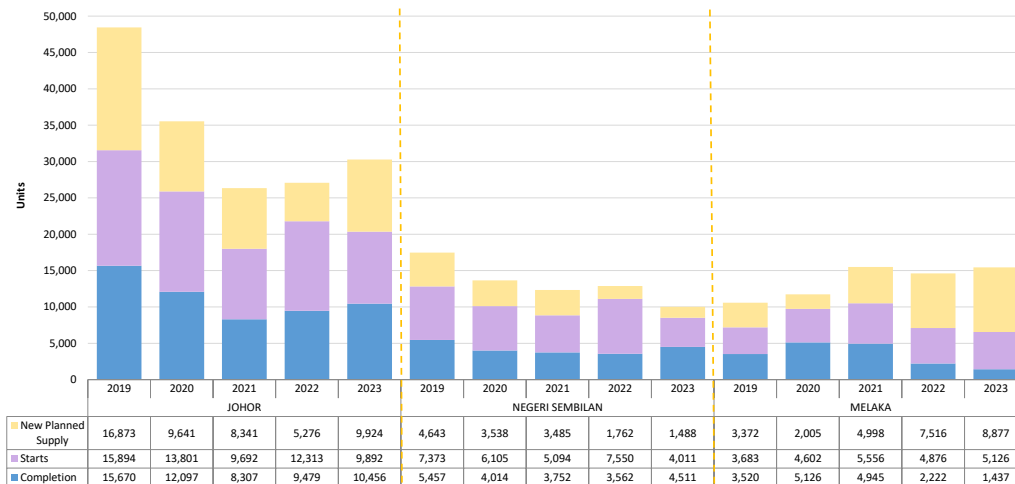


Table 2

Residential Construction Activity in Southern Region 2023

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	911,355	304,202	215,732
Incoming Supply (units)	37,893	19,178	24,562
Planned Supply (units)	42,173	24,839	20,740

## Harga

Harga amnya stabil dengan pertumbuhan marginal diperhatikan di lokasi terpilih. Flat kos rendah di Johor menunjukkan penurunan transaksi aktif iaitu antara 2.3% hingga 12.0% dan Taman Pulai Flora, Johor Bahru mencatatkan penurunan tertinggi tersebut. Sementara itu di Negeri Sembilan, teres satu tingkat di Taman Kasih Putera, Jempol menunjukkan peningkatan tertinggi di wilayah ini iaitu 19.4% kerana merupakan skim perumahan yang mempunyai persekitaran dan fasiliti yang baik.

Julat perubahan harga purata di Melaka secara keseluruhannya berada di bawah 11% bagi kesemua jenis kediaman dalam tempoh kajian.

## Indeks Harga Rumah

Semua negeri mencatatkan pertumbuhan marginal dalam Indeks Harga Semua Rumah antara 2.2% hingga 6.5% berbanding 2022.

## Price

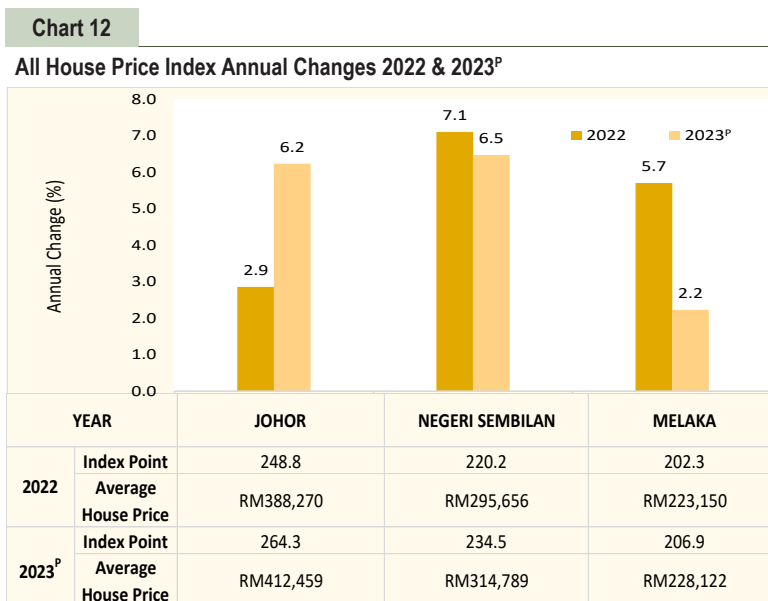
Price were generally stable with marginal growth observed in selected locations. Low-cost apartments in Johor showed an active decline ranging from 2.3% to 12.0% and Taman Pulai Flora, Johor Bahru recorded the highest decrease. While in Negeri Sembilan, single-storey terraces in Taman Kasih Putera, Jempol showed the highest increase in the region at 19.4% because it is a housing scheme with good surroundings and facilities.

The average price change in Melaka as a whole was below 11% for all types of residences throughout the review period.

## House Price Index

All states recorded marginal growth in All House Price Index ranging between 2.2% and 6.5% compared with 2022.

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## Sewa

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

Di Melaka, rumah teres satu tingkat di Taman Saujana Indah, Melaka Tengah mencatatkan peningkatan purata perubahan sewa sebanyak 20% manakala

## Rental

The residential rental market in the Southern Region was generally stable with some improvement recorded in selected area. Rental firmed up in prominent choice locations mainly due to tenancy renewals, rental reviews and good infrastructure and amenities.

In Melaka, single storey terrace houses in Taman Saujana Indah, Melaka Tengah recorded an increase in average rental change of 20% while similar property in

hartanah serupa di Taman ACBE, Jempol, Negeri Sembilan turut menyaksikan kenaikan sewa sebanyak 18.5%. Kenaikan ini disebabkan lokasi kedua-dua skim berdekatan dengan kemudahan dan fasiliti serta skim baharu yang sedang dibangunkan berdekatan.

*Taman ACBE, Jempol, Negeri Sembilan also witnessed rental increase of 18.5%. The increment is due to location for both schemes close to amenities and facilities as well as new scheme being developed nearby.*

Begitu juga bagi rumah teres kos sederhana satu tingkat di Taman Terendak Permai, Sungai Udang, Melaka mencatatkan kenaikan purata perubahan sewa sebanyak 20% (RM500.00 sebulan kepada RM600.00 sebulan) juga disebabkan faktor yang sama.

*Likewise, for single storey medium-cost terraced houses in Taman Terendak Permai, Sungai Udang, Melaka recorded an increase in the average rental change of 20% (RM500.00 per month to RM600.00 per month) also due to the same factor.*

Walaupun bagaimanapun, rumah teres dua tingkat di Johor Bahru mencatatkan penurunan marginal diantara 3.8% hingga 9.7% diatas faktor ekonomi dan permintaan yang kurang.

*However, double storey terraced in Johor Bahru recorded a slight decrease between 3.8% and 9.7% due to economic factors and lack of demand.*

## 2.2 HARTA TANAH KOMERSIAL

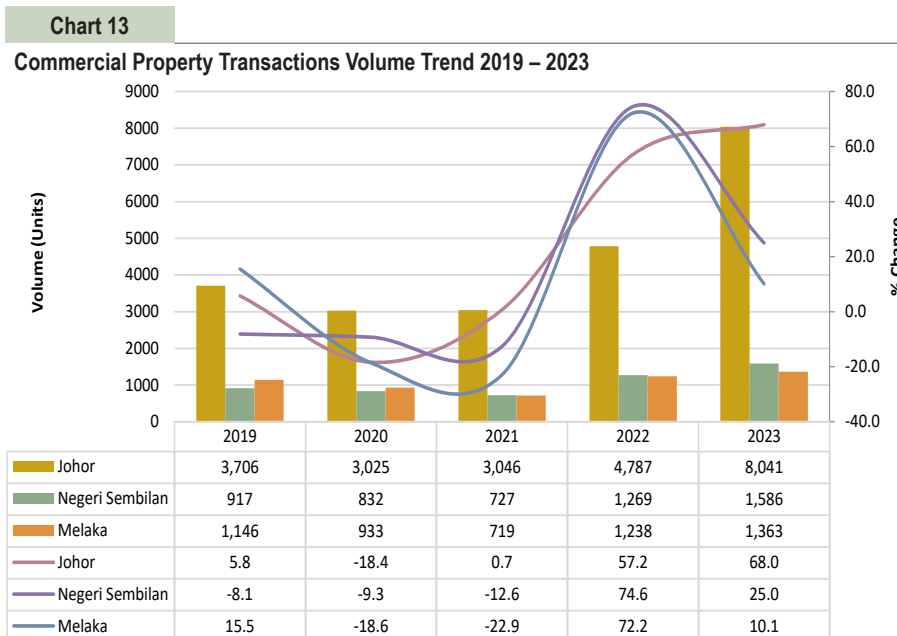
## 2.2 COMMERCIAL PROPERTY

### Transaksi

### Transaction

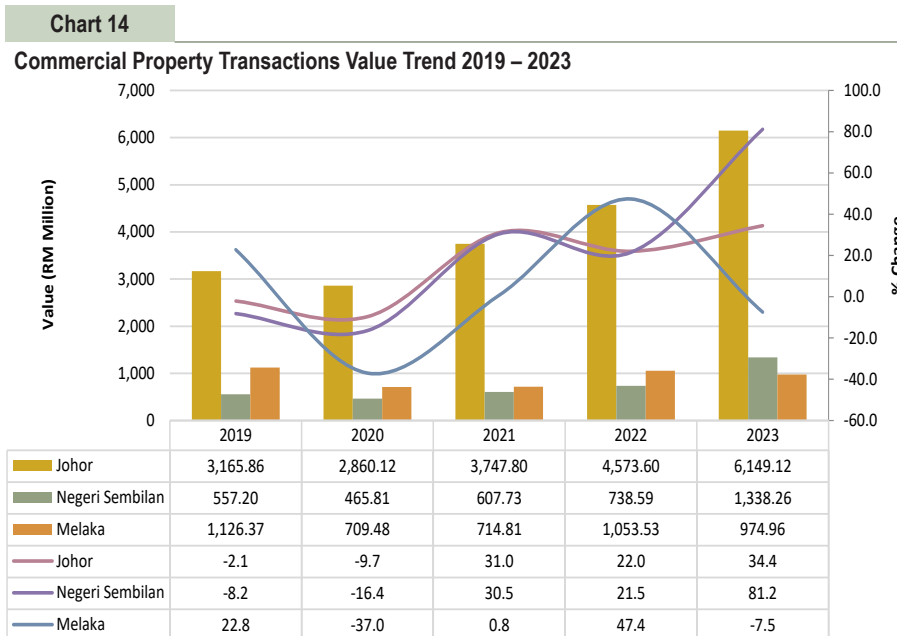
Harta tanah komersial di Wilayah Selatan merekodkan 10,990 transaksi bernilai RM8.46 bilion, meningkat sebanyak 50.7% dalam bilangan dan 32.9% dalam nilai berbanding 2022. Bilangan transaksi di Johor, Negeri Sembilan dan Melaka masing-masing meningkat 68.0%, 25.0% dan 10.1%.

*The commercial property in the Southern Region recorded 10,990 transactions worth RM8.46 billion, increased by 50.7% in volume and 32.9% in value against 2022. Transaction volume in Johor, Negeri Sembilan and Melaka increased by 68.0%, 25.0% and 10.1% respectively.*



Dari segi nilai, Negeri Sembilan menunjukkan peningkatan nilai sebanyak 81.2%, diikuti dengan Johor 34.4%. Sebaliknya, Melaka menunjukkan sedikit penurunan nilai 7.5% berbanding 2022.

*In terms of value, Negeri Sembilan has shown an increase of 81.2% followed by Johor 34.4%. Contrarily, Melaka showed a slight decrease of 7.5% compared 2022.*



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#### a. Kedai

##### Transaksi

Subsektor kedai menguasai bilangan pasaran komersial Wilayah Selatan pada tahun 2023 dengan 52.9% syer pasaran. Johor penyumbang transaksi tertinggi dengan 3,821 transaksi bernilai RM3.35 bilion berbanding 2022 (2,880 transaksi bernilai RM2.31 bilion). Negeri Sembilan menyusul dengan jumlah 1,126 transaksi bernilai RM913.05 juta (2022: 871 transaksi bernilai RM504.87 juta) dan Melaka dengan 862 transaksi bernilai RM507.02 juta (2022: 710 transaksi bernilai RM395.64 juta).

##### Status Pasaran

Kedai siap dibina tidak terjual di Wilayah Selatan bertambah baik apabila bilangannya berkurangan pada tahun 2023. Johor turun kepada 1,517 unit (2022: 1,731 unit), diikuti Negeri Sembilan turun kepada 411 unit (2022: 455 unit) dan Melaka hanya 192 unit (2022: 277 unit) berbanding 2022.

#### a. Shop

##### Transaction

*Shop sub-sector dominated the volume of Southern Region commercial market in 2023 with 52.9% market share. Johor contributed the highest number of transactions with 3,821 transactions worth RM3.35 billion compared to 2022 (2,880 transaction worth RM2.31 billion). Negeri Sembilan followed with a total of 1,126 transactions worth RM913.05 million (2022: 871 transactions worth RM504.87 million) and Melaka with 862 transactions worth RM507.02 million (2022: 710 transactions worth RM395.64 million).*

##### Market Status

*Shop overhang in Southern Region improved as the numbers decreased in 2023. Johor dropped to 1,517 units (2022: 1,731 units), followed by Negeri Sembilan down to 411 units (2022: 455 units) and Melaka only 192 units (2022: 277 unit) as compared to 2022.*

Sebaliknya, kedai dalam pembinaan belum terjual bagi Johor dan Negeri Sembilan masing-masing meningkat 3.1% dan lebih daripada dua kali ganda manakala Melaka bertambah baik, turun 50.0% berbanding 2022.

Contrarily, unsold under construction shop for Johor and Negeri Sembilan increased by 3.1% and more than double respectively while Melaka improved, down by 50.0% against 2022.

Chart 15

Shop Overhang and Unsold Units 2019 – 2023



### Aktiviti Pembinaan

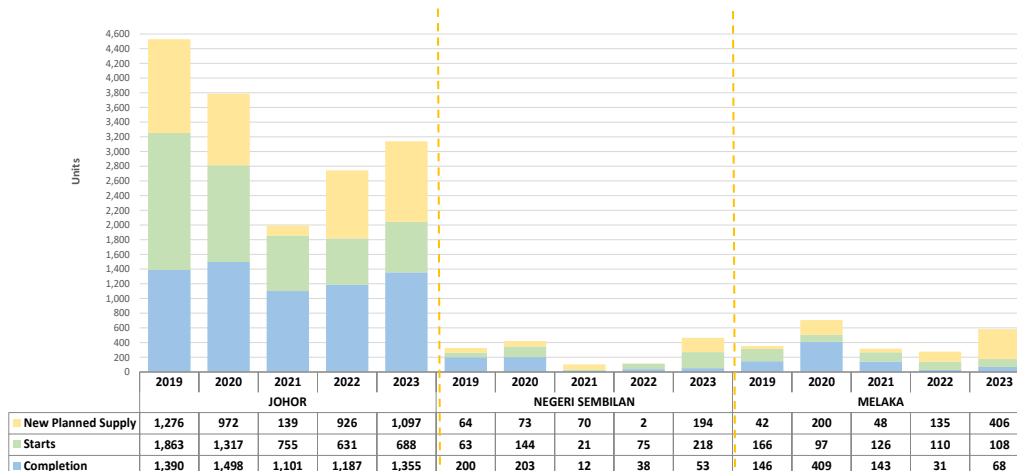
Pada tahun 2023, aktiviti pembinaan di Wilayah Selatan mengalami peningkatan. Johor menyaksikan penyumbang tertinggi dalam bilangan unit bagi setiap peringkat pembinaan dalam wilayah ini.

### Construction Activity

In 2023, construction activities in the Southern Region experienced an increase. Johor saw the highest unit contributors in every stage of construction in this region.

