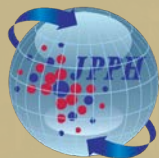




LAPORAN PASARAN HARTA  
WILAYAH SELATAN  
Separuh Pertama 2023

*SOUTHERN REGION  
PROPERTY MARKET REPORT  
First Half 2023*



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

Jabatan Penilaian dan Perkhidmatan Harta  
Kementerian Kewangan Malaysia  
© Hak Cipta Terpelihara 2023

*Valuation and Property Services Department  
Ministry Of Finance Malaysia  
© Copyrights Reserved 2023*

Jabatan Penilaian dan Perkhidmatan Harta  
Aras 9, Perbendaharaan 2,  
No. 7, Persiaran Perdana, Presint 2  
Pusat Pentadbiran Putrajaya  
62592 Putrajaya  
Telefon : 03 - 8886 9000  
Telefaks : 03 - 8886 9002  
Emel : [jpph@jpph.gov.my](mailto:jpph@jpph.gov.my)

*Valuation and Property Services Department  
Level 9, Perbendaharaan 2,  
No. 7, Persiaran Perdana, Precinct 2  
Pusat Pentadbiran Putrajaya  
62592 Putrajaya  
Telephone : 03 - 8886 9000  
Telefax : 03 - 8886 9002  
E-mail : [jpph@jpph.gov.my](mailto:jpph@jpph.gov.my)*

Pusat Maklumat Harta Tanah Negara (NAPIC)  
Jabatan Penilaian dan Perkhidmatan Harta  
Aras 7, Perbendaharaan 2,  
No. 7, Persiaran Perdana, Presint 2  
Pusat Pentadbiran Putrajaya  
62592 Putrajaya  
Telefon : 03 - 8886 9000  
Telefaks : 03 - 8886 9007  
Emel : [napic@jpph.gov.my](mailto:napic@jpph.gov.my)

*National Property Information Centre (NAPIC)  
Valuation and Property Services Department  
Level 7, Perbendaharaan 2,  
No. 7, Persiaran Perdana, Precinct 2  
Pusat Pentadbiran Putrajaya  
62592 Putrajaya  
Telephone : 03 - 8886 9000  
Telefax : 03 - 8886 9007  
E-mail : [napic@jpph.gov.my](mailto:napic@jpph.gov.my)*

Cawangan-cawangan Jabatan  
Penilaian dan Perkhidmatan Harta

*Branch offices of The Valuation and  
Property Services Department*

Atur huruf dan kerja seni oleh:  
Pusat Maklumat Harta Tanah Negara (NAPIC)

*Typesetting and artwork by:  
National Property Information Centre (NAPIC)*

***Disclaimer: The information in this report is true and correct at the time of publishing.***

# CONTENTS

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

# GLOSSARY

Apt	- Apartment
AOR	- Average Occupancy Rate
ARR	- Average Room Rate
BNM	- Bank Negara Malaysia
CBD	- Central Business District
CCC	- Certificate of Completion & Compliance
EDTP	- Electrified Double Railway Track Project
FDI	- Foreign Direct Investment
GDP	- Gross Domestic Product
GFA	- Gross Floor Area
IRDA	- Iskandar Regional Development Authority
JPPH	- Jabatan Penilaian dan Perkhidmatan Harta
KVMRT	- Klang Valley Mass Rapid Transit
LRT	- Light Rail Transit
MRT	- Mass Rapid Transit
NAPIC	- National Property Information Centre
NA	- Not Available
p.m.t.	- per metric tonne
p.s.f.	- per square foot
p.s.m.	- per square metre
SA	- Serviced Apartment
SD	- Semi-Detached House
SOHO	- Small Office Home Office
SOVO	- Shop Office Versatile Office
DPRJ	- Dasar Perumahan Rakyat Johor
RIBJ	- Dasar Rumah Impian Bangsa Johor
DRMBJ	- Dasar Rumah Mampu Biaya Johor
RMMJ	- Rumah Mampu Milik Johor





# SOUTHERN REGION



## MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (H1 2023 vs H1 2022)

▲ 14.6% Volume **46,408** transaction Value **RM21.95** billion ▲ 23.2%

30,896 units RM11.81 billion	24.9% 33.0%	4,427 units RM3.66 billion	27.1% 38.7%	1,163 units RM2.89 billion	13.1% 4.9%	7,134 units RM2.19 billion	-16.1% -9.1%	2,788 units RM1.40 billion	1.2% 24.0%
---------------------------------	----------------	-------------------------------	----------------	-------------------------------	---------------	-------------------------------	-----------------	-------------------------------	---------------



Residential



Commercial



Industrial

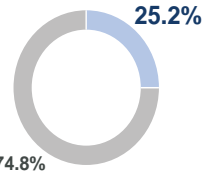


Agriculture



Development Land & Others

Market Share between Regions (Volume)



■ Southern Region ■ Other Regions

Construction Activity	Residential	Commercial	Industrial	Agriculture	Development Land & Others
Completions	3,903	700	0	200	6,042 units @ RM4.61 billion Overhang
Starts	8,816	650	2,356	261	2,294 units @ RM2.14 billion
New Planned Supply	6,207	519	0	17	13,722 units @ RM11.74 billion
Unsold Status	10,107 Unsold Under Construction	1,016	163	873 Unsold Not Constructed	267 units @ RM0.53 billion





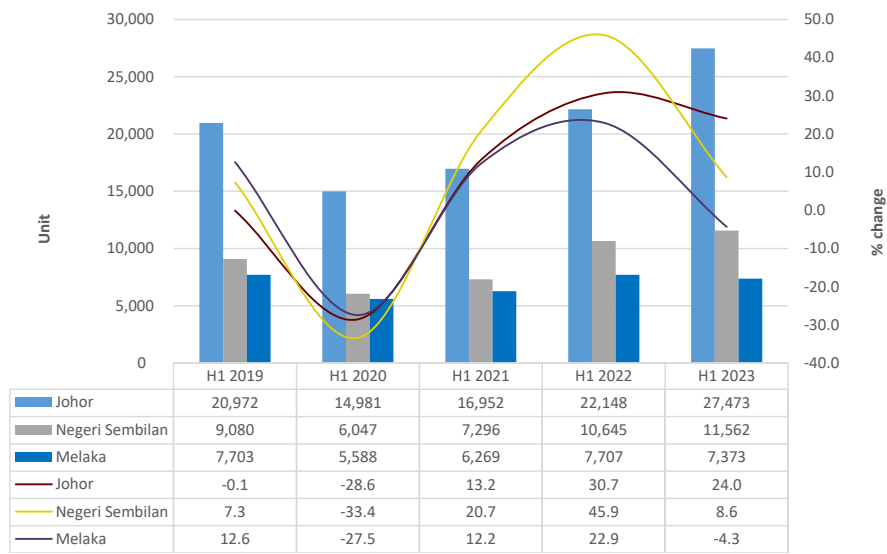
## 1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH SELATAN

Prestasi pasaran harta tanah di Wilayah Selatan mencatatkan 46,408 transaksi bernilai RM21.95 bilion, masing-masing menaik sebanyak 14.6% dan 23.2% dalam bilangan dan nilai berbanding H1 2022.

## 1.0 SOUTHERN REGION PROPERTY MARKET OVERVIEW

The Southern Region property market performance registered 46,408 transactions worth RM21.95 billion, increased by 14.6% and 23.2% in volume and value respectively as compared to H1 2022.

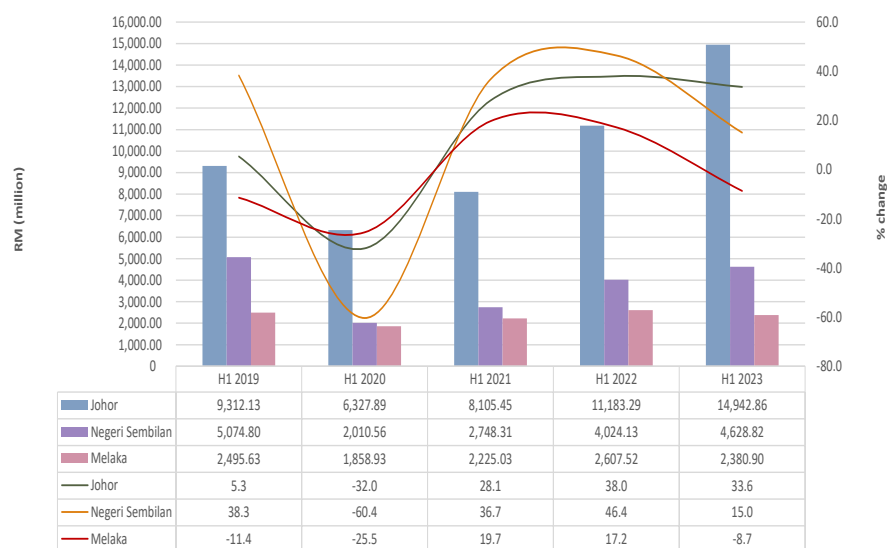
Figure 1: Overall Property Transactions Volume H1 2019 – H1 2023



Prestasi pasaran harta tanah di Johor menaik sebanyak 24.0%, diikuti oleh Negeri Sembilan 8.6%. Manakala Melaka mencatatkan sedikit penurunan kepada 4.3%.

Property market performance in Johor increased by 24.0%, followed by Negeri Sembilan 8.6%. While Melaka shown slightly down at 4.3%.

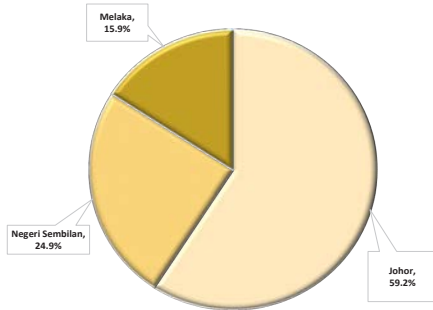
Figure 2: Overall Property Transactions Value H1 2019 – H1 2023



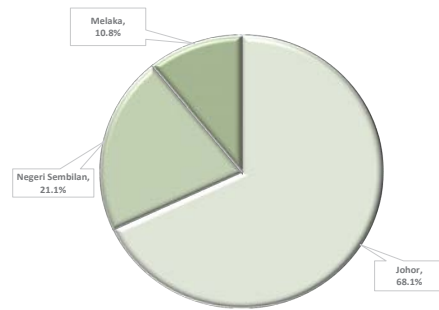
Trend menaik yang serupa dilihat pada nilai transaksi. Johor mengalami kenaikan sebanyak 33.6%, diikuti oleh Negeri Sembilan 15.0% dan manakala Melaka mencatatkan sedikit penurunan kepada 8.7%.

*Similar upward trend was seen in transaction value. Johor increased by 33.6%, followed by Negeri Sembilan 15.0% and Melaka has shown slightly down at 8.7%.*

**Figure 3: Overall Property Transactions Volume Breakdown by State H1 2023**



**Figure 4: Overall Property Transactions Value Breakdown by State H1 2023**

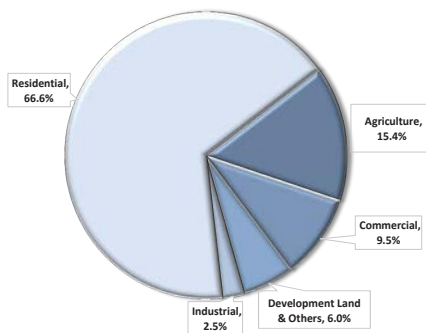


Johor menguasai keseluruhan transaksi harta tanah dengan 59.2% dalam bilangan (27,473 transaksi) dan 68.1% dalam nilai (RM14.9 bilion) daripada jumlah transaksi.

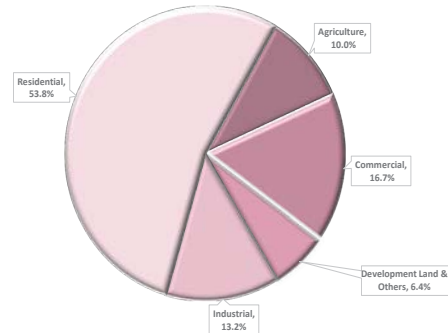
*Johor dominated the region's overall property transaction with 59.2% in volume (27,473 transactions) and 68.1% in value (RM RM14.9 billion) of the total transactions.*

2

**Figure 5: Overall Property Transactions Volume Breakdown by Sub-sector H1 2023**



**Figure 6: Overall Property Transactions Value Breakdown by Sub-sector H1 2023**



Berdasarkan subsektor, kediaman terus menguasai transaksi harta tanah di wilayah ini, menyumbang 66.6% (30,896 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman menguasai nilai transaksi harta tanah keseluruhan dengan syer 53.8% (RM11.81 bilion).

