



KEMENTERIAN KEWANGAN
MALAYSIA

LAPORAN PASARAN HARTA WILAYAH PANTAI TIMUR Separuh Pertama 2023

EAST COAST 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

*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*

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

*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*

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 East Coast 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

EAST COAST REGION



MARKET ACTIVITY

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

▼-11.1% Volume **26,909** transaction Value **RM5.38** billion ▼-13.4%

16,528 units | -10.4%
RM2.87 billion | -12.2%



Residential

1,018 units | 8.9%
RM0.58 billion | -3.7%



Commercial

88 units | -27.9%
RM0.31 billion | 107.7%



Industrial

6,466 units | -18.9%
RM1.17 billion | -3.2%



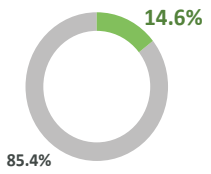
Agriculture

2,809 units | 0.8%
RM0.44 billion | -2.9%



Development Land & Others

Market Share between
Regions (Volume)



Construction Activity



2,061
Completions

3,376
Starts

3,239
New Planned
Supply



146

308

48



0

158

0



0

11

0

Unsold Status



1,306 units @
RM0.50 billion
Overhang

5,274
Unsold Under
Construction

595
Unsold Not
Constructed



784 units @
RM0.56 billion

220

275



421 units @
RM0.14 billion

1,332

996



98 units @
RM0.06 billion

26

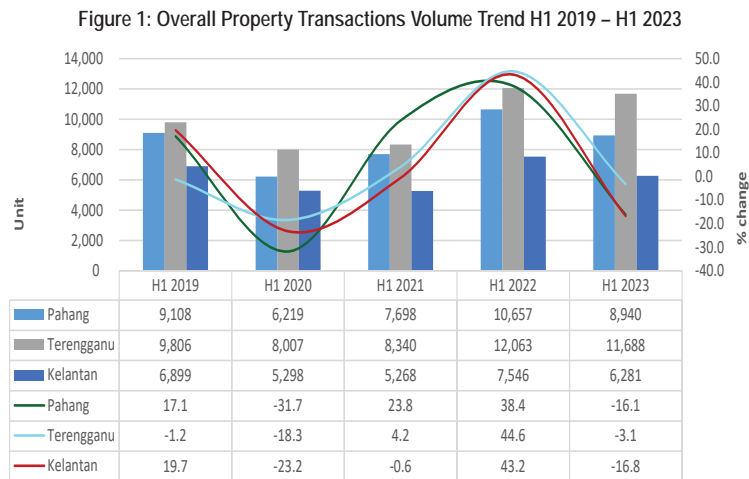
0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH PANTAI TIMUR

Prestasi pasaran harta wilayah pantai timur perlahan pada H1 2023 ditunjukkan bilangan dan nilai transaksi yang lebih rendah berbanding H1 2022. Wilayah ini merekodkan 26,909 transaksi bernilai RM5.38 bilion, menurun 11.1% dan 13.4% masing-masing dalam bilangan dan nilai berbanding H1 2022. Gabungan ketiga-tiga negeri membentuk 14.6% dan 6.3% daripada bilangan dan nilai transaksi nasional.

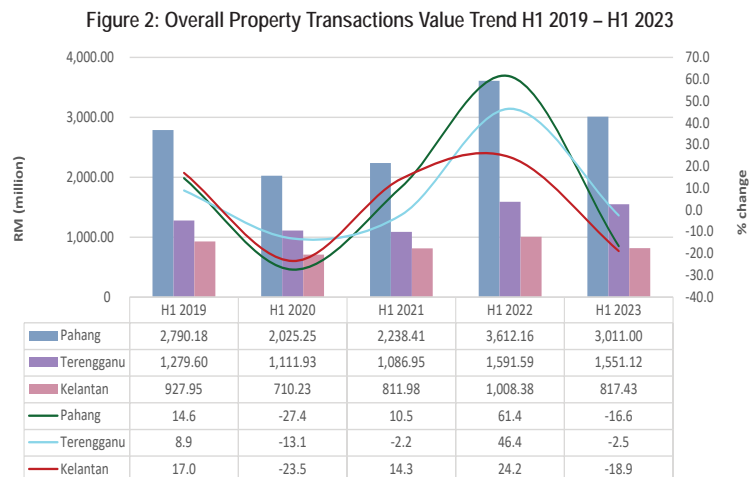
1.0 EAST COAST REGION PROPERTY MARKET OVERVIEW

The performance of east coast region property market softened in H1 2023, indicated by the lower volume and value of transactions as compared to H1 2022. The region registered 26,909 transactions worth RM5.38 billion, decreased by 11.1% and 13.4% in volume and value respectively as compared to H1 2022. Combined these three states formed 14.6% and 6.3% of the national volume and value transactions.



Semua negeri menunjukkan trend menurun. Kelantan menurun sebanyak 16.8% diikuti Pahang (16.1%) dan Terengganu (3.1%).

All states showed a downward trend. Kelantan decreased by 16.8%, followed by Pahang (16.1%) and Terengganu (3.1%).



Keadaan aliran menurun yang serupa dilihat dalam nilai transaksi. Kelantan menurun sebanyak 18.9%, diikuti Pahang (16.6%) dan Terengganu (2.5%).

Similar downtrend situation was seen in transaction value. Kelantan decreased by 18.9%, followed by Pahang (16.6%) and Terengganu (2.5%).

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

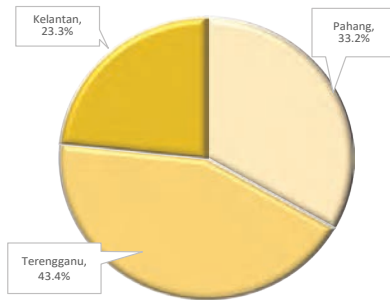
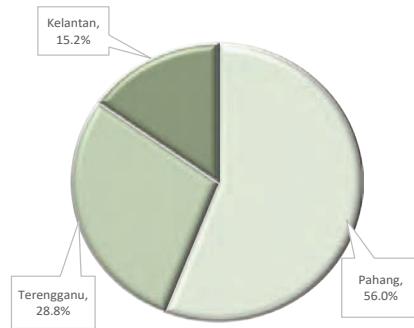


Figure 4: Overall Property Transactions Value Breakdown by State H1 2023



Mengikut negeri, Terengganu mendominasi jumlah transaksi dalam wilayah dengan 43.4% (11,688 transaksi). Namun begitu, dari segi nilai, Negeri Pahang mendahului dalam wilayah dengan 56.0% (RM3.01 bilion) daripada jumlah nilai transaksi.

By state, Terengganu dominated the region's overall property transactions volume with 43.4% (11,688 transactions). However, in terms of value, Pahang led the region with 56.0% (RM3.01 billion) from the total transactions.

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

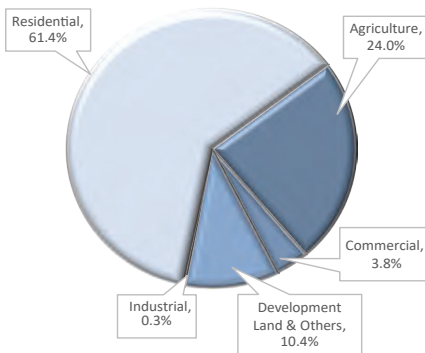
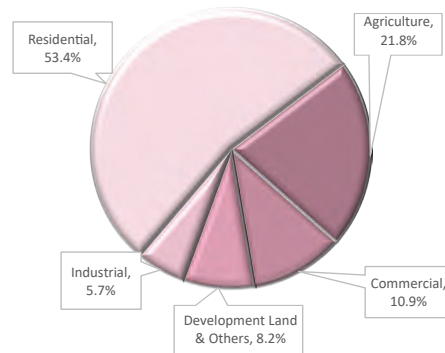


Figure 6: Overall Property Transactions Value Breakdown by Sub-sector H1 2023



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah di wilayah ini dengan menyumbang 61.4% (16,528 transaksi) dalam bilangan dan 53.4% (RM2.87 bilion) dalam nilai daripada jumlah keseluruhan.

By sub-sector, residential sub-sector continued to dominate the region's property activity by contributing 61.4% (16,528 transactions) in volume and 53.4% (RM2.87 billion) in value from the total transaction.

1.1 PROMINENT SALES

Table 1: Summary of Prominent Sales Recorded in H1 2023

No.	Property	Location	Transaction Year	Consideration Price
DEVELOPMENT LAND				
1.	Tourism Development Land (204,990 s.m.)	Pulau Tunggol, Kuala Dungun, Terengganu	2023	RM1,300,000
2.	Residential Development Land (17,890 s.m.)	Bukit Ubi, Jalan Bukit Ubi, Kuantan, Pahang	2022	RM7,500,000
ESTATE				
3.	Estate Land (2,043.61 hectares)	Ladang Suburban, Jalan Cenderawasih, Rompin, Pahang	2022	RM275,000,000
4.	Estate Land (343.68 hectares)	Kuala Tahan, Off Jalan Jerantut – Kuala Tahan, Pahang	2022	RM20,261,000
5.	Estate Land (119.23 hectares)	Ladang Cheroh, Off Jalan Pekan Cheroh - Batu Malim, Raub, Pahang	2022	RM14,623,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.0 PROPERTY MARKET ACTIVITY

2.1 HARTA TANAH KEDIAMAN

2.1 RESIDENTIAL PROPERTY

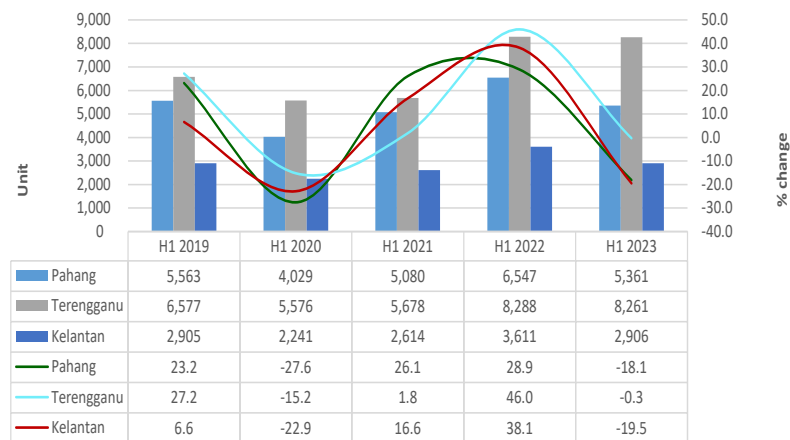
Transaksi

Transaction

Sektor kediaman kekal sebagai subsektor utama untuk semua negeri. Semua negeri merekodkan penyusutan tahun ke tahun. Kelantan menurun 19.5%, diikuti Pahang (18.1%) dan Terengganu (0.3%).