Chart 16

Shop Construction Activity Trend 2019 – 2023



**Table 3**

**Shop Construction Activity in Southern Region 2023**

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	98,103	27,501	23,501
Incoming Supply (units)	5,019	926	1,241
Planned Supply (units)	4,623	2,278	1,560

**Harga dan Sewa**

Dalam subsektor komersial, harga kedai secara keseluruhan bagi wilayah ini menunjukkan pergerakan stabil di mana purata perubahan harga berada dalam lingkungan 10.0%. Pengecualian bagi kedai teres dua tingkat di kawasan utama pinggir bandar bagi Taman Sri Kluang, Johor dengan kenaikan harga 12.1% kerana berpunca dari kepesatan skim baru kawasan tersebut seperti *Kluang New Park*.

Sewaan tingkat bawah kedai di wilayah ini juga umumnya stabil. Penurunan sewa direkodkan di Dataran Satria Gemas, Tampin di Negeri Sembilan sebanyak 20.0% dengan sewa antara RM1,500 hingga RM1,700 sebulan (2022: RM2,000 sebulan) disebabkan permintaan skim perumahan yang kurang aktif.

**Price and Rental**

*In the commercial sub-sector, shop prices as a whole for this region show a stable movement where the average price change is in the range of 10.0%. An exception for two storey terrace shops in prime suburban areas for Taman Sri Kluang, Johor with an increase in price of 12.1% due to the acceleration of new schemes in the area such as Kluang New Park.*

*Rental of ground floor shops in this area also was generally stable. Dataran Satria Gemas, Tampin in Negeri Sembilan recorded a decrease of 20.0% with a rental between RM1,500 to RM1,700 per month (2022: RM2,000) due to less active housing scheme demand.*

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**b. Pangsapuri Khidmat/ SOHO**

**Transaksi**

Pangsapuri khidmat/ SOHO di Wilayah Selatan merekodkan 3,346 transaksi bernilai RM1.89 bilion, membentuk 30.4% daripada bilangan transaksi dan 22.3% daripada jumlah nilai keseluruhan harta tanah komersial. Mengikut negeri, Johor menyumbang bilangan pasaran tertinggi dalam syer pasaran dengan 91.0% (3,046 transaksi).

**Status Pasaran**

Secara amnya, situasi pangsapuri khidmat/SOHO siap dibina tidak terjual dan belum terjual dalam wilayah menunjukkan pergerakan bercampur-campur secara keseluruhan berbanding 2022. Johor dan Melaka menyaksikan penurunan masing-masing sebanyak 16.6% kepada 12,057 unit dan 58.6% kepada hanya 24 unit. Bagaimanapun, Negeri Sembilan merekodkan sebaliknya dengan 1,348 unit tidak terjual selepas tidak dibebani dengan sebarang unit siap dibina tidak terjual pada tahun-tahun sebelumnya.

**b. Serviced Apartment/ SOHO**

**Transaction**

*Serviced apartment/ SOHO in the Southern Region recorded 3,346 transaction worth RM1.89 billion, formed 30.4% of transactions volume and 22.3% of the total value commercial property. By state, Johor contributed the highest market volume market share with 91.0% (3,046 transactions).*

**Market Status**

*Generally, the serviced apartments/SOHO overhang and unsold situations showed mixed movement across the region as compared to 2022. Johor and Melaka saw a decrease of 16.6% to 12,057 units and 58.6% to only 24 units respectively. However, Negeri Sembilan recorded the reverse with 1,348 overhang units after unencumbered with any overhang units in previous years.*

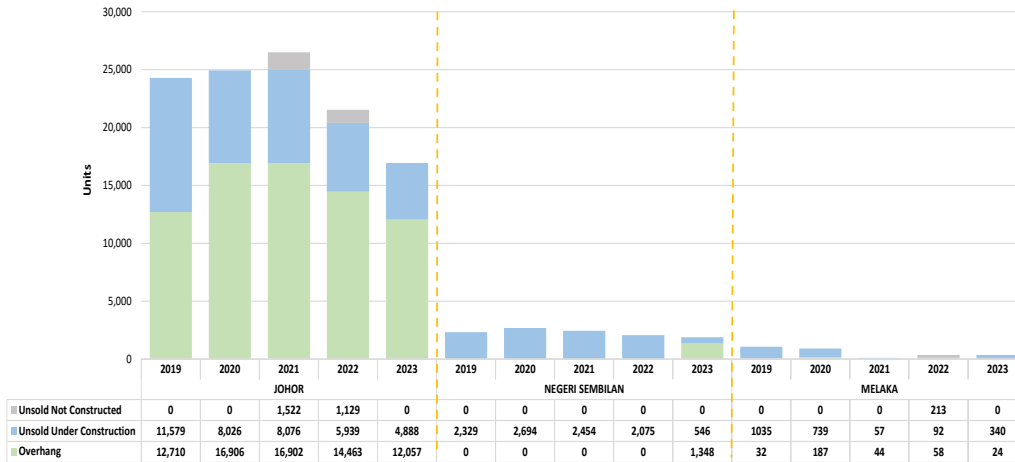


Dalam keadaan yang sama, units dalam pembinaan belum terjual juga bertambah baik apabila Johor dan Negeri Sembilan menyaksikan penurunan masing-masing 17.7% kepada 4,888 unit (2022: 5,939 unit) dan 73.7% kepada 546 unit (2022: 2,075 unit).

*On similar note, the unsold under constructions also improved as Johor and Negeri Sembilan saw a decline 17.7% to 4,888 units (2022: 5,939 units) and 73.7% to 546 units (2022: 2,075 units).*

**Chart 17**

**Serviced Apartment/ SOHO Overhang and Unsold Units 2019 – 2023**



### Aktiviti Pembinaan

Aktiviti pembinaan pangsapuri khidmat/ SOHO di rantau ini menunjukkan petanda baik dalam semua peringkat berbanding 2022. Johor mencatatkan lebih banyak unit siap dibina, mula dibina dan penawaran baharu dirancang. Begitu juga, Negeri Sembilan juga mencatatkan lebih banyak unit siap dibina dan mula dibina.

### Construction Activity

*Construction activities of serviced apartment/ SOHO in the region showed a good sign in all stage as compared to 2022. Johor recorded more completions, starts and new planned supply. Similarly, Negeri Sembilan also charted more completions and starts.*

Aktiviti pembinaan dalam bekalan terancang baharu juga meningkat terutamanya di Johor dan Melaka berbanding 2022.

*Construction activities in new planned supply also increased particularly in Johor and Melaka as compared to 2022.*

**Chart 18**

**Serviced Apartment/ SOHO Construction Activity Trend 2019 – 2023**

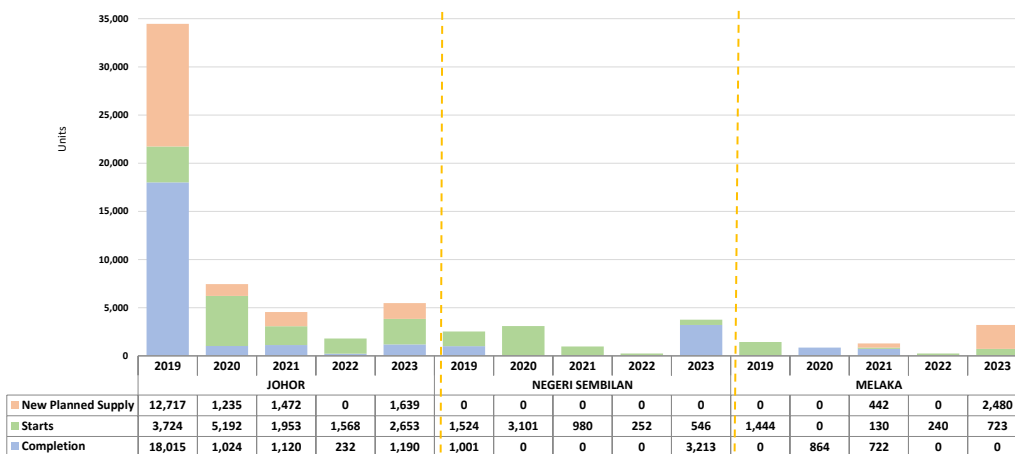


Table 4

Serviced Apartment/ SOHO Construction Activity in Southern Region 2023

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)		97,016	14,602	8,850
Incoming Supply (units)		22,047	2,462	6,050
Planned Supply (units)		27,932	460	6,218

### Harga dan Sewa

Harga pangsapuri khidmat/ SOHO di Wilayah Selatan menunjukkan pergerakan bercampur dan masih stabil. Peratusan penurunan purata perubahan harga bagi wilayah adalah antara 2.4% hingga 5.3%, manakala kenaikan adalah antara 2.2% hingga 16.8%. Silverscape @ Hatten City, Melaka Tengah mencatatkan peningkatan tertinggi bagi keluasan unit purata 41 meter persegi, manakala penurunan tertinggi di R&F Tanjung Puteri, Johor Bahru dengan perubahan harga kepada RM710,000 (2022: RM750,000).

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Pasaran sewa wilayah pada umumnya stabil. Penurunan sewa hanya direkodkan di Johor antara 4.0% hingga 9.1%. Manakala, kenaikan adalah dalam lingkungan 2.4% hingga 20.0%. The Wave Residence di Melaka Tengah mencatatkan kenaikan tertinggi disebabkan kedudukan yang strategik dan permintaan sewa yang tinggi.

### c. Kompleks Perniagaan

#### Transaksi

Terdapat dua transaksi direkodkan di Wilayah Selatan dalam tempoh kajian ini iaitu Giant Kuala Pilah di Jalan Kuala Pilah-Seremban dipindahmilik RM10,693,000 (tahun 2023) dan TF Value Mart di PD yang dipindahmilik RM23,800,000 (tahun 2022).

### Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga berada dalam tren yang positif. Kadar penghunian semua negeri Wilayah Selatan menunjukkan peningkatan. Johor mendahului sebanyak 70.6% (2022: 68.8%), Negeri Sembilan sebanyak 67.7% (2022: 66.6%) dan Melaka sebanyak 62.4% (2022: 61.2%).

### Price and Rental

Prices of serviced apartments/ SOHO in the Southern Region has showed mixed movements and was stable. The average percentage decrease in price changes for this region ranged from 2.4% to 5.3%, while the increase ranged from 2.2% to 16.8%. Silverscape @ Hatten City in Melaka Tengah recorded the highest increase for the average unit area of 41 square meters, while the highest decrease was in R&F Tanjung Puteri, Johor Bahru with a price change to RM710,000 (2022: RM750,000).

The region's rental market was generally stable. The decrease in rent was only recorded in Johor between 4.0% to 9.1%. While the increase is in the range of 2.4% to 20.0%. The Wave Residence in Melaka Tengah recorded the highest increase due to its strategic location and high rental demand.

### c. Shopping Complex

#### Transaction

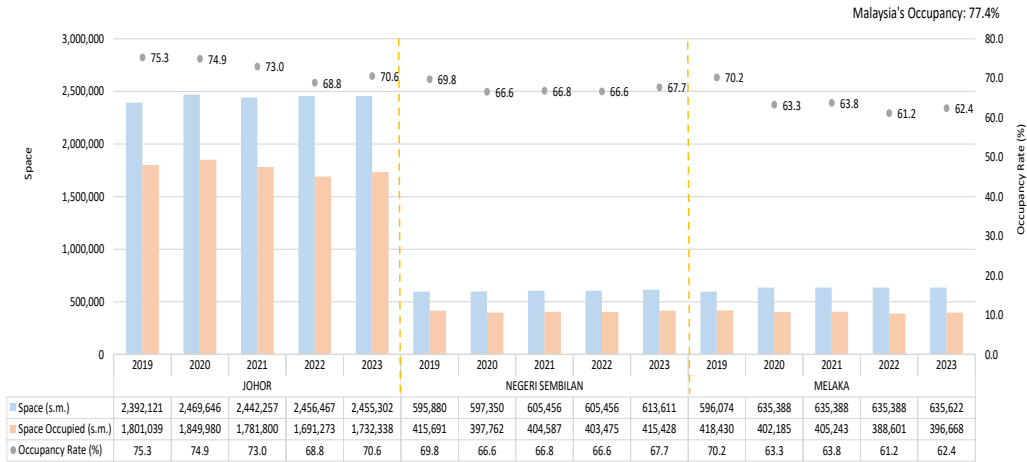
There were two transactions recorded in the Southern Region during review period, namely Giant Kuala Pilah in Jalan Kuala Pilah - Seremban transacted at RM10,693,000 (year 2023) and TF Value Mart in PD Waterfront, Bandar Port Dickson at RM23,800,000 (year 2022).

### Occupancy and Space Availability

The performance of retail space subsector is in a positive trend. The occupancy rate of all states of the Southern Region showed an increase. Johor lead with 70.6% (2022: 68.8%), Negeri Sembilan with 67.7% (2022: 66.6%) and Melaka with 62.4% (2022: 61.2%).

**Chart 19**

**Supply and Occupancy of Shopping Complex 2023**



**Table 5**

**Pertinent Movements in Shopping Complex 2023**

Nos.	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Kluang Junction	7,389	Move Out
2	B5 Johor Street Market	2,761	Move In

**Aktiviti Pembinaan**

Terdapat tiga bangunan kompleks perniagaan yang siap dibina dalam tempoh kajian dalam wilayah ini iaitu Econsave Port Dickson (Luas: 5,534 meter persegi), Pilah Gateway (Luas: 2,621 meter persegi) dan Lotus's Kluang (5,852 meter persegi).

**Construction Activity**

There are three complex buildings that have been completed during the review period in this region, namely Econsave Port Dickson (Area: 5,534 square meters), Pilah Gateway (Area: 2,621 square meters and Lotus's Kluang (5,852 square meters).

**Table 6**

**Shopping Complex Construction Activity in Southern Region 2023**

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply		156 buildings (2,455,302 s.m.)	95 buildings (613,611 s.m.)	31 buildings (635,622 s.m.)
Incoming Supply		1 building (3,716 s.m.)	0	2 buildings (57,245 s.m.)
Planned Supply		0	0	0

**Sewa**

Sewaan ruang niaga di wilayah ini sebahagian besarnya stabil dengan beberapa pengecualian. Kompleks perniagaan di lokasi kawasan utama pusat bandar mencatatkan peratus perubahan sewa bercampur. Peratus peningkatan kadar sewa tertinggi sebanyak 17.4% adalah di tingkat bawah MYDIN Wholesale Hypermarket, Melaka International Trade Center (MITC) disebabkan oleh pembaharuan penyewaan dan semakan kadar sewa.

**Rental**

Rentals of retail space in this region were largely stable across the board with a few exceptions. Shopping complexes in central town secondary area recorded mixed rental changes. The highest rental rate increase of 17.4% recorded in the ground floor of Pasar Raya Besar MYDIN, Melaka International Trade Centre (MITC) due to tenancy renewals and rent rate revisions.

#### d. Pejabat Binaan Khas

##### Transaksi

Hanya satu transaksi pejabat binaan khas direkodkan di Wilayah Selatan dalam tempoh kajian iaitu Permas Point, Bandar Baru Permas Jaya, Plentong. Pindahmilik ini bertarikh tahun 2022 dan disempurnakan dalam tempoh kajian dengan harga balasan berjumlah RM11,000,000.

##### Penghunian dan Ketersediaan Ruang

Segmen pejabat binaan khas juga menunjukkan prestasi yang positif di Wilayah Selatan. Negeri Sembilan mendahului sebanyak 91.4% (2022: 90.9%), Melaka sebanyak 86.1% (2022: 84.5%) dan Johor sebanyak 71.0% (2022: 70.2%).