*By sub-sector, residential continued to dominate the region's property transactions, contributing 66.6% (30,896 transactions) of the total. Likewise, residential sub-sector dominated the region's overall property transaction value with 53.8% share (RM11.81 billion).*

## 1.1 PROMINENT SALES

Table 1: Summary of Prominent Sales in H1 2023

No.	Property	Location	Transaction Year	Consideration Price
<b>PURPOSE BUILT OFFICE</b>				
1.	Permas Point	Bandar Baru Permas Jaya, Plentong	2022	RM11,000,000
<b>SHOPPING COMPLEX</b>				
2.	TF Value Mart	PD Waterfront, Bandar Port Dickson	2022	RM23,800,000
<b>HOTEL</b>				
3.	Terra Nova Hotel	Kota Laksamana Business Centre Fasa 3, Bandar Melaka	2022	RM8,000,000
4.	The Aston Hotel	Jalan Bandar Baru Nilai, Seremban	2022	RM11,300,000
<b>INDUSTRIES</b>				
5.	Industrial Land (43,628 s.m.)	Senai, Kulai, Johor	2023	RM42,263,000
6.	Industrial Land (102,687 s.m.)	Nusajaya, Pulai, Johor Bahru, Johor	2022	RM95,057,000
7.	Detached Factory (36,893 s.m.)	Kawasan Perindustrian Pasir Gudang, Plentog, Johor Bahru, Johor	2022	RM66,800,000
8.	Detached Factory (48,378 s.m.)	Nusajaya, Pulai, Johor Bahru, Johor	2022	RM55,000,000
9.	Industrial Land (20,234 s.m.)	Sendayan, Seremban, Negeri Sembilan	2022	RM49,431,000
10.	Detached Factory (101,300 s.m.)	Perindustrian Pekan Nenas, Pontian, Johor	2022	RM49,280,000
11.	Industrial Land (55,040 s.m.)	JB Perdana Industrial Park, Pulai, Johor	2022	RM39,800,000
12.	Detached Factory (30,372.80 s.m.)	Nilai Utama Enterprise Park, Nilai, Negeri Sembilan	2022	RM34,500,000
13.	Industrial Land (55,528.12 s.m.)	I-Park Senai Airport City (SAC), Tebrau, Johor	2022	RM29,885,000
14.	Industrial Land (126,720.48 s.m.)	Senai, Tebrau, Johor Bahru, Johor	2021	RM68,202,000
<b>ESTATE</b>				
15.	Tambang Estate (Lot 1911) (160.36 hectares)	Off Jalan Buloh Kasap - Batu Anam, Buloh Kasap, Segamat	2022	RM30,894,000
16.	Atlas Plantations (315.92 hectares)	Jalan Air Kuning/ Batang Melaka, Gemencheh, Tampin	2022	RM75,831,000
17.	Lot 807, 805 dan 806 (80.64 hectares)	Off Jalan Lama Seremban – Pantai, Pantai, Seremban	2022	RM36,885,000
<b>BULK TRANSFER</b>				
18.	Nine Lots of Mixed Development Land (1,024,902 s.m.)	Jalan Gapam Bemban, Bukit Katil, Melaka Tengah, Melaka	2022	RM104,627,000
19.	Eight Lots of Industrial Land (170,855 s.m.)	Off Jalan Pekan Nenas – Tanjung Piai, Pontian, Johor	2022	RM45,977,000
20.	Three Lots of Commercial Land (60,510 s.m.)	Off Jalan Syed Abdul Aziz, Bandar Melaka Seksyen 44, Melaka Tengah	2022	RM32,539,000
21.	Four Lots of Residential Development Land (58,422 s.m.)	Jalan Pengkalan Batu, Bukit Baru, Melaka Tengah	2022	RM31,511,000
22.	38 of Agriculture Land (158,457 s.m.)	KM14, Jalan Seremban - Port Dickson, Rantau, Negeri Sembilan	2022	RM22,514,000
<b>OTHERS</b>				
23.	Building Category Land with Commercial Zoning (95,873 s.m.)	Jalan Tun Razak – Jalan Kolam Air, Johor Bahru, Johor	2023	RM151,316,000
24.	Nusajaya Tech Park Industry Sales Gallery (41,290.10 s.m.)	Jalan Persiaran Sentral, Nusa Tech Park, Johor Bahru, Johor	2022	RM57,778,000
25.	Commercial Land (37,460 s.m.)	Jalan Klebang, Bandar Melaka, Melaka Tengah,	2022	RM48,386,000
26.	Commercial Land (35,610 s.m.)	Off Jalan Klebang, Pekan Klebang, Melaka Tengah	2022	RM45,996,000

## 2.0 AKTIVITI PASARAN HARTA TANAH

## 2.0 PROPERTY MARKET ACTIVITY

### 2.1 HARTA TANAH KEDIAMAN

### 2.1 RESIDENTIAL PROPERTY

#### Transaksi

#### Transaction

Harta tanah kediaman adalah subsektor utama bagi wilayah. Terdapat 30,896 transaksi bernilai RM11.81 bilion, ini menunjukkan kenaikan 24.9% dalam bilangan dan 33.0% dalam nilai berbanding H1 2022. Johor dan Negeri Sembilan mencatatkan kenaikan dalam bilangan sebanyak 39.9% dan 14.6% serta nilai sebanyak 60.2% dan 4.4%.

Residential property was the main sub-sector for the region. There were 30,896 transactions worth RM11.81 billion, increase by 24.9% in volume and 33.0% in value against H1 2022. Johor and Negeri Sembilan recorded an increase in volume of 39.9% and 14.6% and values of 60.2% and 4.4%.

Manakala Melaka mencatatkan sedikit penurunan dalam bilangan dan nilai sebanyak 0.5% dan 9.2% berbanding H1 2022.

While Melaka recorded a slight decrease in volume and value of 0.5% and 9.2% compared to H1 2022.

Figure 7: Residential Property Transactions Volume H1 2019 – H1 2023

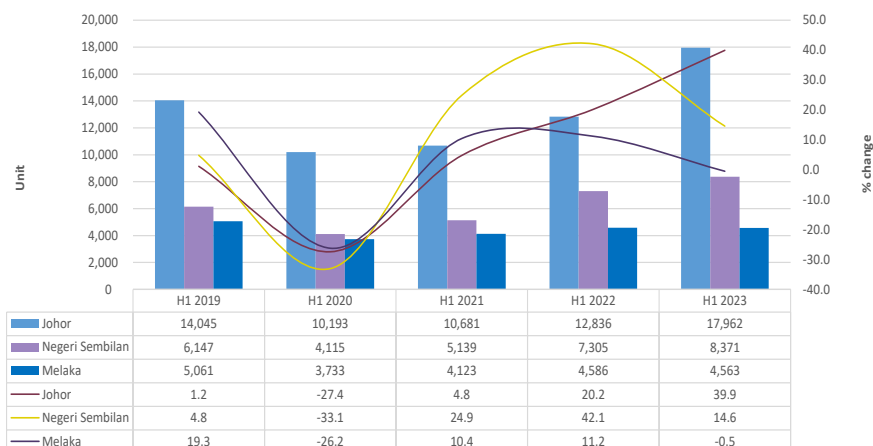


Figure 8: Residential Property Transactions Value H1 2019 – H1 2023



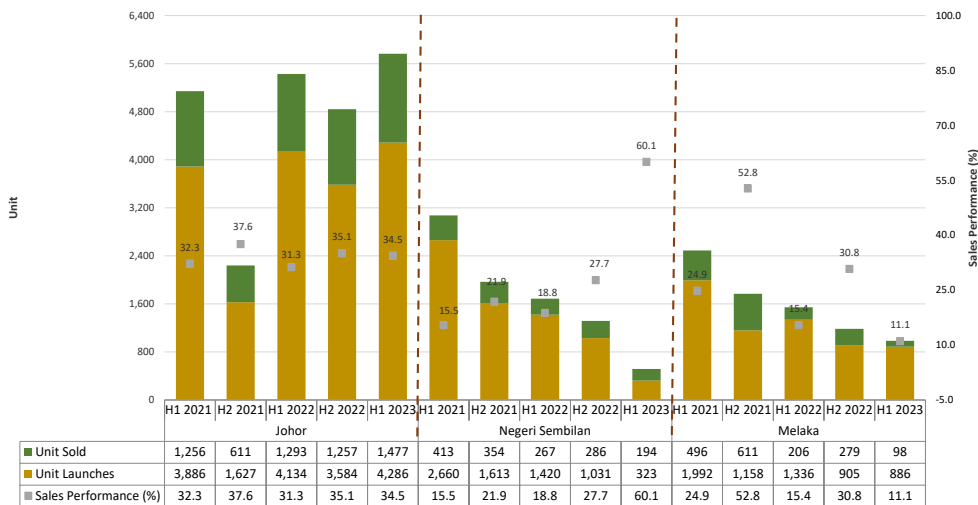
## Pelancaran Baharu

Keseluruhan pasaran utama di Wilayah Selatan adalah menurun disebabkan berlaku penurunan pelancaran baharu berbanding H1 2022. Negeri Sembilan mencatatkan penurunan tertinggi iaitu 77.3% daripada 1,420 unit pada H1 2022 kepada 323 unit dan Melaka sebanyak 33.7% daripada 1,336 unit kepada 886 unit. Manakala Johor pula mencatatkan sedikit kenaikan iaitu 3.7% daripada 4,134 unit kepada 4,286 unit dalam tempoh kajian.

## New Launches

The overall primary market in Southern Region moderated due to decline of new launches compared H1 2022. Negeri Sembilan recorded the highest decreased by 77.3% from 1,420 units at H1 2022 to 323 units and Melaka by 33.7% from 1,336 units to 886 units. Meanwhile, Johor recorded slight increase by 3.7% from 4,134 units to 4,286 units in review period.

Figure 9: Residential Newly Launch and Sales Performance H1 2021 to H1 2023



## Status Pasaran

Situasi kediaman siap dibina tidak terjual agak baik terutama bagi Negeri Sembilan yang mencatatkan pengurangan tertinggi sebanyak 21.6% disusuli dengan Johor 10.3% dan Melaka 9.6% berbanding jumlah tidak terjual pada H2 2022.

Situasi dalam pembinaan belum terjual di Negeri Sembilan dan Johor masing-masing merekodkan pengurangan sebanyak 14.1% dan 12.2%. Manakala Melaka dengan peningkatan sebanyak 8.1% berbanding pada H2 2022.

Belum dibina belum terjual di Johor mencatatkan rekod penurunan tertinggi sebanyak 72.1% disusuli Melaka 9.7%. Manakala, Negeri Sembilan menyaksikan sedikit peningkatan iaitu 10.3% berbanding pada H2 2022.

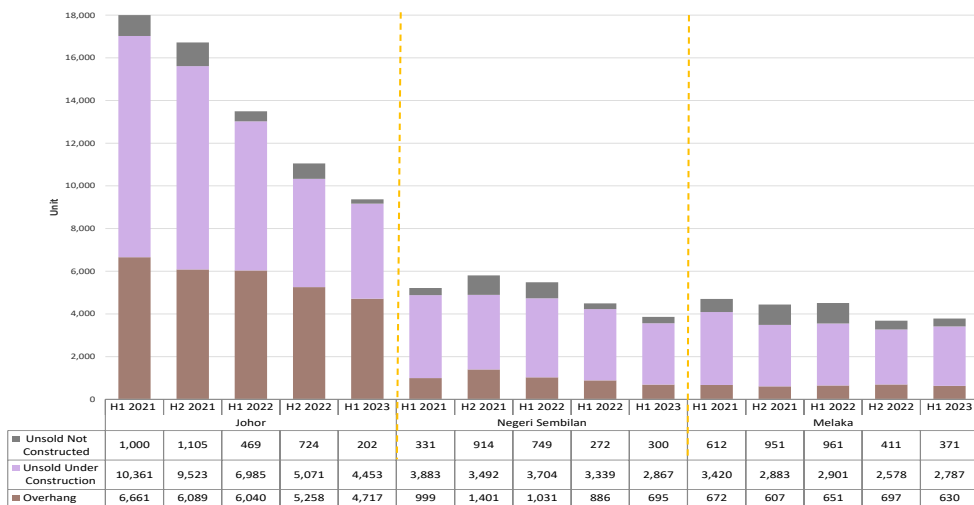
## Market Status

The overhang housing situation improved, especially for Negeri Sembilan where recorded the highest decrease of 21.6% followed by Johor 10.3% and Melaka 9.6% compared to the total overhang in H2 2022.

Unsold under construction situation in Negeri Sembilan and Johor recorded a decrease of 14.1% and 12.2% respectively. Meanwhile, Melaka with an increase of 8.1% compared to H2 2022.

The unsold not constructed in Johor recorded the highest decreased of 72.1% followed by Melaka 9.7%. Meanwhile, Negeri Sembilan recorded a slight increase of 10.3% compared to H2 2022.

Figure 10: Residential Overhang and Unsold Units H1 2021 – H1 2023



### Aktiviti Pembinaan

Aktiviti pembinaan adalah sederhana. Siap dibina di Melaka dan Johor mengalami penurunan 21.5% dan 13.6% berbanding H1 2022. Manakala, Negeri Sembilan menunjukkan sedikit peningkatan iaitu 1.9%.

### Construction Activity

Construction activity was moderate. The completion in Melaka and Johor experienced a decline of 21.5% and 13.6% compared to H1 2022. Meanwhile, Negeri Sembilan showed a slight increase of 1.9%.