Residential sub-sector was the main sub-sector for all states. All states recorded year-to-year shrinkage. Kelantan decreased 19.5%, followed by Pahang (18.1%) and Terengganu (0.3%).

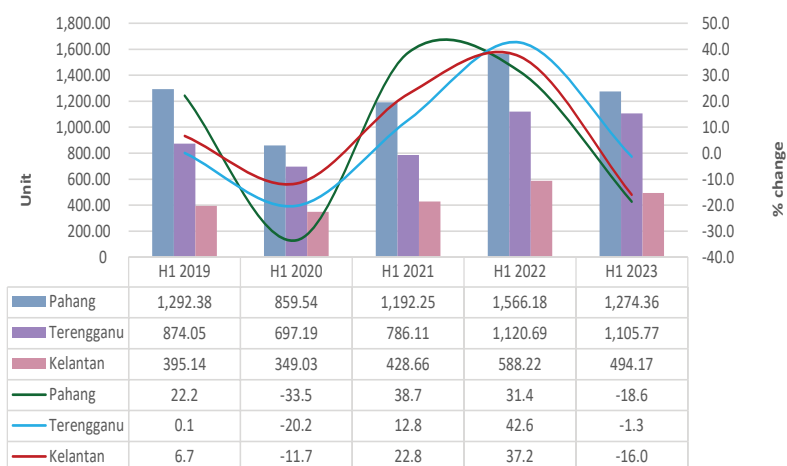
Figure 7: Residential Property Transactions Volume Trend H1 2019 – H1 2023



Dari segi nilai transaksi, semua negeri juga mencatatkan penyusutan tahun ke tahun. Pahang menguncup sebanyak 18.6%, diikuti Kelantan (16.0%) dan Terengganu (1.3%).

In terms of transaction value, all of the states recorded similar year-to-year shrinkage. Pahang contracted by 18.6%, followed by Kelantan (16.0%) and Terengganu (1.3%).

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



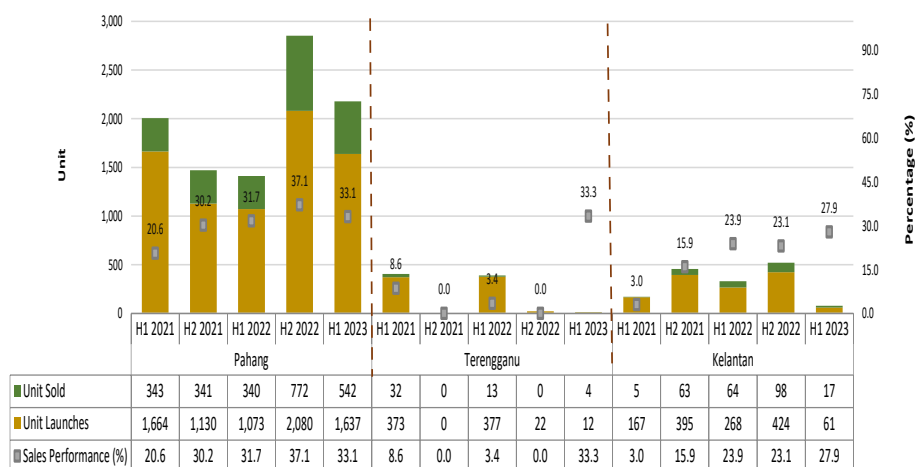
Pelancaran Baharu

Pasaran H1 2023 menyaksikan pelancaran baharu sebanyak 1,710 unit berbanding 1,718 unit yang direkodkan pada H1 2022. Pelancaran baharu di Terengganu dan Kelantan masing-masing menguncup sebanyak 96.8% dan 77.2% manakala Pahang mencatat 52.6% lebih banyak pelancaran baharu berbanding H1 2022. Prestasi jualan meningkat pada H1 2023 di wilayah ini berbanding H1 2022. Mengikut jenis harta tanah, rumah teres satu tingkat membentuk sebahagian besar pelancaran baharu di Pahang, Terengganu dan Kelantan.

New Launches

The primary market in H1 2023 saw the new launching of 1,710 units in the region as compared to 1,718 units recorded in H1 2022. New launches unit in Terengganu and Kelantan contracted by 96.8% and 77.2% respectively whereas Pahang recorded 52.6% more new launches as compared to H1 2022. Sales performance improved in H1 2023 in this region as compared to H1 2022. By property, single storey terrace was the main contributor to the new launches in Pahang, Terengganu and Kelantan.

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



Status Pasaran

Keadaan unit siap dibina tidak terjual dan unit belum terjual menyaksikan pergerakan yang lebih baik dalam tempoh kajian. Unit siap dibina tidak terjual di Pahang, Terengganu dan Kelantan masing-masing berkurang kepada 619 unit, 390 unit dan 297 unit menurun 40.7%, 11.8% dan 23.7% berbanding H2 2022 (Pahang 1,044 unit, Terengganu 442 unit dan Kelantan 389 unit).

Unit dalam pembinaan belum terjual di Pahang dan Terengganu masing-masing berkurang sebanyak 7.8% dan 31.1% kepada 1,828 unit dan 470 unit (H2 2022: Pahang 1,983 unit; Terengganu 682 unit). Sebaliknya, unit dalam pembinaan belum terjual bertambah sebanyak 14.2% kepada 2,976 unit di Kelantan (H2 2022: 2,606 unit).

Terengganu merekodkan sifar unit belum dibina belum terjual. Pahang dan Kelantan masing-masing merekodkan penurunan 75.3% kepada 276 unit dan 63.6% kepada 319 unit berbanding H2 2022 (Pahang 1,119 unit; Kelantan 877 unit).

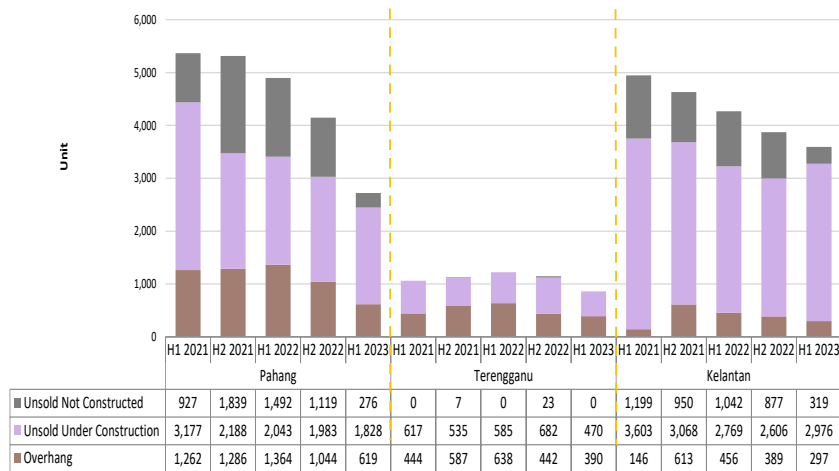
Market Status

The overhang and unsold situation recorded better movements in the review period. Pahang, Terengganu and Kelantan charted 619 units, 390 units and 297 overhang units, down by 40.7%, 11.8% and 23.7% respectively compared to H2 2022 (Pahang 1,044 units; Terengganu 442 units and Kelantan 389 units).

The unsold under construction reduced by 7.8% and 31.1% to 1,828 units and 470 units in Pahang and Terengganu respectively (H2 2022: Pahang 1,983 units; Terengganu 682 units). On the other hand, the unsold under construction increased by 14.2% to 2,976 units in Kelantan (H2 2022: 2,606 units).

Terengganu has recorded zero unsold not constructed unit. Pahang and Kelantan recorded reduce of 75.3% to 276 units and 63.6% to 319 units respectively compared to H2 2022 (Pahang 1,119 units; Kelantan 877 units).

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



Aktiviti Pembinaan

Secara amnya, aktiviti pembinaan adalah kurang aktif di Wilayah Pantai Timur. Bilangan siap dibina dan mula dibina masing-masing menurun 30.3% kepada 2,061 unit dan 14.7% kepada 3,376 unit. (H1 2022: siap dibina 2,958 unit; mula dibina 3,956 units). Sebaliknya, penawaran baharu dirancang meningkat 47.0% kepada 3,239 unit (H1 2022: 2,204 unit).

Construction Activity

In general, construction activities were less active in the East Coast Region. Completion and starts declined 30.3% to 2,061 units and 14.7% to 3,376 units respectively (H1 2022: Completion 2,958 units; Starts 3,956 units). Conversely, new planned supply increased by 47.0% to 3,239 units (H1 2022: 2,204 units).