#### d. Purpose-built Office

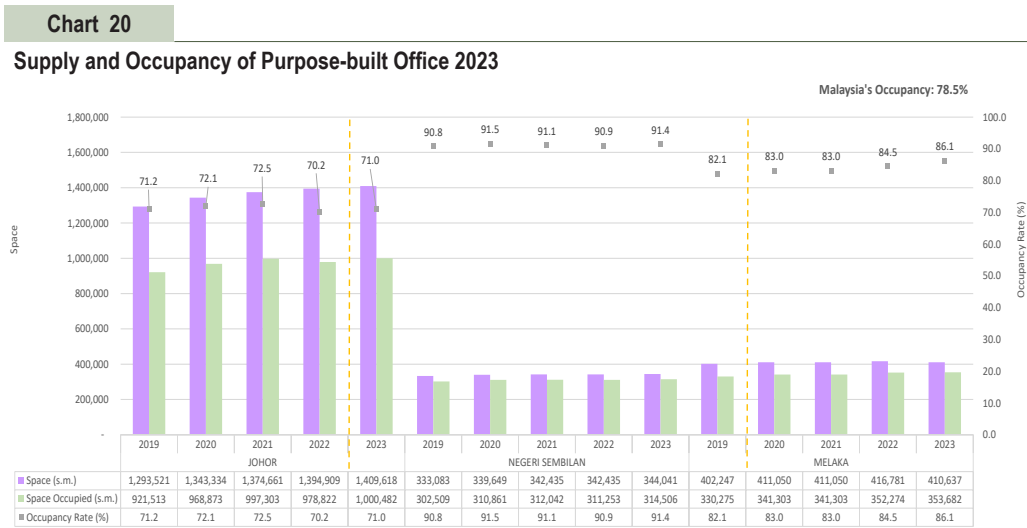
##### Transaction

Only one transaction of purpose-built office recorded in the Southern Region during the review period namely Permas Point, Bandar Baru Permas Jaya, Plentong. The transactions dated in 2022 and completed in the review period with consideration amounting to RM11,000,000.

##### Occupancy and Space Availability

The purpose-built office segment also showed a positive performance in the Southern Region. Negeri Sembilan leads with 91.4% (2022: 90.9%), Melaka with 86.1% (2022: 84.5%) and Johor with 71.0% (2022: 70.2%).

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##### Aktiviti Pembinaan

Terdapat dua bangunan pejabat binaan khas yang siap dibina dalam tempoh kajian bagi wilayah ini iaitu Wisma Sunway Big Box di Johor Bahru (Luas bangunan: 15,792 m.p.) dan Kompleks Pentadbiran Pejabat Agama Islam Daerah Pekan Kuala Pilah, Negeri Sembilan (Luas bangunan: 1,606 m.p.).

##### Construction Activity

There were two purpose-built office buildings completed during the review period, namely Wisma Sunway Big Box in Johor Bahru (building area: 15,792 s.m.) and Islamic Religious Office Administration Complex in Kuala Pilah Town, Negeri Sembilan (building area: 1,606 s.m.).

**Table 7**  
**Purpose-built Office Construction Activity in Southern Region 2023**

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply		220 buildings (1,409,618 s.m.)	109 buildings (344,041 s.m.)	82 buildings (410,637 s.m.)
Incoming Supply		5 buildings (181,641 s.m.)	3 buildings (8,831 s.m.)	0
Planned Supply		1 building (33,817 s.m.)	0	0

## Sewa

Secara amnya, sewaan ruang pejabat adalah stabil bagi kebanyakan bangunan. 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. Tingkat bawah Bangunan Peringgit Point, Jalan Raya Batu Hampar di Melaka dengan keluasan antara 330 hingga 500 meter persegi mencatatkan peningkatan tertinggi dengan sewaan RM3.65 semeter persegi sebulan (2022: RM2.15 semeter persegi sebulan).

Sementara itu, penurunan sewa wilayah ini hanya berlaku di tingkat sembilan belas Medini 9, Iskandar Puteri dengan keluasan purata 1,096 meter persegi sebanyak 15.3% (2022: RM38.78 semeter persegi sebulan kepada antara RM26.91 hingga RM32.83 semeter persegi sebulan).

## e. Riadah

### Transaksi

Terdapat tiga transaksi riadah di rekodkan dalam tempoh kajian. Dua darinya di Bandar Melaka iaitu Sojourn Guest House di Jalan Ujong Pasir (pindahmilik tahun 2023: RM11,000,000) dan Terra Nova Hotel di Kota Laksamana Business Centre Fasa 3 (pindahmilik tahun 2022: RM8,000,000). Satu lagi transaksi adalah The Aston Hotel, Jalan Bandar Baru Nilai (pindahmilik pada tahun 2022: RM11,300,000).

## Rental

Generally, rental of office space was stable for most buildings. Investment grade buildings in good locations with proximity or within town centre are amongst those with competitive edge and fetched higher rental. The ground floor of Peringgit Point Building, Jalan Raya Batu Hampar in Melaka with an average area between 330 and 500 square meters recorded the highest increase of rental RM3.65 per square meter per month (2022: between RM2.15 per square meter per month).

Meanwhile, the rental decrease in this region only occurred on the floor nineteen of Medini 9, Iskandar Puteri with an average area of 1,096 square meters by 15.3% (2022: RM38.78 per square meter per month to between RM26.91 and RM32.83 per square meter per month).

## e. Leisure

### Transaction

There were three leisure transactions recorded during the review period. Two of them were in Melaka City namely Sojourn Guest House in Jalan Ujong Pasir (transacted in 2023: RM11,000,000) and Terra Nova Hotel in Kota Laksamana Business Center Phase 3 (transacted in 2022: RM8,000,000). Another one transaction is The Aston Hotel, Jalan Bandar Baru Nilai (transacted in 2022: RM11,300,000).

Table 8

### Leisure Construction Activity in Southern Region 2023

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply		484 buildings (31,184 rooms)	143 buildings (9,536 rooms)	177 building (18,223 rooms)
Incoming Supply		13 buildings (3,087 rooms)	5 buildings (1,546 rooms)	1 building (336 rooms)
Planned Supply		8 building (3,133 rooms)	3 buildings (358 rooms)	5 buildings (1,558 rooms)

## 2.3 HARTA TANAH INDUSTRI

### Transaksi

Prestasi pasaran harta tanah industri merekodkan peningkatan sebanyak 17.0% dalam bilangan (2022: 2,138 transaksi) dan 12.7% dalam nilai (2022: RM5.6 bilion). Johor mendahului dengan 1,573 transaksi, mencakupi 62.9% daripada jumlah keseluruhan transaksi wilayah, diikuti Negeri Sembilan dengan 492 transaksi (19.7% syer pasaran) dan Melaka sebanyak 437 transaksi (17.5% syer pasaran).

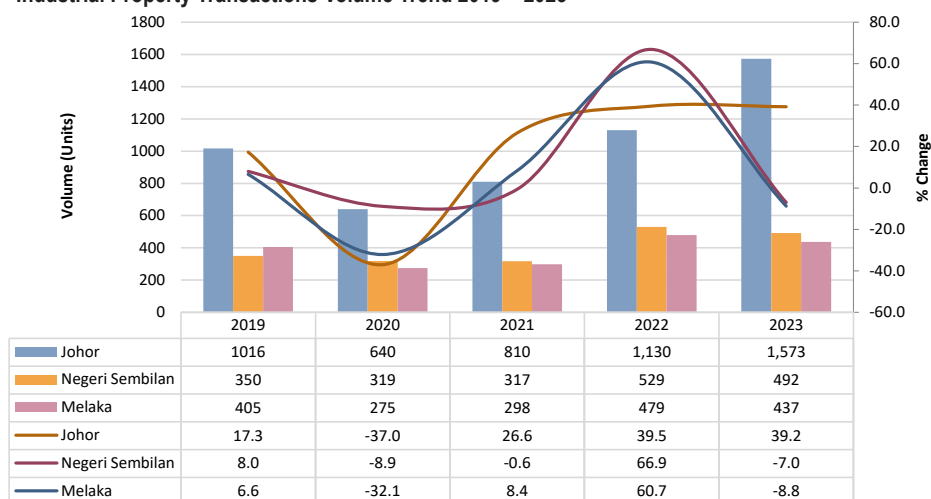
## 2.3 INDUSTRIAL PROPERTY

### Transaction

The performance of the industrial property market recorded an increase of 17.0% in the volume of transactions (2022: 2,138 transactions) and 12.7% in value (2022: RM5.6 billion). Johor leads with 1,573 transactions, accounting for 62.9% of the total transactions in the region, followed by Negeri Sembilan with 492 transactions (19.7% market share) and Melaka with 437 transactions (17.5% market share).

Chart 21

Industrial Property Transactions Volume Trend 2019 – 2023



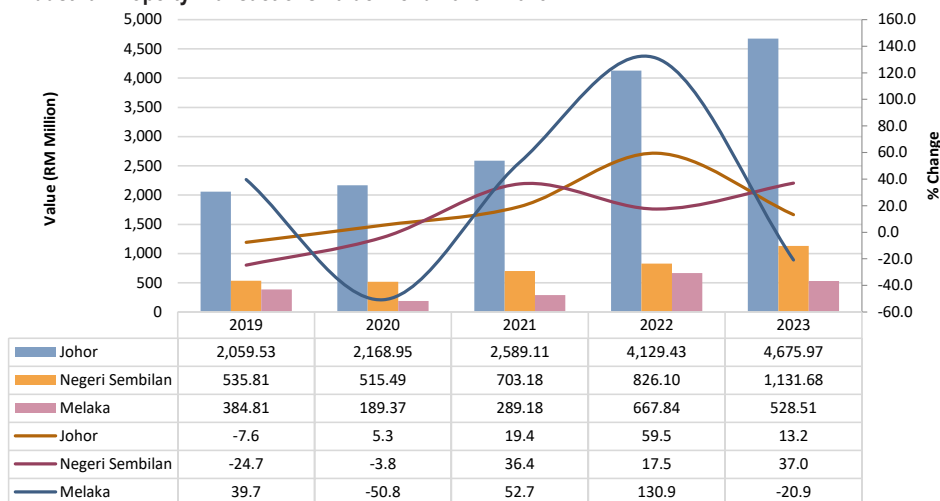
56

Dari segi nilai transaksi, Negeri Sembilan telah menunjukkan peningkatan tertinggi sebanyak 37.0% dan diikuti oleh Johor 13.2%. Namun begitu, Melaka menunjukkan penurunan 20.9% berbanding pada 2022.

In terms of transactions value, Negeri Sembilan showed the highest increase of 37.0%, followed by Johor 13.2%. However, Melaka showed decrease by 20.9% compared 2022.

Chart 22

Industrial Property Transactions Value Trend 2019 – 2023



## Status Pasaran

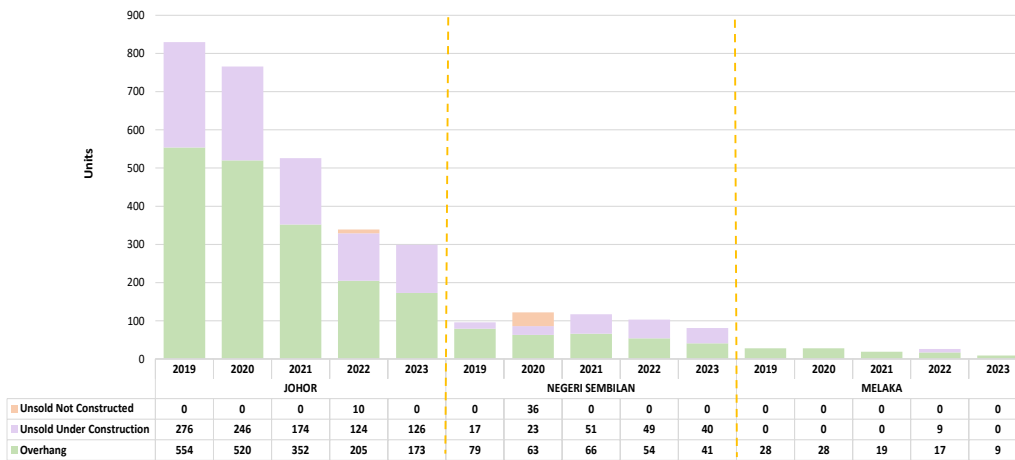
Wilayah Selatan menyaksikan situasi pasaran harta tanah industri yang positif apabila bilangan unit siap dibina tidak terjual dan unit belum terjual terdapat pengurangan dalam tempoh kajian.

## Market Status

Southern Region showed a positive industrial property market situation as overhang and unsold numbers was declined in the review period.

Chart 23

Industrial Overhang and Unsold Units 2019 – 2023



## Aktiviti Pembinaan

Aktiviti pembinaan harta tanah industri adalah perlahan. Namun begitu, Johor merupakan penyumbang bilangan tertinggi dalam siap dibina dan mula dibina dengan mencatatkan kenaikan masing-masing kepada 356 unit (2022: 58 unit) dan 362 unit (2022: 56 unit).

Melaka dan Negeri Sembilan juga mencatatkan kenaikan penawaran baharu dirancang, setiap negeri mencatatkan kenaikan kepada 134 unit dan 127 unit berbanding tahun 2022.

## Construction Activity

Construction activity for industrial property remained softened. Nevertheless, Johor is the highest contributor in the completion and starts, recorded an increase to 356 units (2022: 58 units) and 362 units (2022: 56 units) respectively.

Melaka and Negeri Sembilan also recorded an increase in the new planned supply, each state recorded an increase of 134 units and 127 units compared to 2022.

Chart 24

Industrial Construction Activity Trend 2019 – 2023

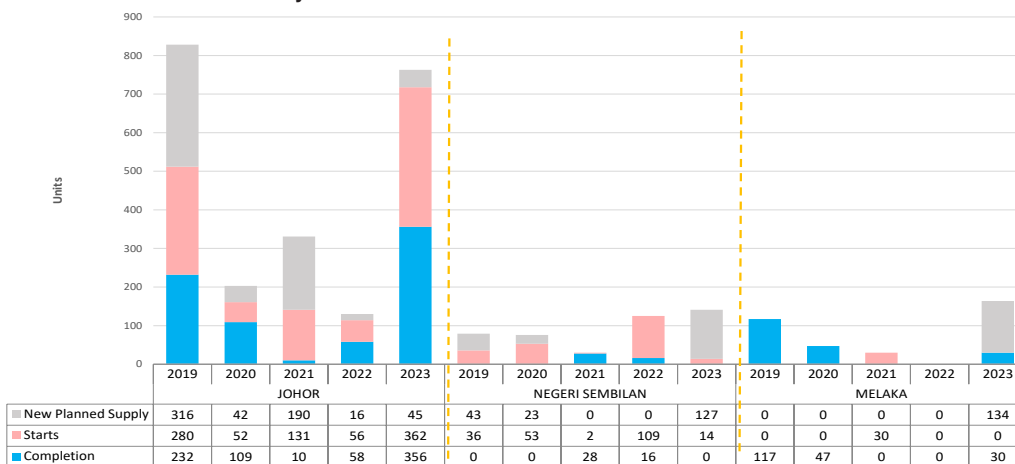


Table 9

## Industrial Activity in Southern Region 2023

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	19,205	5,574	7,214
Incoming Supply (units)	508	184	773
Planned Supply (units)	70	659	1,917

**Harga**

Harga harta tanah industri kebanyakannya stabil di seluruh wilayah. Kilang satu setengah tingkat yang terletak di bandar dan mempunyai kemudahan infrastruktur yang baik menunjukkan nilai yang agak tinggi.

Di Negeri Sembilan, kilang satu setengah tingkat dengan keluasan tanah 205 m.p. di Senawang Sentral Business Park, Seremban menunjukkan peningkatan purata harga tertinggi iaitu 9.9% dengan harga dipindahmilik RM500,000.

58 Jenis harta tanah yang sama dengan luas tanah purata 300 meter persegi di Kota Tinggi Industrial Park pula mencatatkan peningkatan harga purata tertinggi di Johor sebanyak 10.7% dari RM280,000 kepada antara RM270,000 hingga RM328,000. Manakala Melaka pula hanya mempunyai data yang baru dalam tempoh kajian ini.

**2.4 HARTA TANAH PERTANIAN****Transaksi**

Subsektor pertanian menyumbangkan syer sebanyak 15.2% kepada jumlah keseluruhan pasaran di Wilayah Selatan. Terdapat 15,764 transaksi bernilai RM8.27 bilion, menurun 6.4% dalam bilangan tetapi nilai menunjukkan peningkatan ketara 69.2% berbanding 2022.

Aktiviti transaksi menunjukkan tren yang menurun. Melaka mencatatkan penurunan 17.3%, diikuti oleh Negeri Sembilan dan Johor masing-masing sebanyak 7.5% dan 3.9%. Segmen nilai memaparkan tren meningkat bagi kesemua negeri dengan didahului oleh Johor (88.0%), Melaka (60.3%) dan Negeri Sembilan (17.3%).

