KEMENTERIAN KEWANGAN
MALAYSIA

LAPORAN PASARAN HARTA WILAYAH TENGAH

Separuh Pertama 2023

CENTRAL REGION PROPERTY MARKET REPORT

First Half 2023

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

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Kementerian Kewangan Malaysia

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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

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SELANGOR
SABAK BERNAM
KUALA SELANGOR
HULU SELANGOR
GOMBAK
PETALING
KLANG
HULU LANGAT
KUALA LANGAT
SEPANG
WILAYAH PERSEKUTUAN KUALA LUMPUR
WILAYAH PERSEKUTUAN PUTRAJAYA
NEGERI SEMBILAN
Sabak
Sg. Besar
Sekinchan
Tg. Karang
K. Selangor
Bestari Jaya
Kg. Baru Ijok
Asam Jawa
Bukit Fraser
Kalumpang
Kerling
K. Kubu Baharu
Peretak
Rasa
Batang Kali
Ulu Yam
Bkt. Beruntong
Serendah
Rawang
Bandar Baharu Selayang
Kapar
Meru
SHAH ALAM
Klang
Subang Jaya
Bandar Sultan Suleiman
Pelabuhan Klang
Sri Kembangan
Cyberjaya
Bandar Baharu Bangi
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SEMENANJUNG MALAYSIA
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W.P. KUALA LUMPUR
W.P. PUTRAJAYA
NEGERI SEMBILAN
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PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN
SELAT MELAKA
(STRAITS OF MELAKA)

CENTRAL REGION

MARKET ACTIVITY

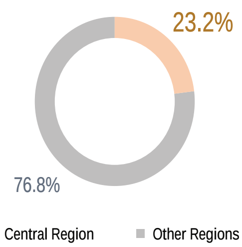
Volume, Value Transactions & Yearly Change (H1 2023 vs H1 2022)

-4.7% Volume **42,786** transaction

Value **RM33.93** billion -10.4%

	Residential	Commercial	Industrial	Agriculture	Development Land & Others
Units	31,497 units	6,960 units	1,228 units	1,837 units	1,264 units
Volume change	-7.3%	11.6%	-5.5%	-9.5%	-5.5%
Value	RM18.92 billion	RM7.08 billion	RM5.63 billion	RM0.66 billion	RM1.64 billion
Value change	-12.3%	-14.5%	2.2%	-3.6%	-11.1%

Market Share between Regions (Volume)



Construction Activity

	Residential	Shop	Service Apartments	Industrial
Completion	12,473	120	7,684	23
Starts	14,398	74	2,087	119
New Planned Supply	11,629	378	2,146	356

Unsold Starts

	Residential	Shop	Service Apartments	Industrial
Overhang	7,690 units @ RM7.73 billion	461 units @ RM0.52 billion	8,233 units @ RM6.73 billion	45 units @ RM0.01 billion
Unsold Under Construction	16,646	545	19,241	23
Unsold Not Constructed	4,596	75	4,753	40

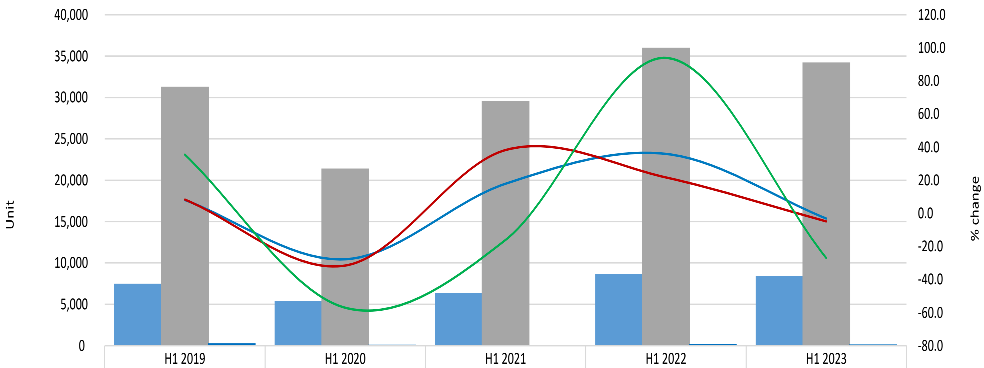
1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH TENGAH

Prestasi pasaran hartanah Wilayah Tengah perlahan pada H1 2023, ditunjukkan oleh pengucupan aktiviti pasaran. Wilayah ini mencatatkan 42,786 transaksi bernilai RM33.93 bilion, masing-masing menurun sebanyak 4.7% dan 10.4% berbanding H1 2022. Digabungkan, ketiga-tiga negeri ini membentuk 23.2% dan 39.7% bilangan dan nilai transaksi negara.

1.0 CENTRAL REGION PROPERTY MARKET OVERVIEW

The Central Region property market performance softened in H1 2023, indicated by the contraction in market activities. The region registered 42,786 transactions worth RM33.93 billion, decreased by 4.7% and 10.4% in volume and value respectively as compared to H1 2022. Combined, these three states formed 23.2% and 39.7% of the national volume and value of transactions.

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

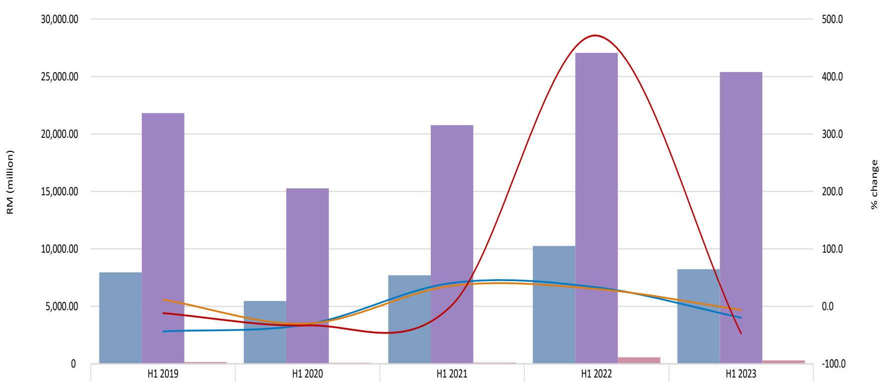


	H1 2019	H1 2020	H1 2021	H1 2022	H1 2023
Kuala Lumpur	7,496	5,413	6,380	8,671	8,395
Selangor	31,308	21,419	29,609	36,026	34,251
Putrajaya	275	118	99	192	140
Kuala Lumpur	8.0	-27.8	17.9	35.9	-3.2
Selangor	8.3	-31.6	38.2	21.7	-4.9
Putrajaya	35.5	-57.1	-16.1	93.9	-27.1

Dari segi bilangan transaksi, ketiga-tiga negeri menunjukkan aliran menurun. Putrajaya menurun sebanyak 27.1%, diikuti oleh Selangor (4.9%), dan Kuala Lumpur (3.2%).

In terms of transaction volume, all three states showed a downward trend. Putrajaya decreased by 27.1%, followed by Selangor (4.9%), and Kuala Lumpur (3.2%).

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



	H1 2019	H1 2020	H1 2021	H1 2022	H1 2023
Kuala Lumpur	7,962.41	5,471.18	7,697.83	10,251.42	8,234.90
Selangor	21,825.08	15,277.53	20,761.13	27,056.75	25,391.68
Putrajaya	145.45	97.33	99.69	569.49	301.42
Kuala Lumpur	-43.6	-31.3	40.7	33.2	-19.7
Selangor	11.7	-30.0	35.9	30.3	-6.2
Putrajaya	-11.8	-33.1	2.4	471.3	-47.1

Aliran penurunan yang sama dilihat pada nilai transaksi. Putrajaya menurun sebanyak 47.1%, diikuti oleh Kuala Lumpur (19.7%) dan Selangor (6.2%).

Similar downtrend situation was seen in terms of transaction value. Putrajaya decreased by 47.1%, followed by Kuala Lumpur (19.7%) and Selangor (6.2%).

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

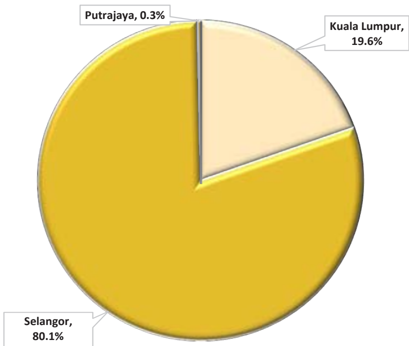
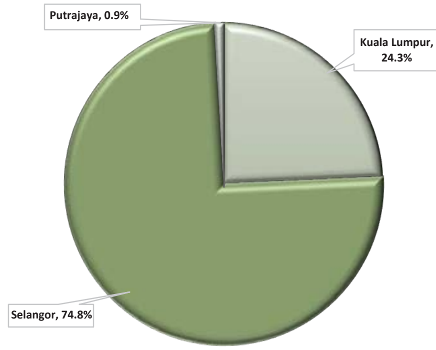


Figure 4: Overall Property Transactions Value Breakdown by State H1 2023



Mengikut negeri, Selangor menguasai keseluruhan transaksi harta tanah dengan 80.1% dalam bilangan (34,251 transaksi) dan 74.8% dalam nilai (RM25.39 bilion) daripada jumlah keseluruhan transaksi Wilayah Tengah.

By state, Selangor dominated the region's overall property transactions with 80.1% in volume (34,251 transactions) and 74.8% in value (RM25.39 billion) of the total transactions Central Region.

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

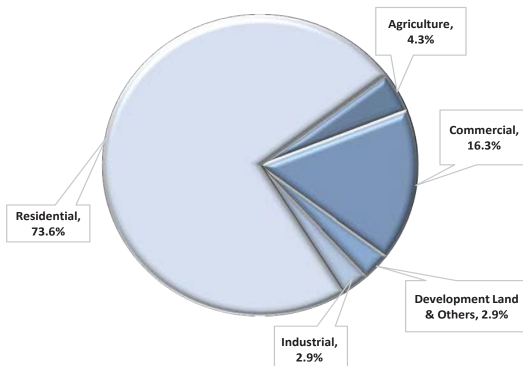
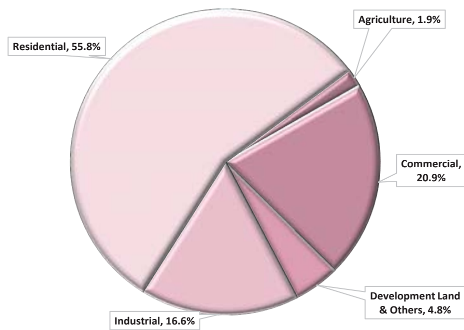


Figure 6: Overall Property Transactions Value Breakdown by Sub-sector H1 2023



Mengikut subsektor, kediaman terus mendominasi transaksi harta tanah di wilayah ini, menyumbang 73.6% (31,497 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman mendominasi nilai transaksi harta tanah keseluruhan dengan syer 55.8%.

By sub-sector, residential continued to dominate the region's property transactions, contributing 73.6% (31,497 transactions) of the total. Likewise, residential sub-sector dominated the region's overall property transaction value with 55.8% share.

Table 1: Summary of Prominent Sales in H1 2023

No.	Property	Location	Transaction Year	Consideration (RM)
PURPOSE-BUILT OFFICE (PBO)				
1.	Menara HSBC	No. 6, Leboh Ampang, Kuala Lumpur	2023	55,000,000
2.	Plaza VADS,	Jalan Tun Mohd Fuad, Taman Tun Dr Ismail, Kuala Lumpur	2022	137,300,000
3.	Data Centre NTT MSC	Lot 33023, Persiaran APEC, Cyberjaya	2021	319,800,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Subsektor kediaman merupakan sub-sektor utama untuk semua negeri. Semua negeri mencatatkan bilangan dan nilai transaksi yang lebih rendah. Bilangan transaksi di Putrajaya, Selangor dan Kuala Lumpur masing-masing menurun sebanyak 28.8%, 7.4% dan 6.5%.

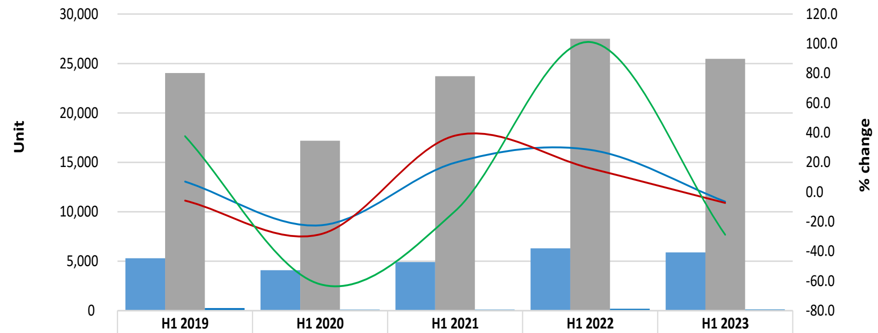
2.0 PROPERTY MARKET ACTIVITY

2.1 RESIDENTIAL PROPERTY

Transaction

Residential sub-sector was the main sub-sector for all states. All states recorded lower volume and value of transactions. Transactions volume in Putrajaya, Selangor and Kuala Lumpur decreased by 28.8%, 7.4% and 6.5% respectively.