Mula bina di Negeri Sembilan telah mencatatkan penurunan tertinggi iaitu 39.5% dan sedikit peningkatan dalam penawaran baharu dirancang iaitu 1.2%. Sebaliknya, Melaka mencatatkan sedikit peningkatan dalam mula bina serta penurunan tertinggi dalam penawaran baharu dirancang bagi wilayah ini berbanding H1 2022.

Starts in Negeri Sembilan recorded the highest decrease of 39.5% and a slight increase in new planned supply of 1.2%. On the other hand, Melaka recorded a slight increase in starts as well as the highest decrease in new planned supply for the region compared to H1 2022.

Figure 11: Residential Construction Activity Trend H1 2021 – H1 2023

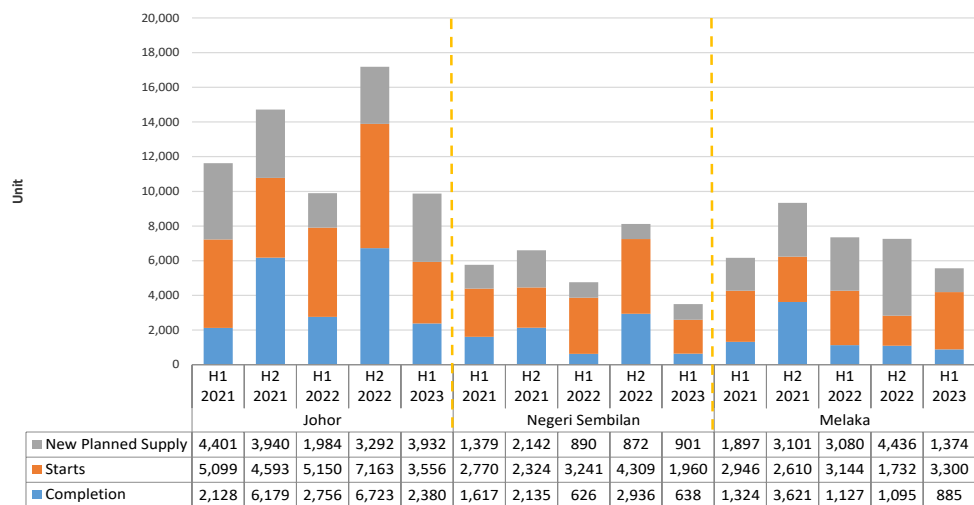


Table 2: Residential Construction Activity in Southern Region H1 2023

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	899,156	298,980	215,100
Incoming Supply (units)	40,761	21,982	23,344
Planned Supply (units)	51,925	25,281	14,444

### Harga

Harga amnya stabil dengan pertumbuhan marginal diperhatikan di lokasi terpilih. Pangsapuri di Johor Bahru, Johor menunjukkan penurunan transaksi yang aktif antara 3.3% hingga 10.7%. Sementara itu di Negeri Sembilan, teres dua tingkat juga menunjukkan penurunan antara 2.2% hingga 10.8%.

Julat harga purata di Melaka secara keseluruhannya berada di bawah 10% bagi kesemua jenis kediaman dalam tempoh kajian.

### Indeks Harga Rumah

Semua negeri mencatatkan pertumbuhan marginal Indeks Harga Semua Rumah antara 3.0% hingga 5.0% berbanding Q2 2022.

### Price

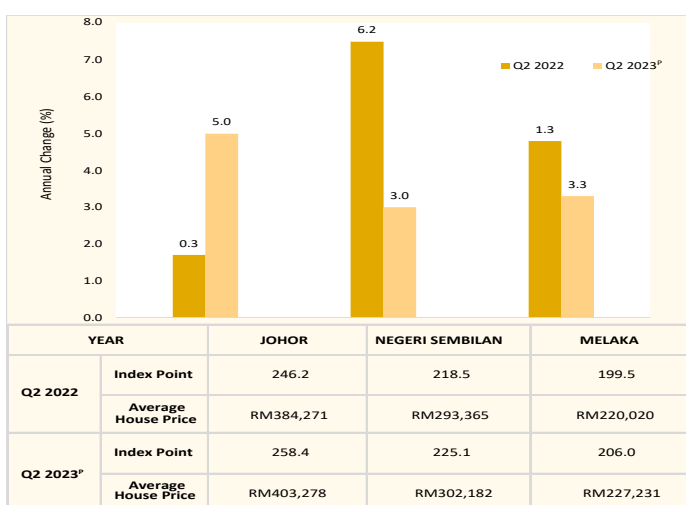
Price were generally stable with marginal growth observed in selected locations. Apartments in Johor Bahru, Johor showed an active decline ranging from 3.3% to 10.7%. While in Negeri Sembilan, two-storey terrace houses also showed a decrease between 2.2% and 10.8%.

The average price in Melaka as a whole was below 10% for all types of residences throughout the review period.

### House Price Index

All states recorded marginal growth in All House Price Index ranging between 3.0% to 5.0% compared with Q2 2022.

Figure 12: All House Price Index Annual Changes Q2 2021 & Q2 2022<sup>P</sup>



### Sewa

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

### Rental

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

Rumah teres satu tingkat di Taman Saujana Indah, Melaka Tengah dan Taman ACBE, Jempul mencatatkan kenaikan purata perubahan sewa masing-masing sebanyak 20% dan 18.5%. Ini disebabkan kedudukan skim yang berhampiran dengan kemudahan dan fasiliti serta terdapat pembangunan skim baharu disekitarnya.

*Single storey terrace houses in Taman Saujana Indah, Melaka Tengah and Taman ACBE, Jempul recorded an increase in average rental change of 20% and 18.5% respectively. This is due to the scheme's location close to amenities and facilities and there is new scheme development around it.*

Begitu juga bagi rumah teres kos sederhana 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 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.*

## 2.2 HARTA TANAH KOMERSIAL

## 2.2 COMMERCIAL PROPERTY

### Transaksi

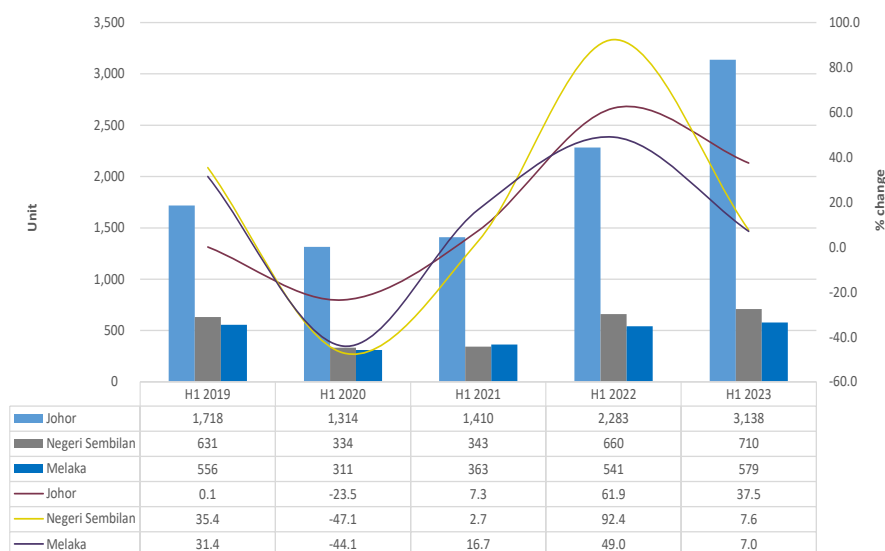
### Transaction

Harta tanah komersial di Wilayah Selatan merekodkan 4,427 transaksi bernilai RM3.66 bilion, meningkat sebanyak 27.1% dalam bilangan dan 38.7% dalam nilai berbanding H1 2022. Bilangan transaksi di Johor, Negeri Sembilan dan Melaka masing-masing meningkat 37.5%, 7.6% dan 7.0%.

*The commercial property in the Southern Region recorded 4,427 transactions worth RM3.66 billion, increased by 27.1% in volume and 38.7% in value against H1 2022. Transaction volume in Johor, Negeri Sembilan and Melaka increased by 37.5%, 7.6% and 7.0% respectively.*

8

Figure 13: Commercial Property Transactions Volume H1 2019 – H1 2023

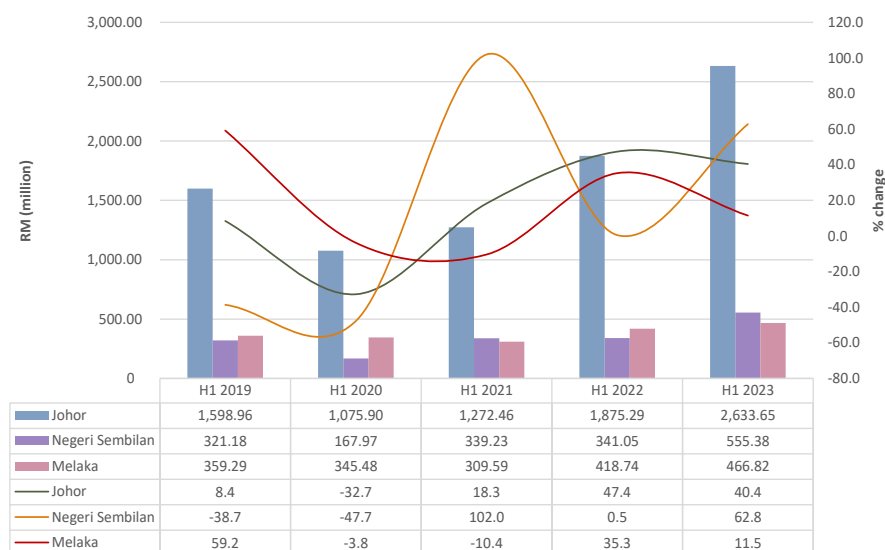


Dari segi nilai, Negeri Sembilan menunjukkan peningkatan nilai sebanyak 62.8%, diikuti dengan Johor dan Melaka sebanyak 40.4% dan 11.5% berbanding H1 2022.

*In terms of value, Negeri Sembilan has showed an increase of 62.8%, followed by Johor and Melaka by 40.4% and 11.5% compared H1 2022.*



Figure 14: Commercial Property Transactions Value H1 2019 – H1 2023



#### a. Kedai

##### Transaksi

Subsektor kedai menguasai bilangan pasaran komersial Wilayah Selatan pada H1 2022 dengan 56% syer pasaran. Johor penyumbang transaksi tertinggi di Wilayah Selatan dengan 1,637 transaksi bernilai RM1.41 bilion berbanding H1 2022 (1,405 transaksi bernilai RM1.10 bilion). Negeri Sembilan menyusul dengan jumlah 470 transaksi bernilai RM381.30 juta (H1 2022: 449 transaksi bernilai RM249.66 juta) dan Melaka dengan 375 transaksi bernilai RM232.16 juta (H1 2022: 341 transaksi bernilai RM189.93 juta)

##### Status Pasaran

Kedai siap dibina tidak terjual bagi Wilayah Selatan adalah bertambah baik kerana terdapat penurunan terhadap unit tidak terjual. Melaka meningkat sebanyak 17.0% disusuli dengan Johor 5.7% dan Negeri Sembilan 5.1%.

Kedai dalam pembinaan belum terjual juga bertambah baik kecuali bagi Negeri Sembilan yang menunjukkan pertambahan daripada 7 unit (H2 2022) kepada 25 unit pada tempoh kajian. Manakala bagi belum dibina belum terjual pula, Johor juga mencatatkan pertambahan bilangan daripada 13 unit pada H2 2022 kepada 95 unit.

#### a. Shop

##### Transaction

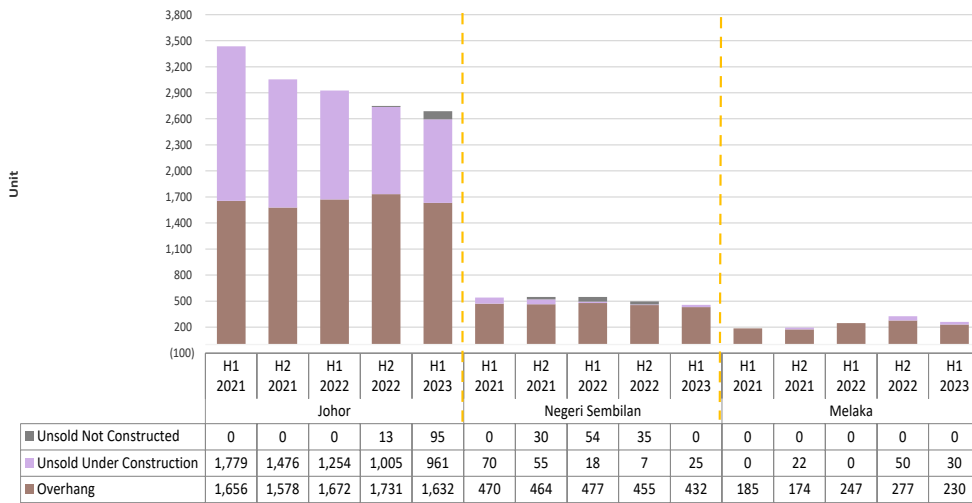
Shop sub-sector dominated the volume of Southern Region commercial market in H1 2022 with 56% market share. Johor contributed the highest number of transactions in the Southern Region with 1,637 transactions worth RM1.41 billion compared to H1 2022 (1,405 transaction worth RM1.10 billion). Negeri Sembilan followed with a total of 470 transactions worth RM381.30 million (H1 2022: 449 transactions worth RM249.66 million) and Melaka with 375 transactions worth RM232.16 million (H1 2022: 341 transactions worth RM189.93 million)

##### Market Status

Shop overhang in the Southern Region improved as there was a decrease in unsold units. Melaka an increase by 17.0%, followed by Johor 5.7% and Negeri Sembilan 5.1%.