**Price**

*Industrial property prices were mostly stable throughout the region. One and a-half storey factory located in the city and having good infrastructure facilities showed a relatively high value.*

*In Negeri Sembilan, one and a-half storey factory with an average land area of 205 s.m. in Senawang Sentral Business Park, Seremban showed the highest average price increase by 9.9% with price transacted at RM500,000.*

*The same property type with an average land area of 300 square meters in Kota Tinggi Industrial Park recorded the highest average price increase in Johor by 10.7% from RM280,000 to between RM270,000 and RM328,000. Meanwhile, Melaka recorded new data during this review period.*

**2.4 AGRICULTURE PROPERTY****Transaction**

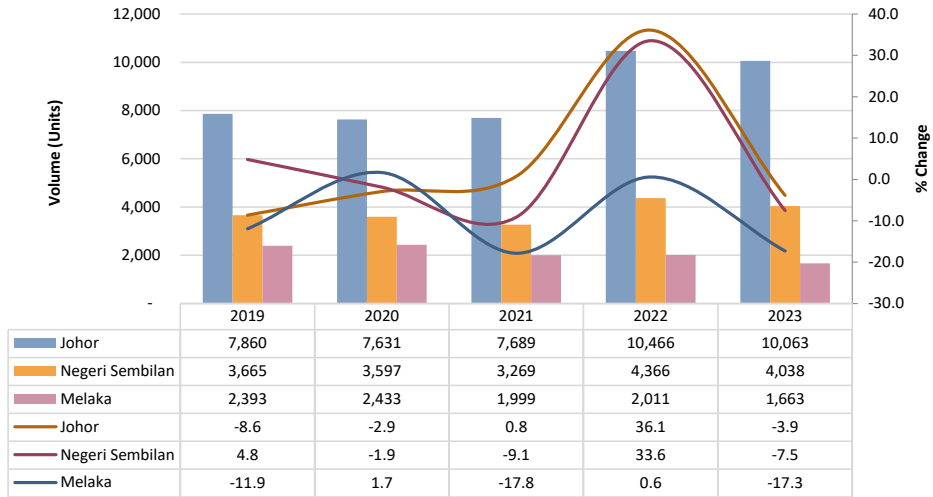
*The agriculture sub-sector contributed a share of 15.2% to the total Southern Region market. There were 15,764 transactions worth RM8.27 billion decrease of 6.4% in volume, while value showed a significant increase of 69.2% as compared to 2022.*

*Transaction activity shows a downward trend. Melaka recorded a decrease of 17.3%, followed by Negeri Sembilan and Johor by 7.5% and 3.9% respectively. The value segment shows an increasing trend for all states led by Johor (88.0%), Melaka (60.3%) and Negeri Sembilan (17.3%).*



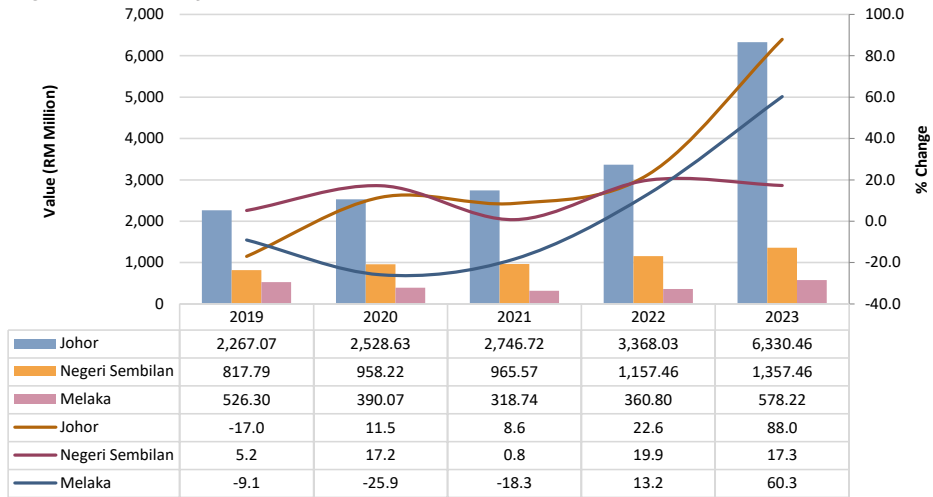
**Chart 25**

**Agriculture Property Transactions Volume Trend 2019 – 2023**



**Chart 26**

**Agriculture Property Transactions Value Trend 2019 – 2023**



### 3.0 PROPERTY HIGHLIGHTS

#### 3.1 Infrastructure Development

No.	Infrastructure Projects	Description	Current Development Status
1.	Electric Double Tracking Project (EDTP), Johor	<ul style="list-style-type: none"> <li>- The 192 kilometres track from Gemas in Negeri Sembilan to Johor Bahru Sentral in Johor.</li> <li>- Commenced construction since 2016.</li> <li>- Estimating Cost: RM9.55 billion</li> <li>- Descriptions: <ul style="list-style-type: none"> <li>• The line will provide Malaysia with electrified tracks that connect Johor Bahru in Johor to Padang Besar in Perlis.</li> <li>• 13 stations, connecting from Gemas – Segamat – Genuang – Labis – Bekok – Paloh – Kluang – Mengkibol – Renggam – Layang-Layang – Kulai – Kempas Baru – Johor Sentral</li> </ul> </li> </ul>	<p>Under Construction</p> <p>(The project is expected to be complete in 2026)</p>
2.	Rail Transit System (RTS), Johor	<ul style="list-style-type: none"> <li>- Linking Johor Bahru with Singapore.</li> <li>- Revised alignment will connect Bukit Chagar in Johor Bahru and Woodlands North in Singapore.</li> <li>- Length: 4-kilometre track (2.3-kilometre in Malaysia and 1.7-kilometre in Singapore).</li> <li>- Developer/ Concessionaire: Malaysia Rapid Transit System Sdn Bhd</li> <li>- Operating Company: RTS Operation Sdn Bhd (RTSO). Joint Operating Company between Prasarana Malaysia Berhad and SMRT Corporation Ltd from Singapore.</li> <li>- Estimating Cost: RM10 billion</li> <li>- Project status: 32.4% completed</li> <li>- Descriptions: <ul style="list-style-type: none"> <li>• The target of the project is to reduce traffic congestion on the Johor Embankment by at least 35%.</li> <li>• Estimated 10,000 passengers/ hour in each direction.</li> <li>• The groundbreaking ceremony was held at the Bukit Chagar station construction site on 22 November 2020. Completed the land acquisition process in April 2021.</li> <li>• Two phase development: <ol style="list-style-type: none"> <li>a) Phase 1: Development Phase, starting from year 2021 – 2024.</li> <li>b) Phase 2: Testing and Installations Phase, starting from year 2025 – 2026.</li> </ol> </li> </ul> </li> </ul>	<p>Under Construction</p> <p>(The project is expected to be complete in 2026)</p>
3.	Maharani Energy Gateway	<ul style="list-style-type: none"> <li>- 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</li> <li>- Land area: 3,250 acres (1,315.228 hectares)</li> <li>- Project status: Initial stage for sea reclamation works and Hydrology Survey. Ship-to-ship transfer has operations starting 2022.</li> </ul>	<p>Under Construction</p> <p>(The project is expected to be complete in 2030)</p>

No.	Infrastructure Projects	Description	Current Development Status
		<ul style="list-style-type: none"> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• 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.</li> <li>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.</li> <li>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.</li> <li>c) Plot C: with an area of 200 acres (80.9371 hectares) that will be used for ship repair operations (Ship Repair &amp; Facilities).</li> <li>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</li> </ul> </li> </ul>	<p style="text-align: center;">Under Construction</p> <p>(The project is expected to be complete in 2030)</p>
4.	Upgrading Jalan Batu Pahat – Ayer Hitam – Kluang FT 050 Phase 3A (U-Turn Median And Related Works)	<ul style="list-style-type: none"> <li>- Location: Jalan Batu Pahat – Ayer Hitam.</li> <li>- The project starts from Parit Sempadan, Batu Pahat (Section 21) to the bridge across Lebuhraya Plus (Section 34.5).</li> <li>- Estimated cost: RM250 million (RMK 11)</li> <li>- Project has commenced on 26 Oktober 2021</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• 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.</li> </ul> </li> </ul>	<p style="text-align: center;">Under Construction</p> <p>(The project is expected to be complete in 2024)</p>
5.	Mukim 6 and Mukim 7 Road Project (Phase 2), Linau in Mukim Tanjong Sembrong	<ul style="list-style-type: none"> <li>- Location: Jalan Yong Peng – Ayer Hitam</li> <li>- The project starts from Jalan Kampung Seri Mendapat, Parit Raja to Kampung Haji Ghaffar</li> <li>- Length: 6.2 kilometre</li> <li>- Project status: 10% completed (Site cleaning and road construction by JKR)</li> <li>- Developer: Ministry of Rural Development</li> </ul>	<p style="text-align: center;">Under Construction</p> <p>(The project is expected to be complete in 2024)</p>
6.	Solok Ayer Limau - Kampung Jeram Masjid Tanah road project	<ul style="list-style-type: none"> <li>- Construction of a new road from Solok Ayer Limau to Kampung Jeram Masjid Tanah</li> <li>- Total length: 3 kilometres</li> <li>- Estimated cost: RM36.0 million</li> <li>- Project status: 64% completed</li> <li>- Developer: Jabatan Kerja Raya (JKR) Malaysia</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• Project has commenced on 2021</li> </ul> </li> </ul>	<p style="text-align: center;">Under Construction</p> <p>(The project is expected to be complete in 2023)</p>
7.	Sungai Duyong Flood Mitigation Plan Project	<ul style="list-style-type: none"> <li>- This project has involved 225 individual lot</li> <li>- Estimated cost: RM163.8 million</li> <li>- Project status: 40% completed</li> </ul>	<p style="text-align: center;">Under Construction</p> <p>(The project is expected to be complete in 2024)</p>
8.	Alor Gajah Flood Mitigation Plan Project Phase 1	<ul style="list-style-type: none"> <li>- This project located at Mukim Kelemak, Alor Gajah District</li> <li>- Estimated cost: RM17.015 million</li> <li>- Project status: 61% completed</li> </ul>	<p style="text-align: center;">Under Construction</p> <p>(The project is expected to be complete in 2024)</p>

No.	Infrastructure Projects	Description	Current Development Status
9.	New Road Project from the Rim Junction (M27) to Kampung Ulu Jasin Junction (M2), Mukim Jasin	<ul style="list-style-type: none"> <li>- This project located at Mukim Jasin, Jasin District</li> <li>- Length: 3.45 kilometres</li> <li>- Estimated cost: RM35.2 million</li> <li>- Project status: 20% completed</li> </ul>	<p style="text-align: center;">Under Construction</p> <p style="text-align: center;">(The project is expected to be complete in 2025)</p>
10.	New Road Project from Nilai-Labu to Bandar Enstek	<ul style="list-style-type: none"> <li>- The 16.82 kilometres road construction project connecting Nilai, Labu to Bandar Enstek started in 2017</li> <li>- The two-way four-lane road project involves the construction of three main intersections, six bridges, retaining walls, street lights and traffic lights.</li> <li>- Estimated cost: RM415 million.</li> <li>- Project status: 80% completed.</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• This project is to be part of the requirements for the Malaysian Vision Valley 2.0 project</li> </ul> </li> </ul>	<p style="text-align: center;">Under Construction</p> <p style="text-align: center;">(Expected to be complete by 2025)</p>
11.	Ngoi-Ngoi Water Treatment Plant Construction Project Phase 2	<ul style="list-style-type: none"> <li>- 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</li> <li>- Estimated cost: RM347.25 million.</li> <li>- Project status: 60% completed.</li> <li>- Period project: Years 2021 until 2023 through Pengurusan Aset Air Berhad (PAAB) financing for the development of a new water supply in Negeri Sembilan.</li> </ul>	<p style="text-align: center;">Under Construction</p> <p style="text-align: center;">(Expected to be complete by 2024)</p>
12.	Sungai Chempedak, Jelebu District Flood Mitigation Plan Project	<ul style="list-style-type: none"> <li>- This project will accommodate and solve the flood problem and risk in the residential area in Jelebu District.</li> <li>- Length: 8 kilometres</li> <li>- Estimated cost: RM10 million.</li> <li>- Project status: The land acquisition process has been completed and the project is in the tender process.</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• Flood wall: 100 metres</li> <li>• Precast concrete wall: 3 metres high (RHS)</li> <li>• Ban constructions: 4,400 metres length and upgrading seven bridge MTB along the project line</li> <li>• Installation of Gabion Mattress and Sand Fill Mattress bank protection</li> <li>• Total lot involved: 55 lot</li> </ul> </li> </ul>	<p style="text-align: center;">Pre - Construction</p>
13.	Jalan Baharu New Project from Kampung Gagu to Ulu Beranang, Seremban District	<ul style="list-style-type: none"> <li>- This project will connect new road from kampung Gagu to Ulu Beranang.</li> <li>- Length: 14 kilometres</li> <li>- Estimated cost: RM25 million.</li> <li>- Project status: The land acquisition process has been completed and the project is in the tender process.</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• 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.</li> </ul> </li> </ul>	<p style="text-align: center;">Pre - Construction</p>

### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status																																																																																																																																																									
1.	Coronation Square, Johor	<ul style="list-style-type: none"> <li>- This project is located between Jalan Trus and Jalan Abdullah Ibrahim, Mukim Bandar Johor Bahru, Johor Bahru</li> <li>- Land area: 9.58 acres (3.88 hectares)</li> <li>- Estimating cost: RM4 billion</li> <li>- Developer: Coronade Properties Sdn Bhd</li> <li>- Project status: 65% completed</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• First project under the Ibrahim International Business District (IIBD) transformation plan. Developed by Johor Corporation (JCorp) and the Johor State Government. Has been launch on November 2015 by DYMM Sultan Ibrahim Almarhum Sultan Iskandar.</li> <li>• Comprise six towers; a hotel, a residences, an office, medical suites, two serviced apartment towers and a shopping mall.</li> <li>• Phase 1                   <ul style="list-style-type: none"> <li>a) Bank Rakyat Tower                       <ul style="list-style-type: none"> <li>➢ Owned by Bank Rakyat.</li> <li>➢ Has 39 floors.</li> <li>➢ 96% completed and expected to be fully completed by the end of 2023.</li> <li>➢ Intended as a digital business hub for banking and entrepreneurial transactions.</li> </ul> </li> <li>b) Medical Suites                       <ul style="list-style-type: none"> <li>➢ Operated by KPJ Healthcare Berhad.</li> <li>➢ Has 25 floors.</li> <li>➢ 75% completed and expected to be fully completed by the middle of 2023.</li> </ul> </li> </ul> </li> </ul> </li> </ul>	Under Construction  (The project is expected to be complete in 2028)																																																																																																																																																									
2.	Taman Pulau Mutiara 2	<ul style="list-style-type: none"> <li>- This project is located next to Taman Pulau Mutiara (New Township) which is approximately 2 km from Jalan Johor Bahru - Pontian and 28 kilometers from Johor Bahru city center.</li> <li>- Land area: 136 hectares</li> <li>- Developer: Amber Land Berhad</li> <li>- Project status: 55% completed</li> <li>- Description:               <ul style="list-style-type: none"> <li>• This project has been launches on October 2019 and focus on affordable landed properties.</li> <li>• 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;</li> </ul> </li> </ul> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <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> </thead> <tbody> <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>ABA</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"><b>Total Unit</b></td> <td><b>3,490</b></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Nota:</b>            CCC - Certificate of completion and compliance            UC - Under Construction</p>	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.	ABA	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	<b>Total Unit</b>				<b>3,490</b>					Under Construction  (The project is expected to be complete in 2024)
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### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status														
3.	Space Residency	<ul style="list-style-type: none"> <li>- Location: Jalan Harimau, Taman Abad, Johor Bahru. Next to KSL City Mall and Holiday Villa</li> <li>- Project inaugurated on 7 February 2014 and resume in February 2022 and</li> <li>- Land area: 2.37 acres</li> <li>- Developer: Vistana Tropika Sdn Bhd</li> <li>- Holding Company: Linbaq Holding Sdn Bhd</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• Mixed development area (Service Apartment, Hotel &amp; Retails)</li> <li>• Consists 2 phases as follows:                   <ul style="list-style-type: none"> <li>a) Phase 1                       <ul style="list-style-type: none"> <li>➢ A hotel tower: NOVOTEL</li> <li>➢ 22 storey: 338 rooms</li> <li>➢ Project status: 67.0%</li> </ul> </li> <li>b) Phase 2                       <ul style="list-style-type: none"> <li>➢ 2 blocks of Serviced Apartment</li> <li>➢ 47 storey: 995 units</li> <li>➢ Price between RM576,000 – RM1.4 million</li> <li>➢ Project status: 62.0%</li> <li>➢ Unit Type:                           <table border="1" style="margin-left: 20px; width: 100%;"> <thead> <tr> <th>Type</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Type A</td> <td>645 square feet</td> </tr> <tr> <td>Type B</td> <td>745 square feet</td> </tr> <tr> <td>Type B1</td> <td>737 square feet</td> </tr> <tr> <td>Type C</td> <td>880 square feet</td> </tr> <tr> <td>Type C1</td> <td>907 square feet</td> </tr> <tr> <td>Penthouse</td> <td>1,289 – 2,026 square feet</td> </tr> </tbody> </table> </li> </ul> </li> </ul> </li> </ul> </li> <li>• Podium block: 12 storey                   <ul style="list-style-type: none"> <li>➢ 1 storey: Hotel and serviced apartment recreational facilities</li> <li>➢ 4 storey: Hotel facilities and parking area</li> <li>➢ 6 storey: Parking area</li> <li>➢ 1 storey: Business space @ 14 units shop and hotel facilities</li> </ul> </li> </ul>	Type	Area	Type A	645 square feet	Type B	745 square feet	Type B1	737 square feet	Type C	880 square feet	Type C1	907 square feet	Penthouse	1,289 – 2,026 square feet	<p>Under Construction</p> <p>(The project is expected to be complete in 2024)</p>
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4.	Sime Darby Industrial Park, Pagoh University Town	<ul style="list-style-type: none"> <li>- This project is known as Sime Darby Industrial Park which involves the sale of 142 medium industrial plots.</li> <li>- 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.</li> <li>- Developer: Sime Darby Property</li> <li>- Project status: 20% (Earthworks have been carried out)</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• A total of 20 companies have signed SPAs for the purchase of non-bumiputera plots</li> <li>• Phase 1:                   <ul style="list-style-type: none"> <li>➢ 42 industrial plots (25 units for non-bumiputera and 17 units for bumiputera)</li> <li>➢ Land areas between 4,318.78 square metres to 6,712.54 square metres</li> <li>➢ Price range between RM26.00 per square feet to RM30.00 per square feet</li> </ul> </li> </ul> </li> </ul>	<p>Under Construction</p> <p>(The project is expected to be complete in 2023)</p>														

### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status
5.	NewPark Kluang	<ul style="list-style-type: none"> <li>- This project is located at KM 4.5, Jalan Kluang-Air Hitam which is close to the Kluang Federal Building</li> <li>- Land area: 40 hectares</li> <li>- Developer: Maju Padu Development Sdn Bhd</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• 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.</li> <li>• There are also new government buildings under construction which are:                   <ul style="list-style-type: none"> <li>➢ Inland Revenue Board (IRB)</li> <li>➢ Kluang Municipal Council</li> <li>➢ Kluang District and Land Office</li> </ul> </li> <li>• Phase 1: 90.94 acres (36.802 hectares)                   <ul style="list-style-type: none"> <li>a) IRB Building                       <ul style="list-style-type: none"> <li>➢ 9 floors with green building concept</li> <li>➢ Land area: 20,230 square metre</li> <li>➢ Built-up area: 5,311 square metre</li> <li>➢ Project status: 100% completed and start operate on May 2019</li> </ul> </li> <li>b) Kluang Municipal Council building - 9 floors                       <ul style="list-style-type: none"> <li>➢ Land area: 20,230 square metre</li> <li>➢ Built-up area: 15,102.37 square metre</li> <li>➢ Planning approval: 26 September 2019</li> <li>➢ Project status: 55% completed</li> </ul> </li> <li>c) Kluang District and Land Office                       <ul style="list-style-type: none"> <li>➢ Planning approval: 26 September 2019</li> <li>➢ Project status: Initial stage for earthworks</li> </ul> </li> <li>d) LOTUS Hypermarket                       <ul style="list-style-type: none"> <li>➢ Land area: 20,230 square metre</li> <li>➢ Built-up area: 7,053.59 square metre</li> <li>➢ Project status: 100% completed</li> </ul> </li> <li>e) Two storey Shop/ Office                       <ul style="list-style-type: none"> <li>➢ Phase A: 70 units</li> <li>➢ Phase B: 114 units</li> <li>➢ Not constructed yet</li> </ul> </li> <li>f) Resort Hotel and Service Apartment                       <ul style="list-style-type: none"> <li>➢ Not constructed yet</li> </ul> </li> </ul> </li> <li>• Phase 2: 156.62 acres (63.382 hectares)                   <ul style="list-style-type: none"> <li>➢ Still in the planning stage</li> </ul> </li> </ul> </li> </ul>	Under Construction
6.	Ibrahim Technopolis (IBTEC)	<ul style="list-style-type: none"> <li>- Location : Sedenak, Kulai</li> <li>- Land Area: 7,290 acres</li> <li>- Project status: Phase 1, STeP (Bridge Data Centre: 100% completed), while Phase 2 and 3 is under construction.</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• This project combines digital infrastructure with the use of clean and green energy throughout the municipality.</li> <li>• 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.</li> <li>• 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).</li> </ul> </li> </ul>	Under Construction  (The project is expected to be complete in 2024)

### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status
7.	Pasir Gudang Hospital	<ul style="list-style-type: none"> <li>- Location: L. Bandar Seri Alam, Pasir Gudang</li> <li>- Project status: 63% completed</li> <li>- Description:               <ul style="list-style-type: none"> <li>• This hospital will be equipped with:                   <ul style="list-style-type: none"> <li>➢ 304 beds</li> <li>➢ 8 operating rooms and outpatient treatment</li> <li>➢ 65 consultation rooms</li> <li>➢ Daily treatment center</li> <li>➢ 30 dialysis chairs</li> <li>➢ Drive-thru pharmacy</li> <li>➢ 16 delivery rooms</li> <li>➢ 34 nurse's quarters</li> <li>➢ Almost 1,000 car parking spaces</li> </ul> </li> </ul> </li> </ul>	<p>Under Construction</p> <p>(The project is expected to be complete in 2025)</p>
8.	Melaka Waterfront Economic Zone (M-WEZ)	<ul style="list-style-type: none"> <li>- The project has an area of 25,000 acres along 33 kilometers (17,500 acres: Development Zone and 7,500 acres: Control Zone)</li> <li>- The development composition of this project consists of five major developments:               <ol style="list-style-type: none"> <li>a) Melaka Harbourfront                   <ul style="list-style-type: none"> <li>• Ports</li> <li>• Trade</li> <li>• Hydroplant Center</li> </ul> </li> <li>b) Smart Logistic Nucleus                   <ul style="list-style-type: none"> <li>• Logistics Hub</li> <li>• Container and Cargo Management Office</li> </ul> </li> <li>c) Digital Satellite Township                   <ul style="list-style-type: none"> <li>- M-WEZ Tower</li> <li>- Hotels and Offices</li> <li>- Housing and Business</li> </ul> </li> <li>d) Central Eco Business Park                   <ul style="list-style-type: none"> <li>- Free Trade Zone</li> <li>- CIQ complex</li> <li>- Customs and Immigration Management Office</li> </ul> </li> <li>e) Trade Nucleus New Township                   <ul style="list-style-type: none"> <li>- Mixed Trade Hub</li> <li>- Maritime Activities</li> <li>- Research Development Center (R&amp;D Center) 4r</li> </ul> </li> </ol> </li> <li>- 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.</li> </ul>	<p>Under Construction</p> <p>(In reclamation phases)</p>
9.	The Sail Melaka	<ul style="list-style-type: none"> <li>- Location: Kota Laksamana, Malacca</li> <li>- Land area: 245 acres</li> <li>- Developer: Sheng Tai International Sdn Bhd</li> <li>- Project status: 45% completed</li> <li>- Estimated cost: RM6.5 billion</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• Nine linked towers with a total built-up of 991,096 square meter;</li> <li>• 3,259 units of high-end condotels;</li> <li>• Three hotel towers; 61-storey, 5-star and 6- with a total of 2,584 units;</li> <li>• A million square feet luxury shopping mall;</li> <li>• One block of business suites as well as Melaka-Nanjing themed cultural square with 65 shop lots;</li> <li>• 330 meter (internal perimeter) sky ring that will connect the nine towers;</li> <li>• A four-million-sq-meter convention and exhibition centre;</li> <li>• An Illuminating Sky Garden; and</li> <li>• The Moon, a 360° elliptical-shaped experiential centre.</li> <li>• 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.</li> </ul> </li> </ul>	<p>Under Construction</p> <p>(The project is expected to be complete in 2024)</p>



### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status
10.	Ion Forte Green City	<ul style="list-style-type: none"> <li>- Location: KM 14.5, Jalan Tasik, Ayer Keroh, Melaka. It is within the first and oldest golf course in Melaka</li> <li>- Groundbreaking Ceremony on 12 January 2021</li> <li>- Land area: 9.2 hectares</li> <li>- Developer: Collaboration between NCT Group of Companies (NCT Group) and Ayer Keroh Country Club (AKCC)</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• Consists of five precincts consisting of luxury serviced residences, health suites, clubhouses and commercial complexes.</li> <li>a) Precinct 1: Club House, Commercial complexes, Service Apartment, Condotel and commercial lot</li> <li>b) Precinct 2: Service Suite and commercial lot</li> <li>c) Precinct 3: Condotel and commercial lot</li> <li>d) Precinct 4: Health Suite, commercial lot and Retirement Villa</li> <li>e) Precinct 5: Service Suite, commercial lot and Water Theme Park</li> </ul> </li> <li>• The first phase of development has started in 2021 and is expected to be completed by 2024.</li> </ul>	<p>Under Construction</p> <p>(The project is expected to be fully completed within 10 years)</p>
11.	Scientex 2, Durian Tunggal	<ul style="list-style-type: none"> <li>- Location: Mukim Durian Tunggal which can be reached via Jalan Durian Tunggal - Simpang Gading</li> <li>- Land area: 65.82 hectares</li> <li>- Project status: 100% completed for Phase 1 and 2, while 60% completed for Phase 3A</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• Elements of development:                   <ul style="list-style-type: none"> <li>a) Phase 1A1 - 234 units 2 storey terrace (18' x 65')</li> <li>b) Phase 1A2 - 196 units 2 storey terrace (18' x 65')</li> <li>c) Phase 1B1 – 331 units 2 storey RMM (16' x 60')</li> <li>d) Phase 1B2 – 192 units 2 storey RMM (16' x 60')</li> <li>e) Phase 1B3 – 128 units 2 storey RMM (16' x 60')</li> <li>f) Phase 2B1 – 15 units 2 storey terrace Low Cost (16' x 60')</li> <li>g) Phase 2B2 – 212 units 2 storey terrace Medium Cost (16' x 60')</li> <li>h) Phase 2A1 – 271 units 2 storey terrace (18' x 65')</li> <li>i) Phase 3A – 39 units shop/ office (20' x 70')</li> </ul> </li> </ul> </li> </ul>	<p>Under Construction</p> <p>(The project is expected to be completed in 2024)</p>
12.	Scientex Bandar Jasin	<ul style="list-style-type: none"> <li>- Location: Mukim Jasin Tunggal which can be reached via Jalan Muar - Melaka</li> <li>- Land area: 46.67 hectares</li> <li>- Project status: 90% completed for Phase 1A1 and 2A1. Meanwhile 40% completed for Phase 2A2 and 20% completed for Phase 3A</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• Consists 3 phases as follows:                   <ul style="list-style-type: none"> <li>a) Phase 1                       <ul style="list-style-type: none"> <li>➢ Phase 1A1- 192 units 2 storey terrace house (18' x 65')</li> <li>➢ Phase 1A2- 162 units 2 storey terrace house (18' x 65')</li> <li>➢ Phase 1A1A- 170 units 2 storey affordable house (16' x 60')</li> <li>➢ Phase 1B1- 118 units 2 storey affordable house (16' x 60')</li> <li>➢ Phase 1B2- 175 units 2 storey affordable house (16' x 60')</li> <li>➢ Phase 1B3- 210 units 2 storey affordable house (16' x 60')</li> <li>➢ Phase 1B4- 159 units 2 storey medium cost house (16'x60')</li> </ul> </li> </ul> </li> </ul> </li> </ul>	<p>Under Construction</p>

### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status
		<ul style="list-style-type: none"> <li>b) Phase 2               <ul style="list-style-type: none"> <li>➤ Phase 2A1– 232 units 2 storey terrace house (18' x 65')</li> <li>➤ Phase 2A2 – 240 units 2 storey terrace house (18' x 65')</li> </ul> </li> <li>c) Phase 3               <ul style="list-style-type: none"> <li>➤ Phase 3A– 52 units 2 storey shop office (22' x 70')</li> <li>➤ Phase 3B – 50 units 2 storey shop office (22'x70')</li> <li>➤ Phase 3C– 41 units 2 storey shop office (22'x70')</li> <li>➤ Phase 3C– 15 units 2 storey affordable shop office (20'x70')</li> <li>➤ Phase 3C– 2 units 2 storey shop office (Types of strata property) (25'x70')</li> </ul> </li> </ul>	Under Construction
13.	Harbour City	<ul style="list-style-type: none"> <li>- Location: Malacca Island, Section 43, Mukim Malacca City, Central Melaka District.</li> <li>- Land area: 6 acres</li> <li>- Developer: Hatten Group Sdn Bhd</li> <li>- Project status: 85% completed</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• A 6-storey shopping mall with over 800 shop lots</li> <li>• 3 hotel blocks with different themes and</li> <li>• a 500,000 sq ft Water Theme</li> </ul> </li> </ul>	Under Construction
14.	Taman Anjung, Sungai Petai	<ul style="list-style-type: none"> <li>- Location: • Taman Anjung Sungai Petai is located in Mukim Sungai Petai which can be reached via Lebu AMJ</li> <li>- Land area: 57.55 hectares</li> <li>- Developer: TEOBROS Development Sdn. Bhd.</li> <li>- Project status: 65% completed for Phase 1 (RMM) ), 20% for Phase 2 and 40% Phase 3</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• Consists 4 phases as follows:                   <ul style="list-style-type: none"> <li>a) Phase 1                       <ul style="list-style-type: none"> <li>➤ 140 units: 1 storey terrace house (22'x70')</li> <li>➤ 52 units: 1 storey twin house (40'x80')</li> <li>➤ 56 units: 1 storey affordable house (20'x65')</li> <li>➤ 73 units: 1 storey low cost terrace house (20'x55')</li> <li>➤ 79 units: 1 storey low cost terrace house (20'x55')</li> </ul> </li> <li>b) Phase 2                       <ul style="list-style-type: none"> <li>➤ 24 units: 2 storey shop office (22'x 65')</li> <li>➤ 138 units: 1 storey terrace house (22'x70')</li> <li>➤ 69 units: 1 storey affordable house (20'x65')</li> <li>➤ 98 units: 1 storey low cost terrace house (20'x55')</li> </ul> </li> <li>c) Phase 3                       <ul style="list-style-type: none"> <li>➤ 16 units: 2 storey shop office (22'x 70')</li> <li>➤ 57 units: 2 storey terrace house (22'x70')</li> <li>➤ 200 units: 1 storey terrace house (22'x70')</li> <li>➤ 32 units: 2 storey twin house (40'x80')</li> <li>➤ 70 units: 1 storey twin house (40'x80')</li> <li>➤ 1 unit: 1 storey detached house (5,000 sq ft)</li> <li>➤ 50 units: 1 storey affordable house (20'x65')</li> <li>➤ 93 units: 1 storey terrace house (22'x65')</li> </ul> </li> <li>d) Phase 4                       <ul style="list-style-type: none"> <li>➤ 11 units: 2 storey shop office (22'x 65')</li> <li>➤ 12 units: 1 storey affordable shop office (22'x65')</li> <li>➤ 110 units: 1 storey terrace house (22'x70')</li> <li>➤ 49 units: 1 storey affordable house (20'x65')</li> </ul> </li> </ul> </li> </ul> </li> </ul>	Under Construction

### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status
15.	Molek Residence	<ul style="list-style-type: none"> <li>- Locations: Ayer Molek which can be reached via Lebuhraya Jalan Tun Kudu</li> <li>- Developer: Paduwan Realty Sdn. Bhd.</li> <li>- Project status: 70% completed for Phase 1 and 60% completed for Phase 2</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• Consists 15 phases as follows:                   <ol style="list-style-type: none"> <li>a) Phase 1                       <ul style="list-style-type: none"> <li>➢ 126 units: 2 storey terrace house (22'x70')</li> </ul> </li> <li>b) Phase 2                       <ul style="list-style-type: none"> <li>➢ 152 units: 2 storey terrace house (22'x70')</li> </ul> </li> <li>c) Phase 3: Future development                       <ul style="list-style-type: none"> <li>➢ 2 storey terrace house, 2 storey semi-detached house and 2 storey detached house</li> </ul> </li> <li>d) Phase 4: Future development                       <ul style="list-style-type: none"> <li>➢ 2 storey terrace house</li> </ul> </li> <li>e) Phase 5: Future development                       <ul style="list-style-type: none"> <li>➢ 2 storey terrace house</li> </ul> </li> <li>f) Phase 6: Future development                       <ul style="list-style-type: none"> <li>➢ 2 storey terrace houses, 2 storey semi-detached houses and 2 storey detached houses</li> </ul> </li> <li>g) Phase 7 – 12: Future development                       <ul style="list-style-type: none"> <li>➢ 2 storey terrace house</li> </ul> </li> <li>h) Phase 13 – 14: Future development                       <ul style="list-style-type: none"> <li>➢ 2 storey shop office</li> </ul> </li> <li>i) Phase 15: Future development                       <ul style="list-style-type: none"> <li>➢ 2 storey shop office</li> <li>➢ 1 unit commercial building</li> </ul> </li> </ol> </li> </ul> </li> </ul>	<p>Under Construction</p> <p>(The project is expected to be completed in 2030)</p>
16.	Malaysian Vision Valley 2.0 (MVV 2.0)	<ul style="list-style-type: none"> <li>- Location: Negeri Sembilan South (Seremban and Port Dickson Area)</li> <li>- Land area: 153,411 hectares</li> <li>- Project status: 10% completed</li> <li>- This project is expected to attract investments worth RM294 billion over 30 years which focuses on four major economic compositions such as High -Tech Industry, Services and Tourism Industry, Skills -Based Education and Research Sector and Logistics, Aviation, Maritime and Specialized Services Hub</li> </ul>	<p>Under Construction</p>
17.	Rembau Youth and Sports Complex	<ul style="list-style-type: none"> <li>- Location: Chembong, Rembau</li> <li>- Land area: 8.094 hectares</li> <li>- Estimated cost: RM27 million</li> <li>- Project status: 80% completed</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• The project involves construction of a stadium, equipped with synthetic pitches, race track, hall that can accommodate six badminton courts, two futsal courts, two sepak takraw courts, a basketball court and a netball court</li> </ul> </li> </ul>	<p>Under Construction</p> <p>(The project is expected to be complete in 2024)</p>
18.	Upgrading Hospital Tuanku Ampuan Najihah (HTAN)	<ul style="list-style-type: none"> <li>- Location: Hospital Tuanku Ampuan Najihah, Kuala Pilah</li> <li>- Land area: 1.7 hectare</li> <li>- Estimated cost: RM27 million</li> <li>- Project status: 80% completed</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• The construction started on March 2021</li> <li>• The project involves construction of a new 6-storeys hospital extension building with additional floor area of 22,700 square meters.</li> </ul> </li> </ul>	<p>Under Construction</p> <p>(The project is expected to be complete in August 2024)</p>

### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status
19.	Hamilton City	<ul style="list-style-type: none"> <li>- Location: Nilai, Negeri Sembilan</li> <li>- Land area: 2,723-acre</li> <li>- Project status: In the process of site clearance</li> <li>- Descriptions: <ul style="list-style-type: none"> <li>• 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</li> <li>• Divided into four phases <ul style="list-style-type: none"> <li>a) Phases 1, 2 and 4 <ul style="list-style-type: none"> <li>➢ Focusing on medium and heavy industrial activities.</li> </ul> </li> <li>b) Phase 3 <ul style="list-style-type: none"> <li>➢ Light industry comprising detached and semi-detached factories with a managed industrial park concept.</li> </ul> </li> </ul> </li> <li>• Expected to create job opportunities for the 740,000 of population living within and around the township.</li> </ul> </li> <li>- Project status: Preparing &amp; clearing site</li> </ul>	<p>Under Construction</p> <p>(The project is expected to be complete in 2029)</p>
20.	Scientex Seremban	<ul style="list-style-type: none"> <li>- Location: Jalan Labu Lama, about 6 kilometre from Seremban City</li> <li>- Land area: 43.926 hectares</li> <li>- Developer : Scientex Park (M) Sdn Bhd</li> <li>- Project status: 65% completed</li> <li>- Descriptions: <ul style="list-style-type: none"> <li>• 365 units of double storey terrace house</li> <li>• 233 units of one storey affordable house</li> </ul> </li> </ul>	<p>Under Construction</p>
21.	Rimbun Aman @ S2 Heights	<ul style="list-style-type: none"> <li>- This project is located in Jalan Labu Lama, about 8 kilometres from Seremban City and nearly Bandar Ainsdale Tol Plaza (North - South Expressway)</li> <li>- Land area: 17.00 hectares</li> <li>- Developer: Seremban Two Holdings</li> <li>- Project started: 16 August 2021</li> <li>- Project status: 95% completed</li> <li>- Descriptions: <ul style="list-style-type: none"> <li>• 120 units of one storey terrace house (Type RT1) <ul style="list-style-type: none"> <li>➢ Starting price @ RM349,920</li> </ul> </li> <li>• 174 units of one storey terrace house (Type RT2) <ul style="list-style-type: none"> <li>➢ Starting price @ RM398,800</li> </ul> </li> <li>• 10 units of one storey terrace house (Type RT3) <ul style="list-style-type: none"> <li>➢ Starting price @ RM408,800</li> </ul> </li> </ul> </li> </ul>	<p>Under Construction</p> <p>(The project is expected to be complete in 2024)</p>
23.	Arowana Park	<ul style="list-style-type: none"> <li>- This project is located in Jalan Sentul, Kampung Ulu Beranang, about 30 kilometres from Seremban City</li> <li>- Land area: 20 hectares</li> <li>- Developer: Tuah Hartamas Development Sdn Bhd</li> <li>- Project started: 1 January 2023</li> <li>- Project status: 10% completed</li> <li>- Descriptions: <ul style="list-style-type: none"> <li>• 105 units of one storey affordable terrace house (Type A) <ul style="list-style-type: none"> <li>➢ Starting price @ RM80,000</li> </ul> </li> <li>• 79 units of one storey affordable terrace house (Type B) <ul style="list-style-type: none"> <li>➢ Starting price @ RM225,000</li> </ul> </li> <li>• 78 units of two storey affordable terrace house (Type C) <ul style="list-style-type: none"> <li>➢ Starting price @ RM380,000</li> </ul> </li> <li>• 253 units of two storey terrace house (Type D) <ul style="list-style-type: none"> <li>➢ Starting price @ RM400,000</li> </ul> </li> <li>• 19 units of one storey shop office <ul style="list-style-type: none"> <li>➢ Starting price @ RM448,000</li> </ul> </li> <li>• 4 units of two shop office <ul style="list-style-type: none"> <li>➢ Starting price @ RM1,938,000</li> </ul> </li> </ul> </li> </ul>	<p>Under Construction</p> <p>(The project is expected to be complete in 2025)</p>

### 3.3 State Government Policy and initiative

No.	State	Details																														
1.	Johor	<ul style="list-style-type: none"> <li>- <b>Johor Fast Lane</b> <ul style="list-style-type: none"> <li>• It aims to coordinate the approval process at the Local Authority (PBT) level.</li> <li>• The Fast Lane concept facilitates investor affairs in terms of licensing, documentation and application.</li> <li>• Kulai Fast Lane by the Kulai Municipal Council (MPKu) has been used as an example of good governance and extended to all other PBTs.</li> <li>• Involving approximately 17 agencies such as the Public Works Department (JKR), the Irrigation and Drainage Department (JPS) and the Malaysian Fire and Rescue Department (JBPM) which involve technical approval for investors.</li> </ul> </li> <li>- <b>Establishing and strengthening the role of the Johor Investment Committee (JIC)</b> <ul style="list-style-type: none"> <li>• The JIC was established to coordinate all investment flows into the State of Johor.</li> <li>• It also functions as a facilitator between state and federal government agencies and investors to discuss and resolve issues and matters arising.</li> <li>• Promotional activities to attract investment can be intensified by emphasizing high potential sectors that can contribute to Johor's economic well-being.</li> <li>• Government policies and policies on investment are adjusted so that they can be adopted and appropriate action taken in addition to regular monitoring of the existing industry.</li> </ul> </li> <li>- <b>Providing quality affordable housing</b> <ul style="list-style-type: none"> <li>• The Johor State Government is always striving to provide quality affordable housing through several initiatives that will be implemented to empower 'Perumahan Rakyat' in the State of Johor as follows:</li> </ul> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Nos</th> <th>State Initiative</th> <th>Descriptions</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Program Perumahan Rakyat (PPR)</td> <td> <ul style="list-style-type: none"> <li>i. PPR Larkin new construction: 300 units</li> <li>ii. PPR Kluang new construction: 600 units</li> <li>iii. Maintenance and repair works for PPR and Government Rented Houses.</li> <li>iv. Contract implementation of security control and elevator maintenance services</li> <li>v. Implementation of facility management</li> <li>vi. Housing Maintenance Program in the State of Johor</li> </ul> </td> </tr> <tr> <td>2.</td> <td>Provision of Affordable Homes</td> <td> <ul style="list-style-type: none"> <li>i. Aiming for 30,000 affordable housing units by 2026.</li> <li>ii. Has succeeded in obtaining the developer's commitment to complete 5,123 units of affordable housing in 2024</li> </ul> </td> </tr> <tr> <td>3.</td> <td>Homecoming Assistance</td> <td> <ul style="list-style-type: none"> <li>- As preparation assistance for entering a new home, the State Government will distribute cash assistance of RM1,000 to RMMJ buyers who have received the keys.</li> </ul> </td> </tr> <tr> <td>4.</td> <td>Residensi Bangsa Johor (RBJ)</td> <td> <ul style="list-style-type: none"> <li>- The development will be implemented through public private partnership (PPP) between Perbadanan Kemajuan Perumahan Negeri Johor (PKPJ) and State Government-Linked Companies as below: <ul style="list-style-type: none"> <li>i. Perumahan Iskandar Puteri Bangsa Johor: 2,634 units</li> <li>ii. RBJ Tangkak: 147 units</li> <li>iii. RBJ Yong Peng: 140 units</li> <li>iv. RBJ Simpang Renggam: 50 units</li> </ul> </li> </ul> </td> </tr> <tr> <td>5.</td> <td>Rumah Transit Bangsa Johor (RTBJ)</td> <td> <ul style="list-style-type: none"> <li>- To develop the transit house in Kluang and Johor Bahru District in 2024: 130 units</li> </ul> </td> </tr> <tr> <td>6.</td> <td>Rumah Kasih Johor development</td> <td> <ul style="list-style-type: none"> <li>- To develop throughout the State of Johor for people who own land but cannot afford to build a house.</li> </ul> </td> </tr> <tr> <td>7.</td> <td>Johor State Public Flat Rejuvenation</td> <td> <ul style="list-style-type: none"> <li>- Allocation for the maintenance of public flats in Kluang, Iskandar Puteri, Tangkak and Kulai Districts.</li> </ul> </td> </tr> <tr> <td>8.</td> <td>Repairing People's Houses</td> <td> <ul style="list-style-type: none"> <li>- Appropriations for repairing the houses of the poor</li> </ul> </td> </tr> <tr> <td>9.</td> <td>Public Flat Disaster Relief and Emergency Fund</td> <td> <ul style="list-style-type: none"> <li>- Helping disaster victims and rehabilitating flats that were seized.</li> </ul> </td> </tr> </tbody> </table> </li> </ul>	Nos	State Initiative	Descriptions	1.	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Johor State Public Flat Rejuvenation	<ul style="list-style-type: none"> <li>- Allocation for the maintenance of public flats in Kluang, Iskandar Puteri, Tangkak and Kulai Districts.</li> </ul>	8.	Repairing People's Houses	<ul style="list-style-type: none"> <li>- Appropriations for repairing the houses of the poor</li> </ul>	9.	Public Flat Disaster Relief and Emergency Fund	<ul style="list-style-type: none"> <li>- Helping disaster victims and rehabilitating flats that were seized.</li> </ul>
Nos	State Initiative	Descriptions																														
1.	Program Perumahan Rakyat (PPR)	<ul style="list-style-type: none"> <li>i. PPR Larkin new construction: 300 units</li> <li>ii. PPR Kluang new construction: 600 units</li> <li>iii. Maintenance and repair works for PPR and Government Rented Houses.</li> <li>iv. Contract implementation of security control and elevator maintenance services</li> <li>v. Implementation of facility management</li> <li>vi. Housing Maintenance Program in the State of Johor</li> </ul>																														
2.	Provision of Affordable Homes	<ul style="list-style-type: none"> <li>i. Aiming for 30,000 affordable housing units by 2026.</li> <li>ii. Has succeeded in obtaining the developer's commitment to complete 5,123 units of affordable housing in 2024</li> </ul>																														
3.	Homecoming Assistance	<ul style="list-style-type: none"> <li>- As preparation assistance for entering a new home, the State Government will distribute cash assistance of RM1,000 to RMMJ buyers who have received the keys.</li> </ul>																														
4.	Residensi Bangsa Johor (RBJ)	<ul style="list-style-type: none"> <li>- The development will be implemented through public private partnership (PPP) between Perbadanan Kemajuan Perumahan Negeri Johor (PKPJ) and State Government-Linked Companies as below: <ul style="list-style-type: none"> <li>i. Perumahan Iskandar Puteri Bangsa Johor: 2,634 units</li> <li>ii. RBJ Tangkak: 147 units</li> <li>iii. RBJ Yong Peng: 140 units</li> <li>iv. RBJ Simpang Renggam: 50 units</li> </ul> </li> </ul>																														
5.	Rumah Transit Bangsa Johor (RTBJ)	<ul style="list-style-type: none"> <li>- To develop the transit house in Kluang and Johor Bahru District in 2024: 130 units</li> </ul>																														
6.	Rumah Kasih Johor development	<ul style="list-style-type: none"> <li>- To develop throughout the State of Johor for people who own land but cannot afford to build a house.</li> </ul>																														
7.	Johor State Public Flat Rejuvenation	<ul style="list-style-type: none"> <li>- Allocation for the maintenance of public flats in Kluang, Iskandar Puteri, Tangkak and Kulai Districts.</li> </ul>																														
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### 3.3 State Government Policy and initiative