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

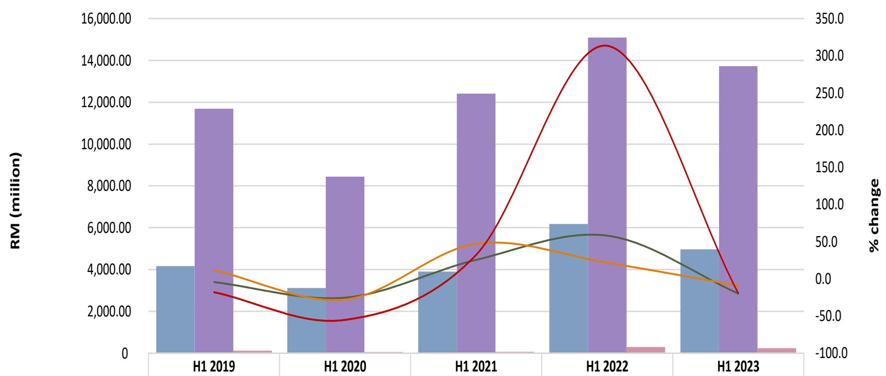


	H1 2019	H1 2020	H1 2021	H1 2022	H1 2023
Kuala Lumpur	5,289	4,100	4,911	6,307	5,897
Selangor	24,044	17,180	23,710	27,501	25,474
Putrajaya	267	101	88	177	126
Kuala Lumpur	7.0	-22.5	19.8	28.4	-6.5
Selangor	-5.8	-28.5	38.0	16.0	-7.4
Putrajaya	37.6	-62.2	-12.9	101.1	-28.8

Dari segi nilai transaksi, semua negeri menunjukkan aliran menurun. Kuala Lumpur menurun sebanyak 19.7%, diikuti oleh Putrajaya (19.3%) dan Selangor (9.1%).

In terms of transaction value, all states showed downward trend. Kuala Lumpur decreased by 19.7%, followed by Putrajaya (19.3%) and Selangor (9.1%).

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



	H1 2019	H1 2020	H1 2021	H1 2022	H1 2023
Kuala Lumpur	4,169.63	3,114.05	3,908.29	6,178.02	4,959.09
Selangor	11,684.59	8,436.91	12,413.79	15,094.76	13,727.19
Putrajaya	118.95	53.28	70.46	291.30	235.14
Kuala Lumpur	-4.4	-25.3	25.5	58.1	-19.7
Selangor	11.5	-27.8	47.1	21.6	-9.1
Putrajaya	-17.9	-55.2	32.2	313.4	-19.3

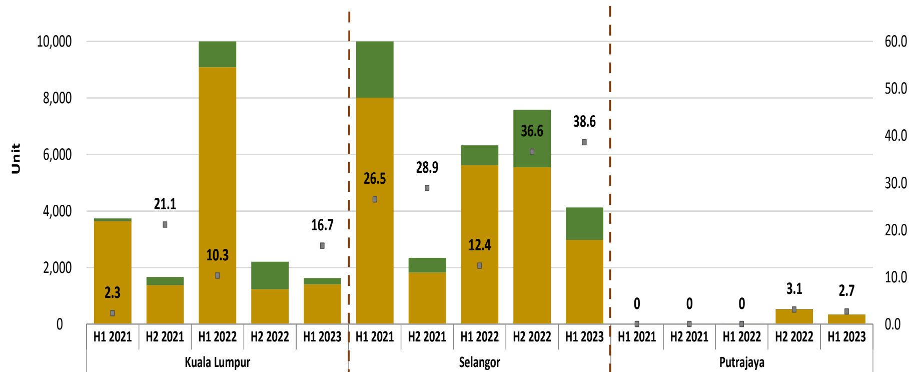
Pelancaran Baharu

Pasaran utama di Wilayah Tengah menyaksikan prestasi merosot bagi pelancaran baharu di Kuala Lumpur dan Selangor. Kuala Lumpur mencatat 1,399 pelancaran baharu, menurun sebanyak 84.6% berbanding H1 2022 (9,088 unit), sementara Selangor menurun sebanyak 47.1% kepada 2,978 unit (H1 2022: 5,625 unit). Putrajaya mencatatkan 338 unit pelancaran baharu berbanding 28 unit pada H1 2022.

New Launches

The Central Region primary market declined for new launches in Kuala Lumpur and Selangor. Kuala Lumpur recorded 1,399 new launches, decreased by 84.6% compared to H1 2022 (9,088 units), meanwhile Selangor decreased by 47.1% to 2,978 units (H1 2022: 5,625 units). Putrajaya recorded 338 units new launches compared to 28 units in H1 2022.

Figure 9: Residential Newly Launch and Sales Performance



	Kuala Lumpur H1 2021	Kuala Lumpur H2 2021	Kuala Lumpur H1 2022	Kuala Lumpur H2 2022	Kuala Lumpur H1 2023	Selangor H1 2021	Selangor H2 2021	Selangor H1 2022	Selangor H2 2022	Selangor H1 2023	Putrajaya H1 2021	Putrajaya H2 2021	Putrajaya H1 2022	Putrajaya H2 2022	Putrajaya H1 2023
Unit Sold	84	291	934	970	233	2,119	525	698	2,032	1,149	0	0	0	16	9
Unit Launches	3,651	1,378	9,088	1,236	1,399	8,009	1,818	5,625	5,551	2,978	0	0	28	519	338
Sales Performance (%)	2.3	21.1	10.3	78.5	16.7	26.5	28.9	12.4	36.6	38.6	0	0	0	3.1	2.7

Status Pasaran

Situasi unit kediaman siap dibina tidak terjual menyaksikan pergerakan bercampur dalam tempoh kajian. Kuala Lumpur dan Putrajaya masing-masing mencatatkan 3,173 unit dan 210 unit, berkurang 7.5% dan 9.1% berbanding H2 2022 (Kuala Lumpur 3,429 unit; Putrajaya 231 unit). Sementara, unit siap dibina tidak terjual di Selangor mencatatkan peningkatan 16.5% kepada 4,307 unit berbanding H2 2022 (3,698 unit).

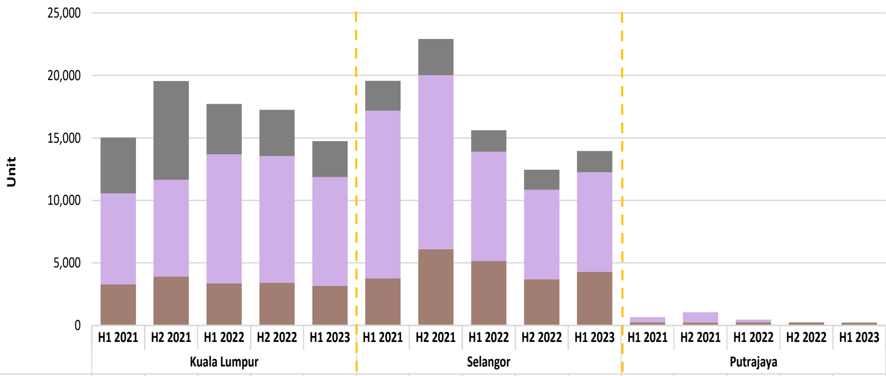
Unit dalam pembinaan belum terjual di Wilayah Tengah menurun 3.7% (16,646 unit) berbanding H2 2022 (17,280 unit). Sementara unit belum dibina belum terjual menurun sebanyak 13.7% (4,596 unit) berbanding H2 2022 (5,323 unit).

Market Status

The residential overhang situation saw mixed movements in the review period. Kuala Lumpur and Putrajaya charted 3,173 units and 210 units respectively, reduced by 7.5% and 9.1% compared to H2 2022 (Kuala Lumpur 3,429 units; Putrajaya 231 units). Meanwhile, overhang unit in Selangor increase 16.5% to 4,307 units compared to H2 2022 (3,698 units).

The unsold under construction unit in the Central Region reduced by 3.7% (16,646 units) compared to H2 2022 (17,280 units). Meanwhile the unsold not constructed decreased by 13.7% (4,596 units) compared to H2 2022 (5,323 units).

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



	Kuala Lumpur H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	Selangor H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	Putrajaya H1 2021	H2 2021	H1 2022	H2 2022	H1 2023
Unsold Not Constructed	4,467	7,906	4,030	3,700	2,865	2,384	2,885	1,718	1,598	1,709	0	0	0	25	22
Unsold Under Construction	7,264	7,737	10,321	10,120	8,702	13,410	13,935	8,750	7,160	7,944	428	826	229	0	0
Overhang	3,301	3,908	3,371	3,429	3,173	3,770	6,095	5,156	3,698	4,307	244	230	245	231	210

Aktiviti Pembinaan

Siap dibina di Wilayah Tengah mencatatkan penurunan 29.3% pada H1 2023 (12,473 unit) berbanding H1 2022 (17,636 unit). Selangor mencatatkan 8,874 unit siap dibina diikuti Kuala Lumpur 3,599 unit dan tiada di Putrajaya pada H1 2023.

Sebaliknya, Mula dibina di Wilayah Tengah meningkat 47.5% (H1 2023: 14,398 unit) berbanding H1 2022 (9,763 unit).

Construction Activity

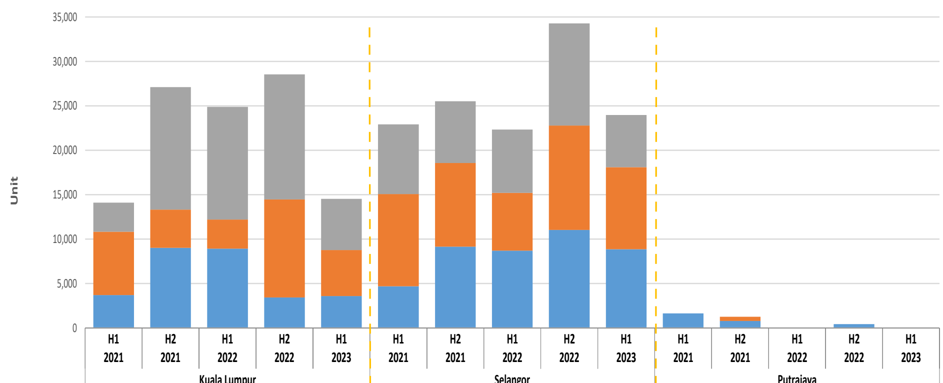
Central Region completion recorded a 29.3% decreased in H1 2023 (12,473 units) compared to H1 2022 (17,636 units). Selangor recorded 8,874 units completions followed by Kuala Lumpur 3,599 units and Putrajaya recorded nil in H1 2023.

On the contrary, Central Region starts increased by 47.5% (H1 2023: 14,398 units) compared to H1 2022 (9,763 units).

Table 2: Construction Activity of Residential in Central Region H1 2023

Stage of Development / State	Kuala Lumpur	Selangor	Putrajaya
Existing Supply (units)	540,974	1,677,913	17,896
Incoming Supply (units)	42,345	87,285	3,012
Planned Supply (units)	58,913	79,020	3,252

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



	Kuala Lumpur H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	Selangor H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	Putrajaya H1 2021	H2 2021	H1 2022	H2 2022	H1 2023
New Planned Supply	3,274	13,794	12,696	14,073	5,752	7,860	6,948	7,129	11,493	5,877	0	0	0	0	0
Starts	7,128	4,304	3,259	11,031	5,178	10,364	9,425	6,504	11,749	9,220	0	463	0	0	0
Completion	3,707	9,012	8,939	3,435	3,599	4,702	9,151	8,697	11,044	8,874	1,650	800	0	428	0

Harga

Harga harta tanah kediaman dalam H1 2023 menunjukkan pergerakan bercampur-campur secara keseluruhan. Harta tanah kediaman bagi unit bertanah dan bertingkat tinggi di kawasan utama dan stabil menyaksikan peningkatan modal marginal.

Teres dua tingkat di skim yang mantap seperti Bandar Puteri dan Bandar Baru Sri Damansara di Daerah Petaling, Selangor masing-masing menikmati peningkatan 8.8% dan 8.2%. Bagi harta tanah yang sama jenis di Kuala Lumpur, peningkatan yang sama 14.8%, 11.3% dan 8.6% direkodkan masing-masing di Taman Tun Dr. Ismail, Taman Bukit Maluri dan Bandar Baru Sri Petaling.

