KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH TENGAH 2024

CENTRAL REGION PROPERTY MARKET REPORT 2024

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

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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


101° 00' T
101° 20' T
101° 40' T
102° 00' T
3° 40' U
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U
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PETUNJUK
Lebuhraya
Jalan Persekutuan
Jalan Negeri
Jalan Kereta Api
Sempadan Antarabangsa
Sempadan Negeri
Sempadan Daerah
Ibu Negara
Ibu Negeri
Ibu Daerah
Bandar / Pekan
SELANGOR
SABAK BERNAM
KUALA SELANGOR
HULU SELANGOR
GOMBAK
PETALING
KLANG
HULU LANGAT
KUALA LANGAT
SEPANG
WILAYAH PERSEKUTUAN KUALA LUMPUR
KUALA LUMPUR
WILAYAH PERSEKUTUAN PUTRAJAYA
NEGERI SEMBILAN
Sabak
Sg. Besar
Sekinchan
Tg. Karang
K. Selangor
Bestari Jaya
Asam Jawa
Kg. Baru Ijok
Bukit Fraser
Kalumpang
Kerling
K. Kubu Baharu
Peretak
Rasa
Batang Kali
Ulu Yam
Bkt. Beruntong
Serendah
Rawang
Bandar Baharu Selayang
Kapar
Meru
SHAH ALAM
Subang Jaya
Klang
Bandar Sultan Suleiman
Pelabuhan Klang
Sri Kembangan
Cyberjaya
Bandar Baharu Bangi
Semenyih
Broga
Bandar Sri Putra
Beranang
Dengkil
Telok Datok
Bandar Sri Ehsan
Bandar Baharu Salak Tinggi
Salak
Morib
Sepang
Tg. Sepat
Sg. Pelek
SELAT MELAKA
(STRAITS OF MELAKA)
SEMENANJUNG MALAYSIA
THAILAND
PERLIS
KEDAH
PULAU PINANG
KELANTAN
TERENGGANU
PERAK
PAHANG
SELANGOR
W.P. KUALA LUMPUR
W.P. PUTRAJAYA
NEGERI SEMBILAN
MELAKA
JOHOR
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SINGAPORE
WILAYAH PERSEKUTUAN PUTRAJAYA
SELANGOR
PRESINT 11
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PRESINT 6
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PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN

CENTRAL REGION

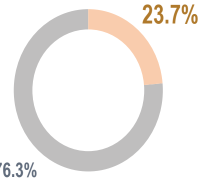
MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (2024 vs 2023)

▲ 4.7% Volume **99,817** transactions Value **RM103.27** billion ▲ 29.9%

	Residential	Commercial	Industrial	Agriculture	Development Land & Others
Units	70,310 units	19,215 units	1,392 units	4,414 units	2,777 units
Volume change	1.7%	17.1%	13.4%	1.6%	1.5%
Value	RM44.15 billion	RM36.67 billion	RM7.20 billion	RM3.10 billion	RM4.94 billion
Value change	4.8%	90.6%	27.9%	92.3%	15.1%

Market Share between Regions (Volume)



Construction Activity

	Residential	Shop	Service Apartments	Industrial
Completion	27,968	454	22,223	230
Starts	38,225	1,084	15,238	549
New Planned Supply	41,075	1,537	20,645	204

Unsold Starts

	Residential	Shop	Service Apartments	Industrial
Overhang	6,661 units @ RM5.28 billion	416 units @ RM0.49 billion	6,921 units @ RM5.60 billion	45 units @ RM0.01 billion
Unsold Under Construction	13,762	487	17,876	216
Unsold Not Constructed	4,106	26	6,771	0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH TENGAH

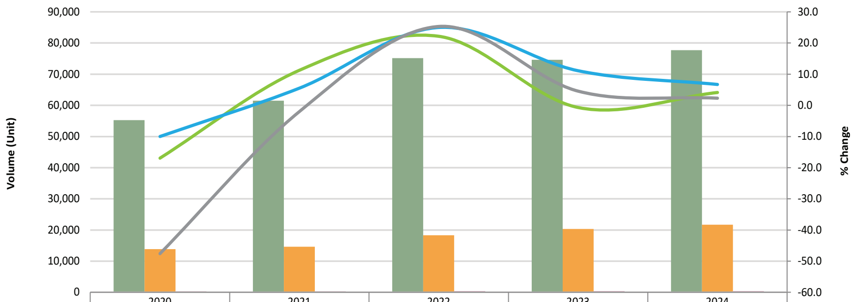
Pasaran harta tanah Wilayah Tengah bertambah baik dalam tempoh kajian. Terdapat 99,817 transaksi bernilai RM103.27 bilion telah direkodkan, menunjukkan peningkatan 4.7% dalam bilangan dan 29.9% dalam nilai berbanding dengan tahun sebelumnya (2023: 95,358 transaksi bernilai RM79.49 bilion). Subsektor kediaman terus menguasai syer pasaran keseluruhan dengan 70.4% syer, diikuti dengan subsektor komersial (19.3%), pertanian (4.4%), industri (3.1%) dan tanah pembangunan & lain-lain (2.8%).

1.0 CENTRAL REGION PROPERTY MARKET OVERVIEW

The Central Region property market performance improved in the review period. There were 99,817 transactions worth RM103.27 billion recorded, indicating increase of 4.7% in volume and 29.9% in value as compared to previous year (2023: 95,358 transactions worth RM79.49 billion). Residential sub-sector continued to dominate the overall market share with 70.4% share, followed by commercial (19.3%), agriculture (4.4%), industrial (3.1%) and development land & others (2.8%).