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

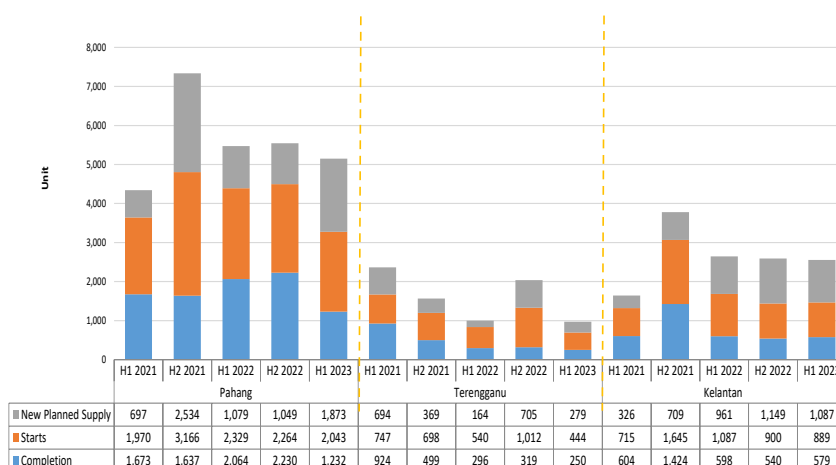


Table 2: Supply of Residential Units in East Coast Region H1 2023

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	301,217	109,091	89,895
Incoming Supply (units)	15,439	17,825	11,117
Planned Supply (units)	32,776	8,898	4,352

6

Indeks Harga Rumah

Harga bagi harta kediaman secara keseluruhan menunjukkan pergerakan bercampur-campur. Indeks Harga Semua Rumah Q2 2023^P, Pahang dan Kelantan masing-masing menunjukkan kenaikan 0.3% dan 2.6% manakala Terengganu merekodkan penurunan 0.1%. Harga purata semua Rumah adalah RM254,557 bagi Pahang, RM288,253 bagi Terengganu dan RM252,561 bagi Kelantan dalam Q2 2023^P.

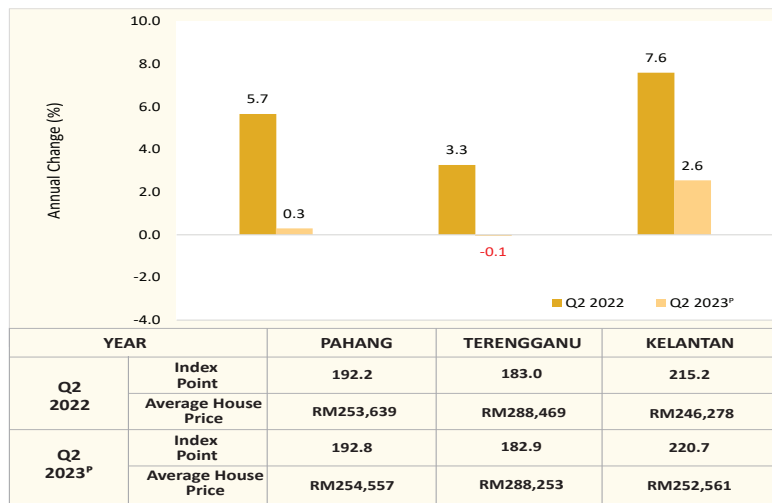
Pahang mencatatkan kenaikan marginal 0.9% dan 1.9% masing-masing dalam mata indeks rumah teres dan rumah berkembar manakala mata indeks rumah sesebuah menurun 4.1%. Begitu juga keadaan bercampur direkodkan di Terengganu dan Kelantan. Terengganu mencatatkan kenaikan 3.0% dalam mata indeks rumah teres manakala mata indeks rumah berkembar dan rumah sesebuah masing-masing menurun marginal 0.1% dan 2.6%. Mata indeks rumah teres di Kelantan mencatatkan penurunan 6.8% manakala mata indeks rumah berkembar dan rumah sesebuah masing-masing meningkat 1.2% dan 9.3%.

House Price Index

Residential property price showed mix movements across the board. All House Price Index in Q2 2023^P, Pahang and Kelantan recorded growth of 0.3% and 2.6% respectively whereas Terengganu recorded otherwise, down marginally by 0.1%. The average house price stood at RM254,557 for Pahang, RM288,253 for Terengganu and RM252,561 for Kelantan in Q2 2023^P.

Pahang recorded marginal increment of 0.9% and 1.9% in index points for terraced house and semi-detached house respectively whereas index points for detached house decreased 4.1%. Likewise, Terengganu and Kelantan also recorded mix movements. Terengganu recorded increment of 3.0% in index points for terraced house whereas index points for semi-detached house and detached house drop marginally by 0.1% and 2.6% respectively. Index points for terraced house in Kelantan dropped 6.8% house whereas index points for semi-detached house and detached house increased 1.2% and 9.3% respectively.

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



Sewa

Pasaran sewa menggambarkan prestasi bercampur-campur secara keseluruhan dengan pergerakan menaik direkodkan di beberapa kawasan terutamanya bagi rumah teres. Sewa beberapa skim rumah teres setingkat di Daerah Kemaman, Terengganu dan Jajahan Pasir Puteh, Jajahan Kuala Krai, Kelantan menunjukkan pertumbuhan dua angka disebabkan penyewaan baharu dan lokasi yang baik.

Rental

The rental market portrayed mixed performance across the board with upward movements recorded in several areas particularly for terraced houses. Rental of several single storey terraced schemes in Kemaman District, Terengganu and Jajahan Pasir Puteh, Jajahan Kuala Krai, Kelantan recorded double digit growth due to new tenancy and good locations.

2.2 HARTA TANAH KOMERSIAL

2.2 COMMERCIAL PROPERTY

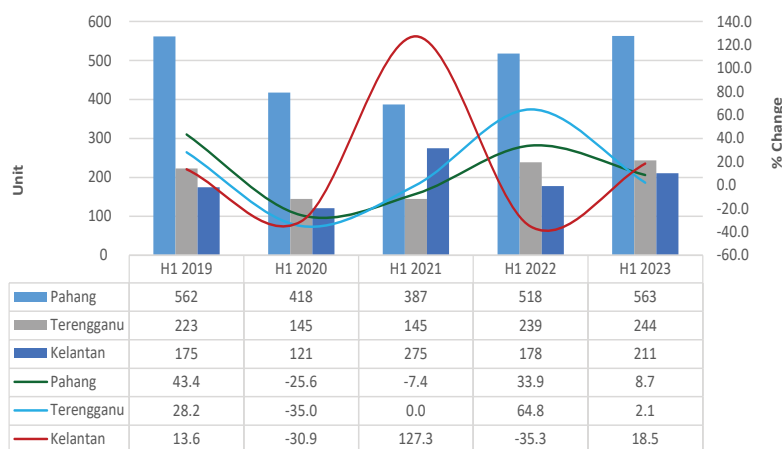
Transaksi

Subsektor komersial terus merekodkan pertumbuhan tahun ke tahun. Kelantan meningkat 18.5%, diikuti Pahang (8.7%) dan Terengganu (2.1%).

Transaction

Commercial sub-sector continued in recording year-to-year growth. Kelantan increased 18.5%, followed by Pahang (8.7%) and Terengganu (2.1%).

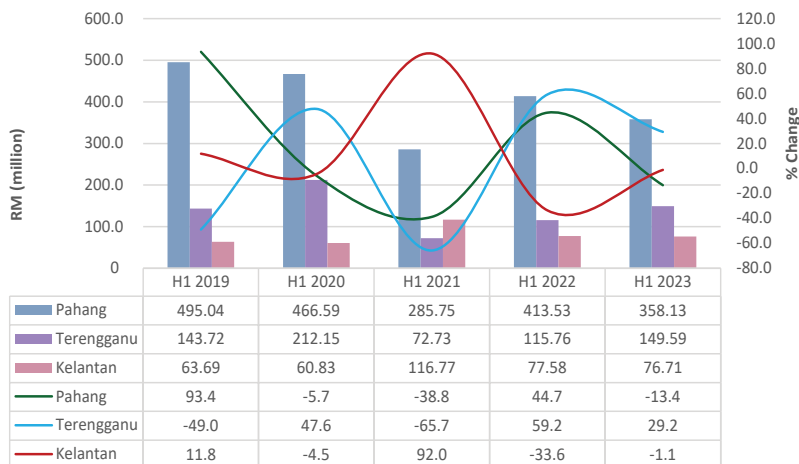
Figure 13: Commercial Property Transactions Volume Trend H1 2019 – H1 2023



Dari segi nilai transaksi, semua negeri merekodkan pergerakan bercampur. Terengganu meningkat sebanyak 29.2% manakala Pahang dan Kelantan masing-masing menurun sebanyak 13.4% dan 1.1%.

In terms of transaction value, all of the states recorded mixed movement. Terengganu increased by 29.2% while Pahang and Kelantan decreased by 13.4% and 1.1% respectively.

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



a. Kedai

a. Shop

8 Transaksi

Transaction

Subsektor kedai mencatat 628 transaksi dengan nilai RM387.80 juta pada H1 2023, mencakupi 61.7% dalam bilangan dan 66.4% dalam nilai transaksi harta komersial dalam wilayah ini. Aktiviti pasaran menunjukkan kenaikan apabila bilangan dan nilai transaksi masing-masing meningkat 12.5% dan 3.0% (H1 2022: 558 transaksi bernilai RM376.48 juta).

Shop sub-sector recorded 628 transactions worth RM387.80 million in H1 2023, accounting for 61.7% in volume and 66.4% in value of commercial property transactions in the region. Market activity showed an upturn as the volume and value of transactions increased by 12.5% and 3.0% respectively (H1 2022: 558 transactions worth RM376.48 million).

Status Pasaran

Market Status

Situasi unit kedai siap dibina tidak terjual menyaksikan pergerakan yang lebih baik dalam tempoh kajian. Kedai siap dibina tidak terjual di Pahang, Terengganu dan Kelantan masing-masing berkurang 16.5% kepada 461 unit, 41.7% kepada 105 unit dan 11.4% kepada 218 unit berbanding H2 2022 (Pahang 552 unit; Terengganu 180 unit dan Kelantan 246 unit).