Di segmen kediaman bertingkat tinggi, prestasi kukuh telah direkodkan. Di Kuala Lumpur, pangsapuri/ kondominium yang terletak berdekatan pusat bandar dan dilengkapi jaringan jalan yang baik menunjukkan peningkatan antaranya Kiaramas Ayuria Condo (11.9%), The Saffron (9.9%), Prima Midah Heights (9.1%) dan Tiffani Kiara (8.0%). Sementara itu, pangsapuri/ kondominium di Selangor seperti Pangsapuri Sri Kemuning dan Vista Indah Putra, Bayu Perdana, masing-masing menyaksikan peningkatan 9.5% dan 8.2%. Walau bagaimanapun, terdapat penurunan di skim terpilih bagi rumah teres, pangsapuri dan kondominium di wilayah ini.

Indeks Harga Rumah

Indeks Harga Rumah untuk Kuala Lumpur dan Selangor masing-masing berada pada 191.5 mata dan 212.1 mata. Harga purata semua rumah Selangor adalah RM521,815 pada Q2 2023^{P}, meningkat daripada RM514,365 pada Q2 2022, manakala Kuala Lumpur berada pada RM775,272 meningkat daripada RM760,249 pada Q2 2022.

Price

The residential property price in H1 2022 showed mix movements across the board. Residential properties for landed and high-rise unit in prominent and established area withnessed a marginal capital appreciation.

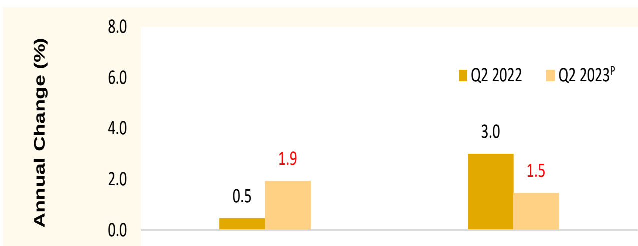
Double storey terraces in established schemes such as Bandar Puteri and Bandar Baru Sri Damansara in District of Petaling, Selangor enjoyed an increase of 8.8% and 8.2% respectively. Meanwhile, double storey terrace in Kuala Lumpur with similarly an increase of 14.8%, 11.3% and 8.6% were recorded in Taman Tun Dr. Ismail, Taman Bukit Maluri and Bandar Baru Sri Petaling respectively.

In the high-rise residential segment, strong performances were recorded. In Kuala Lumpur, apartment/ condominium located in prominent areas served with efficient road linkages indicating an increase including Kiaramas Ayuria Condo (11.9%), The Saffron (9.9%), Prima Midah Heights (9.1%) and Tiffani Kiara (8.0%). Meanwhile, apartment/ condominium in Selangor namely Pangsapuri Sri Kemuning dan Vista Indah Putra, Bayu Perdana, witnessed an increase of 9.5% and 8.2% respectively. However, there were instances of declines in selected schemes for terraced houses, apartment and condominium in the region.

House Price Index

All House Index for Kuala Lumpur and Selangor stood at 191.5 points and 212.1 points respectively. The average all house price for Selangor stood at RM521,815 in Q2 2023^{P}, increased from RM514,365 in Q2 2022, while Kuala Lumpur stood at RM775,272 increased from RM760,249 in Q2 2022

Figure 12: All House Price Index Annual Changes Q2 2022 & Q2 2023^{P}



YEAR		KUALA LUMPUR	SELANGOR
Q2 2022	Index Point	191.5	212.1
	Average House Price	RM 760,249	RM514,365
Q2 2023^{P}	Index Point	195.2	215.2
	Average House Price	RM775,272	RM521,815

Sewa

Pasaran sewa kediaman di Wilayah Tengah pada umumnya stabil.

Kadar pulangan purata untuk rumah teres dua tingkat di Wilayah Tengah memperoleh antara 1.2% dan 9.4%. Di Selangor, teres dua tingkat di Taman Anggun, Bukit Rahman Putra, dan Saujana Utama masing-masing meningkat 7.8%, 7.7% dan 6.9% dengan sewa mencecah RM1,500 - RM2,000 sebulan, RM1,300 - RM1,650 sebulan dan RM1,000 - RM1,500 sebulan. Sementara itu, kadar pulangan purata bagi pangsapuri/ kondominium di seluruh wilayah ini berada dalam lingkungan 1.2% hingga 8.9%.

Rental

The residential rental market in the Central Region was generally stable.

Average rental yield for double storey terrace houses in the Central Region obtained between 1.2% and 9.4%. In Selangor, double storey terrace in Taman Anggun, Bukit Rahman Putra, dan Saujana Utama increased by 7.8%, 7.7% and 6.9%, fetching a rental of RM1,500-RM2,000 per month, RM1,300-RM1,650 per month and RM1,000-RM1,500 per month. Meanwhile, average rental yield for apartment/ condominium across the region was in the range of 1.2% to 8.9%.

2.2 HARTA TANAH KOMERSIAL

Transaksi

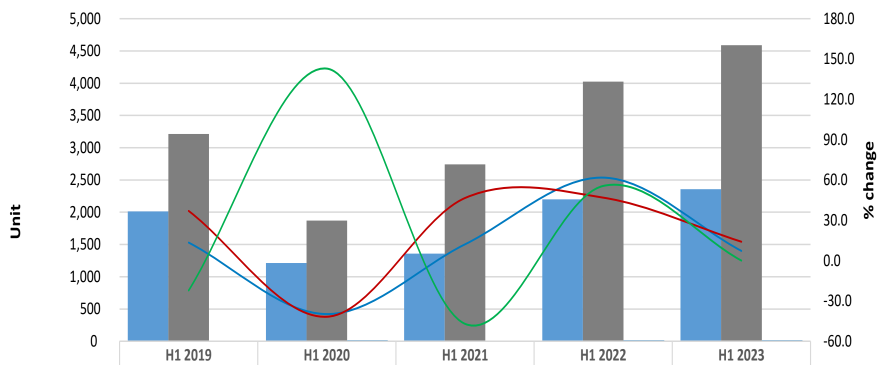
Lebih banyak aktiviti pasaran direkodkan apabila jumlah transaksi di Selangor dan Kuala Lumpur masing-masing meningkat 14.0% dan 7.2%, manakala Putrajaya tidak ada pergerakan direkodkan.

2.2 COMMERCIAL PROPERTY

Transaction

More market activity was recorded as the transaction volume in Selangor and Kuala Lumpur increased by 14.0% and 7.2% respectively, while in Putrajaya no movement was recorded.

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

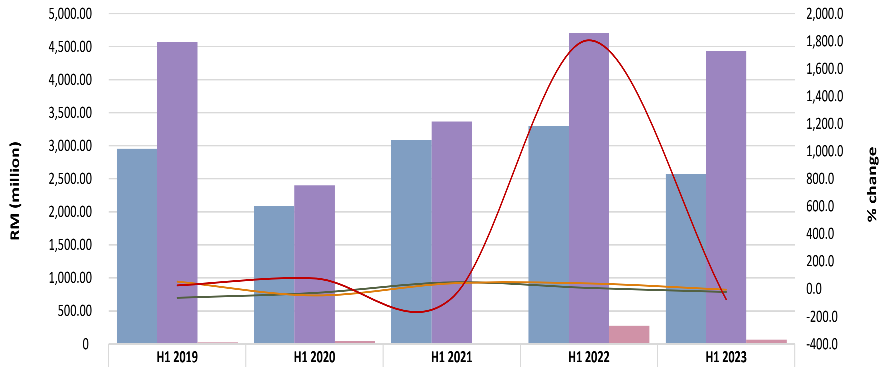


	H1 2019	H1 2020	H1 2021	H1 2022	H1 2023
Kuala Lumpur	2,013	1,212	1,359	2,198	2,356
Selangor	3,212	1,870	2,741	4,025	4,590
Putrajaya	7	17	9	14	14
Kuala Lumpur	13.4	-39.8	12.1	61.7	7.2
Selangor	37.0	-41.8	46.6	46.8	14.0
Putrajaya	-22.2	142.9	-47.1	55.6	0.0

Daripada segi nilai transaksi, semua negeri menunjukkan aliran menurun. Putrajaya menurun sebanyak 76.1%, diikuti oleh Kuala Lumpur (21.9%) dan Selangor (5.7%).

In terms of transaction value, all states showed downward trend. Putrajaya declined by 76.1%, followed by Kuala Lumpur (21.9%) and Selangor (5.7%).

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



	H1 2019	H1 2020	H1 2021	H1 2022	H1 2023
Kuala Lumpur	2,954.95	2,089.89	3,085.09	3,299.57	2,576.80
Selangor	4,568.37	2,398.88	3,366.54	4,702.83	4,435.13
Putrajaya	25.00	44.05	14.53	276.89	66.28
Kuala Lumpur	-64.5	-29.3	47.6	7.0	-21.9
Selangor	53.1	-47.5	40.3	39.7	-5.7
Putrajaya	25.5	76.2	-67.0	1,805.7	-76.1

a. Kedai

a. Shop

Transaksi

Transaction

Subsektor kedai merekodkan 1,635 transaksi bernilai RM2.54 bilion pada H1 2023, mencakupi 23.5% dalam bilangan dan 35.9% dalam nilai transaksi harta komersial dalam wilayah ini.

Shop sub-sector recorded 1,635 transactions worth RM2.54 billion in H1 2023, accounting for 23.5% in volume and 35.9% in value of commercial property transactions in the region.

Selangor terus memacu pasaran kedai di wilayah ini dengan 1,347 transaksi bernilai RM1.91 bilion, masing-masing menyumbang 82.4% dan 74.9% daripada bilangan dan nilai transaksi kedai. Kuala Lumpur mengambil syer sebanyak 17.1% bagi bilangan transaksi dan 24.2% bagi nilai transaksi kedai. Diikuti oleh Putrajaya dengan syer sebanyak 0.5% bagi bilangan transaksi dan 0.8% bagi nilai transaksi kedai

Selangor continued to drive the sub-sector with 1,347 transaction worth RM1.91 billion, accounting for 82.4% and 74.9% respectively of the shop transactions volume and value. Kuala Lumpur took up 17.1% market share in transactions volume and 24.2% in term of the transactions value of shop. Followed by Putrajaya with market share 0.5% in transactions volume and 0.8% in term of the transactions value of shop.

Status Pasaran

Market Status

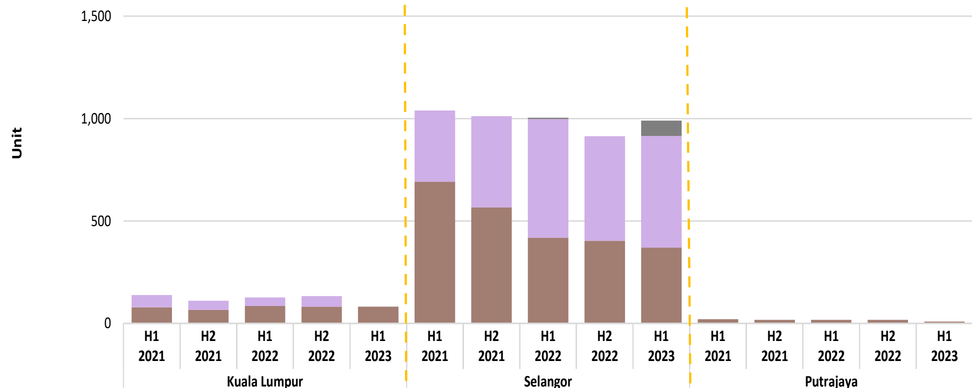
Keadaan unit kedai siap dibina tidak terjual bertambah baik di Selangor dan Putrajaya kecuali Kuala Lumpur tiada pergerakan direkodkan. Selangor (370 unit) menurun 8.4% (H2 2022: 404 unit) dan Putrajaya (9 unit) menurun 47.1% (H2 2022: 17 unit). Sementara itu Kuala Lumpur kekal 82 unit. Dari segi nilai, Putrajaya dan Selangor masing-masing menurun 43.4% (H2 2022: RM60.65 juta) dan 8.2% (H2 2022: RM476.68 juta), manakala Kuala Lumpur kekal RM50.2 juta.

The shop overhang situation improved in Selangor and Putrajaya, except for Kuala Lumpur where no movement was recorded. Selangor (370 units) decrease by 8.4% (H2 2022: 404 units) and Putrajaya (9 units decreased by 47.1% (H2 2022: 17 units). Meanwhile Kuala Lumpur stagnated at 82 units. In terms of value, Putrajaya and Selangor decreased by 43.4% (H2 2022: RM60.65 million) and 8.2% (H2 2022: RM476.68 million) respectively, while Kuala Lumpur remained at RM50.2 million.

Bagi unit dalam pembinaan belum terjual, di Selangor meningkat 6.9% berbanding H2 2022 (H2 2022: 510 unit). Sementara itu Kuala Lumpur dan Putrajaya tiada unit dalam pembinaan belum terjual. Begitu juga, tiada unit kedai belum dibina belum terjual bagi Kuala Lumpur dan Putrajaya, manakala Selangor merekodkan 75 unit pada H1 2023.