Chart 1

Overall Property Transactions Volume Trend 2020 – 2024



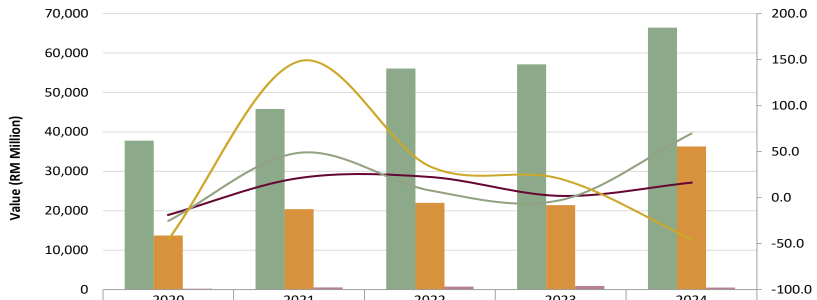
	2020	2021	2022	2023	2024
Selangor	55,286	61,507	75,135	74,626	77,713
Kuala Lumpur	13,887	14,652	18,312	20,344	21,707
Putrajaya	302	296	371	388	397
Selangor	-16.9	11.3	22.2	-0.7	4.1
Kuala Lumpur	-10.0	5.5	25.0	11.1	6.7
Putrajaya	-47.6	-2.0	25.3	4.6	2.3

Aktiviti pasaran menunjukkan prestasi lebih baik secara keseluruhan dengan peningkatan di semua subsektor. Subsektor komersial mendahului dengan peningkatan 17.1%, diikuti industri (12.8%), kediaman (1.7%), pertanian (1.6%) dan tanah Pembangunan & lain-lain (1.5%). Sejajar dengan pergerakan aktiviti pasaran, nilai transaksi semua subsektor juga menunjukkan peningkatan.

Market activity showed better performance across the board with improvements in all subsectors. The commercial subsector lead the growth with 17.1%, followed industrial (12.8%), residential (1.7%), agriculture (1.6%) and development land & others (1.5%). Correspondingly with the market activity movement, transaction value for all sub-sectors also showed an increase.

Chart 2

Overall Property Transactions Value Trend 2020 – 2024



	2020	2021	2022	2023	2024
Selangor	37,795.35	45,820.53	56,093.34	57,146.58	66,434.73
Kuala Lumpur	13,719.64	20,404.97	22,003.71	21,415.20	36,325.83
Putrajaya	232.41	576.99	773.37	931.13	511.71
Selangor	-18.8	21.2	22.4	1.9	16.3
Kuala Lumpur	-25.3	48.7	7.8	-2.7	69.6
Putrajaya	-45.7	148.3	34.0	20.4	-45.0

Dari segi nilai transaksi, Kuala Lumpur dan Selangor menunjukkan peningkatan masing-masing sebanyak 69.6% dan 16.3%, manakala Putrajaya menurun sebanyak 45.0% berbanding tempoh yang sama tahun lalu.

In terms of transaction value, Kuala Lumpur and Selangor showed an increase of 69.6% and 16.3% respectively, while Putrajaya decreased by 45.0% compared to the same period last year.

Chart 3

Overall Property Transactions Volume Breakdown by State 2024

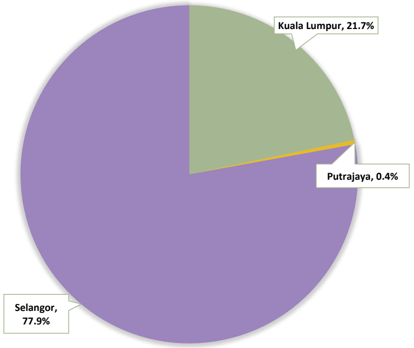
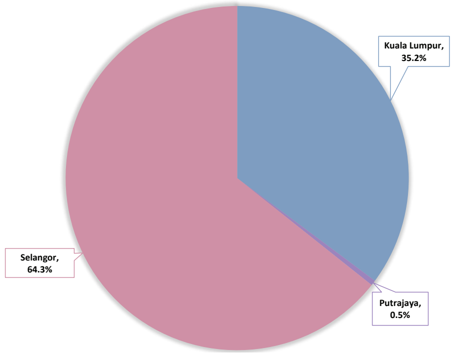


Chart 4

Overall Property Transactions Value Breakdown by State 2024



Mengikut negeri, Selangor menguasai keseluruhan transaksi harta tanah dengan 77.9% dalam bilangan (77,713 transaksi) dan 64.3% dalam nilai (RM66.43 bilion) daripada jumlah keseluruhan transaksi Wilayah Tengah.

By state, Selangor dominated the region's overall property transactions with 77.9% in volume (77,713 transactions) and 64.3% in value (RM66.43 billion) of the total transactions in the Central Region.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector 2024

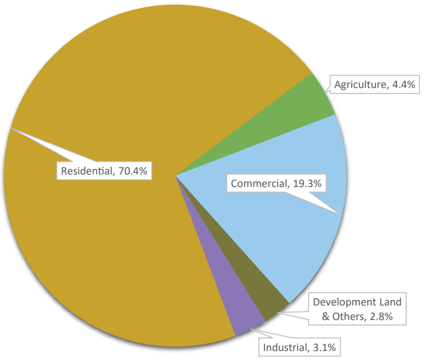
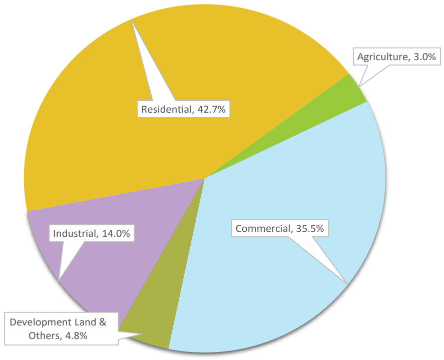


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector 2024



Mengikut subsektor, kediaman terus mendominasi transaksi harta tanah dalam wilayah, menyumbang 70.4% (70, 310 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman mendominasi nilai transaksi harta tanah keseluruhan wilayah dengan syer 42.7%.

By sub-sector, residential continued to dominate the region's property transactions, contributing 70.4% (70,310 transactions) of the total. Likewise, the residential sub-sector dominated the region's overall property transaction value, with a 42.7% share.