No.	State	Details																																																								
2.	Melaka	<p>- <b>Development Policy in the Melaka Waterfront Economic Zone (M-WEZ)</b></p> <ul style="list-style-type: none"> <li>This policy was enforced on 01 June 2023 through the implementation of Melaka State Land Development Circular Number 1/2023.</li> <li>Among the contents found in the policy are as follows:           <ol style="list-style-type: none"> <li>M-WEZ Zone Area Development               <ul style="list-style-type: none"> <li>The boundaries of the area include Urban Area 43, Urban Area 44, Urban Area 45, Urban Area 46 and part of the waters of the Central Melaka and Jasin Districts with an area of 25,000 acres which is divided into 20% Control Zone and 80% Development.</li> <li>The minimum land ownership and ownership approval is 20 acres (subject to State Authority approval) and the land use condition is 'Building' or 'Industrial'.</li> <li>The property ownership quota in this area is subject to State Authority (PBN) approval.</li> </ul> </li> </ol> </li> </ul> <table border="1"> <thead> <tr> <th rowspan="2">Nos</th> <th rowspan="2">Property Category</th> <th colspan="3">Percentage of Property Ownership Quota</th> </tr> <tr> <th>Malays</th> <th>Open (Citizen)</th> <th>Open (Non Citizen)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Residential</td> <td>20%</td> <td>50%</td> <td>30%</td> </tr> <tr> <td>2.</td> <td>Commercial</td> <td colspan="3">100% (Open)</td> </tr> <tr> <td>3.</td> <td>Industrial</td> <td colspan="3">100% (Open)</td> </tr> </tbody> </table> <ol style="list-style-type: none"> <li>Land Use Development Planning in the M-WEZ Zone               <ul style="list-style-type: none"> <li>Land area more than 10 acre and above for residential and mixed development, subject to the development composition as follows:                   <table border="1"> <thead> <tr> <th rowspan="2">Nos</th> <th rowspan="2">Development proposals with an area of more than 10 acres and above</th> <th colspan="2">Percentage of Development Composition Needed to be Built</th> </tr> <tr> <th>Independent Components</th> <th>Affordable Components</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Residential or Mixed development</td> <td>85%</td> <td>50%</td> </tr> <tr> <td>2.</td> <td>Commercial</td> <td>100%</td> <td>-</td> </tr> <tr> <td>3.</td> <td>Industrial</td> <td>100%</td> <td>-</td> </tr> </tbody> </table> </li> <li>The components of affordable housing development and sales price control in this area are as follows:                   <table border="1"> <thead> <tr> <th>Nos</th> <th>Development component</th> <th>Composition Percentage</th> <th>Minimum Area</th> <th>Control Price (RM)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Rumah Impian M-WEZ (Affordable House)</td> <td>15%</td> <td>850 sqft</td> <td>RM300,000.00 and below</td> </tr> <tr> <td>2.</td> <td>Independent House</td> <td>85%</td> <td>Subject to Standards</td> <td>Developer Proposal (subject to State Authority approval)</td> </tr> </tbody> </table> </li> <li>The proposed sale price for the development of Independent Houses and Business/Industrial Components is exempt from the assessment of the Property Valuation and Services Department (JPPH). However, the price proposed by the developer needs to be brought for a certificate from the Melaka State Boundary Break and Division Committee.</li> </ul> </li> </ol>	Nos	Property Category	Percentage of Property Ownership Quota			Malays	Open (Citizen)	Open (Non Citizen)	1.	Residential	20%	50%	30%	2.	Commercial	100% (Open)			3.	Industrial	100% (Open)			Nos	Development proposals with an area of more than 10 acres and above	Percentage of Development Composition Needed to be Built		Independent Components	Affordable Components	1.	Residential or Mixed development	85%	50%	2.	Commercial	100%	-	3.	Industrial	100%	-	Nos	Development component	Composition Percentage	Minimum Area	Control Price (RM)	1.	Rumah Impian M-WEZ (Affordable House)	15%	850 sqft	RM300,000.00 and below	2.	Independent House	85%	Subject to Standards	Developer Proposal (subject to State Authority approval)
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### 3.3 State Government Policy and initiative

No.	State	Details								
		<p>c) Price Reductions (Discount) for Malays on the selling price of all developments in the Melaka Waterfront Economic Zone (M-WEZ)</p> <ul style="list-style-type: none"> <li>➤ The price reductions (discount) rate for Malays on the sales price for all approved developments is as follows:</li> </ul> <table border="1"> <thead> <tr> <th>Nos</th> <th>Development Types</th> <th>Total Discount</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>All type of development in the Melaka Waterfront Economic Zone (M-WEZ)</td> <td>10%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>➤ During the buying and selling process, the granting of price reductions (discounts) to Malays must be stated in the sale and purchase agreement document and it is mandatory.</li> </ul> <p>- <b>No Right Turn Initiative</b></p> <ul style="list-style-type: none"> <li>• The State Government has implemented the No Right Turn initiative from September 2023 to overcome traffic congestion during peak hours. This initiative is implemented in stages starting at the Hang Jebat Stadium intersection on the Sungai Udang - Paya Rumput - Ayer Keroh Road (SPA Road) and continues its implementation at the Melaka Mall Intersection, the Kandang - Sungai Duyong Intersection and the Petronas Ayer Keroh Intersection.</li> </ul> <p>- <b>Melaka Car Free Zone</b></p> <ul style="list-style-type: none"> <li>• It involves a 2.3 kilometer route in the area around Bandar Hilir which involves the route at Bangunan Merah, in front of Menara Taming Sari and the Declaration of Independence Memorial which will be closed to vehicles from 6pm to 12 midnight every Saturday.</li> <li>• Melaka Car Free Zone has received the Gold Award and the Excellence Award for the Health and Wellbeing category related to Relaxation @ Bandar Hilir.</li> </ul>	Nos	Development Types	Total Discount	1.	All type of development in the Melaka Waterfront Economic Zone (M-WEZ)	10%		
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1.	All type of development in the Melaka Waterfront Economic Zone (M-WEZ)	10%								
3.	Negeri Sembilan	<p>- <b>Rumah Harapan Rakyat Program</b></p> <ul style="list-style-type: none"> <li>• This program is in the form of an interest-free loan facility to build one (1) house unit for the B40 group who do not yet own a house and want to build a house on their respective land.</li> <li>• For the year 2023, the price of a house unit to be built is RM85,000.00, while the amount of financing loan by the applicant is RM75,000.00. This financing loan is without interest and repayment for 300 months (25 years) with a deposit payment of only 5%.</li> </ul> <p><b>Negeri Sembilan Housing Policy</b></p> <table border="1"> <thead> <tr> <th>Bil.</th> <th>Jenis Pembangunan</th> <th>Dasar Perumahan Negeri Sembilan</th> <th>Catatan Pelaksanaan</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Pembangunan Perumahan Bertanah (Landed)  (Pembangunan perumahan bertanah sepenuhnya dalam kawasan projek)</td> <td> <p><u>Perumahan Bertanah</u></p> <p>a. Pembangunan 10 ekar dan ke atas : 50% Rumah Mampu Milik (RMM) seperti berikut:</p> <p>i. 20% RMM Type A: sehingga RM80,000 (20' x 60')</p> <p>ii. 15% RMM Type B: sehingga RM250,000 (20' x 65')</p> <p>iii. 15% RMM Type C: sehingga RM400,000 (20' x 70')</p> <p>b. Pembangunan 10 ekar dan ke atas : 50% kuota bumiputera (30% kuota bumiputera dan 20% kuota bumiputera terbuka)</p> <p><b>** Bumiputera Terbuk : Kebenaran membuat permohonan bagi tujuan pelepasan lot bumiputera kepada bukan bumiputera dibenarkan selepas 5 tahun dari tarikh Perjanjian Jual dan Beli.</b></p> <p>c. Pembangunan di bawah 10 ekar seperti berikut:</p> <p>i. 30% RMM berharga tidak melebihi RM250,000</p> <p>ii. 30% kuota bumiputera</p> </td> <td> <p><u>RMM Type A:</u></p> <p>i. Wajib dibina oleh pemaju</p> <p>ii. Pemilihan dan tapisan pemohon dilaksanakan oleh Bahagian Perumahan, Pejabat Setiausaha Kerajaan Negeri Sembilan</p> <p>iii. Kelayakan Pendapatan Isi Rumah: Tidak melebihi RM3,500</p> <p>iv. Tempoh Moratorium: 5 tahun</p> <p>v. Pembinaan perumahan Type B dan C boleh dikecualikan sekiranya keseluruhan kawasan pembangunan perumahan dibangunkan Type A</p> <p>vi. Minimum 3 bilik tidur dan 2 tandas</p> <p>vii. Spesifikasi asas minimum:</p> <p>a. Bumbung: Genting</p> <p>b. Tingkap: Frame Glass, Sliding Window</p> <p>c. Porch Kereta: 10 kaki x 10 kaki (100k kps)</p> <p>d. Kemasan Lantai:</p> <ul style="list-style-type: none"> <li>• Ruang Tamu/Makan: Simen</li> <li>• Bilik Tidur: Simen</li> <li>• Dapur dan Tandas: Jubin Seramik</li> </ul> </td> </tr> </tbody> </table>	Bil.	Jenis Pembangunan	Dasar Perumahan Negeri Sembilan	Catatan Pelaksanaan	1.	Pembangunan Perumahan Bertanah (Landed)  (Pembangunan perumahan bertanah sepenuhnya dalam kawasan projek)	<p><u>Perumahan Bertanah</u></p> <p>a. Pembangunan 10 ekar dan ke atas : 50% Rumah Mampu Milik (RMM) seperti berikut:</p> <p>i. 20% RMM Type A: sehingga RM80,000 (20' x 60')</p> <p>ii. 15% RMM Type B: sehingga RM250,000 (20' x 65')</p> <p>iii. 15% RMM Type C: sehingga RM400,000 (20' x 70')</p> <p>b. Pembangunan 10 ekar dan ke atas : 50% kuota bumiputera (30% kuota bumiputera dan 20% kuota bumiputera terbuka)</p> <p><b>** Bumiputera Terbuk : Kebenaran membuat permohonan bagi tujuan pelepasan lot bumiputera kepada bukan bumiputera dibenarkan selepas 5 tahun dari tarikh Perjanjian Jual dan Beli.</b></p> <p>c. Pembangunan di bawah 10 ekar seperti berikut:</p> <p>i. 30% RMM berharga tidak melebihi RM250,000</p> <p>ii. 30% kuota bumiputera</p>	<p><u>RMM Type A:</u></p> <p>i. Wajib dibina oleh pemaju</p> <p>ii. Pemilihan dan tapisan pemohon dilaksanakan oleh Bahagian Perumahan, Pejabat Setiausaha Kerajaan Negeri Sembilan</p> <p>iii. Kelayakan Pendapatan Isi Rumah: Tidak melebihi RM3,500</p> <p>iv. Tempoh Moratorium: 5 tahun</p> <p>v. Pembinaan perumahan Type B dan C boleh dikecualikan sekiranya keseluruhan kawasan pembangunan perumahan dibangunkan Type A</p> <p>vi. Minimum 3 bilik tidur dan 2 tandas</p> <p>vii. Spesifikasi asas minimum:</p> <p>a. Bumbung: Genting</p> <p>b. Tingkap: Frame Glass, Sliding Window</p> <p>c. Porch Kereta: 10 kaki x 10 kaki (100k kps)</p> <p>d. Kemasan Lantai:</p> <ul style="list-style-type: none"> <li>• Ruang Tamu/Makan: Simen</li> <li>• Bilik Tidur: Simen</li> <li>• Dapur dan Tandas: Jubin Seramik</li> </ul>
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### 3.3 State Government Policy and initiative

No.	State	Details			
		Bil.	Jenis Pembangunan	Dasar Perumahan Negeri Sembilan	Catatan Pelaksanaan
		2.	Pembangunan Perumahan Berbilang Tingkat (Strata Bertingkat)  (Pembangunan perumahan strata bertingkat sepenuhnya dalam kawasan projek)	<p><u>Pembangunan Strata Bertingkat</u></p> <p>a. Pembangunan 5 ekar ke atas: 50% Rumah Mampu Milik (RMM) seperti berikut:</p> <p>i. 20% RMM Type A: sehingga RM80,000 (Net Floor Area: Minimum 800 kps)</p> <p>ii. 15% RMM Type B: sehingga RM250,000 (Net Floor Area: 1,000 kps)</p> <p>iii. 15% RMM Type C: sehingga RM400,000 (Net Floor Area: Minimum 1,200 kps)</p> <p>iv. Town House tidak dibenarkan</p> <p>b. Pembangunan 5 ekar dan ke atas: 50% kuota bumiputera</p> <p>i. (30% kuota bumiputera dan 20% kuota bumiputera terbuka)</p> <p><b>** Bumiputera Terbuka: Kebenaran membuat permohonan bagi tujuan pelepasan lot bumiputera kepada bukan bumiputera <u>dibenarkan</u> selepas 5 tahun dari tarikh Perjanjian Jual dan Beli.</b></p> <p>c. Pembangunan di bawah 5 ekar seperti berikut:</p> <p>i. 30% RMM berharga tidak melebihi RM250,000</p> <p>ii. 30% kuota bumiputera</p>	<p><u>RMM Type B:</u></p> <p>a. Perlu dibina dalam kawasan pembangunan perumahan</p> <p>b. Minimum 3 bilik tidur dan 2 tandas</p> <p><u>RMM Type C:</u></p> <p>a. Perlu dibina dalam kawasan pembangunan perumahan</p> <p>b. Peratus pembinaan perumahan Type C boleh dikurangkan jika peratus pembinaan perumahan Type A dan B melebihi paras minimum yang ditetapkan</p> <p>c. Minimum 3 bilik tidur dan 2 tandas</p> <p>Diskaun Harga Untuk Pembeli Bumiputera Bagi Rumah Kuota Bumiputera:</p> <p>a. Kuota Bumiputera: 10% diskaun</p> <p>b. Kuota**Bumiputera Terbuka: 5% diskaun</p> <p>c. Diskaun harga bagi RMM Type B, RMM Type C dan rumah harga bebas.</p>
		3.	Pembangunan Perumahan Bercampur  (Pembangunan perumahan bertanah dan strata bertingkat dalam kawasan projek)	<p><u>Pembangunan Bercampur</u></p> <p>a. Pembangunan 10 ekar dan ke atas: 50% Rumah Mampu Milik (RMM) seperti berikut:</p> <p>i. 20% RMM Type A: sehingga RM80,000</p> <p>- Perumahan bertanah (Landed): 20' x 60' (luas minimum: 850 kps)</p> <p>- Jenis Teres Setingkat sahaja</p> <p>ii. 15% RMM Type B: sehingga RM250,000</p> <p>- Perumahan bertanah (Landed):</p> <ul style="list-style-type: none"> <li>• Luas tanah (20' x 65')</li> <li>• Bangunan Kediaman Setingkat atau 2 Tingkat</li> </ul> <p>- Perumahan strata bertingkat:</p> <ul style="list-style-type: none"> <li>• Net Floor Area minimum 1,000 kps</li> </ul> <p>iii. 15% RMM Type C sehingga RM400,000</p> <p>- Perumahan bertanah (Landed):</p> <ul style="list-style-type: none"> <li>• Luas tanah (20' x 70')</li> <li>• Bangunan Kediaman Setingkat atau 2 Tingkat</li> </ul> <p>- Perumahan strata bertingkat:</p> <ul style="list-style-type: none"> <li>• Net Floor Area minimum 1,200 kps</li> </ul>	



### 3.3 State Government Policy and initiative

No.	State	Details			
		Bil.	Jenis Pembangunan	Dasar Perumahan Negeri Sembilan	Catatan Pelaksanaan
				b. Rumah Harga Bebas i. Perumahan Bertanah (Landed) • Luas tanah (20' x 70) ii. Perumahan strata bertingkat: • Net Floor Area minimum 1,200 kps  c. Pembangunan 10 ekar dan ke atas: 50% kuota bumiputera (30% kuota bumiputera dan 20% kuota bumiputera terbuka).  ** Bumiputera Terbuka: Kebenaran membuat permohonan bagi tujuan pelepasan lot bumiputera kepada bukan bumiputera <u>dibenarkan</u> selepas 5 tahun dari tarikh Perjanjian Jual dan Beli.  d. Pembangunan di bawah 10 ekar seperti berikut: i. 30% RMM berharga tidak melebihi RM250,000 ii. 30% kuota bumiputera	
		<p><b>Determination of Premium Discount for Land Development</b></p> <ul style="list-style-type: none"> <li>The Negeri Sembilan Government meeting on January 19, 2022 has given an incentive to discount land development premium payments from January 1, 2023 to December 31, 2023</li> <li>This implementation involves giving discounts only for land development. A discount of 25% is given to applicants who pay a lump sum premium within 30 days from the date of receipt of Notice 5A or 7G from the District Land Administrator and 15% to applicants who pay a lump sum premium within 60 days</li> <li>This development premium discount does not apply to:               <ol style="list-style-type: none"> <li>Applicants whose premium reduction appeal has been approved for the same project/case; and</li> <li>Applicants who have been charged a nominal premium.</li> </ol> </li> </ul>			