The shop overhang saw better movements in the review period. Shop overhang in Pahang, Terengganu and Kelantan reduced by 16.5% to 461 units, 41.7% to 105 units and 11.4% to 218 units respectively as compared to H2 2022. (Pahang 552 units; Terengganu 180 units and Kelantan 246 units).

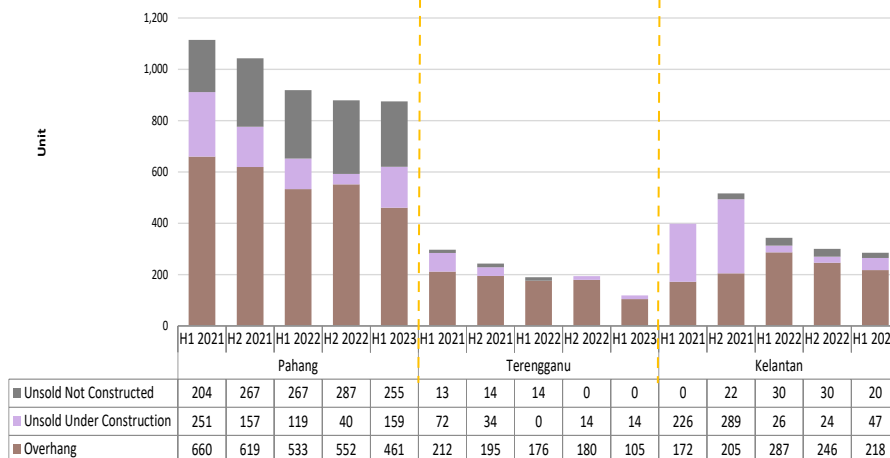
Kedai dalam pembinaan belum terjual bertambah di wilayah ini. Terengganu mengekalkan unit dalam pembinaan belum terjual (14 unit). Sebaliknya, Pahang dan Kelantan masing-masing merekodkan kenaikan 297.5% kepada 159 unit dan 95.8% kepada 47 unit berbanding H2 2022 (Pahang: 40 unit; Kelantan 24 unit).

The unsold under construction increased in the region. Terengganu recorded the same unsold under construction unit (14 units). On the other hand, Pahang and Kelantan recorded increase of 297.5% to 159 units and 95.8% to 47 units as compared to H2 2022 (Pahang 40 units; Kelantan 24 units).

Unit belum dibina belum terjual di Pahang dan Kelantan masing-masing merekodkan penurunan 11.1% kepada 255 unit dan 33.3% kepada 20 unit berbanding H2 2022 (Pahang 287 unit; Kelantan 30 unit). Terengganu merekodkan sifar unit belum dibina belum terjual.

The unsold not constructed in Pahang and Kelantan recorded reduce of 11.1% to 255 units and 33.3% to 20 units respectively as compared to H2 2022 (Pahang 287 units; Kelantan 30 units). Terengganu has recorded zero unsold not constructed unit.

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



Aktiviti Pembinaan

Aktiviti pembinaan kedai merekodkan pergerakan bercampur-campur. Bilangan siap dibina dan penawaran baharu dirancang masing-masing menurun 62.8% kepada 146 unit dan 69.6% kepada 48 unit (H1 2022: Siap dibina 393 unit, penawaran baharu dirancang 158 unit). Sebaliknya, mula dibina meningkat 118.4% kepada 308 unit (H1 2022: 141 unit).

Construction Activity

The shop construction activities recorded mixed movements in the region. Completion and new planned supply reduced 62.8% to 146 units and 69.6% to 48 units respectively (H1 2022: Completion 393 units, new planned supply 158 units). On the other hand, starts increased by 118.4% to 308 units (H1 2022: 141 units).

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

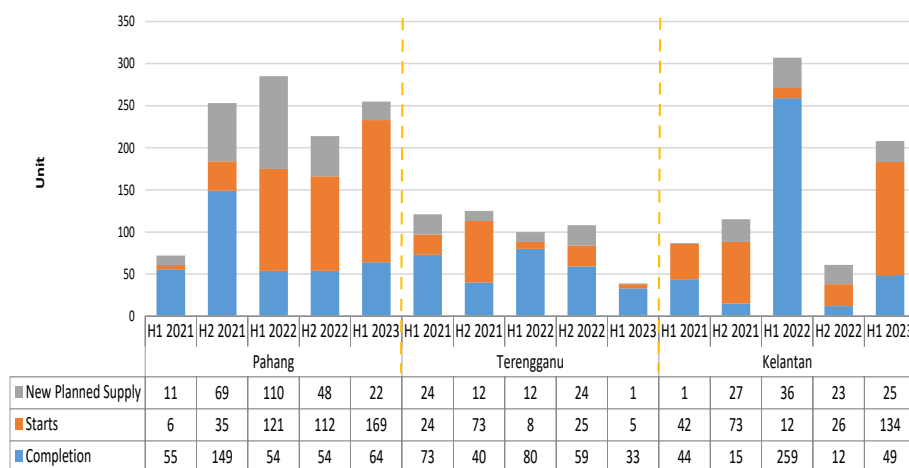


Table 3: Construction Activity of Shop in East Coast Region H1 2023

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	25,929	8,673	14,429
Incoming Supply (units)	1,248	920	1,077
Planned Supply (units)	3,326	701	665

b. Kompleks Perniagaan

Penghunan dan Ketersediaan Ruang

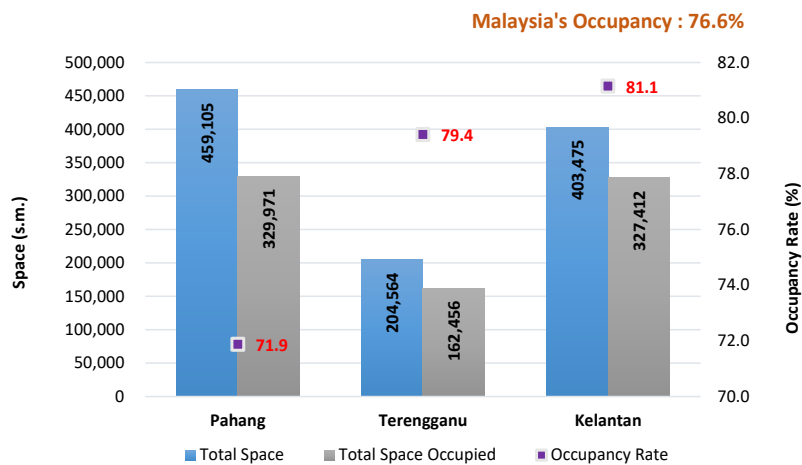
Prestasi subsektor niaga secara amnya adalah stabil. Pahang mengekalkan kadar penghunan yang sama pada 71.9%. Sebaliknya, Terengganu mencatatkan kadar penghunan yang lebih tinggi pada 79.4% manakala kadar penghunan di Kelantan menurun sedikit kepada 81.1% berbanding H2 2022 (Terengganu 79.3%; Kelantan 81.9%).

b. Shopping Complex

Occupancy and Space Availability

The performance of retail sub-sector was generally stable. Pahang remained the same occupancy rate at 71.9%. On the other hand, Terengganu recorded higher occupancy rate at 79.4% while the occupancy rate in Kelantan decreased slightly to 81.1% as compared to H2 2022 (Terengganu 79.3%; Kelantan 81.9%).

Figure 17: Supply and Occupancy of Shopping Complex H1 2023



10

Aktiviti Pembinaan

Subsektor ini menyaksikan Lotus's Hypermarket yang terletak di Jalan Tun Razak, Kuantan, Pahang siap dibina yang menyuntik 9,894 m.p. ruang ke dalam pasaran.

Construction Activity

The sub-sector witnessed the completion of Lotus's Hypermarket located at Jalan Tun Razak, Kuantan, Pahang which injected 9,894 s.m. into the market.

Table 4: Construction Activity of Shopping Complex in East Coast Region H1 2022

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	44 complexes (459,105 s.m.)	40 complexes (204,564 s.m.)	30 complexes (403,475 s.m.)
Incoming Supply	0	3 complexes (126,520 s.m.)	0
Planned Supply	2 complexes (15,373 s.m.)	0	0

c. Pejabat Binaan Khas

Penghunian dan Ketersediaan Ruang

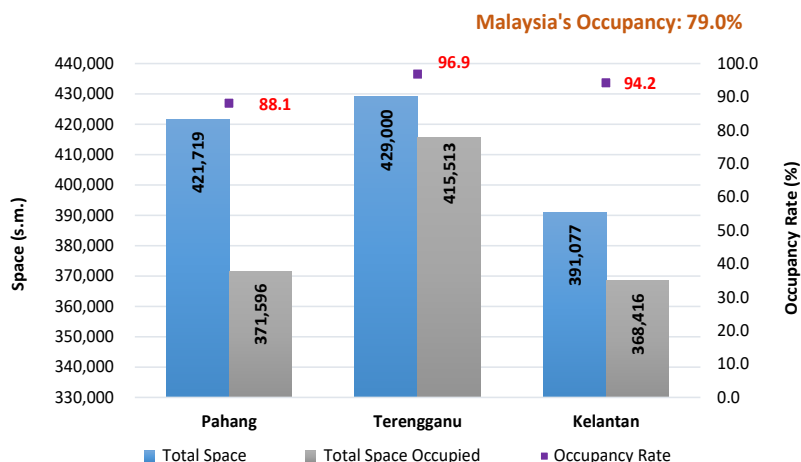
Prestasi subsektor niaga secara amnya adalah stabil. Terengganu mengekalkan kadar penghunian yang sama pada 96.9%. Sebaliknya, Pahang mencatatkan kadar penghunian yang lebih tinggi pada 88.1% manakala kadar penghunian di Kelantan menurun sedikit kepada 94.2% berbanding H2 2022 (Pahang 88.0%; Kelantan 94.3%).

c. Purpose-Built Office

Occupancy and Space Availability

The performance of retail sub-sector was generally stable. Terengganu remained the same occupancy rate at 96.9%. On the other hand, Pahang recorded higher occupancy rate at 88.1% while the occupancy rate in Kelantan decreased slightly to 94.2% as compared to H2 2022 (Pahang 88.0%; Kelantan 94.3%).