For unsold under construction units, Selangor increased by 6.9% compared to 2022 (H2 2022: 510 units). Meanwhile Kuala Lumpur and Putrajaya have no unsold under construction units. Likewise Kuala Lumpur and Putrajaya, were unencumbered with any unsold not constructed, while Selangor recorded 75 units in H1 2023.

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



	Kuala Lumpur					Selangor					Putrajaya				
	H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	H1 2021	H2 2021	H1 2022	H2 2022	H1 2023
Unsold Not Constructed	0	0	0	0	0	0	0	6	0	75	0	0	0	0	0
Unsold Under Construction	60	45	42	51	0	347	446	579	510	545	0	0	0	0	0
Overhang	79	66	85	82	82	692	566	419	404	370	21	17	17	17	9

Aktiviti Pembinaan

Secara amnya, aktiviti pembinaan di Wilayah Tengah mengalami mengalami penurunan berbanding separuh tahun sebelumnya (H1 2022). Unit siap dibina di Selangor (120 unit) menurun sebanyak 55.2% (H1 2022: 268 unit) sementara itu, Kuala Lumpur dan Putrajaya kekal tiada pada H1 2023.

Mula dibina di Selangor merekodkan 39 unit diikuti Kuala Lumpur 35 unit dan Putrajaya kekal tiada pada H1 2023.

Sebaliknya, penawaran baharu dirancang di Selangor menunjukkan peningkatan sebanyak 619.6% kepada 367 unit berbanding dengan H1 2022 (penawaran baharu dirancang 51 unit). Manakala Kuala Lumpur mencatatkan penurunan dalam penawaran baharu dirancang sebanyak 89.1% (11 unit) dan Putrajaya kekal tiada pada H1 2023.

Construction Activity

Generally, construction activities in Central Region took a downturn against the preceding half (H1 2022). Completion in Selangor (120 units) decreased by 55.2% (H1 2022: 268 units) meanwhile Kuala Lumpur and Putrajaya remained nil in H1 2023.

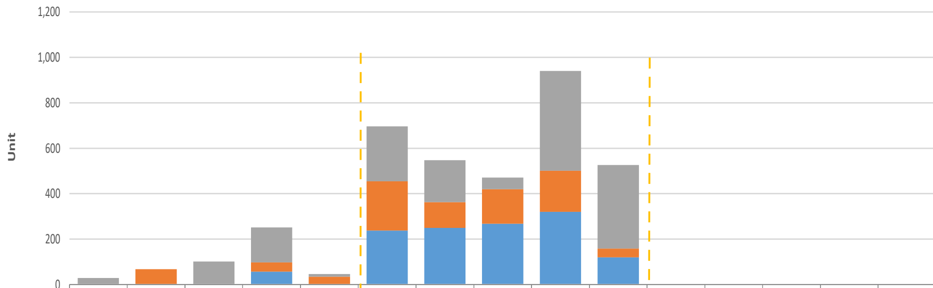
Starts in Selangor recorded 39 units followed by Kuala Lumpur 35 units and Putrajaya remained nil in H1 2023.

On the other hand, new supply planned in Selangor showed an increase of 619.6% to 367 units compared to H1 2022 (new supply planned 51 units). While Kuala Lumpur recorded a decrease in new planned supply of 89.1% (11 units) and Putrajaya remained nil in H1 2023.

Table 3: Construction Activity of Shop in Central Region H1 2023

Stage of Development / State	Kuala Lumpur	Selangor	Putrajaya
Existing Supply (units)	32,162	110,694	538
Incoming Supply (units)	1,107	5,531	0
Planned Supply (units)	979	3,427	0

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



	Kuala Lumpur					Selangor					Putrajaya				
	H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	H1 2021	H2 2021	H1 2022	H2 2022	H1 2023
New Planned Supply	29	0	101	153	11	241	184	51	439	367	0	0	0	0	0
Starts	0	68	0	41	35	217	114	152	181	39	0	0	0	0	0
Completion	0	0	0	57	0	238	249	268	320	120	0	0	0	0	0

Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Harga kedai tiga tingkat di The Trillium Mukim Petaling, Kuala Lumpur menurun 4.2%, yang dipindahmilik antara RM2.16 juta ke RM2.32 juta.

Di Selangor, kedai dua tingkat di Seksyen 28, Shah Alam dan Kota Kemuning, Klang mencatatkan peningkatan masing-masing sebanyak 11.5% dan 7.5% dengan lingkungan harga dari RM1.00 juta hingga RM1.50 juta. Manakala kedai tiga tingkat di Kota Kemuning, Klang mencatatkan kenaikan 5.9%, yang dipindahmilik antara RM1.62 juta hingga RM1.68 juta.

Sewa

Sewa tingkat bawah kedai umumnya stabil dengan beberapa kenaikan di kawasan komersial terpilih. Di kawasan pusat bandar Kuala Lumpur, kenaikan 7.2% dicatatkan di Jalan Padang Belia, Brickfields dengan kadar sewa RM3,850 - RM5,800 sebulan. Sewa tingkat bawah kedai di Daerah Petaling, Selangor direkodkan antara RM2,300 hingga RM8,000 sebulan.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Pangsapuri khidmat/ SOHO di Wilayah Tengah mencatatkan 3,418 transaksi bernilai RM2.23 bilion, membentuk 49.1% daripada jumlah transaksi dan 31.5% daripada jumlah nilai harta tanah komersial dalam wilayah ini.

Price

Prices of shops showed mixed movement with increases and decreases charted in several areas. Three storey shops in The Trillium District of Petaling, Kuala Lumpur decreased by 4.2%, which transacted between RM2.16 million to RM2.32 million.

In Selangor, two storey shops in Seksyen 28 Shah Alam and Kota Kemuning, Klang recorded an increase of 11.5% and 7.5% respectively with the transaction prices ranging from RM1.00 million to RM1.50 million. While two storey shops in Kota Kemuning, Klang recorded an increase of 5.9%, which transacted between RM1.62 million to RM1.68 million.

Rental

Rental of ground floor shops were generally stable with several increases in selected commercial areas. In central town area of Kuala Lumpur, an increase by 7.2% were recorded in Jalan Padang Belia, Brickfields with rental rate at RM3,850 - RM5,800 per month. Rental of ground floors shop in District of Petaling, Selangor recorded ranging from RM2,300 to RM8,000 per month.

b. Serviced Apartment/ SOHO

Transaction

Serviced apartment/ SOHO in the Central Region recorded 3,418 transactions worth RM2.23 billion, formed 49.1% in volume and 31.5% in value of commercial property transactions in the region.

Prestasi pasaran wilayah merekodkan peningkatan 32.6% dalam bilangan (H1 2022: 2,577 transaksi) dan 30.9% dalam nilai (H1 2022: RM1,700.97 juta). Mengikut negeri, Selangor menyumbang jumlah pasaran tertinggi kepada jumlah wilayah dengan 53.6% (1,833 transaksi) syer pasaran.

Region's market performance recorded an increase of 32.6% in volume (H1 2022: 2,577 transactions) and 30.9% in value (H1 2022: RM1,700.97 million). By state, Selangor contributed higher market volume to the region total with 53.6% (1,833 transactions) market share.

Status Pasaran

Market Status

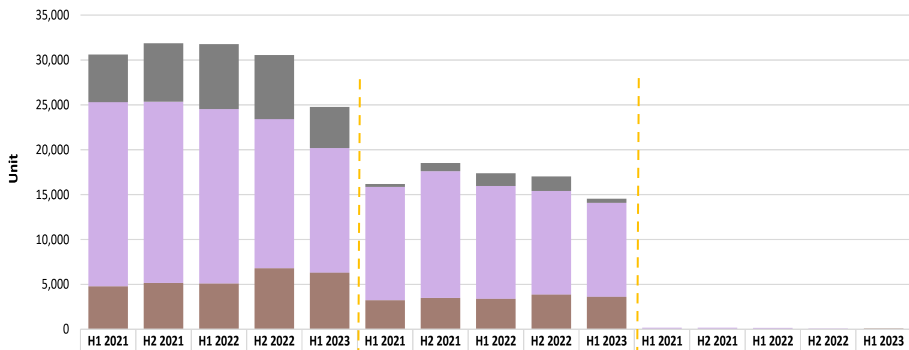
Keadaan unit Pangsapuri khidmat/ SOHO siap dibina tidak terjual, dalam pembinaan belum terjual dan unit belum dibina belum terjual bertambah baik di Wilayah Tengah. Kuala Lumpur dan Selangor merekodkan siap dibina tidak terjual yang lebih rendah pada 6,321 unit dan 3,621 unit, manakala Putrajaya merekodkan 94 unit pada H1 2023.

The serviced apartment/ SOHO overhang, unsold under construction and unsold not constructed situation improved in Central Region. Kuala Lumpur and Selangor recorded lower overhang at 6,321 units and 3,621 units, while Putrajaya recorded 94 units in H1 2023.

Begitu juga, unit dalam pembinaan belum terjual di Wilayah Tengah menurun sebanyak 13.7% kepada 24,363 unit (H2 2022: 28,218 unit) dan unit belum dibina belum terjual juga menurun 42.6% kepada 5,049 unit (H2 2022: 8,801 unit).

Similarly, unsold under construction in Central Region decrease by 13.7% to 24,363 units (H2 2022: 28,218 units) and unsold not constructed decreased by 42.6% to 5,049 units (H2 2022: 8,801 units).

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



	Kuala Lumpur					Selangor					Putrajaya				
	H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	H1 2021	H2 2021	H1 2022	H2 2022	H1 2023
Unsold Not Constructed	5,308	6,522	7,242	7,164	4,586	296	935	1,412	1,637	463	0	0	0	0	0
Unsold Under Construction	20,513	20,193	19,415	16,585	13,881	12,635	14,099	12,565	11,523	10,482	165	163	155	110	0
Overhang	4,779	5,152	5,108	6,800	6,321	3,237	3,489	3,386	3,870	3,621	0	0	0	0	94

Aktiviti Pembinaan

Construction Activity

Secara amnya, situasi aktiviti pembinaan di Wilayah Tengah mengalami penurunan berbanding separuh tahun sebelumnya (H1 2022) kerana unit baru siap dibina yang kurang direkodkan pada H1 2023 (9,113 unit) berbanding H1 2022 (12,034 unit). Kuala Lumpur mencatat 5,470 unit siap dibina diikuti oleh Selangor 3,643 unit. Sementara itu, tiada unit siap dibina yang dicatatkan di Putrajaya dalam tempoh kajian.

Generally, construction activities situation in Central Region took a downturn against the preceding half (H1 2022) as less completion units were recorded in H1 2023 (9,113 units) compared to H1 2022 (12,034 units). Kuala Lumpur recorded 5,470 completions followed by Selangor 3,643 units. Meanwhile, there was no completion units recorded in Putrajaya during the review period.

Unit mula dibina di Kuala Lumpur menyaksikan penurunan bilangannya sebanyak 2,087 unit (H1 2022: 3,227 unit) dan tiada unit mula dibina yang dicatatkan di Selangor dan Putrajaya dalam tempoh kajian.

Starts activity in Kuala Lumpur and Selangor saw a decrease to 2,087 units (H1 2022: 3,227 units) and there was no start units recorded in Selangor and Putrajaya during the review period.

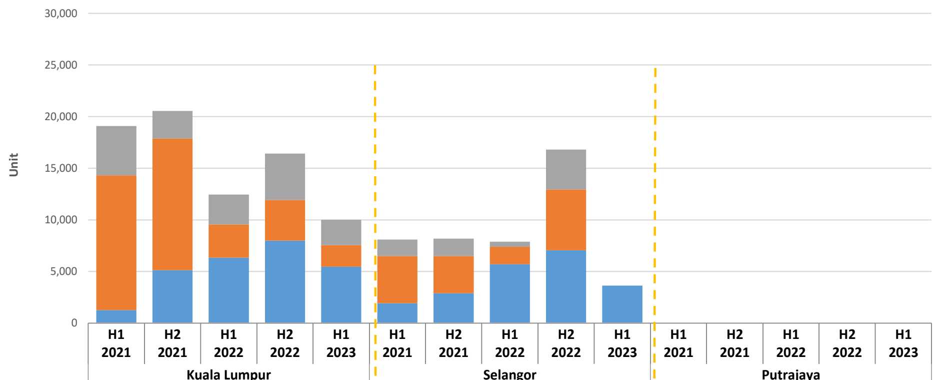
Begitu juga dengan penawaran baharu dirancang, Kuala Lumpur menurun sebanyak 15.3% (2,446 unit) dan tiada penawaran baharu dirancang yang dicatatkan di Selangor dan Putrajaya dalam tempoh kajian.

As well as new planned supply, Kuala Lumpur decreased by 15.3% (2,446 units) and there was no new planned supply recorded in Selangor and Putrajaya during the review period.