Unsold under construction shop also improved except for Negeri Sembilan which showing an increase from 7 units (H2 2022) to 25 units during the review period. Meanwhile Johor also recorded an increase in the number of unsold not constructed from 13 units in H2 2022 to 95 units.

Figure 15: Shop Overhang and Unsold Units H1 2021 – H1 2023



### Aktiviti Pembinaan

Secara keseluruhan, aktiviti pembinaan di Wilayah Selatan mengalami peningkatan. Johor menyaksikan penyumbang tertinggi dalam setiap peringkat pembinaan di wilayah ini. Siap dibina meningkat sebanyak 700 unit daripada 391 unit (H1 2022), mula dibina sebanyak 499 unit daripada 311 unit (H1 2022) dan penawaran baharu dirancang dengan sedikit penurunan iaitu 383 unit daripada 488 unit (H1 2022) tetapi masih merupakan bilangan unit tertinggi berbanding dua negeri yang lain.

### Construction Activity

In overall, construction activities in the Southern Region experienced an increase. Johor saw the highest contributors in every stage of construction in this region. Completion increased by 700 units from 391 units (H1 2022), starts by 499 units from 311 units (H1 2022) and new supply planned supply with a slight decrease of 383 units from 488 units (H1 2022) but still the highest units compared other two state.

Figure 16: Shop Construction Activity Trend H1 2021 – H1 2023

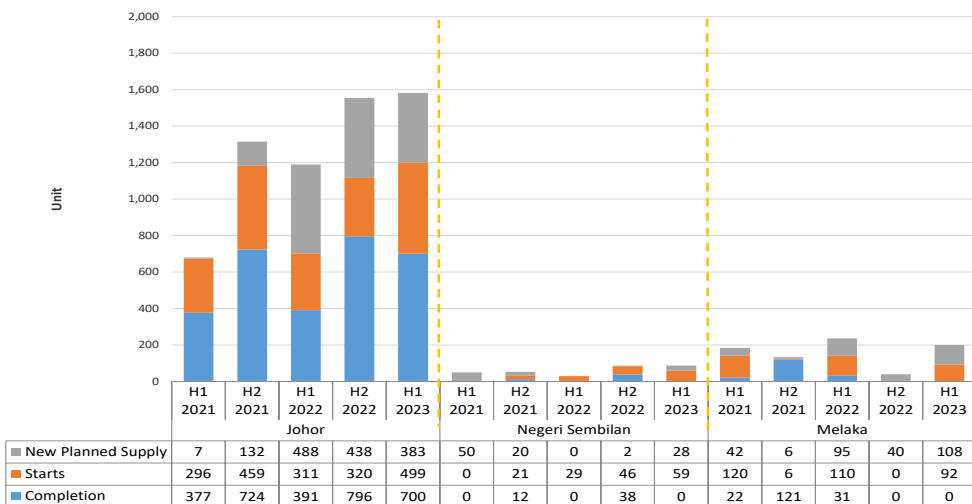


Table 3: Shop Construction Activity in Southern Region H1 2023

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	94,275	27,211	23,211
Incoming Supply (units)	5,319	927	1,311
Planned Supply (units)	5,581	2,306	1,278

### Harga dan Sewa

Dalam subsektor komersial, harga kedai secara keseluruhan bagi wilayah ini menunjukkan pergerakan stabil di mana purata perubahan harga berada di bawah 10%. Pengecualian bagi kedai teres dua tingkat di kawasan utama pinggir bandar bagi Taman Intan, Kluang, Johor dengan kenaikan purata perubahan harga 10.2% kerana berpunca dari kepesatan skim baru kawasan tersebut seperti Taman Parkland dan Taman Setia Mutiara.

Sewaan tingkat bawah kedai di wilayah ini juga umumnya stabil. Penurunan sewa dicatatkan di Dataran Satria Gemas, Tampin di Negeri Sembilan sebanyak 20.0% dengan sewa antara RM1,500 hingga RM1,700 sebulan (H1 2022: RM2,000 sebulan) disebabkan oleh masih terdapat unit yang masih belum terjual dan permintaan skim perumahannya yang kurang aktif.

### b. Pangsapuri Khidmat/ SOHO

#### Transaksi

Pangsapuri khidmat/ SOHO mencatatkan 1,264 transaksi bernilai RM697.77 juta, membentuk 28.6% daripada bilangan transaksi dan 19.1% daripada jumlah nilai keseluruhan tanah komersial di Wilayah Selatan. Mengikut negeri, Johor menyumbang bilangan pasaran tertinggi dalam syer pasaran dengan 88.3% (1,116 transaksi).

#### Status Pasaran

Secara keseluruhannya, pangsapuri khidmat/ SOHO siap dibina tidak terjual, dalam pembinaan belum terjual dan belum dibina belum terjual bagi wilayah ini menunjukkan perkembangan yang positif berbanding pada H2 2022.

Melaka telah mencatatkan penurunan tertinggi di peringkat siap dibina tidak terjual dan belum dibina belum terjual. Walaubagaimanapun, kenaikan tertinggi juga telah dicatatkan di peringkat dalam pembinaan belum terjual berbanding dua negeri yang lain di wilayah ini dalam tempoh kajian.

### 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 below 10%. An exception for two storey terrace shops in prime suburban areas for Taman Intan, Kluang, Johor with an increase in average price change of 10.2% due to the acceleration of new schemes in the area such as Taman Parkland and Taman Setia Mutiara*

*Rental of ground floor shops in this area also was generally stable. Dataran Satria Gemas, Tampin in Negeri Sembilan recorded decrease of 20.0% with a rental between RM1,500 to RM1,700 per month (H1 2022: RM2,000) due to there are still unsold units and less active housing scheme demand.*

### b. Serviced Apartment/ SOHO

#### Transaction

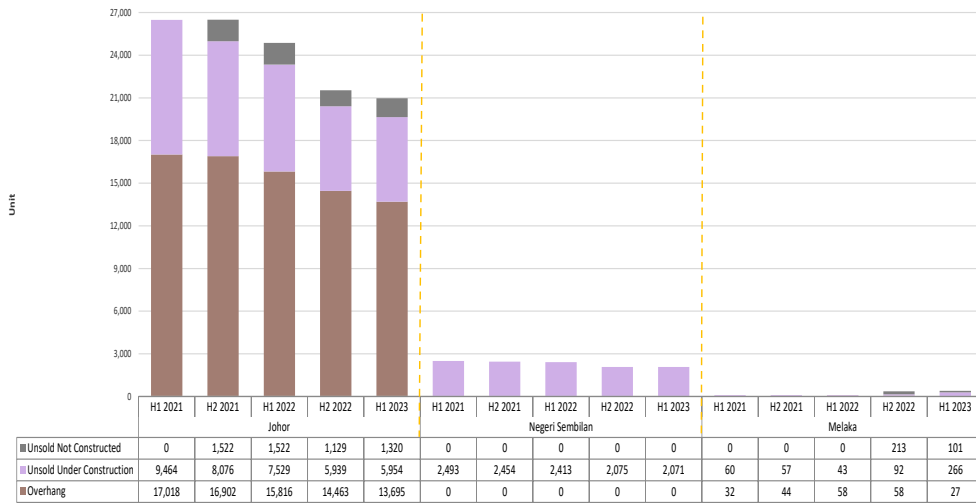
*Serviced apartment/ SOHO recorded 1,264 transaction worth RM697.77 million, formed 28.6% of transactions volume and 19.1% of the total value the Southern Region commercial property. By state, Johor contributed the highest market volume market share with 88.3% (1,116 transactions).*

#### Market Status

*Generally, service apartment/SOHO that is overhang, unsold under construction and unsold not constructed for this region shows a positive development compared to H2 2022.*

*Melaka has recorded the highest decrease in overhang and unsold not constructed. However also recorded the highest an increase unsold under construction in this region compare the other two state during review period.*

Figure 17: Serviced Apartment/ SOHO Overhang and Unsold Units H1 2021 – H1 2023



### Aktiviti Pembinaan

Aktiviti pembinaan pangsapuri khidmat/ SOHO berada dalam nada perlahan di mana tiada data direkodkan di peringkat siap dibina dan penawaran baharu dirancang untuk kesemua negeri di wilayah ini.

Aktiviti pembinaan hanya melibatkan peringkat baharu dibina. Johor mencatatkan kenaikan tertinggi sebanyak 1,360 unit (H1 2022: 556 unit) disusuli Melaka 723 unit (H1 2022: 0 unit) dan Negeri Sembilan 273 unit (H1 2022: 0 unit).

### Construction Activity

Construction activities of serviced apartment/ SOHO remained on a low tone as completion, starts and new planned supply declined for most of the states in the region.

Construction activities only involved in starts. Johor recorded the highest increase of 1,360 units (H1 2022: 556 units) followed by Melaka 723 units (H1 2022: 0 units) and Negeri Sembilan 273 units (H1 2022: 0 units).

Figure 18: Serviced Apartment/ SOHO Construction Activity Trend H1 2021 – H1 2023

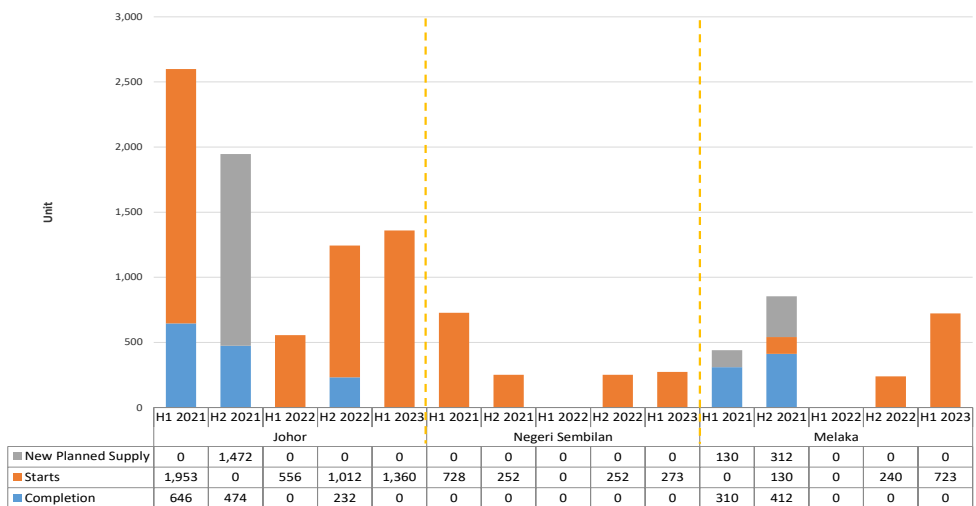


Table 4: Serviced Apartment/ SOHO Activity in Southern Region H1 2023

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	89,100	11,389	6,363
Incoming Supply (units)	21,339	5,402	6,880
Planned Supply (units)	43,272	733	3,738

### 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 2.8% hingga 11.7%, manakala kenaikan adalah antara 2.1% hingga 9.6%. Silverscape @ Hatten City, Melaka Tengah mencatatkan penurunan tertinggi bagi keluasan unit purata 47 meter persegi, manakala kenaikan tertinggi di Sri Jasmin, Bandar Universiti Teknologi Lagenda, Seremban dengan perubahan harga kepada RM65,000 (H1 2022: antara 55,000 - 65,000).

Pasaran sewa wilayah pada umumnya stabil. Tiada penurunan sewa direkodkan dan kenaikan adalah dalam lingkungan 2.0% hingga 10.7% di beberapa lokasi.

### c. Kompleks Perniagaan

#### Transaksi

Terdapat satu transaksi direkodkan di Wilayah Selatan dalam tempoh kajian ini iaitu TF Value Mart di PD Waterfront, Bandar Port Dickson. Pindahmilik ini telah berlaku pada tahun 2022 dengan harga balasan berjumlah RM23,800,000.