Table 1

Summary of Prominent Sales in 2024

No.	Property	Location	Transaction Year	Consideration (RM)
		PURPOSE-BUILT OFFICE (PBO)		
1.	Bangunan Majlis Peguam @ Bar Council	No. 13, 15 & 17, Leboh Pasar Besar, Leboh Ampang	2024	16,000,000
2.	Wisma Semantan	Jalan Semantan, Damansara Heights	2024	304,262,000
3.	Averis Avenue 5	Jalan Kerinchi, Bangsar South	2024	88,700,000
4.	Menara R	Jalan Kepong, Kampung Baru Jinjang Utara	2024	11,500,000
5.	Menara UMW	Jalan Puncak, Off Jalan P. Ramlee	2024	70,000,000
6.	Plaza Perangsang	Persiaran Perbandaran, Sek. 14 Shah Alam	2024	46,000,000
7.	Southbank Boutique Office	Blok 3, Jalan Klang Lama	2023	22,137,000
8.	Wisma Rapid	Jalan 30/70A, Desa Sri Hartamas	2023	32,390,000
9.	Blok 3517	Blok 3517, Jalan Tenokrat 5, Cyberjaya, Selangor	2023	22,600,000
10.	Jaya Square	Jaya Square, Jln SS 17/2, SS 17, Selangor	2023	28,000,000
11.	Menara Serba Dinamik	Precint 3.4, Persiaran Perbandaran, Sek. 14 Shah Alam, Selangor	2023	38,000,000
12.	KWSP Damansara Fairway	Persiaran Tropicana, Tropicana Golf & Country Resort	2023	24,000,000
13.	Menara Tima	Jalan Raja Laut, Kuala Lumpur	2022	130,000,000
		SHOPPING COMPLEX (SC)		
14.	Plaza Anggerik	Jalan 3/154, Bukit Anggerik	2024	19,000,000
15.	Sunway 163 Mall	Jalan Kiara, Mont Kiara	2024	215,000,000
16.	Tropicana Garden Mall	Persiaran Surian, Tropicana Gardens	2024	680,000,000
17.	D'Pulze	Persiaran Multimedia, Cyberjaya	2024	320,000,000
18.	Brem Mall	Brem Mall, Jalan Kepong, Kuala Lumpur	2023	70,000,000
19.	Kelana Jaya Urban Centre	Kelana Jaya Urban Centre, Petaling Jaya, Selangor	2023	155,000,000
20.	GIANT Kinrara	Perumahan Kinrara, Selangor	2023	130,000,000
21.	GIANT USJ	Persiaran Subang Permai, Ss 13 Subang Jaya, Selangor	2023	80,000,000
22.	Plaza Alam Sentral	Seksyen 14 Shah Alam	2023	150,000,000
23.	NSK Klang Sentral	Klang Sentral	2023	53,550,000
		HOTEL		
24.	Hotel Avenue J	Leboh Pasar Besar, Jalan Pudu	2024	22,000,000
25.	Metrostar Hotel	Jalan Dang Wangi	2024	80,000,000
26.	Season View Hotel	Jalan Bukit Bintang	2024	20,000,000
27.	MTree Hotel	Jalan Kenari 12, Bandar Puchong Jaya	2024	40,000,000
28.	W Hotel	Jalan Ampang, Kuala Lumpur	2023	270,000,000
		ESTATE		
29.	Java Selangor Estate	Batang Berjuntai, Jalan Bukit Badong	2024	335,680,000
30.	Estate Land	Kampung Ladang Batu, Kuala Langat	2023	40,870,000
31.	Estate Land	Kampung Sri Cheeding, Kuala Langat	2023	165,014,000
		OTHERS		
32.	16 Vacant Commercial Plot (1,942,995 s.q.m)	Jalan Sungai Besi	2024	4,000,000,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Prestasi pasaran subsektor kediaman Wilayah Tengah bertambah baik pada 2024, ditunjukkan oleh peningkatan aktiviti pasaran. Wilayah ini mencatatkan 70,310 transaksi bernilai RM44.15 bilion, masing-masing meningkat 1.7% dan 4.8% berbanding 2023.

Prestasi semua negeri merekodkan peningkatan. Putrajaya, Selangor dan Kuala Lumpur mencatatkan peningkatan bilangan transaksi masing-masing 9.7%, 2.1% dan 0.2%.

2.0 PROPERTY MARKET ACTIVITY

2.1 RESIDENTIAL PROPERTY

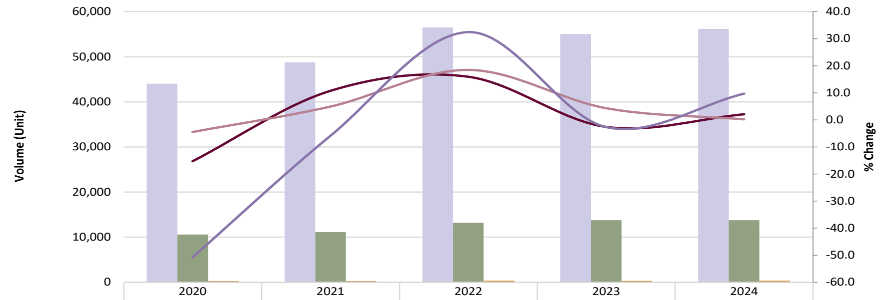
Transaction

The Central Region residential property market performance improved in 2024, indicated by increased in market activities. The region registered 70,310 transactions worth RM44.15 billion, increased by 1.7% and 4.8% in volume and value respectively as compared to 2023.

The performance of all states recorded an improvement. Putrajaya, Selangor and Kuala Lumpur recorded increasing of transactions volume by 9.7%, 2.1% and 0.2% respectively.