### 3.4 State Government Current Issues of Property

No.	State	Details
1.	Johor	<ul style="list-style-type: none"> <li>- <b>Strategies for Reducing the Quantity of Unsold Housing</b> <ul style="list-style-type: none"> <li>• Among the strategies is through the organization of the Johor Housing Expo to ensure that unsold homes that cost more than RM500,000 can be sold. Involving the participation of developers who own unsold houses or residences.</li> <li>• A total of 21,000 residential units including unsold residences will be offered comprehensively to Johor residents, citizens in other states and potential buyers from Singapore.</li> <li>• The Singapore government has doubled the tax rate for foreigners who buy residential properties in their country, which will directly impact Johor's housing developers on the demand for existing units.</li> </ul> </li> <li>- <b>Increase in the price of Johor Affordable Homes (RMMJ)</b> <ul style="list-style-type: none"> <li>• The Johor State Government is currently identifying suitable government land to be developed as affordable housing. This follows, most of the residents of Johor still do not have their own house and there are also residents who experience land problems before being able to build or buy their own house.</li> <li>• The Johor State Government thinks the issue of price increase to 100 percent (%) for Johor Affordable Homes (RMMJ) by the Real Estate &amp; Housing Developers' Association Malaysia (REHDA) is a bit excessive and will burden buyers especially the B40 group.</li> <li>• However, following the increase in the cost of goods, the Johor Housing Development Corporation (PKPJ) has agreed to consider raising the price of RMMJ Category A from RM42,000 to RM50,000 and Category B from RM80,000 to RM100,000, while for Category C houses is maintained at RM150,000.</li> <li>• The discussion on the increase in the price of RMMJ has involved the Planning, Design and Review Committee (PDRC) between housing developers and local authorities (PBT).</li> </ul> </li> </ul>
2.	Melaka	<ul style="list-style-type: none"> <li>- <b>Sufficient water supply project until 2050 through the following projects:</b> <ol style="list-style-type: none"> <li>a) The Jernih Riverside Water Reservoir (TAPS) construction project in Alor Gajah District with a total reservoir capacity of 13,000 million liters.</li> <li>b) Melaka TAPS Construction Project in Tasik Biru Chinchin, Jasin District with a reservoir capacity of 25,000 liters. This project will be started in September 2023 and will be completed in 2026 which is abstracted through Sungai Kesang to Tasik Biru with estimated cost of RM350 million.</li> <li>c) The Project to Upgrade the Krubong Flood Mitigation Pool – Durian Tunggal as a Dual-Function Pool for Flood Mitigation and State Water Resources with a project cost of RM603.7 million.</li> <li>d) Groundwater Resource Mapping and Development Project with a project cost of RM3.8 million.</li> </ol> </li> </ul>
		<ul style="list-style-type: none"> <li>- <b>Land, Air and Water Links</b> <ul style="list-style-type: none"> <li>• The Melaka State Government continues to improve road, water and air links as follows: <ol style="list-style-type: none"> <li>a) Build a new road from Solok Ayer Limau to Kampung Jeram, Masjid Tanah, Alor Gajah, Melaka at a cost of RM19.9 million ringgit which is expected to be completed in 2024.</li> <li>b) Construct a new road from Rim Junction (M27) to Kampung Ulu Jasin Junction (M2), Jasin District, Malacca at a cost of RM35.2 million ringgit which is expected to be completed in 2025.</li> <li>c) Build a road from Simpang Jalan Serkam – Bemban to Simpang Jalan Kandang (Kampung Bukit Kajang) Jasin at a cost of RM20.2 million ringgit and is expected to be completed in November 2025.</li> <li>d) Built a Coastal Road at the Main Campus of the Technical University of Malaysia Melaka (UTeM) Alor Gajah District with a project cost of RM49 million</li> <li>e) Upgrading the Road from the Simpang Ampat Toll Roundabout to the Alor Gajah District AMJ Expressway with a project cost of approximately 30 million</li> </ol> </li> </ul> </li> </ul>

### 3.4 State Government Current Issues of Property

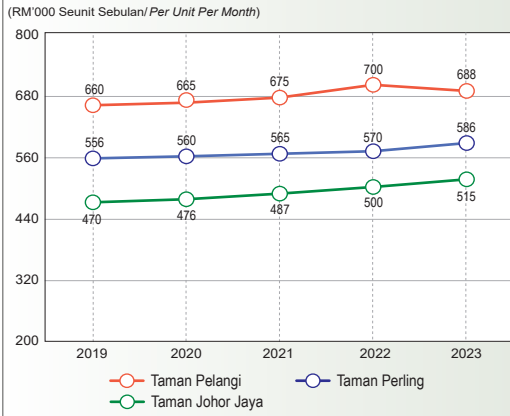
No.	State	Details									
		<ul style="list-style-type: none"> <li>- <b>Sustainable Township</b> <ul style="list-style-type: none"> <li>• The State Government always encourages home ownership among the people of Malacca. Thereby, the State Government has provided and designed various types of housing for the their people including Affordable Housing Scheme, Projek Program Perumahan Rakyat (PPR), Melaka RumahKu Program dan Care Cinta – House Scheme for Newly Married Couples.</li> </ul> </li> <li>- <b>Effective Telecommunications System</b> <ul style="list-style-type: none"> <li>• Free wi-fi connection at 20 public hotspots with a fee RM500 thousand ringgit for a period of 2 years. Focus areas include Taming Sari Tower, Klebang Square, Ayer Keroh Leypark Station, Sungai Melaka Square, Melaka Zoo, Selat Mosque and others.</li> <li>• The State Government also obliges housing developers to provide telecommunications sites in their respective project areas.</li> </ul> </li> <li>- <b>Economy development</b> <ul style="list-style-type: none"> <li>• The State Government has also identified 7 high potential development proposals namely:                             <ol style="list-style-type: none"> <li>i) Development of a duty-free industrial area in Tanjung Beruas with an area of 1,000 acres;</li> <li>ii) Construction of 1,140 acres south of M-Wez Port and Industrial Area;</li> <li>iii) Construction of M-WEZ Iconic Tower;</li> <li>iv) Development of a water chalet project in Malacca Island;</li> <li>v) Proposal to create a Duty Free Shop zone in Malacca Island;</li> <li>vi) Development of a Cruise Terminal that has the potential to become a tourism hub;</li> <li>vii) The Sail project is a high-value real estate project that offers hotel room accommodation, condotels, shopping spaces and cultural centers.</li> </ol> </li> </ul> </li> <li>- <b>Tourist Attraction Program</b> <ul style="list-style-type: none"> <li>• Care Tourism which is an incentive for small tourism entrepreneurs in the form of a RM200 thousand grant which is a capital assistance grant. In addition, small tourism entrepreneurs are also eligible to receive a grant worth RM1,000.00.</li> <li>• Facilitating tax exemption and reduction policies for tourism centers that offer premium packages for the T20 category.</li> </ul> </li> </ul>									
3.	Negeri Sembilan	<ul style="list-style-type: none"> <li>- <b>Determination of Premium Discount for Land Development</b> <ul style="list-style-type: none"> <li>• As an encourage for land development, the state government implements a premium discount for land development as follows:                             <ol style="list-style-type: none"> <li>i) It is started on 1 January 2023 till 31 December 2023</li> <li>ii) This discount is only for land development</li> <li>iii) Implementations:                                     <table border="1" data-bbox="595 1437 1315 1651" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Premium Discount</th> <th style="width: 50%;">Application Eligibility</th> </tr> </thead> <tbody> <tr> <td>a) 25% premium discount</td> <td>Applicants who pay a lump sum premium within 30 days from the date of receipt of Notice 5A or 7G from the District Land Administrator</td> </tr> <tr> <td>b) 15% premium discount</td> <td>Applicants who pay a lump sum premium within 60 days from the date of receipt of Notice 5A or 7G from the District Land Administrator</td> </tr> </tbody> </table> </li> <li>iv) Ineligible Application Applicant Criteria                                     <table border="1" data-bbox="595 1705 1315 1841" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Premium Discount Not Applicable for:</th> </tr> </thead> <tbody> <tr> <td>a) Applicants who have approved premium reduction appeals in previous applications for the same project or file; and</td> </tr> <tr> <td>b) Applicants who have been charged a nominal premium.</td> </tr> </tbody> </table> </li> </ol> </li> </ul> </li> </ul>	Premium Discount	Application Eligibility	a) 25% premium discount	Applicants who pay a lump sum premium within 30 days from the date of receipt of Notice 5A or 7G from the District Land Administrator	b) 15% premium discount	Applicants who pay a lump sum premium within 60 days from the date of receipt of Notice 5A or 7G from the District Land Administrator	Premium Discount Not Applicable for:	a) Applicants who have approved premium reduction appeals in previous applications for the same project or file; and	b) Applicants who have been charged a nominal premium.
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### 3.4 State Government Current Issues of Property

No.	State	Details								
		<p>- <b>Implementation of Negeri Sembilan Land Rules (Tax Revision 2006) (Amendment, 2022)</b></p> <ul style="list-style-type: none"> <li>The amendment is related to the land tax rate for Malay Reserve Land and Customary land as follows:               <ol style="list-style-type: none"> <li>Malay Reserve Land                   <p><b>From:</b></p> <table border="1" data-bbox="595 504 1316 580"> <thead> <tr> <th>Category/ Land Use</th> <th>Annual Tax Rate</th> </tr> </thead> <tbody> <tr> <td>Malay Reserve Land</td> <td>½ of annual tax rate for residential building</td> </tr> </tbody> </table> <p><b>To:</b></p> <table border="1" data-bbox="595 646 1316 744"> <thead> <tr> <th>Category/ Land Use</th> <th>Annual Tax Rate</th> </tr> </thead> <tbody> <tr> <td>Malay Reserve Land</td> <td>½ of any of the above annual taxes as applicable</td> </tr> </tbody> </table> </li> </ol> </li> <li><b>Quota Setting 30% Ownership of local and bumiputera citizens/ companies for industrial development/ enterprise category</b> <ul style="list-style-type: none"> <li>Only 30% of the development area is allocated to local companies including Bumiputera.</li> <li>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.</li> <li>The price discount of 10% from the sale price is only subject to bumiputera lots.</li> </ul> </li> <li><b>Review of the premium payment rate after the approval of the application to change the express conditions of the land in the agricultural category under Section 124(1), National Land Code (ACT 828)</b> <ul style="list-style-type: none"> <li>The premium rate is set at a nominal rate of RM500.00 per lot.</li> <li>The premium payment rate on approval to change the express conditions of land in the agricultural category is RM100.00 per acre. The premium rates are as follows:               <ol style="list-style-type: none"> <li>The premium rate for applications to change the express conditions of land in the agricultural category under section 124(1) KTN or other land development approvals under sections 124A, 204A-H and 197 &amp; 76 of the KTN that causes the change of express conditions of land in the agricultural category is RM 100.00 an acre</li> <li>The premium payment rate on the approval of land development applications under sections 124A, 204A-H and 197 &amp; 76 KTN, which maintains the express conditions in the agricultural category is set at a nominal rate of RM500.00 per lot.</li> <li>Exempted premium payment on the approval of the application to place the category and the express conditions of the land in the agricultural category under section 124(1) of KTN or the approval of other land development under sections 124A, 204A-H and 197 &amp; 76 of the KTN which causes the occurrence of placing the category and real conditions of land in the agricultural category.</li> </ol> </li> </ul> </li> </ul>	Category/ Land Use	Annual Tax Rate	Malay Reserve Land	½ of annual tax rate for residential building	Category/ Land Use	Annual Tax Rate	Malay Reserve Land	½ of any of the above annual taxes as applicable
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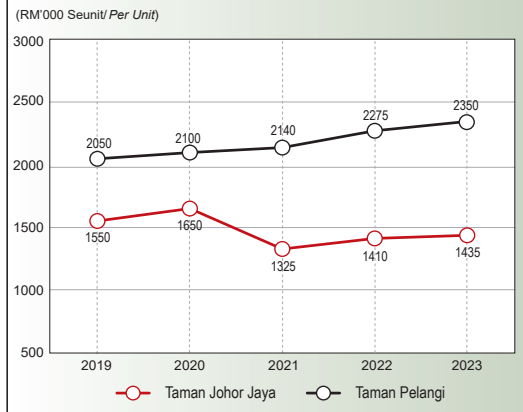
### JOHOR 5.1

Pergerakan Harga Purata Rumah Teres Dua Tingkat di Johor Bahru  
Average Price Movements of Double Storey Terraced Houses in Johor Bahru



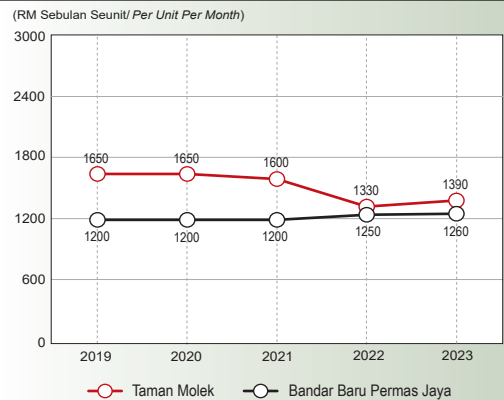
### JOHOR 5.2

Pergerakan Harga Purata Kedai Tiga Tingkat di Johor Bahru  
Average Price Movements of Three Storey Shop in Johor Bahru



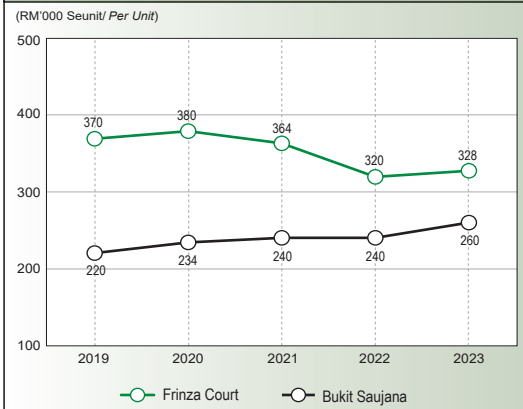
### JOHOR 5.3

Pergerakan Sewaan Purata Pejabat di Kedai di Johor Bahru  
Average Rental Movements of Office at Shop in Johor Bahru



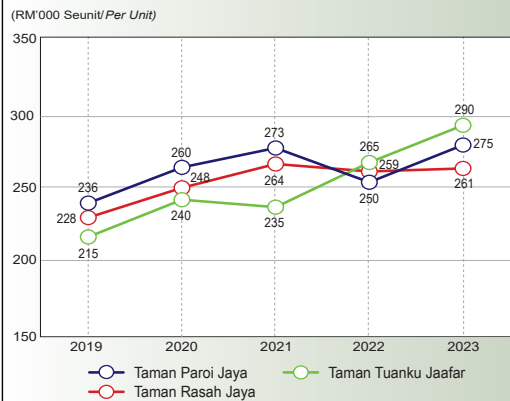
### JOHOR 5.4

Pergerakan Harga Purata Kondominium / Pangsapuri di Johor Bahru  
Average Price Movements of Condominium / Apartments in Johor Bahru



### NEGERI SEMBILAN 8.1

Pergerakan Harga Purata Rumah Teres Satu Tingkat di Seremban  
Average Price Movements of Single Storey Terraced Houses in Seremban



### NEGERI SEMBILAN 8.2

Pergerakan Harga dan Sewa Purata Rumah Teres Satu Tingkat di Taman Rasah Jaya  
Average Price and Rental Movements of Single Storey Terraced Houses in Taman Rasah Jaya