Table 4: Construction Activity of Serviced Apartment/ SOHO in Central Region H1 2023

Stage of Development / State	Kuala Lumpur	Selangor	Putrajaya
Existing Supply (units)	113,137	138,098	746
Incoming Supply (units)	63,924	69,262	781
Planned Supply (units)	53,982	27,420	940

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



	Kuala Lumpur H1 2021	Kuala Lumpur H2 2021	Kuala Lumpur H1 2022	Kuala Lumpur H2 2022	Kuala Lumpur H1 2023	Selangor H1 2021	Selangor H2 2021	Selangor H1 2022	Selangor H2 2022	Selangor H1 2023	Putrajaya H1 2021	Putrajaya H2 2021	Putrajaya H1 2022	Putrajaya H2 2022	Putrajaya H1 2023
New Planned Supply	4,770	2,669	2,889	4,498	2,446	1,592	1,689	492	3,856	0	0	0	0	0	0
Starts	13,052	12,756	3,227	3,936	2,087	4,563	3,604	1,697	5,893	0	0	0	0	0	0
Completion	1,261	5,127	6,332	7,985	5,470	1,937	2,893	5,702	7,059	3,643	0	0	0	0	0

Harga

Price

Harga pangsapuri khidmat dan SOHO di Wilayah Tengah menyaksikan pergerakan bercampur secara menyeluruh. Pangsapuri khidmat Southview Residence, Berjaya Times Square dan KL Plaza dan di Kuala Lumpur masing-masing meningkat 7.9%, 6.9% dan 4.0%.

Prices of serviced apartments and SOHO in Central Region saw mixed movement across the board. Serviced apartment namely Southview Residence, Berjaya Times Square and KL Plaza in Kuala Lumpur increased by 7.9%, 6.9% and 4.0% respectively.

Pangsapuri khidmat Residensi Setia Impian, Conezion Commercial dan You City di Selangor masing-masing meningkat sebanyak 7.7%, 6.5% dan 6.3%.

Serviced apartment namely Setia Impian, Conezion Commercial dan You City in Selangor increase by 7.7%, 6.5% and 6.3% respectively.

Sewa

Rental

Pasaran sewa pangsapuri khidmat pada umumnya stabil. Kenaikan sewa dilihat di Impiria Residensi di Klang (8.3%), Res 280 di Gombak (8.3%), 188 Suite di Kuala Lumpur (5.1%) dan Sunway Velocity di Kuala Lumpur (3.5%), masing-masing dengan sewa mencecah

The serviced apartment's rental market was generally stable. Increment in rental saw at Impiria Residensi in Klang (8.3%), Res 280 in Gombak (8.3%), 188 Suite in Kuala Lumpur (5.1%) and Sunway Velocity in Kuala Lumpur (3.5%), fetching rental of RM1,500-RM2,800 antara RM1,500-RM2,800 sebulan, RM1,200-RM1,400 sebulan, RM2,900-RM3,800 sebulan dan RM2,500-RM3,500 sebulan. Sementara itu unit SOHO Marc Residences, di Kuala Lumpur mencatatkan kadar sewa tertinggi RM4,000-RM4,300 sebulan.

per month, RM1,200-RM1,400 per month, RM2,900-RM3,800 per month and RM2,500-RM3,500 per month, respectively. Meanwhile SOHO unit Marc Residences, in Kuala Lumpur recorded highest rental rate at RM4,000-RM4,300 per month.

c. Kompleks Perniagaan

c. Shopping Complex

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga di Wilayah Tengah kekal stabil dengan kadar penghunian keseluruhan yang lebih tinggi dalam tempoh kajian. Putrajaya dan Kuala Lumpur mencatatkan kadar penghunian yang lebih tinggi masing-masing pada 84.7% dan 82.8% berbanding H2 2022 (Putrajaya: 82.4%, Kuala Lumpur: 82.7%) Manakala Selangor mencatatkan kadar penghunian yang lebih rendah pada 79.2% berbanding H2 2022 (77.5%).

Occupancy and Space Availability

The performance of retail sub-sector in the Central Region remained stable with higher overall occupancy rate in the review period. Putrajaya and Kuala Lumpur recorded higher occupancy rate at 84.7% and 82.8% respectively compared to H2 2022 (Putrajaya: 82.4%, Kuala Lumpur: 82.7%). While Selangor recorded lower occupancy rate at 79.2% compared to H2 2022 (77.5%).

Aktiviti Pembinaan

Hanya satu bangunan baru siap dibina dicatatkan dalam tempoh kajian. Kuala Lumpur merekodkan Chow Kit Trade Centre siap dibina menawarkan ruang niaga 3,219 m.p ke pasaran.

Construction Activity

Only one new completion was recorded in the review period. Kuala Lumpur recorded the completion of Chow Kit Trade Centre offering 3,219 s.m retail space into the market.

Figure 19: Supply and Occupancy of Shopping Complex

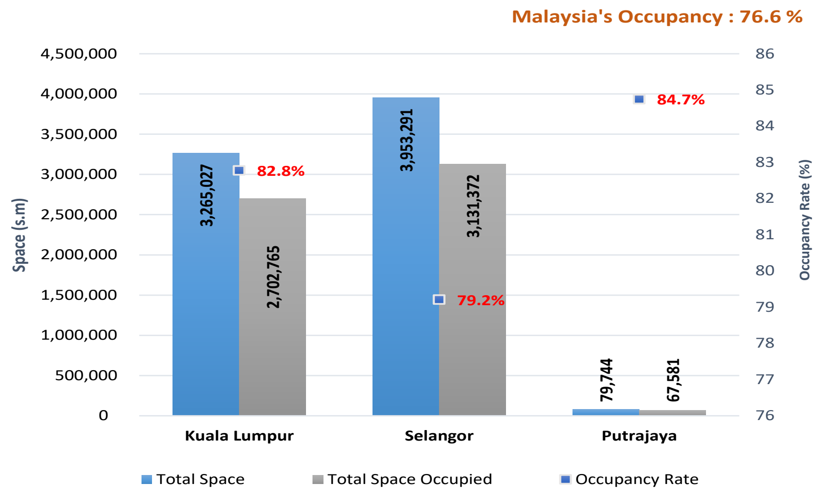


Table 5: Pertinent Movements in Shopping Complex

No.	Shopping Complex	Estimated Space (s.m.)	Tenant
1.	NU Sentral	12,889	Move Out
2.	IOI Mall Puchong	1,001	Move In
3.	Sancturay Mall	1,378	Move In
4.	Klang Parade	672	Move Out
5.	Aeon Mall Shah Alam	639	Move Out
6.	The Curve	712	Move In
		712	Move Out
7.	KIP Mall Kota Warisan	607	Move In

Table 6: Construction Activity of Shopping Complex in Central Region H1 2023

Stage of Development / State	Kuala Lumpur	Selangor	Putrajaya
Existing Supply	111 complexes (3,265,027 s.m)	155 complexes (3,953,291 s.m)	3 complexes (79,744 s.m)
Incoming Supply	9 complexes (478,578 s.m)	5 complexes (331,202 s.m)	2 complexes (29,277 s.m)
Planned Supply	3 complexes (196,691 s.m)	0	0

Sewa

Secara amnya, sewa ruang niaga adalah stabil bagi kebanyakan kompleks membeli-belah. Suria KLCC di Kuala Lumpur mengekalkan keunggulannya, dengan julat sewa tertinggi dari RM377 s.m.p hingga RM2,226 s.m.p sebulan. Di Kawasan Utama Pusat Bandar, pertumbuhan sewa yang positif direkodkan di Suria KLCC, Kompleks Wilayah dan Plaza Low Yat.

Sementara itu, di Selangor menyaksikan pertumbuhan sewa yang positif antaranya di Starling Mall, Sunway Pyramid, Lotus's Puchong dan Lotus's Jenjarom kerana penyewaan baru dan pembaharuan sewa.

d. Pejabat Binaan Khas

Transaksi

Dalam tempoh kajian, tiga transaksi direkodkan iaitu Menara HSBC di Kuala Lumpur, Plaza VADS di Kuala Lumpur dan Data Centre NTT MSC di Cyberjaya. Perjanjian jualbeli bagi Plaza VADS ditandatangan pada 2022, manakala Data Centre NTT MSC ditandatangan pada 2021, tetapi disempurnakan dalam H1 2023

Penghunian dan Ketersediaan Ruang

Prestasi pejabat binaan khas di Wilayah Tengah kekal stabil dengan kadar penghunian keseluruhan yang meningkat marginal iaitu 75.9% berbanding 75.1% pada H2 2022. Putrajaya dan Selangor tetap teguh dengan kadar penghunian sedikit meningkat masing-masing kepada 92.0% dan 72.1% berbanding H2 2022 (Putrajaya: 91.5% dan Selangor: 68.9%). Walau bagaimanapun, Kuala Lumpur mencatatkan kadar penghunian lebih rendah pada 73.5% berbanding H2 2022 (73.7%).

Rental

Generally, rental of retail space was stable for most shopping complexes. Suria KLCC in Kuala Lumpur sustained its prominence, fetching the highest rental range from RM377 p.s.m to as high as RM2,231 p.s.m. per month. In Central Town Prime Area, positive rental growth was recorded at Suria KLCC, Kompleks Wilayah and Plaza Low Yat.

Meanwhile, Selangor witnessed positive rental growth in Starling Mall, Sunway Pyramid, Lotus's Puchong and Lotus's Jenjarom due to new tenancy and rental renewals.

d. Purpose-built Office

Transaction

The review period recorded three transactions of Menara HSBC in Kuala Lumpur, Plaza VADS in Kuala Lumpur and Data Centre NTT MSC in Cyberjaya. The sale and purchase agreement for Plaza VADS were signed in 2022, while the agreements for Data Centre NTT MSC were signed in 2021 but concluded in H1 2023.

Occupancy and Space Availability

The performance of purpose-built office in the Central Region remained stable with overall occupancy rate increase marginal at 75.9% as compared to 75.1% in H2 2022. Putrajaya and Selangor remained firm as the occupancy rate slightly increased to 92.0% and 72.1% respectively compared to H2 2022 (Putrajaya: 91.5% and Selangor: 68.9%). However, Kuala Lumpur recorded lower occupancy rate at 73.5% compared to H2 2022 (73.7%).

Figure 20: Supply and Occupancy of Purpose-built Office

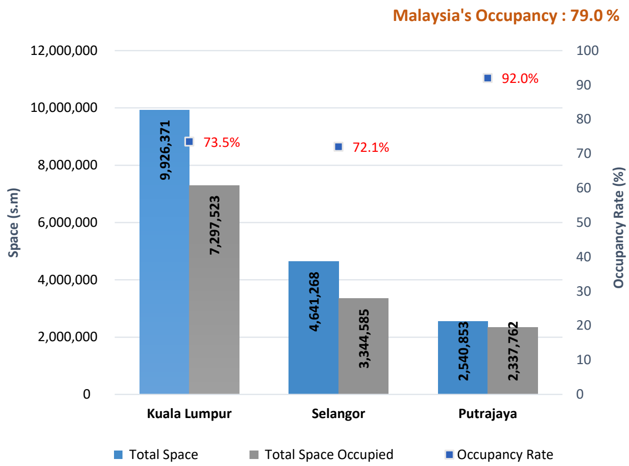


Table 7: Pertinent Movements in Purpose-built Office

No.	Shopping Complex	Estimated Space (s.m.)	Tenant
1.	Menara 1 Sentrum	3,031	Move In
2.	Wisma Bumi Raya	13,315	Move Out
3.	Menara Citibank	10,865	Move In
4.	The Intermark (Integra Tower)	2,354	Move In
		2,207	Move Out
5.	Mercu 3	1,279	Move In
6.	Menara Manulife	1,907	Move In
7.	Etiqa Twins	1,337	Move Out
8.	South Centrepoint Midvalley	1,154	Move In
9.	Menara Aa	1,301	Move Out
10.	Sunway Putra Tower	2,165	Move Out
11.	Menara Yayasan Selangor	4,677	Move In
		2,162	Move out
12.	Quill 9	1,418	Move out

Aktiviti Pembinaan

Hanya satu bangunan baru siap dibina dicatatkan dalam tempoh kajian. Kuala Lumpur merekodkan Sunway Velocity 2 siap dibina. Perincian seperti di bawah:

Construction Activity

Only one new completion was recorded in the review period. Kuala Lumpur recorded the completion of Sunway Velocity 2. The details are as below:

Table 8: Completion of Purpose-Built Office in Central Region

State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
WP WPKL	Corporate Tower @ Sunway Velocity 2 (Sunway V2 Office Tower)	Jalan Peel/ Jalan Cheras	Private Building	29,185

Table 9: Construction Activity of Purpose-Built Office in Central Region

Stage of Development \ State	Kuala Lumpur	Selangor	Putrajaya
Existing Supply	460 units (9,926,371 s.m.)	275 units (4,641,268 s.m.)	47 units (2,540,853 s.m.)
Incoming Supply	16 units (978,869 s.m.)	3 units (60,243 s.m.)	3 units (59,940 s.m.)
Planned Supply	19 units (761,621 s.m.)	1 unit (10,276 s.m.)	3 units (39,875 s.m.)