Chart 7

Residential Property Transactions Volume Trend 2020 – 2024



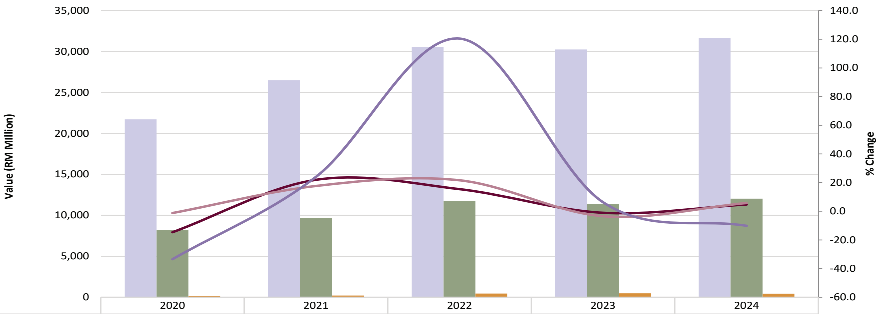
	2020	2021	2022	2023	2024
Selangor	44,034	48,755	56,514	55,035	56,167
Kuala Lumpur	10,606	11,129	13,182	13,752	13,781
Putrajaya	272	256	339	330	362
Selangor	-15.3	10.7	15.9	-2.6	2.1
Kuala Lumpur	-4.5	4.9	18.4	4.3	0.2
Putrajaya	-50.7	-5.9	32.4	-2.7	9.7

Daripada segi nilai transaksi, Kuala Lumpur dan Selangor menunjukkan trend meningkat, masing-masing 5.8% dan 4.7%, manakala Putrajaya menurun 10.1%.

In terms of transaction value, Kuala Lumpur and Selangor showed an increasing trend 5.8% and 4.7% respectively, while Putrajaya declined by 10.1%.

Chart 8

Residential Property Transactions Value Trend 2020 – 2024



	2020	2021	2022	2023	2024
Selangor	21,722.49	26,490.71	30,578.01	30,255.16	31,684.46
Kuala Lumpur	8,237.78	9,691.72	11,786.10	11,381.42	12,037.71
Putrajaya	165.34	205.13	452.27	480.94	432.26
Selangor	-14.6	22.0	15.4	-1.1	4.7
Kuala Lumpur	-1.2	17.6	21.6	-3.4	5.8
Putrajaya	-33.4	24.1	120.5	6.3	-10.1

Pelancaran Baharu

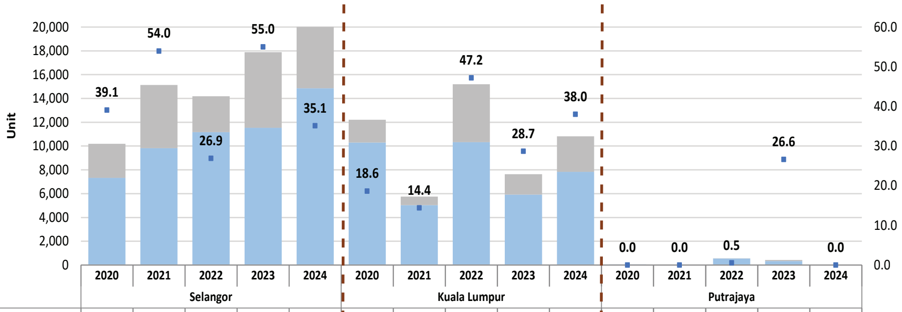
Pasaran utama di Wilayah Tengah menyaksikan trend meningkat bagi pelancaran baharu di Kuala Lumpur dan Selangor, dengan peningkatan masing-masing sebanyak 32.3% (7,840 unit) berbanding 2023 (5,927 unit) dan 28.8% (14,862 unit) daripada 11,542 unit. Putrajaya tiada pelancaran baharu direkodkan dalam tempoh kajian.

New Launches

The Central Region primary market shows an upward trend for new launches in Kuala Lumpur and Selangor, with an increase of 32.3% (7,840 units) compared to 2023 (5,927 units) and 28.8% (14,862 units) from 11,542 units, respectively. Putrajaya has no new launches recorded in the review period.

Chart 9

Residential Newly Launch and Sales Performance 2020 – 2024



	Selangor 2020	Selangor 2021	Selangor 2022	Selangor 2023	Selangor 2024	Kuala Lumpur 2020	Kuala Lumpur 2021	Kuala Lumpur 2022	Kuala Lumpur 2023	Kuala Lumpur 2024	Putrajaya 2020	Putrajaya 2021	Putrajaya 2022	Putrajaya 2023	Putrajaya 2024
Unit Sold	2,863	5,302	3,006	6,348	5,216	1,916	725	4,870	1,700	2,979	0	0	3	90	0
Unit Launches	7,330	9,827	11,176	11,542	14,862	10,295	5,029	10,324	5,927	7,840	64	0	547	338	0
Sales Performance (%)	39.1	54.0	26.9	55.0	35.1	18.6	14.4	47.2	28.7	38.0	0.0	0.0	0.5	26.6	0.0

Status Pasaran

Situasi unit kediaman siap dibina tidak terjual menyaksikan pergerakan bercampur dalam tempoh kajian. Selangor mencatatkan penurunan 39.1% (2024: 2,075 unit) berbanding 3,405 unit pada tahun 2023. Sebaliknya, Kuala Lumpur dan Putrajaya mencatatkan peningkatan pada tempoh kajian.

Unit dalam pembinaan belum terjual di Wilayah Tengah meningkat 9.0% (13,762 unit) berbanding 2023 (12,620 unit). Sementara itu, unit belum dibina belum terjual pula menurun 14.5% (4,106 unit) berbanding 2023 (4,804 unit).