#### Penghunan dan Ketersediaan Ruang

Prestasi subsektor niaga adalah bercampur. Kadar penghunan purata di Johor dan Negeri Sembilan, masing-masing meningkat sedikit pada 70.0% (H2 2022: 68.8%) dan 68.2% (H2 2022: 66.6%). Sementara itu, Melaka sedikit menurun pada 56.2% (H2 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 2.8% to 11.7%, while the increase ranged from 2.1% to 9.6%. Silverscape @ Hatten City in Melaka Tengah recorded the highest decrease for the average unit area of 47 square meters, while the highest increase was in Sri Jasmin, Bandar Universiti Teknologi Lagenda, Seremban with a price change to RM65,000 (H1 2022: between RM55,000 - RM65,000).*

*The region's rental market was generally stable. No decrease in rents was recorded, while increases ranged from 2.0% to 10.7% in some locations.*

### c. Shopping Complex

#### Transaction

*There was one transaction recorded in the Southern Region during the review period namely TF Value Mart at PD Waterfront, Port Dickson City. This ownership transfer took place in 2022 with consideration amounting to RM23,800,000.*

#### Occupancy and Space Availability

*The performance of retail sub-sector was mixed. The average occupancy rate for Johor and Negeri Sembilan showed a slight increase at 70.0% (H2 2022: 68.8%) and 68.2% (H2 2022: 66.6%) respectively. While Melaka decreased slightly at 56.2% (H2 2022: 61.2%).*

Figure 19: Supply and Occupancy of Shopping Complex H1 2023

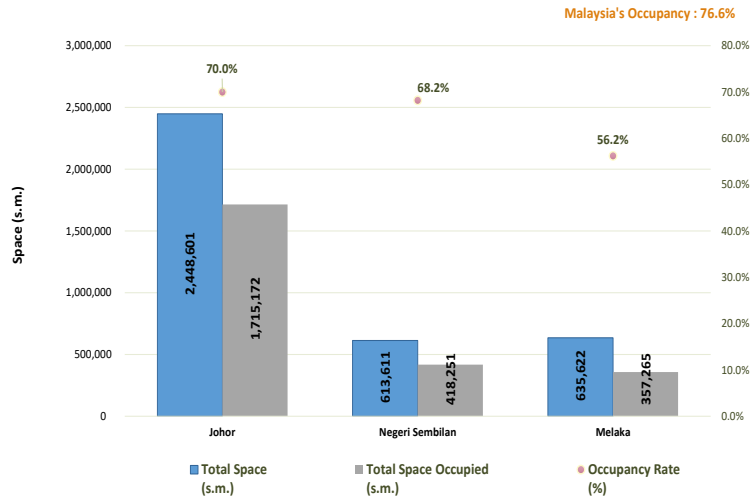


Table 5: Pertinent Movements in Shopping Complex H1 2023

Nos.	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Kluang Junction	7,389	Move Out
2	B5 Johor Street Market	2,261	Move In

14

### Aktiviti Pembinaan

Terdapat dua bangunan kompleks perniagaan yang telah siap dibina dalam tempoh kajian bagi wilayah ini iaitu Econsave Port Dickson (Luas: 5,534 meter persegi) dan juga Pilah Gateway (Luas: 2,621 meter persegi).

### Construction Activity

There are two complex buildings that have been completed during the review period for this region, namely Econsave Port Dickson (Area: 5,534 square meters) and Pilah Gateway (Area: 2,621 square meters).

Table 6: Shopping Complex Construction Activity in Southern Region H1 2022

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply	155 buildings (2,448,601 s.m.)	95 buildings (613,611 s.m.)	31 buildings (635,622 s.m.)
Incoming Supply	1 buildings (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 adalah di tingkat bawah MYDIN Wholesale Hypermarket, Melaka International Trade Center (MITC) iaitu sebanyak 17.4% bagi keluasan 142 – 858 meter persegi. Ini 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 is on the ground floor of Pasar Raya Besar MYDIN, Melaka International Trade Centre (MITC) which is 17.4% for an area of 142 - 858 square meters. This is due to tenancy renewals and rent rate revisions.

## a. Pejabat Binaan Khas

### Transaksi

Terdapat satu transaksi pejabat binaan khas direkodkan di Wilayah Selatan dalam tempoh kajian iaitu Permas Point, Bandar Baru Permas Jaya, Plentong. Pindahmilik ini telah berlaku pada tahun 2022 dengan harga balasan berjumlah RM11,000,000.

### Penghunian dan Ketersediaan Ruang

Segmen pejabat binaan khas menunjukkan prestasi yang menurun di Wilayah Selatan. Kadar penghunian dicatatkan sedikit menurun di Johor pada 70.0% (H2 2022: 70.2%), Negeri Sembilan 90.6% (H2 2022: 90.9%) dan Melaka 82.8% (H2 2022: 84.5%).

## a. Purpose-built Office

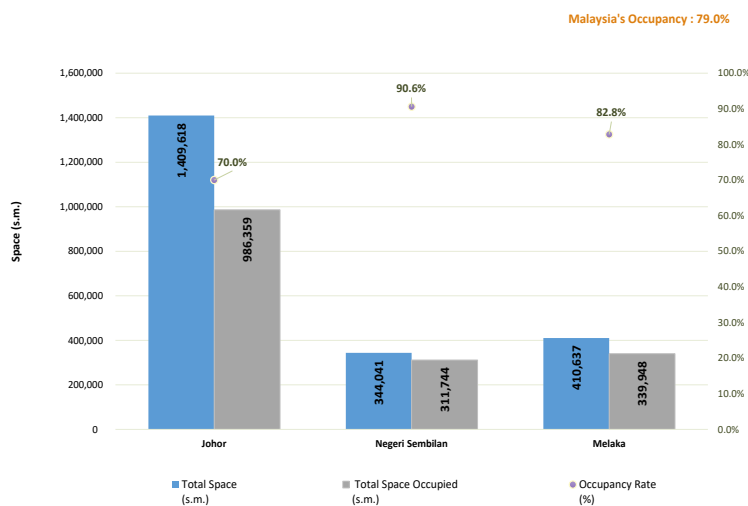
### Transaction

There was one transaction of purpose-built office recorded in the Southern Region during the review period namely Permas Point, Bandar Baru Permas Jaya, Plentong. This ownership transfer took place in 2022 with consideration amounting to RM11,000,000.

### Occupancy and Space Availability

The purpose-built office segment showed a downtrend performance in the Southern Region. Occupancy rates recorded a slight decrease in Johor at 70.0% (H2 2022: 70.2%), Negeri Sembilan 90.6% (H2 2022: 90.9%) and Melaka 82.8% (H2 2022: 84.5%).

Figure 20: Supply and Occupancy of Purpose-built Office H1 2023



## Aktiviti Pembinaan

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

## Construction Activity

There are two purpose-built office buildings that have been completed during the review period for this region, namely Wisma Sunway Big Box, Johor Bahru (Area: 15,792 square meters) and the Islamic Religious Office Administration Complex in Kuala Pilah Town, Kuala Pilah (Area: 1,606 square meters).

Table 7: Purpose-built Office Construction Activity in Southern Region H1 2022

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

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. Peratus perubahan peningkatan sewa adalah antara 2.1% hingga 9.7%. Tingkat satu Plaza Lian Hoe, Batu Pahat dengan keluasan purata 53 semeter persegi mencatatkan peningkatan tertinggi 9.7% dengan sewaan antara RM6.40 hingga RM7.55 semeter persegi sebulan (H1 2022: antara RM6.02 hingga RM6.67 semeter persegi sebulan).

Sementara itu, perubahan penurunan sewa wilayah ini hanya berlaku di Tingkat dua Wisma Lim Chin Yong, Batu Pahat dengan keluasan purata 407 meter persegi sebanyak 8.9% (H1 2022: 5.40 semeter persegi sebulan kepada RM4.92 semeter persegi sebulan).

## e. Riadah

### Transaksi

Terdapat dua transaksi riadah di rekodkan dalam tempoh kajian iaitu Terra Nova Hotel di Kota Laksamana Business Centre Fasa 3, Bandar Melaka dan The Aston Hotel, Jalan Bandar Baru Nilai, Seremban. Keduanya di pindahkan pada tahun 2022, dengan harga balasan masing-masing RM8,000,000 dan RM11,300,000.

### Aktiviti Pembinaan

Tiada aktiviti pembinaan di peringkat siap dibina, mula dibina dan penawaran baharu dirancang bagi wilayah ini.

## 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 percentage increase in rental changes ranged from 2.1% to 9.7%. The first floor of Plaza Lian Hoe, Batu Pahat with an average area of 53 square meters recorded the highest increase of 9.7% with rental rates ranging from RM6.40 to RM7.55 per square meter per month (H1 2022: between RM6.02 to RM6.67 per square meter per month).

Meanwhile, the rental decrease in this region only occurred on the second floor of Wisma Lim Chin Yong, Batu Pahat with an average area of 407 square meters by 8.9% (H1 2022: 5.40 per square meter per month to RM4.92 per square meter per month).

## e. Leisure

### Transaction

There were two leisure transactions recorded throughout the review period namely the Terra Nova Hotel at Kota Laksamana Business Center Phase 3, Bandar Melaka and The Aston Hotel, Jalan Bandar Baru Nilai, Seremban. Both have been transferred in 2022, with consideration of RM8,000,000 and RM11,300,000 respectively.

### Construction Activity

Constructions activity at the stage of completion, starts and new planned supply for this region.

Table 8: Leisure Construction Activity in Southern Region H1 2023

Stage of Development	State	Johor	Negeri Sembilan	Melaka
Existing Supply		484 buildings (31,184 rooms)	143 buildings (9,542 rooms)	175 buildings (17,877 rooms)
Incoming Supply		13 buildings (3,087 rooms)	5 buildings (1,546 rooms)	3 buildings (682 rooms)
Planned Supply		9 buildings (3,371 rooms)	3 buildings (358 rooms)	5 buildings (1,558 rooms)



## 2.3 HARTA TANAH INDUSTRI

### Transaksi

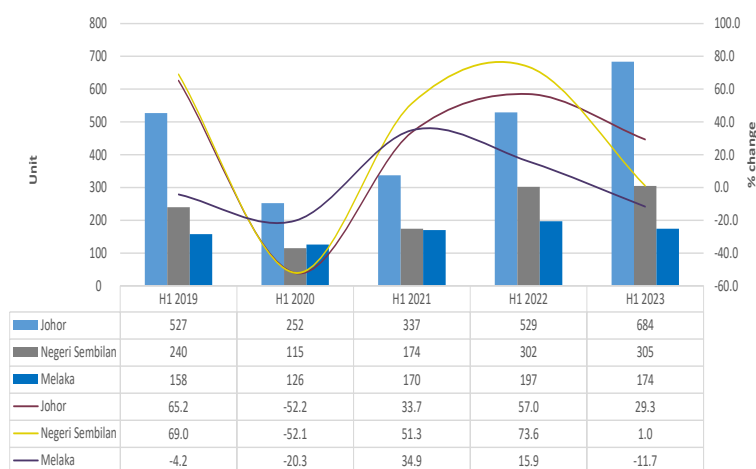
Prestasi pasaran harta tanah industri merekodkan peningkatan sebanyak 13.1% dalam bilangan (H1 2022: 1,028 transaksi) dan 4.9% dalam nilai (H1 2022: RM2.8 bilion). Namun demikian, Johor mendahului dalam aktiviti pasaran industri dengan 684 transaksi (58.8% daripada jumlah keseluruhan transaksi wilayah) diikuti Negeri Sembilan dengan 305 transaksi (26.2% daripada jumlah keseluruhan transaksi wilayah) dan Melaka sebanyak 174 transaksi (15.0% daripada jumlah keseluruhan transaksi wilayah).

## 2.3 INDUSTRIAL PROPERTY

### Transaction

The performance of the industrial property market recorded an increase of 13.1% in the number of transactions (H1 2022: 1,028 transactions) and 4.9% in value (H1 2022: RM2.8 billion). Nevertheless, Johor leads in industrial market activity with 684 transactions (58.8% of the total transactions in the region) followed by Negeri Sembilan with 305 transactions (26.2% of the total transactions in the region) and Melaka with 174 transactions (15.0% of the total transactions in the region).

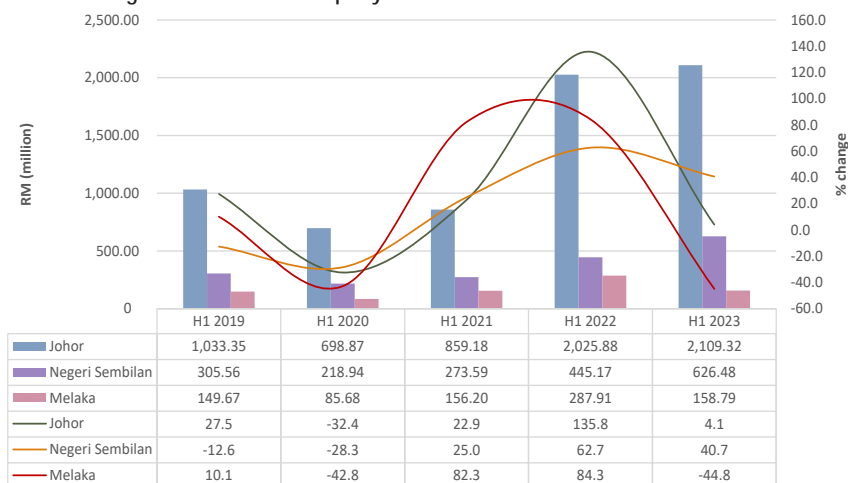
Figure 21: Industrial Property Transactions Volume H1 2019 – H1 2023



Dari segi nilai transaksi, Negeri Sembilan telah menunjukkan peningkatan tertinggi sebanyak 40.7% dan diikuti oleh Johor 4.1%. Namun begitu, Melaka menunjukkan penurunan sebanyak 44.8% berbanding pada H1 2022.