Figure 18: Supply and Occupancy of Purpose-Built Office H1 2023



Aktiviti Pembinaan

Tiada aktiviti direkodkan dalam tempoh kajian.

Construction Activity

No new construction was recorded in the review period.

Table 5: Construction Activity of Purpose-Built Office in East Coast Region H1 2023

State of Development	Pahang	Terengganu	Kelantan
Existing Supply	154 complexes (421,719 s.m.)	124 complexes (429,000 s.m.)	289 complexes (391,077 s.m.)
Incoming Supply	1 complex (36,375 s.m.)	1 complex (9,704 s.m.)	0
Planned Supply	1 complex (4,911 s.m.)	1 complex (31,760 s.m.)	0

2.3 HARTA TANAH PERTANIAN

Transaksi

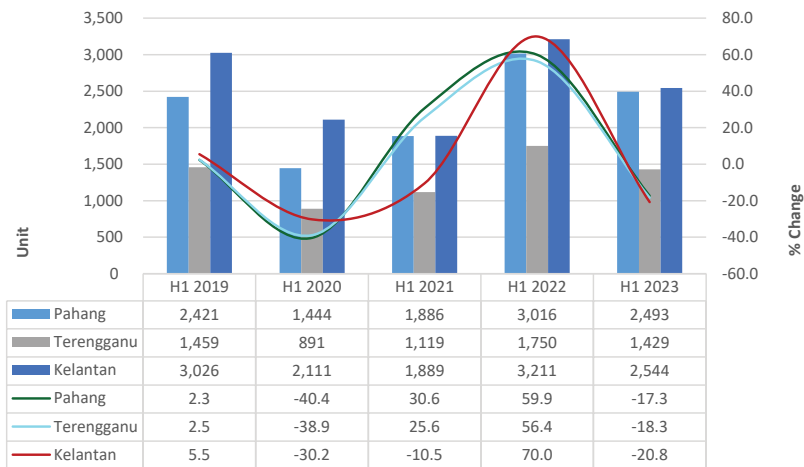
Prestasi subsektor pertanian kurang memberangsangkan. Semua negeri merekodkan penurunan dua angka. Kelantan menguncup 20.8% diikuti Terengganu (18.3%) dan Pahang (17.3%). Pahang merekodkan tiga transaksi tanah ladang dengan jumlah nilai transaksi hampir RM310 juta dalam tempoh kajian.

2.3 AGRICULTURE PROPERTY

Transaction

The performance of agriculture sub-sector was less encouraging. All states recorded double-digit contraction. Kelantan decreased 20.8% followed by Terengganu (18.3%) and Pahang (17.3%). Pahang recorded three estate land transactions worth nearly RM310 million in the review period.

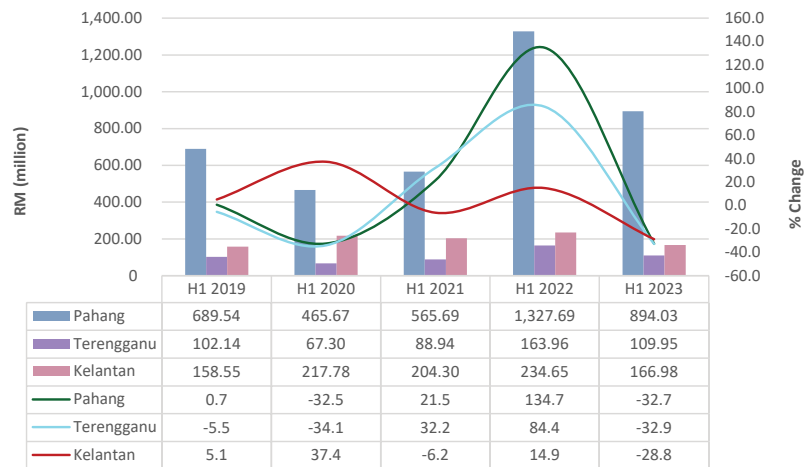
Figure 19: Agriculture Property Transactions Volume Trend H1 2019 – H1 2023



Dari segi nilai transaksi, semua negeri menunjukkan tren menurun. Terengganu menurun sebanyak 32.9% diikuti Pahang (32.7%) dan Kelantan (28.8%).

In terms of transaction value, all of the states showed downtrend. Terengganu decreased 32.9% followed by Pahang (32.7%) and Kelantan (28.8%).

Figure 20: Agriculture Property Transactions Value Trend H1 2019 – H1 2023



12

Harga

Harga harta tanah pertanian secara amnya stabil di wilayah ini. Tanah getah dengan keluasan purata 2.36 hektar di Daerah Bentong, Pahang dan keluasan purata 1.10 hektar di Daerah Besut, Terengganu masing-masing merekodkan peningkatan 6.2% dan 8.2%. Sementara itu, tanah kebun di Daerah Kuantan, Pahang dengan keluasan purata 0.46 hektar merekodkan kenaikan 7.8% dengan nilai transaksi antara RM911,000 hingga RM914,000 sehektar.

Price

Prices of agriculture property were generally stable across the region. Rubber land in Bentong District, Pahang with average land area 2.36 hectares and Besut District, Terengganu, with average land area 1.10 hectares recorded 6.2% and 8.2% appreciation respectively. Meanwhile, orchard land with average land area 0.46 hectares in Kuantan District Pahang recorded 7.8% increase with transaction between RM911,000 to RM914,000 per hectare.

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

Table 6: Infrastructure Projects

No.	Infrastructure	Description	Current Development Status																																																																							
1.	East Coast Rail Line (ECRL)	<p>Total length: 665 kilometres double-track, standard gauge railway link.</p> <ul style="list-style-type: none"> - Location: Port Klang to Kota Bharu - Link the East Coast and the West Coast of Peninsular Malaysia by connecting Kota Bharu in Kelantan to Port Klang in Selangor. - Estimating cost: RM50.27 billion - Comprise total of 20 stations, including 14 passenger stations, 5 combined passenger and freight stations, and 1 freight station. <p>1) <u>Location: Pahang</u></p> <ul style="list-style-type: none"> - Seven stations will be in Pahang namely, Bentong Station, Temerloh Station, Maran Station, Paya Besar Station, KotaSAS Station, Kuantan Port City Station and Cherating Station. - To date, this ECRL project has involved the acquisition of 2,065 lots of land throughout the state of Pahang. The breakdown of the number of lots involved is as follows : <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Section B (Phase 1)</td> <td>Kuantan</td> <td>289</td> </tr> <tr> <td>Bera</td> <td>4</td> </tr> <tr> <td>Maran</td> <td>479</td> </tr> <tr> <td>Temerloh</td> <td>109</td> </tr> <tr> <td colspan="2">Total</td> <td>881</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Section B (Phase 2A)</td> <td>Kecil Gebeng</td> <td>2</td> </tr> <tr> <td>Kuantan</td> <td>141</td> </tr> <tr> <td>Maran</td> <td>217</td> </tr> <tr> <td>Temerloh</td> <td>139</td> </tr> <tr> <td colspan="2">Total</td> <td>499</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Section B (KPC Station)</td> <td>Kecil Gebeng</td> <td>2</td> </tr> <tr> <td>Kecil Gebeng (Station)</td> <td>6</td> </tr> <tr> <td>Total</td> <td>8</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="6">Section C1A (Phase 1)</td> <td>Temerloh</td> <td>129</td> </tr> <tr> <td>Bentong</td> <td>231</td> </tr> <tr> <td>Bentong (Genting Tunnel)</td> <td>2</td> </tr> <tr> <td>Bentong (Additional Lots)</td> <td>22</td> </tr> <tr> <td>Bentong (Underground / Stratum)</td> <td>89</td> </tr> <tr> <td>Total</td> <td>473</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Section C1A (Phase 2B)</td> <td>Kecil Gebeng</td> <td>17</td> </tr> <tr> <td>Kuantan</td> <td>52</td> </tr> <tr> <td>Maran</td> <td>134</td> </tr> <tr> <td>Temerloh</td> <td>1</td> </tr> <tr> <td colspan="2">Total</td> <td>204</td> </tr> </tbody> </table>	Section / Phase	District	Lot Nos.	Section B (Phase 1)	Kuantan	289	Bera	4	Maran	479	Temerloh	109	Total		881	Section / Phase	District	Lot Nos.	Section B (Phase 2A)	Kecil Gebeng	2	Kuantan	141	Maran	217	Temerloh	139	Total		499	Section / Phase	District	Lot Nos.	Section B (KPC Station)	Kecil Gebeng	2	Kecil Gebeng (Station)	6	Total	8	Section / Phase	District	Lot Nos.	Section C1A (Phase 1)	Temerloh	129	Bentong	231	Bentong (Genting Tunnel)	2	Bentong (Additional Lots)	22	Bentong (Underground / Stratum)	89	Total	473	Section / Phase	District	Lot Nos.	Section C1A (Phase 2B)	Kecil Gebeng	17	Kuantan	52	Maran	134	Temerloh	1	Total		204	<p>Overall project completion 43.54% and is expected to be completed in 2026.</p> <p>Pahang construction status is at 42.96% completion stage</p> <p>Section B (Phase 1): Land acquisition process completed.</p> <p>Section B (Phase 2A): Land acquisition process completed.</p> <p>Section B (KPC Station): Land acquisition process completed except one lot.</p> <p>Section C1A (Phase 1): Hearing and inquiry are ongoing and some acquired lots has been compensated. Acquisition for underground land (stratum) had been gazetted in Section 4 and 8.</p> <p>Section C1A (Phase 2B): Hearing and inquiry are ongoing.</p> <p>*Project status until Mei 2023 as been reported in the Pahang State Coordination Meeting of the East Coast Rail Link (ECRL) Project.</p>
Section / Phase	District	Lot Nos.																																																																								
Section B (Phase 1)	Kuantan	289																																																																								
	Bera	4																																																																								
	Maran	479																																																																								
	Temerloh	109																																																																								
Total		881																																																																								
Section / Phase	District	Lot Nos.																																																																								
Section B (Phase 2A)	Kecil Gebeng	2																																																																								
	Kuantan	141																																																																								
	Maran	217																																																																								
	Temerloh	139																																																																								
Total		499																																																																								
Section / Phase	District	Lot Nos.																																																																								
Section B (KPC Station)	Kecil Gebeng	2																																																																								
	Kecil Gebeng (Station)	6																																																																								
	Total	8																																																																								
Section / Phase	District	Lot Nos.																																																																								
Section C1A (Phase 1)	Temerloh	129																																																																								
	Bentong	231																																																																								
	Bentong (Genting Tunnel)	2																																																																								
	Bentong (Additional Lots)	22																																																																								
	Bentong (Underground / Stratum)	89																																																																								
	Total	473																																																																								
Section / Phase	District	Lot Nos.																																																																								
Section C1A (Phase 2B)	Kecil Gebeng	17																																																																								
	Kuantan	52																																																																								
	Maran	134																																																																								
	Temerloh	1																																																																								
Total		204																																																																								