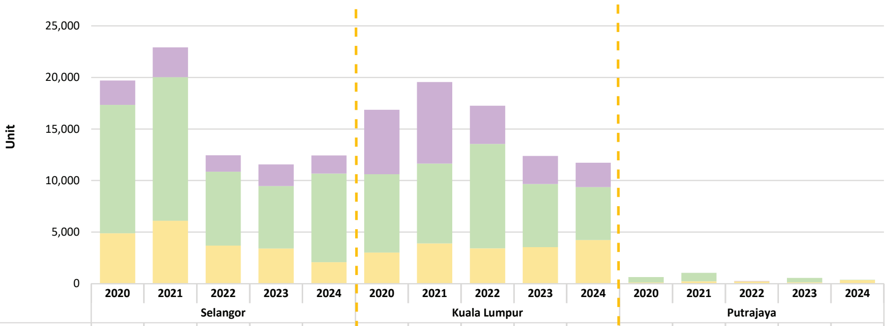
Market Status

The residential overhang situation saw mixed movements in the review period. Selangor reduced by 39.1% (2024: 2,075 units) compared to 3,405 units in 2023. Contrarily, Kuala Lumpur and Putrajaya recorded an increase in the review period.

The unsold under construction unit in the Central Region increased by 9.0% (13,762 units) compared to 2023 (12,620 units). Meanwhile, the unsold not constructed decreased by 14.5% (4,106 units) compared to 2023 (4,804 units).

Chart 10

Residential Overhang and Unsold Units 2020 – 2024



	Selangor 2020	Selangor 2021	Selangor 2022	Selangor 2023	Selangor 2024	Kuala Lumpur 2020	Kuala Lumpur 2021	Kuala Lumpur 2022	Kuala Lumpur 2023	Kuala Lumpur 2024	Putrajaya 2020	Putrajaya 2021	Putrajaya 2022	Putrajaya 2023	Putrajaya 2024
Unsold Not Constructed	2,360	2,885	1,598	2,090	1,746	6,249	7,906	3,700	2,714	2,360	0	0	25	0	0
Unsold Under Construction	12,449	13,935	7,160	6,068	8,607	7,593	7,737	10,120	6,128	5,137	522	826	0	424	18
Overhang	4,889	6,095	3,698	3,405	2,075	3,023	3,908	3,429	3,535	4,234	114	230	231	137	352

Aktiviti Pembinaan

Unit siap dibina di Wilayah Tengah merekodkan penurunan 5.1% pada tahun 2024 (27,968 unit) berbanding 2023 (29,464 unit). Mengikut negeri, aktiviti pembinaan di Kuala Lumpur mengukuh apabila semua peringkat menunjukkan pertumbuhan positif. Siap dibina di Kuala Lumpur menunjukkan peningkatan 42.5%, manakala Selangor dan Putrajaya sebaliknya, masing-masing mencatatkan penurunan 21.7% dan 7.4%, berbanding 2023.

Unit mula dibina di Kuala Lumpur merekodkan peningkatan, naik sebanyak 26.1%, sementara Selangor menurun 2.7%. Walaubagaimanapun, penawaran baharu dirancang di Kuala Lumpur dan Selangor masing-masing menunjukkan peningkatan 48.0% dan 8.6% berbanding 2023.

Kedua-dua unit mula bina dan penawaran baharu dirancang di Putrajaya kekal tiada pada tahun 2024.

Construction Activity

Central Region completion recorded a 5.1% decrease in 2024 (27,968 units) compared to 2023 (29,464 units). By state, construction activities in Kuala Lumpur strengthened as all stages showed positive growth. Completion in Kuala Lumpur increased by 42.5%, while Selangor and Putrajaya on the contrary, decreased by 21.7% and 7.4%, respectively, compared to 2023.

Starts in Kuala Lumpur recorded a marginal increase, up by 26.1%, while Selangor decreased by 2.7%. However, new planned supply in Kuala Lumpur and Selangor showed increased by 48.0% and 8.6% respectively against 2023.

Both starts and new planned supply in Putrajaya remained nil in 2024.

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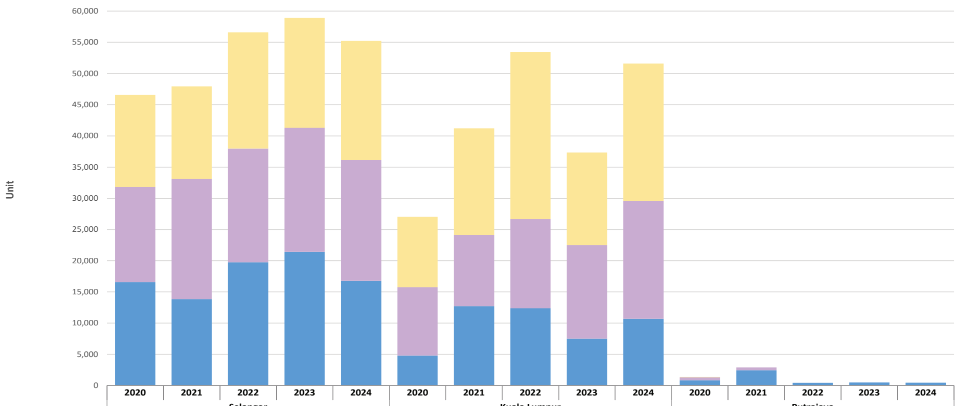
Chart 11

Residential Construction Activity Trend 2020 – 2024



	Selangor 2020	Selangor 2021	Selangor 2022	Selangor 2023	Selangor 2024	Kuala Lumpur 2020	Kuala Lumpur 2021	Kuala Lumpur 2022	Kuala Lumpur 2023	Kuala Lumpur 2024	Putrajaya 2020	Putrajaya 2021	Putrajaya 2022	Putrajaya 2023	Putrajaya 2024
New Planned Supply	14,750	14,808	18,622	17,593	19,106	11,321	17,068	26,769	14,841	21,989	64	0	0	0	0
Starts	15,231	19,283	18,253	19,865	19,322	10,941	11,432	14,290	14,996	18,903	468	463	0	0	0
Completion	16,594	13,853	19,741	21,448	16,793	4,807	12,719	12,374	7,516	10,712	858	2,450	428	500	463

Table 2

Construction Activity of Residential in Central Region 2024

Stage of Development / State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply (units)	1,727,701	561,102	20,251
Incoming Supply (units)	85,085	53,654	685
Planned Supply (units)	62,546	65,437	3,224