In terms of transactions value, Negeri Sembilan showed the highest increase of 40.7%, followed by Johor 4.1%. However Melaka showed decrease by 44.8% compared H1 2022.

Figure 22: Industrial Property Transactions Value H1 2019 – H1 2023



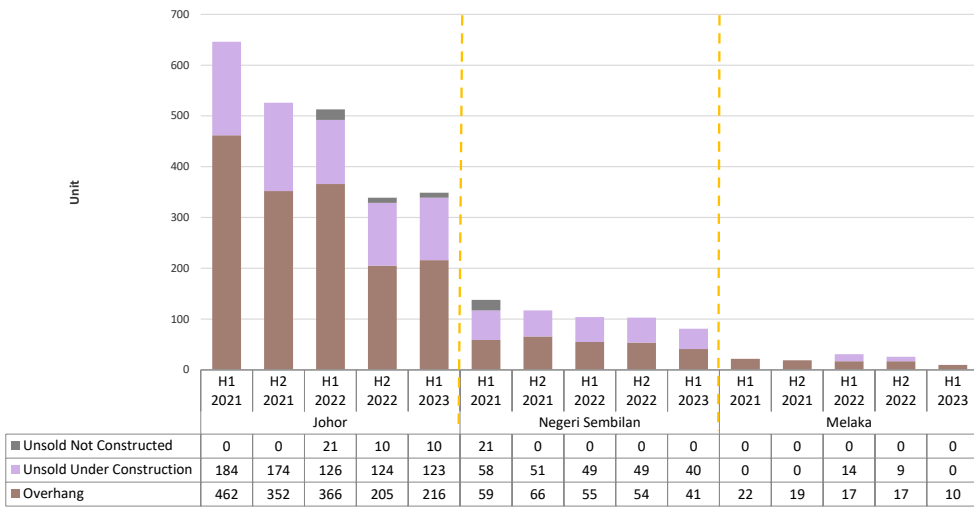
### Status Pasaran

Wilayah Selatan menyaksikan situasi pasaran harta tanah industri yang positif apabila terdapat pengurangan di dalam jumlah unit tidak terjual di semua peringkat. Peningkatan sedikit dicatatkan di peringkat siap dibina tidak terjual hanya di Johor dengan kenaikan sebanyak 5.4% berbanding H2 2022.

### Market Status

Southern Region showed a positive industrial property market situation as there was a reduction in the number of unsold units in every stage of constructions. A slight increase was recorded in the overhang only in Johor with an increase of 5.4% compared to H2 2022.

Figure 23: Industrial Overhang and Unsold Units H1 2021 – H1 2023



18

### Aktiviti Pembinaan

Aktiviti pembinaan harta tanah industri adalah perlahan. Walaubagaimana pun, Johor merupakan penyumbang bilangan tertinggi dalam siap dibina dan mula dibina dengan mencatatkan kenaikan masing-masing daripada 20 unit (H1 2022) kepada 200 unit dan 13 unit (H1 2022) kepada 247 unit.

Negeri Sembilan juga mencatatkan kenaikan di peringkat penawaran baharu dirancang daripada 0 unit (H1 2022) kepada 15 unit. Manakala, Melaka tiada merekodkan sebarang aktiviti pembinaan di semua peringkat dalam tempoh kajian.

### Construction Activity

Construction activity for industrial property is slow. However, Johor is the highest contributor in the completion and starts stage by recorded an increase from 20 units (H1 2022) to 200 units and 13 units (H1 2022) to 247 units respectively.

Negeri Sembilan also recorded an increase in the new planned supply stage from 0 unit (H1 2022) to 15 units. Meanwhile, Melaka did not record any construction activities at all stages throughout the review period.

Figure 24: Industrial Construction Activity Trend H1 2021 – H1 2023

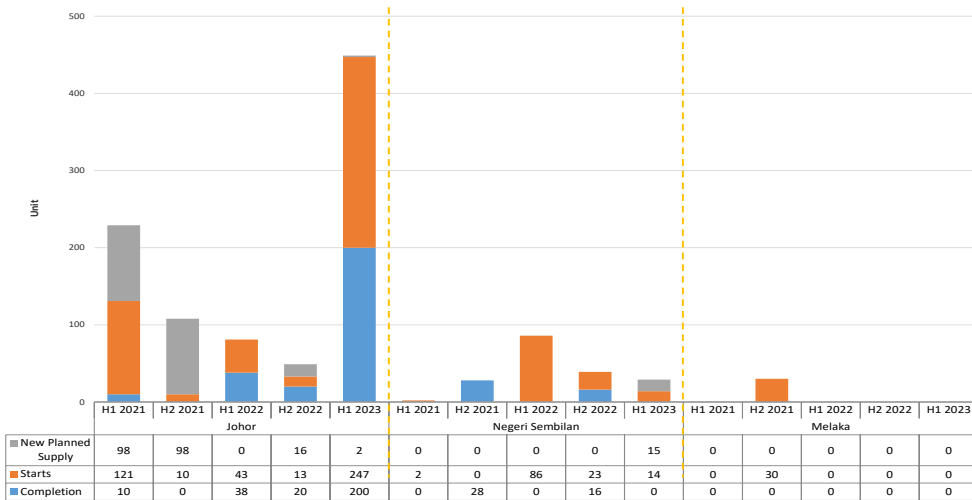


Table 9 : Industrial Activity in Southern Region H1 2023

Stage of Development \ State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	19,001	5,574	7,184
Incoming Supply (units)	512	184	803
Planned Supply (units)	523	597	1,783

## 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.

Kilang satu setengah tingkat yang mempunyai purata keluasan tanah 260 meter persegi di Kawasan Industrial Taman Semarak II, Seremban menunjukkan peningkatan purata harga tertinggi di wilayah ini iaitu 10.1% dari harga purata antara RM550,000 hingga RM640,000 kepada RM277,000.

Jenis harta tanah yang sama dengan luas tanah purata 186 meter persegi di Taman Universiti, Johor Bahru pula mencatatkan peningkatan harga purata tertinggi di Johor sebanyak 6.0% dari RM750,000 kepada antara RM720,000 hingga RM870,000. Manakala Melaka pula tidak mempunyai data bagi jenis harta yang sama dengan kedua-dua negeri tersebut dalam tempoh kajian ini.

## 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.

A one and a half storey factory with an average land area of 260 square meters in Taman Semarak Industrial Area II, Seremban showed the highest average price increase in the region which was 10.1% from an average price of between RM550,000 to between RM640,000 to RM277,000.

The same property type with an average land area of 186 square meters in Taman Universiti, Johor Bahru recorded the highest average price increase in Johor by 6.0% from RM750,000 to between RM720,000 to RM870,000. Meanwhile, Melaka does not have data for the same type of property as the two states during this review period.

## 2.4 HARTA TANAH PERTANIAN

### Transaksi

Subsektor pertanian telah menyumbang syer sebanyak 15.4% kepada jumlah keseluruhan pasaran di Wilayah Selatan. Terdapat 7,134 transaksi bernilai RM2.19 bilion, menurun sebanyak 16.1% dalam bilangan dan 9.0% dalam nilai berbanding H1 2022.

Aktiviti transaksi menunjukkan tren yang menurun. Melaka mencatatkan penurunan 38.4%, di ikuti oleh Johor dan Negeri Sembilan masing - masing sebanyak 14.7% dan 9.0%. Manakala bagi segmen nilai, Melaka dan Johor telah mencatatkan penurunan sebanyak 43.7% dan 12.1% kecuali Negeri Sembilan meningkat pada 16.7%.

## 2.4 AGRICULTURE PROPERTY

### Transaction

The agriculture sub-sector contributed a share of 15.4% to the total Southern Region market. There were 7,134 transactions worth RM2.19 billion decrease of 16.1% in number and 9.0% in value compared to H1 2022.

Transaction activity shows a downward trend. Melaka recorded a decrease of 38.4%, followed by Johor and Negeri Sembilan at 14.7% and 9.0% respectively. While for the value segment, Melaka and Johor have recorded a decrease of 43.7% and 12.1% except Negeri Sembilan which increased by 16.7%.

Figure 25: Agriculture Property Transactions Volume H1 2019 – H1 2023

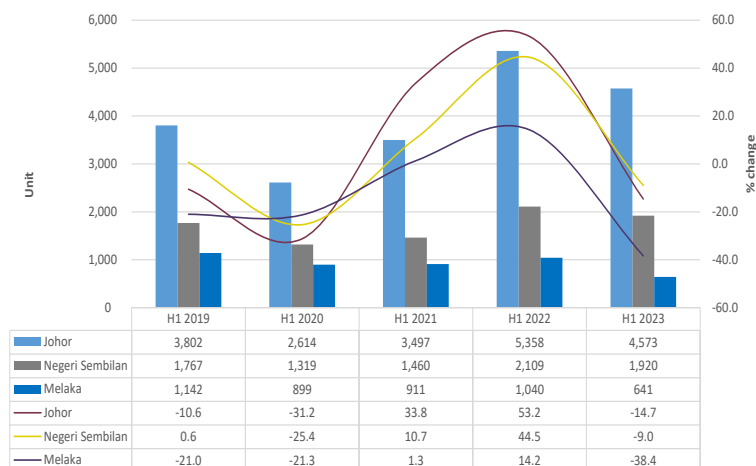
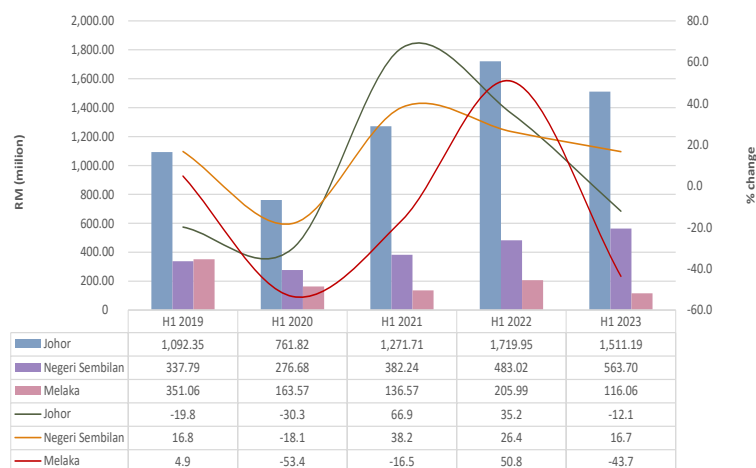


Figure 26: Agriculture Property Transactions Value H1 2019 – H1 2023



### 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-kilometre 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>- Project status: 90.6% completed</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.</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.	Treated water infrastructure upgrading projects	<ul style="list-style-type: none"> <li>- Developer: Pengurusan Aset Air Berhad (PAAB) and to be managed by Syarikat Air Melaka Berhad (SAMB)</li> <li>- Estimated cost: RM420 million</li> <li>- Project status: Phase 2 is 90% completed (Merlimau water treatment plants)</li> <li>- Constructions for Jus and Air Jernih water treatment plants has not yet started.</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• Project has commenced on 2021</li> <li>• More than 12 projects involving the upgrading of treated water infrastructure to ensure the residents of Melaka enjoy sufficient clean water supply</li> <li>• Amongst the projects were upgrading of the Merlimau, Jus and Air Jernih water treatment plants.</li> </ul> </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: 40% 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: 33% completed</li> </ul>	<p style="text-align: center;">Under Construction</p>

No.	Infrastructure Projects	Description	Current Development Status
8.	New Road From Nilai-Labu to Bandar Enstek	<ul style="list-style-type: none"> <li>- The 16.82 -kilometer 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>Under Construction</p> <p>(Expected to be complete by 2025)</p>
9.	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>- 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>Under Construction</p> <p>(Expected to be complete by 2024)</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>➢ 95% 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>	<p>Under Construction</p> <p>(The project is expected to be complete in 2028)</p>

### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status																																																																																																																																																									
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: 50% 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; margin-top: 10px;"> <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>A8A</td><td>2/T Kluster</td><td>11/2022</td><td>254</td><td>663,390</td><td>2,240</td><td>2,076</td><td>UC</td></tr> <tr><td>13.</td><td>A9</td><td>2/SO</td><td>12/2022</td><td>142</td><td>828,800</td><td>1,540</td><td>3,080</td><td>UC</td></tr> <tr><td>14.</td><td>A3</td><td>Apartment (RMBG)</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" style="text-align: right;"><b>Total Unit</b></td> <td><b>3,490</b></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p style="font-size: small; margin-top: 5px;">Nota: 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.	A8A	2/T Kluster	11/2022	254	663,390	2,240	2,076	UC	13.	A9	2/SO	12/2022	142	828,800	1,540	3,080	UC	14.	A3	Apartment (RMBG)	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)
No	Phase	Type of Building	Date of Launch	Total Launched	Price (RM) From	Land Area (s.q.)	Built-up Area (s.q.)	Status Construction																																																																																																																																																				
1.	A1A	2/T	12/2019	392	379,780	1,170	1,670	CCC																																																																																																																																																				
2.	A2A	2 ½ /T	10/2019	199	433,500	1,170	1,998	CCC																																																																																																																																																				
3.	A1B	2/T	6/2020	163	395,675	1,170	1,670	CCC																																																																																																																																																				
4.	A2B	2 ½ /T	6/2020	201	433,500	1,170	1,998	CCC																																																																																																																																																				
5.	A1C	2/T	10/2020	184	395,675	1,170	1,670	CCC																																																																																																																																																				
6.	A1D	2/T	2/2021	184	395,675	1,170	1,670	CCC																																																																																																																																																				
7.	A2C	2 ½ /T	8/2021	177	433,500	1,170	1,998	UC																																																																																																																																																				
8.	A5	2/SO	7/2021	104	568,480	1,540	3,080	UC																																																																																																																																																				
9.	A6A	2/T	11/2021	214	395,675	1,170	1,670	UC																																																																																																																																																				
10.	A6B	2/T	3/2022	236	395,675	1,170	1,670	UC																																																																																																																																																				
11.	A6C	2/T	11/2022	175	530,000	1,170	1,670	UC																																																																																																																																																				
12.	A8A	2/T Kluster	11/2022	254	663,390	2,240	2,076	UC																																																																																																																																																				
13.	A9	2/SO	12/2022	142	828,800	1,540	3,080	UC																																																																																																																																																				
14.	A3	Apartment (RMBG)	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>																																																																																																																																																								
3.	Muar Furniture Park (MFP)	<ul style="list-style-type: none"> <li>- The project is along Jalan Bakri, Muar to Parit sulong, Batu Pahat. Near the Bakri Industrial Estate, about 13 kilometers from Muar Town Center and connected to the North-South Expressway (NSE) via the Pagoh Toll Plaza (25 km).</li> <li>- Land area: 986 acres (399 hectares).</li> <li>- Developer: Johor Corporation (JCorp)</li> <li>- Project status: Earthworks and drainage have been completed.</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• Will become an industrial hub for furniture purposes for medium and light industries related to timber trade, furniture manufacturing and support services</li> <li>• Phases of development                   <ol style="list-style-type: none"> <li>a) Phase 1: Medium industrial plots for sale and development.</li> <li>b) Phase 2: Medium industrial plots for sale and development.</li> <li>c) Phase 3: Worker Hostel and industrial plots.</li> <li>d) Phase 4: Commercial area, Cargo and medium industrial plot.</li> </ol> </li> </ul> </li> </ul>	Under Construction																																																																																																																																																									



### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status
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 2024)</p>
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                       <ul style="list-style-type: none"> <li>➤ 9 floors</li> <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: 35% 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: 90% 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>	<p>Under Construction</p>

### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status
6.	Ibrahim Technopolis (IBTEC)	<ul style="list-style-type: none"> <li>- 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 Lebuh raya 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
7.	Pasir Gudang Hospital	<ul style="list-style-type: none"> <li>- LocationL Bandar Seri Alam, Pasir Gudang</li> <li>- Project status: 40.47% 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>	Under Construction
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>• Hydropiant 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>	Under Construction (In reclamation phases)

### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status
9.	Melaka Gateway	<ul style="list-style-type: none"> <li>- Location: Pulau Melaka, Malacca</li> <li>- Project inaugurated on 7 February 2014 and resume in February 2022 and</li> <li>- Land area: 1,366 acres</li> <li>- Developer: KAJ Development Sdn Bhd (KAJD)</li> <li>- Descriptions:               <ul style="list-style-type: none"> <li>• Zoning mixed development area.</li> <li>• Melaka Gateway is a mixed development project on three reclaimed islands and one natural island projected with four major phases namely PME1, PME 2, PME3 and PME 4.</li> </ul> </li> <li>a) <u>PME 1</u> <ul style="list-style-type: none"> <li>➤ The project driven by tourism and lifestyle developments comprises of international cruise terminal, MICE &amp; hotels, residential, commercial, education, vocational training, innovation business park and maritime business park.</li> <li>➤ Reclaimed land area : 212 acres</li> <li>➤ Total investment PME1: RM15.25 billion</li> <li>➤ PME1 divided into five sub phases.</li> <li>➤ <u>International Cruise Ship Terminal (MICT)</u> <ul style="list-style-type: none"> <li>- The construction of cruise terminal within the Melaka Waterfront Economic Zone (M-WEZ) which covers part of the project.</li> <li>- Construction cost: RM1.5 billion</li> </ul> </li> <li>➤ <u>Theme park</u> <ul style="list-style-type: none"> <li>- A world-class modern theme park which is seen to be able to attract about five million visitors every year.</li> <li>- Project cost: RM1.5 billion</li> </ul> </li> </ul> </li> <li>b) <u>PME 2</u> <ul style="list-style-type: none"> <li>- Smart city &amp; commercial hub</li> <li>- Projected Gross Floor Area: 70 million sq. ft</li> </ul> </li> <li>c) <u>PME 3</u> <ul style="list-style-type: none"> <li>- Land area : 98 acres</li> <li>- Integrated deep sea Port – liquid terminal</li> </ul> </li> <li>d) <u>PME 4</u> <ul style="list-style-type: none"> <li>- Land area: 750 acres</li> <li>- Melaka Maritime Industrial Park</li> </ul> </li> </ul> <ul style="list-style-type: none"> <li>- Melaka Gateway is set to become an Asian Investment Gateway which would transform the economic scenario of Melaka from a predominantly 'weekend' economy to a '365-day' economy.</li> <li>- The project expected to offer more than 45,000 jobs, of which 11,470 vacancies being created in PME 1.</li> <li>- The entire Melaka Gateway project expected to attract investments of more than RM46 billion.</li> </ul>	<p>The entire PME 1 expected to be completed within six years</p> <p>MICT is expected to be completed in 2023</p> <p>Theme park expected to be completed in early 2026</p> <p>PME 2, PME 3 &amp; PME 4 in reclamation phases</p>

### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status
10.	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>
11.	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. <ol style="list-style-type: none"> <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> </ol> </li> <li>• The first phase of development has started in 2021 and is expected to be completed by 2024.</li> </ul> </li> </ul>	<p>Under Construction</p> <p>(The project is expected to be fully completed within 10 years)</p>
12.	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: 70% completed</li> <li>- Descriptions: <ul style="list-style-type: none"> <li>• Elements of development: <ol 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> </ol> </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
13	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: 60% completed for Phase 1A1 and 2A1. Meanwhile 35% completed for Phase 2A2</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> <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> </li> </ul> </li> </ul>	Under Construction
14.	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
15.	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 Lebuah AMJ</li> <li>- Land area: 57.55 hectares</li> <li>- Developer: TEOBROS Development Sdn. Bhd.</li> <li>- Project status: 30% completed for Phase 1 (RMM)</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' x 70')</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> </ul> </li> </ul> </li> </ul>	Under Construction

### 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>➤ 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>	
16.	Molek Residence	<ul style="list-style-type: none"> <li>- Locations: Ayer Molek which can be reached via Lebuhr Jalan Tun Kudu</li> <li>- Developer: Paduwan Realty Sdn. Bhd.</li> <li>- Project status: 65% completed for Phase 1 and 35% completed for Phase 2</li> <li>- Descriptions:           <ul style="list-style-type: none"> <li>• Consists 15 phases as follows:               <ul style="list-style-type: none"> <li>a) Phase 1                   <ul style="list-style-type: none"> <li>➤ 126 units: 2 storey terrace house (22 'x 70')</li> </ul> </li> <li>b) Phase 2                   <ul style="list-style-type: none"> <li>➤ 152 units: 2 storey terrace house (22 'x 70')</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> </ul> </li> </ul> </li> </ul>	Under Construction  (The project is expected to be completed in 2030)
17.	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>- 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>	Under Construction

### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status
18.	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>
19.	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: RM139.35 million</li> <li>- Project status: 32% 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>
20.	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>• Description: <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>
21.	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>

### 3.2 Mega Project

No.	Infrastructure/ Mega Projects	Description	Current Development Status
22.	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 nearby 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: 70% 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 2023)</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> </ul>																																																								
		<ul style="list-style-type: none"> <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> </ul>																																																								
2.	Melaka	<ul style="list-style-type: none"> <li>- <b>Development Policy in the Melaka Waterfront Economic Zone (M-WEZ)</b> <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>a) <b>M-WEZ Zone Area Development</b> <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> <table border="1" data-bbox="615 1108 1258 1274"> <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> </li> <li>b) <b>Land Use Development Planning in the M-WEZ Zone</b> <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" data-bbox="615 1371 1258 1543"> <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" data-bbox="615 1616 1258 1777"> <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></li></ul> </li> </ul>	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)
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)																																																						

### 3.3 State Government Policy and initiative

No.	State	Details														
		<p>c) Development Planning Control</p> <ul style="list-style-type: none"> <li>➤ Conditional approval for the exemption application for development of the Affordable component is as follows: <ul style="list-style-type: none"> <li>i) The Development Composition Exemption Replacement Charge is charged at the following rates:</li> </ul> </li> </ul> <table border="1"> <thead> <tr> <th>Nos</th> <th>Affordable component</th> <th>Unit Replacement Charge Rate</th> <th>Replacement component</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Rumah Impian M-WEZ</td> <td>RM150,000.00</td> <td>Independent House</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>ii) Independent House is a new component that is allowed after the approval of the amendment.</li> </ul> <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>	Nos	Affordable component	Unit Replacement Charge Rate	Replacement component	1.	Rumah Impian M-WEZ	RM150,000.00	Independent House	Nos	Development Types	Total Discount	1.	All type of development in the Melaka Waterfront Economic Zone (M-WEZ)	10%
Nos	Affordable component	Unit Replacement Charge Rate	Replacement component													
1.	Rumah Impian M-WEZ	RM150,000.00	Independent House													
Nos	Development Types	Total Discount														
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> <ul style="list-style-type: none"> <li>i. 20% RMM Type A: sehingga RM80,000 (20' x 60')</li> <li>ii. 15% RMM Type B: sehingga RM250,000 (20' x 65')</li> <li>iii. 15% RMM Type C: sehingga RM400,000 (20' x 70')</li> </ul> <p>b. Pembangunan 10 ekar dan ke atas : 50% kuota bumiputera (30% kuota bumiputera dan 20% kuota bumiputera terbuka)</p> <p>** Bumiputera Terbuk : Kebenaran membuat permohonan bagi tujuan pelepasan lot bumiputera kepada bukan bumiputera dibenarkan selepas 5 tahun dari tarikh Perjanjian Jual dan Beli.</p> <p>c. Pembangunan di bawah 10 ekar seperti berikut:</p> <ul style="list-style-type: none"> <li>i. 30% RMM berharga tidak melebihi RM250,000</li> <li>ii. 30% kuota bumiputera</li> </ul> </td> <td> <p><u>RMM Type A:</u></p> <ul style="list-style-type: none"> <li>i. Wajib dibina oleh pemaju</li> <li>ii. Pemilihan dan tapisan pemohon dilaksanakan oleh Bahagian Perumahan, Pejabat Setiausaha Kerajaan Negeri Sembilan</li> <li>iii. Kelayakan Pendapatan Isi Rumah: Tidak melebihi RM3,500</li> <li>iv. Tempoh Moratorium: 5 tahun</li> <li>v. Pembinaan perumahan Type B dan C boleh dikecualikan sekiranya keseluruhan kawasan pembangunan perumahan dibangunkan Type A</li> <li>vi. Minimum 3 bilik tidur dan 2 tandas</li> <li>vii. Spesifikasi asas minimum: <ul style="list-style-type: none"> <li>a. Bumbung: Genting</li> <li>b. Tingkap: Frame Glass, Sliding Window</li> <li>c. Porch Kereta: 10 kaki x 10 kaki (100k kps)</li> <li>d. Kemasan Lantai: <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> </li> </ul> </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> <ul style="list-style-type: none"> <li>i. 20% RMM Type A: sehingga RM80,000 (20' x 60')</li> <li>ii. 15% RMM Type B: sehingga RM250,000 (20' x 65')</li> <li>iii. 15% RMM Type C: sehingga RM400,000 (20' x 70')</li> </ul> <p>b. Pembangunan 10 ekar dan ke atas : 50% kuota bumiputera (30% kuota bumiputera dan 20% kuota bumiputera terbuka)</p> <p>** Bumiputera Terbuk : Kebenaran membuat permohonan bagi tujuan pelepasan lot bumiputera kepada bukan bumiputera dibenarkan selepas 5 tahun dari tarikh Perjanjian Jual dan Beli.</p> <p>c. Pembangunan di bawah 10 ekar seperti berikut:</p> <ul style="list-style-type: none"> <li>i. 30% RMM berharga tidak melebihi RM250,000</li> <li>ii. 30% kuota bumiputera</li> </ul>	<p><u>RMM Type A:</u></p> <ul style="list-style-type: none"> <li>i. Wajib dibina oleh pemaju</li> <li>ii. Pemilihan dan tapisan pemohon dilaksanakan oleh Bahagian Perumahan, Pejabat Setiausaha Kerajaan Negeri Sembilan</li> <li>iii. Kelayakan Pendapatan Isi Rumah: Tidak melebihi RM3,500</li> <li>iv. Tempoh Moratorium: 5 tahun</li> <li>v. Pembinaan perumahan Type B dan C boleh dikecualikan sekiranya keseluruhan kawasan pembangunan perumahan dibangunkan Type A</li> <li>vi. Minimum 3 bilik tidur dan 2 tandas</li> <li>vii. Spesifikasi asas minimum: <ul style="list-style-type: none"> <li>a. Bumbung: Genting</li> <li>b. Tingkap: Frame Glass, Sliding Window</li> <li>c. Porch Kereta: 10 kaki x 10 kaki (100k kps)</li> <li>d. Kemasan Lantai: <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> </li> </ul> </li> </ul>						
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> <ul style="list-style-type: none"> <li>i. 20% RMM Type A: sehingga RM80,000 (20' x 60')</li> <li>ii. 15% RMM Type B: sehingga RM250,000 (20' x 65')</li> <li>iii. 15% RMM Type C: sehingga RM400,000 (20' x 70')</li> </ul> <p>b. Pembangunan 10 ekar dan ke atas : 50% kuota bumiputera (30% kuota bumiputera dan 20% kuota bumiputera terbuka)</p> <p>** Bumiputera Terbuk : Kebenaran membuat permohonan bagi tujuan pelepasan lot bumiputera kepada bukan bumiputera dibenarkan selepas 5 tahun dari tarikh Perjanjian Jual dan Beli.</p> <p>c. Pembangunan di bawah 10 ekar seperti berikut:</p> <ul style="list-style-type: none"> <li>i. 30% RMM berharga tidak melebihi RM250,000</li> <li>ii. 30% kuota bumiputera</li> </ul>	<p><u>RMM Type A:</u></p> <ul style="list-style-type: none"> <li>i. Wajib dibina oleh pemaju</li> <li>ii. Pemilihan dan tapisan pemohon dilaksanakan oleh Bahagian Perumahan, Pejabat Setiausaha Kerajaan Negeri Sembilan</li> <li>iii. Kelayakan Pendapatan Isi Rumah: Tidak melebihi RM3,500</li> <li>iv. Tempoh Moratorium: 5 tahun</li> <li>v. Pembinaan perumahan Type B dan C boleh dikecualikan sekiranya keseluruhan kawasan pembangunan perumahan dibangunkan Type A</li> <li>vi. Minimum 3 bilik tidur dan 2 tandas</li> <li>vii. Spesifikasi asas minimum: <ul style="list-style-type: none"> <li>a. Bumbung: Genting</li> <li>b. Tingkap: Frame Glass, Sliding Window</li> <li>c. Porch Kereta: 10 kaki x 10 kaki (100k kps)</li> <li>d. Kemasan Lantai: <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> </li> </ul> </li> </ul>													