No.	Infrastructure	Description	Current Development Status
		<p>2) <u>Location: Terengganu</u></p> <ul style="list-style-type: none"> - Distance: 262.00 kilometres - Land involved: 6,200 individual lots - Six stations will be in Terengganu namely Chukai Station, Kemasik Station, Dungun Station, Kuala Terengganu Station, Bandar Permaisuri Station and Jerleh Station with one future station namely Pengkalan Berangan Station. <p>3) <u>Location: Kelantan</u></p> <ul style="list-style-type: none"> - Distance: 56.00 kilometres - The alignment for this project starts from Pasir Puteh to Kota Bharu. - Two main stations in Pasir Puteh and Tunjang, Kota Bharu. - Project area: 304.90 hectares (including private and government land) 	<p>Terengganu construction status is at 64.71% completion stage.</p> <p>Under construction. The Second Phase of Land Acquisition has been completed.</p>
2.	Central Spine Road Highway (CSR) FT 34 Kota Bharu – Simpang Pelangai, Bentong	<ul style="list-style-type: none"> - Four lane dual-carriageway highway. - Comprising six phases and 30 sub-packages - Total length: 347.00 kilometers <p>1) <u>Location: Kelantan</u></p> <ul style="list-style-type: none"> - Involved two packages with 11 sub-packages. <p><u>Package 1: Kuala Krai to Lakit River Bridge</u></p> <ul style="list-style-type: none"> - Length: 47.00 kilometres a) <u>Section 1C: Kg Laloh to FT66</u> <ul style="list-style-type: none"> - Project area: 41,257 hectares - Project cost: RM185.40 million <p><u>Package 2: Lakit River Bridge to Gua Musang</u></p> <ul style="list-style-type: none"> - Total length: 59.00 kilometres a) <u>Section 2B: Paloh 2 to Bukit Sejuk</u> <ul style="list-style-type: none"> - Project cost: RM365.80 million - Involved Package 2C, Package 2D and Package 2E. b) Section 2C: Bukit Sejuk to Bandar Baru Gua Musang <ul style="list-style-type: none"> - Project cost: RM371.50 million - Involved Package 2F and Package 2G. 	<p>Has been gazetted under Section 8 on 18 May 2023, Land Acquisition Act 1960. The project is still under land acquisition process.</p> <p><u>Package 2C</u> Has been gazetted under Section 8 on 30 March 2023, Land Acquisition Act 1960. The project is still under land acquisition process.</p> <p><u>Package 2D</u> Has been gazetted under Section 8 on 16 February 2023, Land Acquisition Act 1960. The project is still under land acquisition process.</p> <p><u>Package 2E</u> Preparation written award by Land Administrator and process of compensation payment.</p> <p><u>Package 2F</u> Preparation written award by Land Administrator and process of compensation payment.</p> <p><u>Package 2G</u> Has been gazetted under Section 8 on 18 May 2023, Land Acquisition Act 1960. The project is still under land acquisition process.</p>

No.	Infrastructure	Description	Current Development Status
		2) <u>Location: Pahang</u> - Involved four packages with 19 sub-packages. - Distance: 240.00 kilometres - Package 4C – Sega Lama ke Kuala Dong (5.8 kilometres). - Package 4D: Kuala Dong to Tanah Berchangkul (13.6 kilometres). - Package 5A: Raub to Bentong, Pahang; - Package 4C – Kampung Relong to Raub - Package 4B – Kampung Relong to Raub - Package 4A – Kampung Relong to Raub - - Package 4C – Kampung Relong to Raub (Amendment 1)	Package 4C, 4D & 5A under construction. Package 4C, 4B & 4A under construction. Package 4C - Land acquisition process involving 26 individual in Mukim Penjom, Lipis. Hearing and inquiry are ongoing.
3.	Sultan Ahmad Shah Administrative Center (PPSAS), KotaSAS	- Location: KotaSAS, Kuantan - Total land area: 105.70 acres - Total built-up area: 57,777 sqm - Estimating Project Cost: RM415.5 million - Development Components: > 4 storey Dewan Undangan Negeri > 7 Storey Menteri Besar and State Secretary Office > 7-Storey State Building Offices > 7-Storey Federal Building Offices, Banquet Hall, Gallery, Auditorium, > 1,213 car parks etc. - Pusat Pentadbiran Sultan Ahmad Shah (PPSAS) will replaced Wisma Sri Pahang and Wisma Persekutuan located at Jalan Gambut, Kuantan.	Under Construction and estimated completion in September 2023.
4.	Tanah Putih Intersection Flyover to Tanjung Lumpur Second Bridge	- To overcome the problem of traffic congestion on Federal Road (FT 002). - Involves an allocation amount of RM47 million which has been approved by the Federal Government	Under construction
5.	Kuantan Skytrain	- The momerandum of understanding (MoU) was signed on 11/10/2022 by the state government - Involving the total development cost of RM18.28 billion where the construction will involve 2 phases of development covering a distance of 54.5 kilometres with 3 alignments. - Phase 1 involves the construction of 2 lines which is from Menara Kuantan 188 to KotaSAS with a distance of 12.5 kilometres and from Menara Kuantan 188 to Teluk Cempedak with a distance of 10 kilometres.	Proposal stage, MoU signed.
6.	Road Upgrading Project From Felda Terapai, Pekan to Felda Mayam, Bera, Pahang	- Involves upgrading a 13.65 kilometers long road worth RM85 million - This project was started on 14/02/2022 and is expected to be completed within 3 years which is on 13/02/2025	Land acquisition process completed. Under construction
7.	Road Upgrading Project from Kampung Rebus to Kampung Doja via Sipang Retang, Jerantut District, Pahang	- Land acquisition process involving 34 individual lots	Land acquisition process has been started. Hearing and inquiry are ongoing.

No.	Infrastructure	Description	Current Development Status
8.	FELDA New Generation Housing Project, Pahang	<ul style="list-style-type: none"> - Involved 10 sites The FelDa New Generation Housing Project (PGBF) which has been abandoned by FELDA to be developed again starting April 2021 through cooperation method between Pahang Housing and Real Estate Board (LPHP) and KMDI Holdings as the developer's. - Sites located at FelDa Jengka 6 (10 units), FelDa Kampung Awah (56 units), FelDa Jengka 1 (120 units), FelDa Jengka 11 (180 units), FelDa Bukit Tajau (100 units), FelDa Bukit Sagu (300 units), FelDa Keratong 7 (400 units), FelDa Sungai Retang (400 units), FelDa Kota Gelanggi (144 units) dan FelDa Jengka 12 (50 units). - Estimated completed by Disember 2023. 	<p>Project status :</p> <ol style="list-style-type: none"> 1. Completed scheme: FelDa Bukit Sagu 2. Under construction: <ol style="list-style-type: none"> i. FelDa Jengka 1 ii. FelDa Jengka 6 iii. FelDa Jengka 11 iv. FelDa Kampung Awah v. FelDa Bukit Tajau vi. FelDa Keratong
9.	Road Upgrading Project from Jabor – Jerangau Intersection to Sungai Ular Intersection, Kuantan, Pahang (Package 2) from Jabor – Jerangau Elevated Intersection to Kuantan Port Intersection, Pahang	<ul style="list-style-type: none"> - Land acquisition process involving 11 individual lots - Involves upgrading works as follows : <ol style="list-style-type: none"> 1. Upgrade the existing road to a 4-lane dual carriageway 2. Raise the road level in flooded areas 3. Upgrading 3 bridges and 3 intersections - Installation of street lights and traffic lights. 	<p>Land acquisition process has been started. Hearing and inquiry are ongoing.</p> <p>Estimated completion in year 2025.</p>
10.	Project to Upgrade and Raise the Road Level of the Flooded Area on Bak-Bak Serengkam Road (C133) Maran District, Pahang	<ul style="list-style-type: none"> - Land acquisition process involving 54 individual lots 	<p>Hearing and inquiry have been completed and the land has been compensated.</p>
11.	Road Upgrading Project from FelDa Ulu Kerut junction – Kampung Orang Asli Bot-Bot - FelDa Jengka 7 to Jalan Kilang Sawit Jengka 18, Maran District, Pahang (design and build)	<ul style="list-style-type: none"> - Land acquisition process involving 56 individual lots 	<p>Hearing and inquiry have been completed and the land has been compensated.</p>
12.	Upgrading Marang River Bridge project, Terengganu	<ul style="list-style-type: none"> - Location: Marang, Terengganu - Connecting Kuala Terengganu – Marang – Kuantan. - Length: 1.5 kilometres - Project cost/ Estimating Cost: RM435.8 million. 	<p>Under construction and expected to be completed and fully operational by October 2025.</p>
13.	Coastal erosion control project in Kuala Nerus, Terengganu	<ul style="list-style-type: none"> - Location: Pantai Tok Jembal, Pantai Mengabang Telipot dan Pengkalan Maras, Kuala Nerus Terengganu. - Estimating Cost: RM90.00 million 	<p>Under construction and expected to be completed in January 2025.</p>
14.	Maktab Rendah Sains Mara (MRSM) Dungun project, Terengganu	<ul style="list-style-type: none"> - Location: Dungun, Terengganu - Land area: 68.00 acres. - The project aims to provide a campus with the best infrastructure. - Estimating Cost: RM97.40 million 	<p>Under construction. (30% completion stage)</p>