Harga

Harga harta tanah kediaman dalam tahun 2024 menunjukkan pergerakan bercampur-campur secara keseluruhan. Rumah teres dua tingkat di yang mantap seperti Perumahan Kinrara, Elmina West, SS 2 @ Petaling

Price

The residential property price in 2024 showed mixed movements across the board. Double storey terraced houses in established schemes such as Perumahan Kinrara, Elmina West, SS 2 @ Petaling Jaya, Bandar Utama

Jaya, Bandar Utama Damansara, Eco Ardence dan SS 20 @ Damansara Utama di Daerah Petaling, Selangor masing-masing menikmati peningkatan 7.0%, 6.7%, 6.6%, 6.5%, 6.4% dan 6.0% dipindahmilik antara RM0.72 juta hingga RM1.77 juta. Bagi jenis harta tanah yang sama di Kuala Lumpur, peningkatan modal dua digit direkodkan di Taman Rainbow (14.1%) dan Desa Park City (14.0%) yang dipindahmilik antara RM0.76 juta hingga RM3.12 juta.

Di segmen kediaman bertingkat tinggi menunjukkan prestasi yang kukuh. Di Kuala Lumpur, kondominium/ pangsapuri yang terletak berdekatan pusat bandar dan dilengkapi jaringan jalan yang baik menunjukkan peningkatan, antaranya 18 Madge (12.6%), Prisma Cheras (11.6%), Kondominium Pantai Estet (10.8%), Residensi 333 Kepong / Three33 Residensi (9.7%) dan Kondominium Rimbun (9.5%).

Sementara itu, kondominium/ pangsapuri di Selangor iaitu Pangsapuri Sri Penaga@Pusat Bandar Puchong, Taman Pandan Indah, Pangsapuri Putra Impian, Juta Mines Kondominium dan Taman Kajang Utama, masing-masing menyaksikan peningkatan 9.7%, 9.7%, 9.2%, 9.0% dan 9.0%. Walau bagaimanapun, terdapat beberapa penurunan bagi rumah teres dan kondominium/ pangsapuri direkodkan di beberapa skim terpilih dalam wilayah ini.

Indeks Harga Rumah

Indeks Harga Rumah bagi Kuala Lumpur dan Selangor masing-masing berada pada 202.5 mata dan 229.9 mata. Harga purata semua rumah di Selangor adalah RM557,425 pada 2024^P, meningkat daripada RM540,704 pada 2023, manakala di Kuala Lumpur harga purata meningkat kepada RM803,846 pada 2024^P, berbanding RM787,069 pada tahun 2023.

Damansara, Eco Ardence and SS 20 @ Damansara Utama in District of Petaling, Selangor enjoyed an increase of 7.0%, 6.7%, 6.6%, 6.5%, 6.4% and 6.0% respectively which transacted between RM0.72 million and RM1.77 million. Similar double storey terrace in Kuala Lumpur recorded double-digit capital appreciation were recorded in Taman Rainbow (14.1%) and Desa Park City (14.0%) which transacted between RM0.76 million and RM3.12 million.

In the high-rise residential segment saw strong performances. In Kuala Lumpur, condominium/apartment located in prominent areas served with efficient road linkages indicating an increase, including 18 Madge (12.6%), Prisma Cheras (11.6%), Kondominium Pantai Estet (10.8%), Residensi 333 Kepong / Three33 Residensi (9.7%) and Kondominium Rimbun (9.5%).

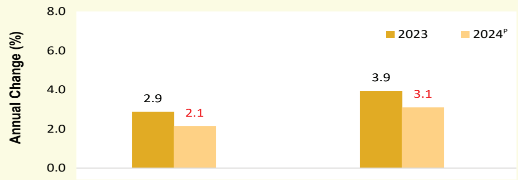
Meanwhile, condominium/ apartment in Selangor namely Pangsapuri Sri Penaga@Pusat Bandar Puchong, Taman Pandan Indah, Pangsapuri Putra Impian, Juta Mines Kondominium and Taman Kajang Utama, witnessed an increase of 9.7%, 9.7%, 9.2%, 9.0% and 9.0% respectively. However, some declines were recorded in selected schemes for terraced houses and condominium/ apartment in the region.

House Price Index

All House Price Index for Kuala Lumpur and Selangor stood at 202.5 points and 229.9 points respectively. The average all house price for in Selangor stood at RM557,425 in 2024^P, increased from RM540,704 in 2023, while in Kuala Lumpur the house price rise to RM803,846 in 2024^P to RM787,069 in 2023

Chart 12

All House Price Index Annual Changes



YEAR		KUALA LUMPUR	SELANGOR
2023	Index Point	198.2	223.0
	Average House Price	RM787,069	RM540,704
2024^P	Index Point	202.5	229.9
	Average House Price	RM803,846	RM557,425

Sewa

Pasaran sewa kediaman di Wilayah Tengah pada umumnya stabil. Kadar pulangan purata untuk rumah teres dua tingkat di Wilayah Tengah diperolehi antara 1.5% hingga 9.2%. Di Selangor, teres dua tingkat menyaksikan peningkatan sewa dua digit masing-masing di Bandar Rimbayu (16.4%), Bandar Tropicana Aman (15.5%), Bandar Mahkota Banting (Brooklands) (12.5%), Taman Seri Jarum (12.1%), Taman Cheras Perdana (10.7%) dan Taman Sri Jaromas (Tamera) (10.3%) dengan sewa mencecah antara RM1,000 hingga RM2,000 sebulan. Harta tanah yang sama di Kuala Lumpur menunjukkan sewa tertinggi di Damansara Heights dan diikuti Desa Park City (Casaman) dengan kadar sewa sebulan masing-masing RM8,500 hingga RM12,500 sebulan dan RM8,000 hingga RM10,000 sebulan

Sementara itu bagi kondominium/ pangsapuri, kadar pulangan purata di seluruh wilayah berada dalam lingkungan 1.5% hingga 8.9%.