Sewa

Secara amnya, penyewaan ruang pejabat stabil bagi kebanyakan bangunan pejabat. Di kawasan segitiga emas, Menara Maxis mencatat pertumbuhan sewa pada 7.1% dengan kadar sewa dari RM89.13 s.m.p hingga RM136.50 s.m.p.

Di Selangor, kebanyakan kadar sewa ruang pejabat tetap stabil dengan pertumbuhan sewa yang positif di Damansara Uptown, Mercu Maybank, Kompleks MAIS Klang, NTS Klang dan Wisma Conlay. Kadar sewar ruang pejabat tertinggi direkodkan di Damansara Uptown dengan kadar sewa dari RM40.90 s.m.p hingga RM138.89 s.m.p.

Rental

Generally, rentals of office space were stable for most office buildings. In the golden triangle area, Menara Maxis recorded rental growth at 7.1% with rental from RM89.13 p.s.m to RM136.50 p.s.m.

In Selangor, most office space rental rates remained stable with positive rental growth in Damansara Uptown, Mercu Maybank, Kompleks MAIS Klang, NTS Klang and Wisma Conlay. The highest rental rate for office space was recorded in Damansara Uptown with rental from RM40.90 p.s.m. to RM138.89 p.s.m.

e. Riadah

Segmen riadah tidak merekodkan apa-apa transaksi atau aktiviti pembinaan baharu di Wilayah Tengah dalam tempoh kajian. Sehingga H1 2023, terdapat 462 hotel (72,154 bilik) penawaran sedia ada dengan 23 lagi hotel (5,709 bilik) dalam penawaran akan datang dan tujuh hotel (1,313 bilik) dalam penawaran yang dirancang.

e. Leisure

The leisure segment recorded no transaction or new construction activity in Centre Region during the review period. As at H1 2023, there were 462 hotels (72,154 rooms) in the existing supply with another 23 hotels (5,709 rooms) in the incoming supply and seven hotel (1,313 rooms) in the planned supply.

2.3 HARTA INDUSTRI

Transaksi

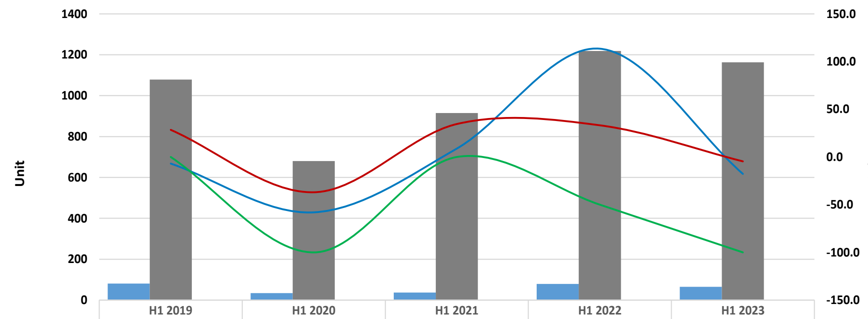
Subsektor industri menyumbang 2.9% daripada keseluruhan aktiviti pasaran di Wilayah Tengah. Prestasi pasaran wilayah ini mencatatkan penurunan dalam bilangan 5.5% kepada 1,228 transaksi (H1 2022: 1,299 transaksi) dan nilai meningkat 2.2% kepada RM5.63 billion (H1 2022: RM5.51 bilion).

2.3 INDUSTRIAL PROPERTY

Transaction

The industrial sub-sector contributed a marginal portion of 2.9% to the overall market activity in the Central Region. The region's market performance recorded an decrease of 5.5% in volume to 1,228 transaction (H1 2022: 1,299 transactions) and a 2.2% increase in value to RM5.63 billion (H1 2022: RM5.51 billion).

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

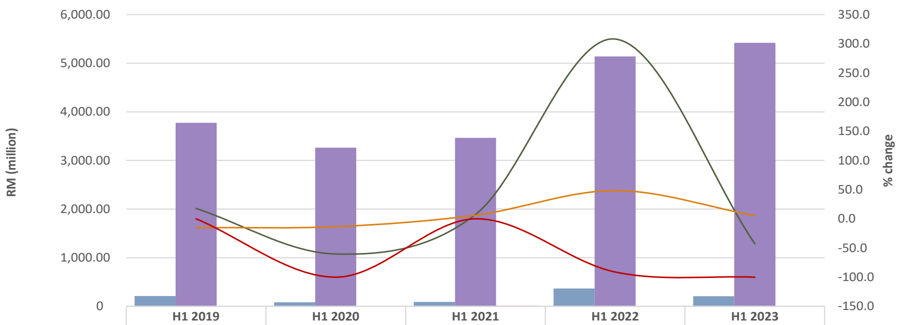


	H1 2019	H1 2020	H1 2021	H1 2022	H1 2023
Kuala Lumpur	81	34	37	79	65
Selangor	1,079	680	915	1,219	1,163
Putrajaya	1	0	2	1	0
Kuala Lumpur	-6.9	-58.0	8.8	113.5	-17.7
Selangor	28.5	-37.0	34.6	33.2	-4.6
Putrajaya	0.0	-100.0	0	-50.0	-100.0

Dari segi nilai transaksi, Putrajaya dan Kuala Lumpur masing-masing menurun sebanyak 100.0% dan 42.7%, manakala Selangor meningkat 5.5%.

In terms of transaction value, Putrajaya and Kuala Lumpur decreased by 100.0% and 42.7% respectively, while Selangor increase by 5.5%.

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



	H1 2019	H1 2020	H1 2021	H1 2022	H1 2023
Kuala Lumpur	211.13	83.75	89.89	366.87	210.34
Selangor	3,773.25	3,264.53	3,464.76	5,140.37	5,420.89
Putrajaya	1.50	0	14.70	1.30	0
Kuala Lumpur	17.7	-60.3	7.3	308.1	-42.7
Selangor	-15.2	-13.5	6.1	48.4	5.5
Putrajaya	0.0	-100.0	0.0	-91.2	-100.0

Status Pasaran

Wilayah Tengah mengekalkan unit harta tanah siap dibina tidak terjual seperti H2 2022. Selangor merekodkan 45 unit, sementara itu Kuala Lumpur dan Putrajaya kekal sifar.

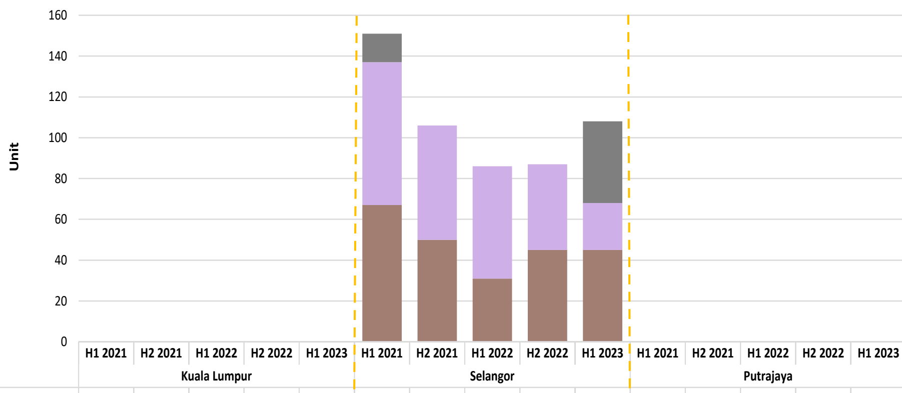
Market Status

Central Region sustained overhang units as of H2 2022. Selangor recorded 45 units, meanwhile Kuala Lumpur and Putrajaya remained as nil.

Begitu juga, unit dalam pembinaan belum terjual di Wilayah Tengah menurun sebanyak 45.2% kepada 23 unit (H2 2022: 42 unit). Walaubagaimana pun unit belum dibina belum terjual di Wilayah Tengah meningkat kepada 40 unit berbanding H2 2022 (0 unit)

Similarly, unsold under construction in Central Region decreased by 45.2% to 23 units (H2 2022: 42 units). However, unsold not constructed units increase to 40 units compared to H2 2022 (0 unit).

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



	Kuala Lumpur H1 2021	Kuala Lumpur H2 2021	Kuala Lumpur H1 2022	Kuala Lumpur H2 2022	Kuala Lumpur H1 2023	Selangor H1 2021	Selangor H2 2021	Selangor H1 2022	Selangor H2 2022	Selangor H1 2023	Putrajaya H1 2021	Putrajaya H2 2021	Putrajaya H1 2022	Putrajaya H2 2022	Putrajaya H1 2023
Unsold Not Constructed	0	0	0	0	0	14	0	0	0	40	0	0	0	0	0
Unsold Under Construction	0	0	0	0	0	70	56	55	42	23	0	0	0	0	0
Overhang	0	0	0	0	0	67	50	31	45	45	0	0	0	0	0

Aktiviti Pembinaan

Unit siap dibina, unit mula dibina dan penawaran baharu dirancang di Selangor menunjukkan prestasi sederhana. Unit siap dibina menurun 58.2%, unit mula dibina dan penawaran baru dirancang masing-masing meningkat 4.4% dan 263.3%. Tiada aktiviti pembinaan direkodkan di Kuala Lumpur dan Putrajaya.

Construction Activity

Completion, starts and new planned supply in Selangor were moderate. Completion decreases by 58.2%, starts and new planned supply increase by 4.4% and 263.3% respectively. There was no new construction activity recorded in Kuala Lumpur and Putrajaya.

Table 9: Construction Activity of Industrial in Central Region

Stage of Development \ State	Kuala Lumpur	Selangor	Putrajaya
Existing Supply (units)	5,138	41,673	48
Incoming Supply (units)	0	1,796	0
Planned Supply (units)	37	1,797	0

3.0 PROPERTY HIGHTLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Descriptions	Current Development Status
1.	Light Rail Transit (LRT3)	• Total Length - 37.0 km • Link Bandar Utama with Johan Setia in Klang • Travel Time: 60 minutes • No. of stations: 20 • Expected to be completed by Feb 2024.	Under Construction: 84%
2.	East Coast Rail Link (ECRL)	• This east and west coast rail network connecting Kota Bharu, Kelantan to Port Klang, Selangor. • The new ECRL alignment for Section C commences from Mentakab, Gombak, Serendah, Puncak Alam, Kapar to Port Klang. • The distance from Mentakab to Port Klang is 204 km. • The project expected to be completed by Dec 2026	Stage of completion: 40% (Overall construction) Selangor Section: Land acquisition stage
3.	Lebuhraya Pantai Barat (LPB) / West Coast Expressway (WCE)	• The West Coast Expressway or better known as the WCE built in the West Coast, Peninsular Malaysia connects two states, namely Perak and Selangor. The highway starts from Taiping, Perak and ends in Banting, Selangor. • The construction of WCE involves the Selangor State line of 93.8 kilometers, while the Perak State line of 139.2 kilometers. • The construction is divided into 11 packages, of which seven packages are in Selangor while the others are in Perak. • In Selangor, first six packages was completed and open to traffic. While for Package 7, namely Assam Jawa Elevated Interchange to Tanjung Karang Elevated Interchange is currently under construction. It is divided into Package 7A (19.5 kilometers) and Package 7B (10.0 kilometers). • Package 7 expected to be completed by 2025.	Under Construction: Package 7A: 80% Package B: 15% Expected to be completed Package 7A: April 2024 Package 7B: March 2025
4.	East Klang Valley Expressway (EKVE)	• A 36-kilometer route connecting Sg Long from SILK Highway in the south and Ukay Perdana in the north. The highway comprises 4 routes (2 routes per way), 5 (five) “interchanges” and 5 (five) tolls. The construction of this highway is aimed at smoothing the flow of traffic on the MRR II route. • The project expected to be completed by 2024.	Under Construction: 91%
5.	Sungai Rasau Water Supply Scheme	• In respond to issued with the quality of raw water, the Selangor State Government is implementing the Sg Rasau Water Scheme Project. This is considered to be the biggest Off-River Storage Facility (ORS) project in the country. • Details of project: ○ Stage 1 is expected to produce clean water supply to Pulau Indah, Port Klang Free Zone (PKFZ), Pulau Ketam, Taman Bukit Lipat Kajang, Seksyen 16, Bukit Rajah Industrial - North Port, Bukit Tinggi & Botanik, Bandar Puteri & Putera 2, Taman Sri Andalas, Taman Sentosa, Bayu Perdana, Bandar Klang, Teluk Gedung, Persiaran Raja Muda Musa, Sobena Jaya, Pandamaran, Jalan Tengku Badar and up to Sijangkang (Kuala Langat). ○ Stage 2 is expected to produce clean water supply to Klang and Petaling regions.	Under Construction Expected to be completed: State 1: 2024 Stage 2: 2028

No.	Infrastructure Projects	Descriptions	Current Development Status
6.	The Putrajaya Line (MRT 2)	• Previously known as Sungai Buloh - Serdang-Putrajaya Line. • The alignment will have a length of 56.2 km, consisting of 42.7 km of elevated tracks and 13.5 km running through underground tunnels. • The project was completed and fully open on 16 March 2023.	100% Completed
7.	MRT Circle Line (MRT 3)	• Total Length: 50.8 km • No of Stations: 33 (26 elevated and 7 underground) • The circle line is from Bukit Kiara to PPUM • Link densely populated areas such as Mont Kiara, Segambut, KL Metropolis, Titiwangsa, Setapak, Setiawangsa, Ampang, Salak South, Pandan Indah, Pantai Dalam, Cheras and University Malaya.	Under review in terms of detail and cost
8.	Setiawangsa – Pantai Expressway (SPE), KL	• Length: 29.8 Kilometres (Four Sections) • Previously Known As Duta - Ulu Kelang Expressway Phase 3 "Duke Phase 3". • Seven Interchanges And Toll Plazas. • Dual-Two Carriageway With Four Lanes (Two Lanes On Either Direction). • Start From Mrr2 (Where Interchange With Jalan Genting Klang/ Jalan Kolam Air) And Transverse Across University Tunku Abdul Rahman, Wangsa Maju, Setiawangsa, Ampang, Tun Razak Exchange, Bandar Malaysia, Kerinchi And Connected To Sprint Highway.	Section 1 To 3 Under Construction And Expected To Be Completed In 2023 Section 4 Taman Melati To Setiawangsa Was Opened To The Public In Disember 2021.