No.	Infrastructure	Description	Current Development Status
15.	Hospital Kijal, Kemaman, Terengganu	<ul style="list-style-type: none"> - Location: Kijal, Kemaman - Land Area: 22 hectares - Contractor : Ufuk Semarak Sdn Bhd - Project cost/ Estimating Cost: RM420 million - The project consists of a 9-storey hospital building that will accommodate a total of 300 beds. - Which includes 2 special intensive care units (ICU), 8 critical care unit operating room (CCU) and cardiac rehabilitation centre. 	Under construction. (45% completion stage)
16.	New office of Mineral and Geoscience Department Terengganu Project, Terengganu	<ul style="list-style-type: none"> - Location: Pusat Pentadbiran Bukit Besar, Kuala Terengganu, Terengganu - Land Area: 1.99 hectares - Estimating Cost: RM25,295,605.00 - The project consists of a 4 storey office building, a chain building block, heavy vehicle covered garage and others, 	Under construction and expected to be completed in August 2023.
17.	FT209 and FT131 Road Upgrading Project, Kelantan	<ul style="list-style-type: none"> - Location: From Pasir Hor Interchange to Panchor, Kota Bharu, Kelantan - Total length: 5.70 kilometres - Project area: 16.1921 hectares - Project cost: RM191.00 million 	Has been gazetted under Section 8, Land Acquisition Act 1960 on 26 Mei 2022. The project is still under hearing process.
18.	Palekbang - Kota Bharu Bridge, Kelantan	<ul style="list-style-type: none"> - Location: Connecting Palekbang, Tumpat to Penambang, Kota Bharu, Kelantan. - Length: 1.00 kilometre - Cost: RM440.00 million 	Land acquisition process settle and preparation for site.
19.	Sultan Ismail Petra Airport (LTSIP) Expansion and Upgrading Project, Kelantan	<ul style="list-style-type: none"> - Location: Pengkalan Chepa, Kelantan. - The project involves the construction of a multi-storey car park and additional five more aerobridge. - Project Cost: RM2.00 million 	Under construction
20.	Proposed Construction of Kota Bharu to Kuala Krai Highway, Kelantan	<p>1) Package 2C and Package 3A</p> <ul style="list-style-type: none"> - Location: Kok Lanas to Machang (2C) and Machang to Bukit Tiu (3A) - Project area: 256.69 hectares - Length: 18.45 kilometres - Project cost: RM389.50 million <p>2) Package 3B</p> <ul style="list-style-type: none"> - Location: Kampung Berangan Mek Nab to Keroh - Length: 9.78 kilometres - Project cost: RM244.20 million <p>3) Package 3C</p> <ul style="list-style-type: none"> - Location: Keroh to Kuala Krai - Project area: 95.68 hectares - Length: 8.60 kilometres - Project cost: RM244.30 million 	<p>Package 2C Kok Lanas to Machang (Kota Bharu District) has been gazetted under Section 8, Land Acquisition Act 1960 on 9 February 2023. The project is still under hearing process by phase.</p> <p>Package 3B Kg Berangan Mek Nab ke Keroh has been gazetted under Sec. 8, Land Acquisition Act 1960 on 12 Januari 2023. The project is still under hearing process by phase.</p> <p>Package 3C Keroh to Kuala Krai has been gazetted under Sec. 8, Land Acquisition Act 1960 on 8 December 2022. The project is still under hearing process.</p>

No.	Infrastructure	Description	Current Development Status
21.	Sungai Golok Integrated River Basin Development Project, Kelantan	<ul style="list-style-type: none"> - Location: Tumpat and Pasir Mas. - Length: <ul style="list-style-type: none"> i) Sungai Golok Flood Bann: 26.20 kilometres ii) Sungai Lemal Lancang Bann: 19.84 kilometres iii) Sungai Mentua Bunding Bann: 8.10 kilometres - Total estimating cost: RM2.156 billion <p>Phase 1 Expected to be completed in August 2024. Project cost: RM656.00 million</p> <ul style="list-style-type: none"> a) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund - C (LA 1 - LA 25), Pasir Mas District <ul style="list-style-type: none"> - Project area: 30.58 hectares b) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund D - (LA 2 - LA 25), Tumpat District. <ul style="list-style-type: none"> - Project area: 28.33 hectares c) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal, Pasir Mas District. <ul style="list-style-type: none"> - Project area: 90.76 hectares d) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal additional, Pasir Mas District. <ul style="list-style-type: none"> - Project area: 0.82 hectares e) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Bund D, Pasir Mas District. <ul style="list-style-type: none"> - Project area: 0.72 hectares f) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Mentua, Tumpat District. <ul style="list-style-type: none"> - Project area: 14.08 hectares. 	<p>Has been gazetted under Section 8, Land Acquisition Act 1960 on 28 April 2022. Preparation a written award by Land Administrator and process of compensation payment.</p> <p>Has been gazetted under Section 8, Land Acquisition Act 1960 on 15 December 2022. The project is still under hearing process.</p> <p>Notice of Possession (Form K) of the land involved has been issued.</p> <p>Notice of Possession (Form K) of the land involved has been issued.</p> <p>Notice of Possession (Form K) of the land involved has been issued.</p> <p>Preparation a written award by Land Administrator.</p>
22.	Kuala Nal - Pasir Kelang Bridge Construction Project, Kelantan	<ul style="list-style-type: none"> - Connecting Kuala Nal to Pasir Kelang, Kelantan. - Distance: 100.00 meters - Project area: 5.3154 hectares - Project cost: RM29.70 million 	Preparation of Survey Application.
23.	Ulu Nenggiri Hydroelectric Project, Kelantan	<ul style="list-style-type: none"> - Location: Ulu Nenggiri, Gua Musang - Project cost: 5.00 billion 	Land acquisition process settle and preparation for site.
24.	Construction of Stadium in Pasir Puteh, Kelantan	<ul style="list-style-type: none"> - Location: Bukit Merbau, Pasir Puteh, Kelantan - Project cost: 159.00 million - Project included various sports facilities such as hockey field, shooting range, and aquatic centre. - The stadium would be built on a 129.5 hectares piece of land with 40,000 capacity stadium. 	Under construction

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

3.2 Mega Project

Table 7: Development Projects

No.	Development	Description	Current Development Status
1.	Lapangan Terbang Antarabangsa Kuantan, Bandar Aeroangkasa Pahang	<ul style="list-style-type: none"> - Location: Gebeng, Pahang - Land area: 12,459.05 acres (5,042 hectares) - Project estimating Cost: RM50 billion (RM2 billion for Airport) - The project would also have an international airport and world class aircraft maintenance, repair and overhaul (MRO) services. - It is a mix development project of 70% for MRO and 30% Airport. This project will relocate the existing airport to a new area and subsequently support the 3rd National Physical Plan as a national integrated transit development (air, land and sea). 	Proposal stage, MoU signed. Estimated completion in year 2026.
2.	Kuantan Waterfront Resort City (KWRC) – Phase 2, Pahang	<ul style="list-style-type: none"> - Location: Pesisiran Pantai Tanjung Lumpur Mukim Kuala Kuantan, Daerah Kuantan, Pahang - Land area: 4.32 acres - Gross Development Value: RM200 millions - Developer: 70:30 joint venture between Bina Puri and Newston International Group Sdn Bhd - Components: <ul style="list-style-type: none"> i. 2 tower service apartments as high as 21 levels and 31 levels that offer 456 serviced apartment units; ii. 17 units of two -storey shops facing the sea. 	Proposal stage
3.	Mayang Mall, Kuala Terengganu	<ul style="list-style-type: none"> - Location: Bandar Kuala Terengganu, Terengganu. - Land area: 10.8 hectares - Phase 1 - Consist of a 15-storey serviced apartment block and a 6-storey shopping mall, with net lettable area of 66,450 s.m. - The gross development value for the whole project is about RM860 million. 	Under construction The project started on January 8, 2018 and the construction status at 95% completion stage.
4.	Tenaga Nasional Berhad Terengganu Headquarters Project	<ul style="list-style-type: none"> - Location: Kuala Terengganu, Terengganu. - Land area: 0.96 hectares - Consists of 19-story purpose build office with net floor area of 9,704 square meter. 	Under construction (25% completion)
5.	New Kompleks Kedai Pasar Payang, Terengganu	<ul style="list-style-type: none"> - Location: Kuala Terengganu, Terengganu - Land Area: 4.2 hectares - Project cost/ Estimating Cost: RM 69.3 million - Descriptions: 2 storey New Kompleks Kedai Pasar Payang with 415 retail rooms with net floor area of 3,312 square metres. 	Under construction (90% completion)