Rental

The residential rental market in the Central Region was generally stable. Average rental yield for double storey terraced houses in the Central Region obtained between 1.5% and 9.2%. In Selangor, double storey terraced houses saw double-digit rental increases in Bandar Rimbayu (16.4%), Bandar Tropicana Aman (15.5%), Bandar Mahkota Banting (Brooklands) (12.5%), Taman Seri Jarum (12.1%), Taman Cheras Perdana (10.7%) and Taman Sri Jaromas (Tamera) (10.3%), with a rental fetching ranging from RM1,000 to RM2,000 per month. Similar property type in Kuala Lumpur showed the highest rental rate in Damansara Heights and Desa Park City (Casaman), with a monthly rental rate of RM8,500 to RM12,500 per month and RM8,000 to RM10,000 per month, respectively.

Meanwhile, for condominium/ apartment, average rental yield for across the region was in the range of 1.5% to 8.9%.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Harta tanah komersial di Wilayah Tengah merekodkan 19,215 transaksi bernilai RM36.67 bilion, meningkat sebanyak 17.1% dalam bilangan dan 90.6% dalam nilai berbanding 2023. Pertumbuhan ini didorong oleh peningkatan 20.7% jumlah transaksi di Kuala Lumpur dan 15.2% kenaikan di Selangor. Walau bagaimanapun, Putrajaya menunjukkan penurunan 42.9%.

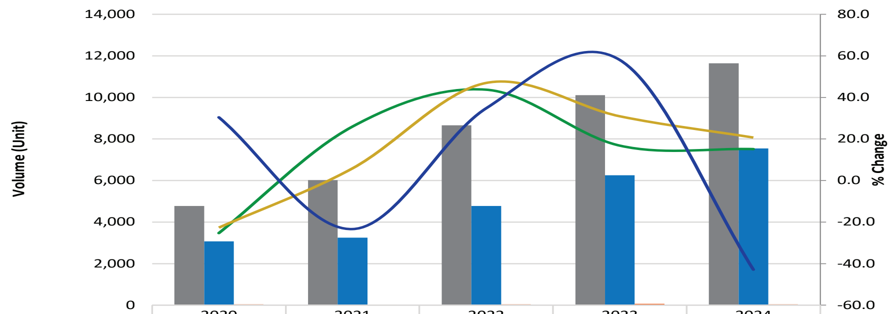
2.2 COMMERCIAL PROPERTY

Transaction

The commercial property in the Central Region recorded 19,215 transactions worth RM36.67 billion, increased by 17.1% in volume and 90.6% in value against 2023. The growth was driven by a 20.7% increase in transaction volume in Kuala Lumpur and a 15.2% rise in Selangor. Meanwhile, Putrajaya saw a decline of 42.9%.

Chart 13

Commercial Property Transactions Volume Trend 2020 – 2024



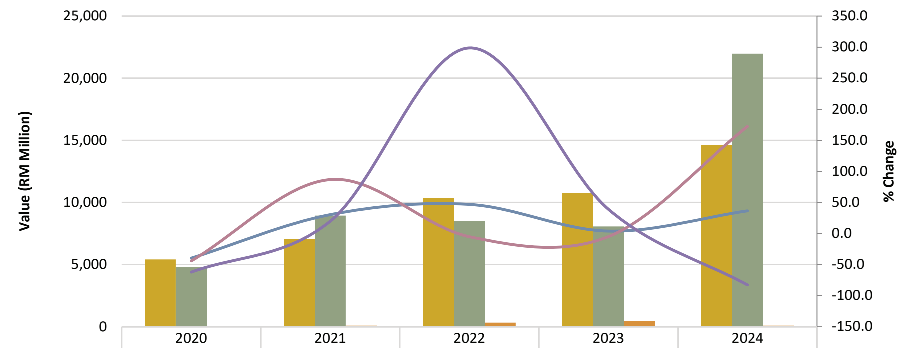
	2020	2021	2022	2023	2024
Selangor	4,779	6,021	8,654	10,110	11,642
Kuala Lumpur	3,072	3,251	4,777	6,253	7,545
Putrajaya	30	23	31	49	28
Selangor	-25.3	26.0	43.7	16.8	15.2
Kuala Lumpur	-22.7	5.8	46.9	30.9	20.7
Putrajaya	30.4	-23.3	34.8	58.1	-42.9

Daripada segi nilai transaksi, Kuala Lumpur dan Selangor menunjukkan trend peningkatan masing-masing sebanyak lebih dua kali ganda dan 36.3%. Sebaliknya, Putrajaya menurun 82.9% berbanding tahun to 2023.

In terms of transaction value, Kuala Lumpur and Selangor states showed upward trend by more than double and 36.3% respectively. In contrast, Putrajaya declined by 82.9% as compared to 2023.

Chart 14

Commercial Property Transactions Value Trend 2020 – 2024



	2020	2021	2022	2023	2024
Selangor	5,419.69	7,055.61	10,349.13	10,731.53	14,624.78
Kuala Lumpur	4,785.20	8,945.06	8,487.79	8,064.76	21,972.16
Putrajaya	67.07	80.25	319.80	444.33	76.00
Selangor	-39.9	30.2	46.7	3.7	36.3
Kuala Lumpur	-44.1	86.9	-5.1	-5.0	172.4
Putrajaya	-62.3	19.7	298.5	38.9	-82.9

a. Kedai

Transaksi

Subsektor kedai merekodkan 4,723 transaksi bernilai RM8.06 bilion pada 2024, mencakupi 24.6% dalam bilangan dan 22.0% dalam nilai transaksi harta tanah komersial dalam wilayah ini.
Selangor terus memacu subsektor kedai dengan 3,956 transaksi bernilai RM5.91 bilion, masing-masing menyumbang 83.8% dan 73.3% daripada bilangan dan nilai transaksi kedai. Kuala Lumpur menguasai 16.0% syer bilangan transaksi dan 26.3% nilai transaksi kedai, diikuti Putrajaya menyumbang sedikit syer 0.2% dan 0.5% dalam bilangan dan nilai transaksi.