3.2 Mega Project

No.	Commercial Projects	Descriptions	Current Status
1.	Menara KWSP @ KWASA Damansara	• Location: Plot C8, KWASA Damansara, No. 1 Persiaran Kwasa Utama, Seksyen U4, 40150 Shah Alam, Selangor • Land area: 12.06 hectares • Purpose Built Office (PBO) with Green Building status (Platinum Rated), Intelligent and Smart Building status and Wellness Index status. • The detail of development is as below: ○ 2 blocks of 12-storey office tower with a gross floor area 59,602 sq including 2 storey car park basements provided 1,222 parking bay. • 100% occupied by KWSP	100% completed (CCC: 30/05/2022) Opening Ceremony by the Prime Minister on 08/05/2023
2	Central Park Damansara, Damansara Perdana	• Location: Jalan PJU 8/8, Damansara Perdana • Total land area: 10.687 acres (4.3249 hectares) • The detail of development is as below: ○ D'Clover Residences @ Central Park Damansara - land area: 3.27 acres - 1 block of 46 storey building with 593unit services residence. - Selling price starting at RM918,500.00 to RM1,130,360.00 - Estimated completion year: 2027	<u>Phase 1</u> Under construction 15% Expected completion by January 2027

No.	Commercial Projects	Descriptions	Current Status
		○ D'Terra Residences @ Central Park Damansara - land area: 3.747 acres - 1 block of 49 storey building with 767 units services residence. - Selling price starting at RM749,870.00 to RM979,330.00 - Estimated completion year: 2027 ○ D'Teserra Residences @ Central Park Damansara - land area: 3.67 acres - 1 block of 49 storey building with 671 units services residence. - Selling price starting at RM899,140.00 to RM1,122,660.00 - Estimated completion year: 2027 ○ D'Vine Residences @ Central Park Damansara - Land area: 2.54 acres - 1 block of 46 storey building with 1,450 units Affordable Service Apartment - Selling price at RM270,000.00 - Estimated completion year: 2026	<u>Phase 2</u> Under construction 15% Expected completion by January 2027 <u>Phase 3</u> Under construction 15% Expected completion by January 2027 Under construction 20% <u>Phase 5</u> Expected completion by September 2026
3.	Suria Garden @ Puchong	• Location: Jalan Puchong Utama 2, Taman Puchong Utama, Puchong, Selangor • Land area: 5.69 acres • Consists of 3 towers of multi-storey service apartments with a total of 972 units. • The detail total units per block are as below : ○ Tower 1 - 444 units of 28 storey service apartment, ○ Tower 2 - 374 units of 27 storey service apartment, ○ Tower 3 - 146 units of 14 storey affordable service apartment (RSKU) and 8 units service apartment. • Built up area : ○ Type A - 81.38 sqm ○ Type B - 85.18 sqm ○ RSKU - 51.65 sqm • Selling price starts from RM516,800.00 to RM657,556.00 and RSKU at RM270,000.00. • Estimated completion: May 2027	Under construction 30% - 35% <u>Phase 1</u> Expected completion by May 2027
4.	Gravit8, Klang	• Gravit8 is a mixed development project involving apartments, corporate offices, a shopping mall and a hotel which is estimated to cover approximately 15 acres of freehold land in Kota Bayu Emas, South Klang. • The development phase includes: ○ First Phase: - 22 office shop units with the size of 4,909 to 18,190 square feet. ○ Second Phase - Two tower buildings called Nordica and Andria where both have 4 types of layout design. - A total of 374 units of serviced apartments are in the construction which has started on October 1, 2020. The price of these serviced apartments is between RM510,883.00 to RM787,606.00 with the size of 952 to 1,206 square feet. - There are also 42 affordable housing units with an area of 551 square feet which will be sold at a price of RM270,000.00 per unit. - The expected date of completion and obtaining the certificate of completion and compliance or Certificate of Completion and Compliance (CCC) is in February 2025. ○ Third Phase - Development such as offices, boutique hotels, grocery stores, shopping mall.	**Phase 1:** Completed **Phase 2:** Phase 2A Completed Phase 2B Completed Phase 2C The Tresor Stage of completion 60% **Phase 3:** Future Project

No.	Commercial Projects	Descriptions	Current Status
5.	Bandar Bukit Raja, Klang	• The scheme located in Bandar Bukit Raja which offers easy access to major highways such as West Coast Expressway, NKVE, Shahpadu Highway and Federal Highway. • located in a strategic location close to BBR Townpark, Columbia Asia Hospital, AEON Bukit Raja, Terminal Bus Klang Central, schools, commercial centre (Taipan BBR) and other facilities. • Developer: Sime Darby USJ Development Sdn Bhd • Details of development: i. <u>Bandar Bukit Raja 2 Fasa R1A (Nadira)</u> ▪ Nadira is divided into two phases namely Phase R1A-1 and Phase R1A-2. ▪ The development consists of 242 units of two-storey terrace houses - Phase R1A-1 – 119 units, - Phase R1A-2 – 123 units, ▪ The launch of Bandar Bukit Raja Phase 2 R1A (Nadira) is in May 2022 with an area of each unit of 177 square meter - 207 square meter. The launched price starts from RM783,888 – RM1,067,888. ▪ Expected to be completed by 2024 ii. <u>Bandar Bukit Raja Fasa R11B2 (Lyra)</u> ▪ Lyra development consists of 156 units of 2-storey terrace houses. ▪ The launched of Bandar Bukit Raja Phase R11B2 (Lyra) is on 2 June 2022 with an area of 161 square meter - 213 square meter for each unit. ▪ Expected to be completed by 2024	 Stage of completion: 45% Stage of completion: 60%
6.	Astrum Jelatek/ Ampang	• Location: Jalan Ampang/Jalan Jelatek • Land area: 2.5212 hectares • Developer: Green Stone Development Sdn Bhd • Composition of development: 6 towers comprise of 5,228 units of Rumah SelangorKu with price at RM230,000 per unit. • Floor area: 26.02 square meters (280 square feet) (Studio type). • The project expected to be completed by Oct 2026	Under construction 20%
7.	Traders Park @ Cheras Selatan 2	• Location: Hulu Langat, Bandar Cheras. • Land area: 2.2267 hectares. • Developer: SCP Balakong Sdn Bhd • Consists of 3 blocks of 27-storey service apartments with a total of 899 units. The detail total units per block are as below: ○ Blok A – 297 units, ○ Blok B – 297 units, ○ Blok C – 305 units. • Size unit: 51.28 – 79.80 square meters. • Price Launch: RM314,000 and above • The project expected to be completed in 2025	Under construction 45%
8.	Mutiara Hills, Semenyih	• The total project area covers 485.60 hectares which consists of mixed development which is divided into 3 development sectors consisting of residential, Rumah Selangorku residential program as well as businesses and business hubs. • Pearl Hills is also equipped with the development of recreation areas, school complexes, synagogues, halls and petrol stations. • Details of development : i. Residential a) Involves 5 phases in stages b) Double storey terrace houses: 814 units c) Rumah Selangorku: 810 units ii. Business a) Shop/office 2 & 3 Floors: 33 units iii. Petrol Station	Phase 1A: Under Construction 85%

No.	Commercial Projects	Descriptions	Current Status
9.	Serenia City	• This project consists of 3 new phases that is Serenia Amalia, Serenia Aiora and Serenia Ariya. • Location: Jalan Pintas Dengkil - Putrajaya (FT29), Bandar Serenia, Sepang. • Developer: Sime Darby Property (Serenia City) Sdn Bhd. • Details of development: ➢ <u>Serenia Amalia:</u> • 202 units of town house and 230 units single storey terrace house. • Price: • RM250,000.00 – RM300,000.00 for terrace house. • RM42,000.00 – RM100,000.00 for town house • Built up area: ○ 65.03 square meters (single storey terrace house) ○ 65.03 square meters – 69.68 square meters (town house). • This phase is under the initiative project of affordable housing Rumah SelangorKu. ➢ <u>Serenia Aiora:</u> • 273 units of double storey terrace house. • Land area: ○ 6.10 meter x 21.34 meter (intermediate/end lot) ○ 6.60 meter x 21.33 meter (cornet lot) • Built up area: ○ 173.36 square meters (intermediate lot) ○ 179.95 square meters (end lot) ○ 198.07 square meters (cornet lot) • Price: ○ RM702,888 – RM745,888 (Intermediate unit) ○ RM869,888 - RM910,888 (End unit) ○ RM1,121,888 - RM1,162,888 (Corner unit) ➢ <u>Serenia Ariya:</u> • 324 units of double storey terrace house. • Land area: 6.10 meter x 21.33 meter • Built up area: 147.62 square meters – 207.63 square meters • Price: RM750,888.00 - RM1,501,888.00. ➢ <u>Serenia Anisa:</u> • 408 units of double storey terrace house. • Land area: (6.70 meter x 21.33) meter – (10.66 meter x 21.33 meter) • Built up area: 181.24 square meters – 287.24 square meters • Price: RM805,888 – RM2,407,888. ➢ <u>Serenia Aqila:</u> • 72 units of double storey semi-detached house. • Land area: 12.19 meter x 24.38 meter • Built up area: 281.47 square meters • Price: RM1,712,888 – RM2,760,888.	Serenia Amalia: Expected to be completed in March 2024 Serenia Aiora: Expected to be completed in November 2023 Serenia Ariya: completed by the februari 2023 Serenia Anisa: Expected to be completed in February 2025 Serenia Aqila: Expected to be completed in October 2024

No.	Commercial Projects	Descriptions	Current Status
10.	Compass, Kota Seri Langat	• Compass @ Kota Seri Langat is an integrated industrial and logistics hub development located in Kota Seri Langat, Kuala Langat District, Selangor. • The development can be connected via the West Coast Expressway via a special junction as well as a connection to Jalan Langat. • This development offers larger land plot sizes ranging from 9,290.00 square meters to 92,903.00 square meters. • The following is a brief description of the development, namely: a) Covers 80.93 hectares for the Integrated Industrial Park b) Easy access via direct junction to the West Coast Expressway (WCE) c) Permanent Tenure Land d) Location close to cities, ports and major airports e) 24-hour security control system	Start Constuction 5% Expected to be completed in May 2025
11.	Holiday Inn Sepang	• Holiday Inn Sepang is located in Kota Warisan, Mukim Dengkil, District of Sepang. • Estimated distance is around 49 km to Kuala Lumpur, 13 km to KLIA & 21 km to Putrajaya & Cyberjaya. • The owner of Holiday Inn is Warisan City Development Sdn Bhd in collaboration with IHG (InterContinental Hotels Group). • Type of development: Commercial (Hotel) • The composition of the development includes: - 26 strata type affordable shop units – 20' x 35' (Level 1 - 4) - 253 units hotel rooms (Level 4 -18) - One level car parking area in the basement • The status of completion to date is 99% and is still waiting for the CCC to be issued expected in 2023.	Under construction Expected Completion by 2023
12.	M Senyum @ Salak Tinggi	• M Senyum is 40.5 hectares (100 acres) landed residential development located at Salak Tinggi. • The development comprising a total of 1,176 units of double storey terrace which are: - Camellia - Camellia 2 - Rosalia - Rosalia 2 - Wisteria (coming soon) - Wisteria 2 (coming soon) - Shoplot (coming soon) Camellia (Phase 1A) • 262 units of double storey terrace house. • Land Area: 6.096 m x 18.28 m. • Selling Price: (Min) RM546,000 – (Max) RM731,000. • Project status: 35-45% Camellia 2 (Phase 1B) • 270 units of double storey terrace house. • Land Area : (6.096 m x 18.28 m) and (6.096 m x 21.33 m) • Selling Price: (Min) RM592,000 – (Max) RM837,000 • Project status: 30-40% Rosalia (Phase 2A) • 139 units of double storey terrace house • Land Area: (6.096 m x 21.33 m) • Selling Price: (Min) RM719,000 – (Max) RM925,000. • Project status: 10% Rosalia 2 (Phase 2B) • 270 units of double storey terrace house • Land Area :(6.096 m x 18.28 m) and (6.096 m x 21.33 m) • Selling Price: (Min) RM672,000 – (Max) RM929,000 • Project status: 0%	Under construction Phase 1A Expected completion by May 2025 Phase 1B Expected completion by August 2025 Phase 2A Expected completion by Dec 2025 Phase 2B Expected completion by 2026