No.	Development	Description	Current Development Status
6.	Cukai Sentral (Market complex and bus terminal)	<ul style="list-style-type: none"> - Location: Cukai, Terengganu. - Consists of an Integrated Bus & Taxi Terminal, Government Building Complex, Market & Kiosk, Jetty and Waterfront. 	Under construction (35% completion)
7.	Tok Bali Industrial Park	<ul style="list-style-type: none"> - Location: Tok Bali Industrial Park in Mukim Gong Kulim, Pasir Puteh District. - Consist of heavy industries (oil & gas) as well as small and medium industries including Halal Industries. - Gross development value: RM200.00 million <p><u>Phase 1</u></p> <ul style="list-style-type: none"> - Project area: 40.47 hectares - Number of lots: 81 lot <p><u>Phase 2</u></p> <ul style="list-style-type: none"> - Project area: 33.50 hectares - Number of lots: 48 lot 	<p>Plan has been approved and not constructed.</p> <p>Land acquisition hearing process completed.</p>
8.	New Complex development Project for the Malaysian Maritime Enforcement Agency (APMM), Tok Bali, Kelantan	<ul style="list-style-type: none"> - Location: Tok Bali, Kelantan. - Total Area: 14 hectares - The administration complex will also be equipped with accommodation facilities for the staff. - Allocation: RM250.00 million 	Under construction

3.3 State Government Policy

Table 8: State Government Policy

No.	State	Details																
1.	Pahang	<p>1) Sustainability Fee An effort to promote tourism activities in Pahang. Sustainability fee of RM3 per night will be charged for each hotel room in Pahang. It has started to be charged in 2022 and will continue for year 2023.</p> <p>2) Gebeng Development Plan Gebeng Subdistrict will be classified as an east coast transit hub that included air, land and water logistic needs. For this purposed, 3 main initiatives that will be focused area:</p> <ul style="list-style-type: none"> - The proposed construction of Kuantan International Airport worth RM2 billion; - The development of a 9 acres workers' quarters facility in the Gebeng Industrial Park involves an allocation of RM25 million; - The construction of new port along the ECRL line and the strengthening of the function of existing Kuantan Port. <p>3) Housing Facilities Initiatives In order to guarantee the well-being of the people through housing facilities, the state government has drawn up several initiatives including:</p> <table border="1" data-bbox="516 797 1228 1197"> <thead> <tr> <th>Programs</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>Rumah Rakyat Pahang (RRP)</td> <td>It is given free of charge to the people of Pahang based on the following criteria : <ul style="list-style-type: none"> - Unable to buy a house to low income; - Belongs to the poor category; - Not eligible to make a housing loan. </td> </tr> <tr> <td>PR1MA Negeri Pahang</td> <td> <ul style="list-style-type: none"> - For low and middle income groups. - The state government plans to build 1,000 units for the year 2023. </td> </tr> <tr> <td>Rumah Makmur Pahang</td> <td> <ul style="list-style-type: none"> - For the needs of low-income people. - House price RM80,000.00 per unit. - For household income less than RM5,000/- and still don't own a house. - The state government is targeting a total of 483 units to be completed in 2023. </td> </tr> </tbody> </table> <table border="1" data-bbox="516 1224 1228 1670"> <thead> <tr> <th>Programs</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>Rumah Mesra Pahang (RMP)</td> <td> <ul style="list-style-type: none"> - Inspired by the concept of Rumah Mesra Rakyat; - Offering a 20% discount from the price of a house worth RM75,000.00; - For the year 2023, 500 units will be developed at a total cost of RM7.5 million. </td> </tr> <tr> <td>Skim Tanah Warisan (STW)</td> <td> <ul style="list-style-type: none"> - Home site ownership schemes that have basic infrastructure such as roads, water and electricity; - The State Government has allocated 15 million ringgit for the first phase of the project which will begin in Kuala Medang, Lipis. The project is targeted to benefit 250 recipients. - Each recipients only need to pay land premium at 10 thousand ringgit for a plot of land with an area of 8,000 square feet. </td> </tr> <tr> <td>Perumahan Awan Kos Rendah (PAKR)</td> <td>For the year 2023, the State Government allocated a total of RM3.17 million to carry out maintenance for all Perumahan Awam Kos Rendah.</td> </tr> </tbody> </table> <p>The Pahang State Government also agreed to take over the renovation of 10 project site of Perumahan Generasi Baharu FELDA that were abandoned from FELDA. This project will known as scheme Rumah Pahang and will involves a private developer's joint venture project with Pahang Housing and Property Authority (LPHP) involving 1,850 units which priced at 125 thousand ringgit per unit. The priority for the ownership of this house is for the second generation of FELDA who live and work in the State of Pahang.</p>	Programs	Details	Rumah Rakyat Pahang (RRP)	It is given free of charge to the people of Pahang based on the following criteria : <ul style="list-style-type: none"> - Unable to buy a house to low income; - Belongs to the poor category; - Not eligible to make a housing loan. 	PR1MA Negeri Pahang	<ul style="list-style-type: none"> - For low and middle income groups. - The state government plans to build 1,000 units for the year 2023. 	Rumah Makmur Pahang	<ul style="list-style-type: none"> - For the needs of low-income people. - House price RM80,000.00 per unit. - For household income less than RM5,000/- and still don't own a house. - The state government is targeting a total of 483 units to be completed in 2023. 	Programs	Details	Rumah Mesra Pahang (RMP)	<ul style="list-style-type: none"> - Inspired by the concept of Rumah Mesra Rakyat; - Offering a 20% discount from the price of a house worth RM75,000.00; - For the year 2023, 500 units will be developed at a total cost of RM7.5 million. 	Skim Tanah Warisan (STW)	<ul style="list-style-type: none"> - Home site ownership schemes that have basic infrastructure such as roads, water and electricity; - The State Government has allocated 15 million ringgit for the first phase of the project which will begin in Kuala Medang, Lipis. The project is targeted to benefit 250 recipients. - Each recipients only need to pay land premium at 10 thousand ringgit for a plot of land with an area of 8,000 square feet. 	Perumahan Awan Kos Rendah (PAKR)	For the year 2023, the State Government allocated a total of RM3.17 million to carry out maintenance for all Perumahan Awam Kos Rendah.
Programs	Details																	
Rumah Rakyat Pahang (RRP)	It is given free of charge to the people of Pahang based on the following criteria : <ul style="list-style-type: none"> - Unable to buy a house to low income; - Belongs to the poor category; - Not eligible to make a housing loan. 																	
PR1MA Negeri Pahang	<ul style="list-style-type: none"> - For low and middle income groups. - The state government plans to build 1,000 units for the year 2023. 																	
Rumah Makmur Pahang	<ul style="list-style-type: none"> - For the needs of low-income people. - House price RM80,000.00 per unit. - For household income less than RM5,000/- and still don't own a house. - The state government is targeting a total of 483 units to be completed in 2023. 																	
Programs	Details																	
Rumah Mesra Pahang (RMP)	<ul style="list-style-type: none"> - Inspired by the concept of Rumah Mesra Rakyat; - Offering a 20% discount from the price of a house worth RM75,000.00; - For the year 2023, 500 units will be developed at a total cost of RM7.5 million. 																	
Skim Tanah Warisan (STW)	<ul style="list-style-type: none"> - Home site ownership schemes that have basic infrastructure such as roads, water and electricity; - The State Government has allocated 15 million ringgit for the first phase of the project which will begin in Kuala Medang, Lipis. The project is targeted to benefit 250 recipients. - Each recipients only need to pay land premium at 10 thousand ringgit for a plot of land with an area of 8,000 square feet. 																	
Perumahan Awan Kos Rendah (PAKR)	For the year 2023, the State Government allocated a total of RM3.17 million to carry out maintenance for all Perumahan Awam Kos Rendah.																	

No.	State	Details
		<p>4) Development of the West Pahang Economic Region Plus</p> <ul style="list-style-type: none"> - To ensure that the development agenda is balanced throughout the state and not only concentrated in some area only. - The Pahang Barat Plus Economic Region Development Council was established to increase investment and economic development for 5 main industry clusters namely tourism, agriculture, timber, minerals and services. - Involving 6 district which are Bentong, Cameron Highlands, Lipis, Raub, Jerantut and Bera with a total area of 1.98 million hectares.
2.	Terengganu	<p>1) Affordable House There are 3,174 housing units involving 23 housing development undertaken by the government and the private sector in the construction stage and expected to be completed in 2023. Most of these units consist of affordable houses (RMM).</p> <p>2) Terengganu Housing Financing Scheme (i-RAHMAN) The State Government has also created Terengganu Housing Financing Scheme (i-RAHMAN) with an allocation of RM30 million to provide access financing to build or buy a house to the people of the state. The State Government provides a 10% quota of affordable housing units & i-RAHMAN financing for unmarried individuals & single mothers.</p>
3.	Kelantan	<p>1) Kelantan Affordable Housing Policy (RMMK)</p> <ul style="list-style-type: none"> - The main objective of the Kelantan Affordable Housing Policy is to provide and offer types of houses that are affordable, adequate, quality, liveable and based on Islamic characteristics for the comfort and well-being of the Kelantan people. - The purpose of RMMK is as a guideline set by the State Authority (PBN), Local Authority (PBT), technical agencies and developers in planning and controlling the development of Affordable Housing development projects in the state of Kelantan as well as, as the basis for the implementation of the Kelantan Affordable Housing Program (RMMK). - The target of this project is to provide facilities to the target group (for each type of house set by the government) to own the first house according to the conditions that have been set. <p>2) Urban land density flexibility control policy</p> <ul style="list-style-type: none"> - Provide flexibility control of density for land in urban areas to be more viable by developers. <p>3) State government incentives on land tax, land premium and issuance of title.</p> <ul style="list-style-type: none"> - Quit rent reduction of 50% within two years (in line with the express conditions of development). - Reduction of application fees in Local Authorities according to components, namely 50% Improvement Service Fund (ISF) and 50% assessment tax for the first year after CCC. - Flexibility of payment of land premium and conversion premium by instalments. - Accelerate the issuance of land titles for the housing and real estate sector not exceeding 8 months from the date of application.