### 3.3 State Government Policy and initiative

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

### 3.3 State Government Policy and initiative

No.	State	Details			
		Bil.	Jenis Pembangunan	Dasar Perumahan Negeri Sembilan	Catatan Pelaksanaan
				<p>b. Rumah Harga Bebas</p> <p>i. Perumahan Bertanah (Landed)</p> <ul style="list-style-type: none"> <li>• Luas tanah (20' x 70')</li> </ul> <p>ii. Perumahan strata bertingkat:</p> <ul style="list-style-type: none"> <li>• Net Floor Area minimum 1,200 kps</li> </ul> <p>c. Pembangunan 10 ekar dan ke atas: 50% kuota bumiputera (30% kuota bumiputera dan 20% kuota bumiputera terbuka).</p> <p>** Bumiputera Terbuka: Kebenaran membuat permohonan bagi tujuan pelepasan lot bumiputera kepada bukan bumiputera <b>dibenarkan</b> selepas 5 tahun dari tarikh Perjanjian Jual dan Beli.</p> <p>d. 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><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: <ul style="list-style-type: none"> <li>a) Applicants whose premium reduction appeal has been approved for the same project/case; and</li> <li>b) Applicants who have been charged a nominal premium.</li> </ul> </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> </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> </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.</li> <li>c) The proposed construction of the Clear Water Treatment Plant, Alor Gajah with a capacity of 90 million liters per day will be tendered next year at a cost of RM404 million ringgit and is expected to be completed in 2026.</li> <li>d) Proposed Expansion of Juice Water Treatment Plant in Jasin District from 5 million liters per day to 50 million liters per day.</li> </ol> </li> <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) Batik Air has started operating in LTAM in September 2022 for daily routes from Penang and Pekan Baru. In connection with that, a discussion was held to open a new flight route from Langkawi and Batam, Indonesia starting in 2023.</li> </ol> </li> </ul> </li> <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 Lepypark 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> </ul>

### 3.4 State Government Current Issues of Property

No.	State	Details												
		<ul style="list-style-type: none"> <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> <ol style="list-style-type: none"> <li>i) Care Tourism which is an incentive for small tourism entrepreneurs in the form of a 200 thousand ringgit 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>ii) Facilitating tax exemption and reduction policies for tourism centers that offer premium packages for the T20 category.</li> </ol> </li> </ul>												
3.	Negeri Sembilan	<ul style="list-style-type: none"> <li>- <b>Exchange of Leasehold Land Tenure to Permanent</b> <ul style="list-style-type: none"> <li>• The implementation of this program is based on the Negeri Sembilan Director of Land and Mines Circular No. 5/2022 dated 9 September 2022. The following is the essence of the implementation of the circular:                             <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Item/ Description</th> <th style="width: 60%;">Negeri Sembilan Darul Khusus Director of Lands and Mines Circular No 5/2022</th> </tr> </thead> <tbody> <tr> <td>Date of possession and date of title are considered</td> <td> <ul style="list-style-type: none"> <li>- Ownership registered before the 14th General Election (PRU), i.e. those registered before or on 8 May 2018 are only eligible to apply. This date also includes the date the provisional title is registered.</li> <li>- Applicants (whether heirs or buyers) who received ownership from the transfer of ownership from the original owner after 8 May 2018 are eligible to submit an application.</li> <li>- Applicants who obtained ownership from the transfer of ownership due to the death of the original owner after 8 May 2018 are eligible to submit an application.</li> </ul> </td> </tr> <tr> <td>Others</td> <td> <ul style="list-style-type: none"> <li>- Only individuals who are Malaysian citizens are eligible to apply.</li> <li>- Applicants must be registered voters in Negeri Sembilan during the 14th GE on 9 May 2018.</li> <li>- Each eligible individual can only use kouta once to change the ownership status of leased land to permanent ownership.</li> <li>- Heirs to the original owner need to complete the power of attorney and deal with the transfer of ownership first before applying.</li> </ul> </td> </tr> <tr> <td>Title</td> <td> <ul style="list-style-type: none"> <li>- Only the registered owner of the final title can apply. For registered owners of temporary ownership rights, it is necessary to wait until the ownership rights are final.</li> <li>- Only the registered owner of the final title can apply. For registered owners of temporary ownership rights, it is necessary to wait until the ownership rights are final.</li> <li>- The applicant's ID card number in the title should be the new ID card number. If it is an old ID card number or there is no ID card number in the title, the applicant needs to apply to change or enter a new ID card number in the title.</li> <li>- Land with residential building status based on a maximum area limit of not more than 10 thousand square feet. For applications over 10 thousand square feet will be considered on a case by case basis.</li> <li>- There is no limit on the remaining land lease to submit an application. However, only leased land registered before 9 May 2018 is eligible to apply.</li> <li>- Leased land of 30 years and below is not eligible to apply</li> <li>- Titles that have mortgages, caveats, leases, liens and other encumbrances are not allowed to apply.</li> </ul> </td> </tr> <tr> <td>Premium rate setting</td> <td> <ul style="list-style-type: none"> <li>- Repossession premium is charged at the rate of RM1.00 per square foot for all types of land</li> <li>- For Government houses or cheap Government house,</li> <li>- a nominal premium rate of RM500 per lot is charged</li> </ul> </td> </tr> <tr> <td>Effective date</td> <td> <ul style="list-style-type: none"> <li>- 9 September 2022</li> </ul> </td> </tr> </tbody> </table> </li> </ul> </li> </ul>	Item/ Description	Negeri Sembilan Darul Khusus Director of Lands and Mines Circular No 5/2022	Date of possession and date of title are considered	<ul style="list-style-type: none"> <li>- Ownership registered before the 14th General Election (PRU), i.e. those registered before or on 8 May 2018 are only eligible to apply. This date also includes the date the provisional title is registered.</li> <li>- Applicants (whether heirs or buyers) who received ownership from the transfer of ownership from the original owner after 8 May 2018 are eligible to submit an application.</li> <li>- Applicants who obtained ownership from the transfer of ownership due to the death of the original owner after 8 May 2018 are eligible to submit an application.</li> </ul>	Others	<ul style="list-style-type: none"> <li>- Only individuals who are Malaysian citizens are eligible to apply.</li> <li>- Applicants must be registered voters in Negeri Sembilan during the 14th GE on 9 May 2018.</li> <li>- Each eligible individual can only use kouta once to change the ownership status of leased land to permanent ownership.</li> <li>- Heirs to the original owner need to complete the power of attorney and deal with the transfer of ownership first before applying.</li> </ul>	Title	<ul style="list-style-type: none"> <li>- Only the registered owner of the final title can apply. For registered owners of temporary ownership rights, it is necessary to wait until the ownership rights are final.</li> <li>- Only the registered owner of the final title can apply. For registered owners of temporary ownership rights, it is necessary to wait until the ownership rights are final.</li> <li>- The applicant's ID card number in the title should be the new ID card number. If it is an old ID card number or there is no ID card number in the title, the applicant needs to apply to change or enter a new ID card number in the title.</li> <li>- Land with residential building status based on a maximum area limit of not more than 10 thousand square feet. For applications over 10 thousand square feet will be considered on a case by case basis.</li> <li>- There is no limit on the remaining land lease to submit an application. However, only leased land registered before 9 May 2018 is eligible to apply.</li> <li>- Leased land of 30 years and below is not eligible to apply</li> <li>- Titles that have mortgages, caveats, leases, liens and other encumbrances are not allowed to apply.</li> </ul>	Premium rate setting	<ul style="list-style-type: none"> <li>- Repossession premium is charged at the rate of RM1.00 per square foot for all types of land</li> <li>- For Government houses or cheap Government house,</li> <li>- a nominal premium rate of RM500 per lot is charged</li> </ul>	Effective date	<ul style="list-style-type: none"> <li>- 9 September 2022</li> </ul>
Item/ Description	Negeri Sembilan Darul Khusus Director of Lands and Mines Circular No 5/2022													
Date of possession and date of title are considered	<ul style="list-style-type: none"> <li>- Ownership registered before the 14th General Election (PRU), i.e. those registered before or on 8 May 2018 are only eligible to apply. This date also includes the date the provisional title is registered.</li> <li>- Applicants (whether heirs or buyers) who received ownership from the transfer of ownership from the original owner after 8 May 2018 are eligible to submit an application.</li> <li>- Applicants who obtained ownership from the transfer of ownership due to the death of the original owner after 8 May 2018 are eligible to submit an application.</li> </ul>													
Others	<ul style="list-style-type: none"> <li>- Only individuals who are Malaysian citizens are eligible to apply.</li> <li>- Applicants must be registered voters in Negeri Sembilan during the 14th GE on 9 May 2018.</li> <li>- Each eligible individual can only use kouta once to change the ownership status of leased land to permanent ownership.</li> <li>- Heirs to the original owner need to complete the power of attorney and deal with the transfer of ownership first before applying.</li> </ul>													
Title	<ul style="list-style-type: none"> <li>- Only the registered owner of the final title can apply. For registered owners of temporary ownership rights, it is necessary to wait until the ownership rights are final.</li> <li>- Only the registered owner of the final title can apply. For registered owners of temporary ownership rights, it is necessary to wait until the ownership rights are final.</li> <li>- The applicant's ID card number in the title should be the new ID card number. If it is an old ID card number or there is no ID card number in the title, the applicant needs to apply to change or enter a new ID card number in the title.</li> <li>- Land with residential building status based on a maximum area limit of not more than 10 thousand square feet. For applications over 10 thousand square feet will be considered on a case by case basis.</li> <li>- There is no limit on the remaining land lease to submit an application. However, only leased land registered before 9 May 2018 is eligible to apply.</li> <li>- Leased land of 30 years and below is not eligible to apply</li> <li>- Titles that have mortgages, caveats, leases, liens and other encumbrances are not allowed to apply.</li> </ul>													
Premium rate setting	<ul style="list-style-type: none"> <li>- Repossession premium is charged at the rate of RM1.00 per square foot for all types of land</li> <li>- For Government houses or cheap Government house,</li> <li>- a nominal premium rate of RM500 per lot is charged</li> </ul>													
Effective date	<ul style="list-style-type: none"> <li>- 9 September 2022</li> </ul>													