<table>
<tr><th>No.</th><th>Commercial Projects</th><th>Descriptions</th><th>Current Status</th></tr>
<tr><td>13.</td><td>Robin @ Rimbayu (Bandar Rimbayu)</td><td>• Robin @ Rimbayu is the 14th phase of the development in the existing project scheme in Rimbayu township.
• The overall development size of the scheme is 3.5 hectares (8.6 acres) consisting of residential and recreational components.
• The scheme development consists of 4 phases of 615 units double-storey terrace
○ Phase 14A – 128 units,
○ Phase 14B – 80 units,
○ Phase 14C – 132 units,
○ Phase 14D - 175 units
• Type: Land size: 18' x 65', 20' x 65' and 28' x 65'.
• Building size: 143 s.m. / 155 s.m. / 187 s.m.
• The launched price starts from RM 755,800 to RM1,423,800
• Expected completion by December 2023</td><td>Under construction 55% - 65%

Expected completion by December 2023</td></tr>
<tr><td>14</td><td>Gamuda Cove</td><td>➢ Maya Bay
• Development type: 972 units of service apartment.
• Built up area: 51.09 s.m. – 89.92 s.m.
- Price: RM465,800 – RM731,800.
• Project status: 45% - 50%

➢ Mio Spring
• Development type: 296 units of double storey terrace house.
• Land area: (6.096 m x 19.81 m) – (10.36 m x 18.28 m)
• Built up area: 171.59 s.m. – 257.99 s.m.
- Price: RM1,045,718 – RM2,501,952.
• Project status: 0 %</td><td>Expected completion by Q4 2023

Expected completion by February 2026</td></tr>
<tr><td>15.</td><td>Kampung Sungai Baru Redevelopment Project, Kuala Lumpur City, Federal Territory of Kuala Lumpur.</td><td>• Land Acquisition Under the Land Acquisition Act 1960 (Act 486) for the Kampung Sungai Baru Redevelopment Project, Bandar Kuala Lumpur on 38 land titles and 72 strata titles which have been gazette under Section 4 with No. Gazette 9400 dated 18 June 2021 and Section 8 with No. Gazette 9412 dated 21 June 2021.
• It's located in Kampung Sungai Baru, a suburb of Kampung Baru, Kuala Lumpur.</td><td>Incoming Project

(Land Acquisition: Completed)</td></tr>
<tr><td>16.</td><td>Flat Taman Rajawali Cheras redevelopment Project</td><td>• Land Acquisition Under the Land Acquisition Act 1960 (Act 486)
• This project will redevelop 1 block of Rajawali Flat ranging from 80 units to 2 block condominium with 693 units. (332 being replacement units for Rajawali Flats and 345 units being open for sale).
• All existing owners will acquire one new condominium unit (House Replacement) with this "Key-to-key Home Swap Redevelopment Concept" without involving any costs to the owner.
• Built up area 900 sq ft with 3 bedrooms, 2 bathrooms and 1 carpark bay.
• With luxurious condominium facilities such as recreation spaces, sports venues, swimming pools, community halls and others.</td><td>Incoming Project</td></tr>
<tr><td>17.</td><td>Merdeka 118</td><td>• Location: Jalan Hang Jebat, Kuala Lumpur
• Land area: 7.6 hectares
• The development was divided into three phases.
○ Phase 1 : Iconic Merdeka towers with 118 floors and the surrounding infrastructure;
○ Phase 2 : 118 Mall and Merdeka Boulevard @ 118 linear park;
○ Phase 3 : Three residential towers.
• Upon completion, the Merdeka 118 tower will be the region's tallest at 678.90 meter. The figure 118 represents the number of floors in the building.
• Spanning over 3.1 million square feet of floor area, the Merdeka 118 tower includes 1.7 million square feet of net lettable area of premium Grade-A rentable office space.</td><td>Phase 1 and Phase 2 are due for completion by 2023.</td></tr>
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<table>
<tr><th>No.</th><th>Commercial Projects</th><th>Descriptions</th><th>Current Status</th></tr>
<tr><td>18.</td><td>Aspire Tower @ KL Eco City</td><td>• Location: KL Ecocity, Bangsar, Kuala Lumpur.
• Land area : 15.38 acres
• The project is a 42-storey office development
• The building has a total of 247 units
• Price ranging from RM1.6 Million to RM8.4 Million for built up range from 1,152 sf to 3,520 sf.
• 66 units sold as at 29/12/2022
• Expected completion by 2023.</td><td>Under construction 95%</td></tr>
<tr><td>19.</td><td>Pavilion Damansara Heights</td><td>• Location: Jalan Damanlela, Damansara Heights, Kuala Lumpur.
• Land area: 16 acres
• The integrated development project comprises of three blocks of luxurious residences, nine blocks of corporate towers and the 1.2 million square feet retail mall.
• Phase 1 - 533,361 square feet net lettable area;
• Phase 2 - 529,353 square feet net lettable area;
• The mall will also offer 1,800 car park bays for its customers</td><td>Phase 1 will be open to the public on 8 October 2023.</td></tr>
<tr><td>20.</td><td>The Met Corporate Towers</td><td>• Location: Jalan Dutamas, Kuala Lumpur.
• Premium grade-A strata title corporate office tower.
• Part off development KL Metropolis
• Comprise 2 towers office buildings- 30 and 42 floors.
○ 42 storey tower: 356 office spaces
○ 30-storey tower: 132 offices spaces
• Stated at OSC that the building is in the final stage of inspection before CCC issued.</td><td>Final stage construction</td></tr>
<tr><td rowspan="2">21.</td><td rowspan="2">Tun Razak Exchange</td><td>• Location: Jalan Tun Razak, Kuala Lumpur
• Land area: 28.3 hectares
• The master plan includes a total of 30 buildings with a combined gross floor area of 24 million square feet spread across the office, retail, hotel, residences and cultural offerings.
• The entire TRX development is anticipated to have a gross development value of more than RM40 billion.

➢ The Exchange TRX
• Land area: 17 acres
• The development consists a hotel, an office building, a two million square foot shopping mall (The Exchange TRX), and six residential towers with a combined 3,800 residential units (known as TRX Residences).</td><td>The Exchange TRX and The Exchange TRX Mall are expected to be completed in Q4 2023.</td></tr>
<tr><td>➢ The Exchange 106
• Height: 445.5 meter
• The tallest building in TRX and one of the tallest in Malaysia;
• It has 106 floors with massive column-free floor plates ranging from 28,000 to 34,000 square feet;
• Phase 1 of The Exchange TRX is made up of the retail podium, which comprises two levels and roughly 70 retail shops.
• Phase 1 will be focused on food and beverage (F&B), and service-related offerings and combined with The Exchange TRX, will create over 1.5 million square feet of retail space within the TRX master plan.</td><td>The Exchange 106 opened in December 2019.

The entire TRX project is expected to be completed in phases over the next 15-20 years.</td></tr>
</table>

No.	Commercial Projects	Descriptions	Current Status
22.	Bukit Bintang City Centre (BBCC)	• Location: Jalan Hang Tuah, Bukit Bintang, Pudu. • Land area: 19.4 acres • Gross Development value: RM8.7 billion • The leasehold project features 1.4 million square feet retail mall, six luxury residential towers, strata offices, hotels and an 80-storey signature tower. • The development was divided into three phases. Phase 1 ➢ Lifestyle mall; ➢ 43-storey strata office tower; ➢ An entertainment hub; ➢ Hotel; ➢ A live event hall that can accommodate about 2,500 people; and ➢ Two towers of serviced apartments; Phase 2 ➢ One office tower; and ➢ Three residential suite towers; Phase 3 ➢ BBCC signature tower.	Phase 1 Lifestyle mall, office tower and Two towers of serviced apartments completed. Phase 2 and 3 Due for completion in 2025
23.	KL Metropolis	• Located by townships of Damansara Heights, Sri Hartamas, Mont Kiara and Bangsar. • Land area: 75.5 acres • KL Metropolis aims to integrate trade, commerce, living and transport in one bustling hub. • Built around a Meetings, Incentives, Conventions and Exhibitions (MICE) hub, KL Metropolis is poised to boost business tourism and spearhead a fresh effort to turn Malaysia into a preferred international convention destination. • KL Metropolis development phases are as below: ○ MET 1: Two office towers, serviced residences and a retail mall; ○ MET 2: Office strata with a four–star hotel. ○ MET 3: Lifestyle mall with signature tower, luxury condominium, a five-star hotel and office towers; ○ MET 5: KL Midtown comprises of podium retail, office tower, residential tower, hotel and serviced residential tower; ○ MET 6: Office towers; ○ MET 7: Serviced residence; ○ MET 8: Two blocks of strata office towers; ○ MET 9: Six-star hotel; • Arte Mont Kiara: Serviced residences.	MET 5 & MET 8 are under construction MET 1 – Tower A (office), Tower B (hotel) & Tower C (residential) - final touch up. – waiting for CCC. MET 5 – under construction MET 8 – two towers is on final stage of inspection before CCC issued.
24.	Terra @ Precinct 8	• Location: Precinct 8, Putrajaya • A lakeside mixed development with component of luxury apartment, services apartment, waterfront retail, retail mall including offices and event hall • Expected completion at 2024	Under construction with 40% completion Update progress
25.	Residensi Sakura	• Located at Precinct 11, Putrajaya • The project comprises 463 units of condominium with the size ranging from 828 sq.ft to 2,120 sq.ft. • Price ranging from RM350,000 – RM980,000	Under construction @ 60%.
26.	Teja (Fasa 1)	• Located at Precinct 16, Putrajaya • The project comprises 28 units of 2½ storey terrace house with freehold tenure. • The units priced from RM1,386,000.00 with Built-up 2,944 sq.ft to 3,753 sq. ft and Land Area from 1,432 sq.ft - 3,563 sq.ft.	Under construction @ 15%
27.	Sultan Haji Ahmad Shah Complex	• Location: Precinct 5, Putrajaya • Headquaters of Football Association of Malaysia • The RM30 million new building which sits on a 3 acres land will be equipped with office facilities, auditorium, seminar room, merchandise store, video assistant referee (VAR) room, hall of fame room and futsal arena	Expected to be commenced in 2023

3.3 State Government Policy

State	Descriptions
Selangor	1. Rumah Idaman • Rumah Idaman is an initiative and formula by MBI Selangor and the Selangor State Government to provide a solution for home ownership to Selangor citizens. The objective is to achieve the Selangor State Housing Policy in providing "A Perfect Home for A Family". • It is an upgraded Rumah Selangorku with better specifications and interior fixtures and fittings like tile, furniture, etc offered to B40 and M40 that does not own a house yet.
	2. DanaSel Scheme • This is a hire purchase mechanism, a platform to help citizens who do not qualify for housing loans from the banks. Under this scheme, the houses are first bought by the state government and the buyers can make monthly payments for a stipulated number of years before taking full ownerships of the properties. • The State Government has allocated RM10 million to the Selangor Property and Housing Board (LPHS) to implement the scheme.
	3. The development of Kompleks Perumahan Pekerja Selangor • Through the Selangor Economic Development Corporation (PKNS), the Selangor State has identified an area of 58.67 hectares of land which 23.87 hectares belongs to the state government and 34.8 hectares PKNS land to be developed as worker housing complexes which were expected to house about 60,000 workers. • The locations identified includes the USJ 1 Industrial Park, Subang Jaya (1.21 hectare), Pulau Indah Industrial Park, Klang (4.04 hectare), Kg Balakong Industrial Park, Hulu Langat (0.8 hectare) and Taman Velox, Rawang (2.02 hectare).