Status Pasaran

Keadaan unit kedai siap dibina tidak terjual bertambah baik di Wilayah Tengah. Kuala Lumpur merekodkan penurunan tertinggi 52.2% (11 unit) berbanding 23 unit pada 2023, di ikuti oleh Putrajaya sebanyak 8 unit (2023: 9 unit). Walaubagaimanapun, Selangor mencatatkan sedikit peningkatan sebanyak 6.1% (397 unit) berbanding 374 unit pada 2023. Nilai juga menurun seiring, Kuala Lumpur dan Putrajaya masing-masing menurun 52.2% (2023: RM8.05 juta) dan 11.1% (2023: RM34.33 juta). Sebaliknya, Selangor meningkat 3.6% (2023: RM439.14 juta).

a. Shop

Transaction

Shop sub-sector recorded 4,723 transactions worth RM8.06 billion in 2024, accounting for 24.6% in volume and 22.0% in value of commercial property transactions in the region.
Selangor continued to drive the sub-sector with 3,956 transaction worth RM5.91 billion, accounting for 83.8% and 73.3% respectively of the shop transactions volume and value. Kuala Lumpur took up 16.0% market share in transactions volume and 26.3% in transactions value, followed by Putrajaya contribute a slight share of 0.2% and 0.5% in transactions volume and value.

Market Status

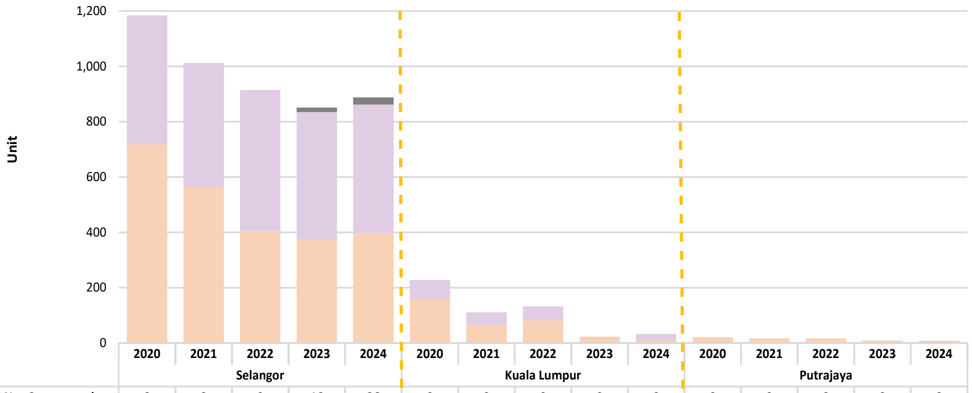
The shop overhang situation in Central Region has shown an increase in numbers. Kuala Lumpur recorded the highest declined 52.2% (11 units) compared 23 units in 2023, followed by Putrajaya by 8 units (2023: 9 units). However, Selangor recorded a slight increase of 6.1% (397 units) compared to 374 units in 2023. Value also declined in tandem, Kuala Lumpur and Putrajaya decreased by 52.2% (2023: RM8.05 million) and 11.1% (2023: RM34.33 million, respectively. Contrarily, Selangor increased by 3.6% (2023: RM439.14 million).

Unit dalam pembinaan belum terjual mencatatkan peningkatan di Kuala Lumpur dan Selangor iaitu 22 unit (2023: 0 unit) dan 465 unit (2023: 461 unit). Bagi unit belum dibina belum terjual hanya Selangor mencatatkan peningkatan kepada 26 unit berbanding 16 unit pada tahun 2023. Putrajaya masih mengekalkan kedudukannya dengan tidak dibebani dengan mana-mana unit dalam pembinaan belum terjual dan belum dibina belum terjual.

Unsold under construction units recorded an increase in Kuala Lumpur and Selangor which are 22 units (2023: 0 units) and 465 units (2023: 461 units). For unsold not constructed stage, only Selangor recorded an increase to 26 units, compared to 16 units in 2023. Putrajaya remains unencumbered with any unsold units under construction and unsold not constructed.

Chart 15

Shop Overhang and Unsold Units 2020 – 2024



	Selangor 2020	Selangor 2021	Selangor 2022	Selangor 2023	Selangor 2024	Kuala Lumpur 2020	Kuala Lumpur 2021	Kuala Lumpur 2022	Kuala Lumpur 2023	Kuala Lumpur 2024	Putrajaya 2020	Putrajaya 2021	Putrajaya 2022	Putrajaya 2023	Putrajaya 2024
Unsold Not Constructed	0	0	0	16	26	0	0	0	0	0	0	0	0	0	0
Unsold Under Construction	466	446	510	461	465	70	45	51	0	22	0	0	0	0	0
Overhang	718	566	404	374	397	158	66	82	23	11	21	17	17	9	8

Aktiviti Pembinaan

Secara amnya, aktiviti pembinaan di Wilayah Tengah menunjukkan trend meningkat berbanding tahun sebelumnya. Unit siap dibina di Kuala Lumpur meningkat kepada 193 unit, berbanding 2023 (tiada). Sementara itu, Selangor menunjukkan penurunan, dengan 261 unit, menurun daripada 301 pada tahun 2023, manakala Putrajaya kekal tiada pada 2024.

Mula dibina di Selangor merekodkan bilangan tertinggi iaitu 1,077 unit (2023: 932 unit), dikuti Kuala Lumpur 7 unit dan Putrajaya kekal tiada pada 2024.

Begitu juga di peringkat penawaran baharu dirancang, Selangor menunjukkan peningkatan bilangan tertinggi sebanyak 1,510 unit (2023: 988 unit). Manakala, Kuala Lumpur merekodkan 27 unit (2023: 11 unit) dan Putrajaya kekal tiada pada 2024.

Construction Activity

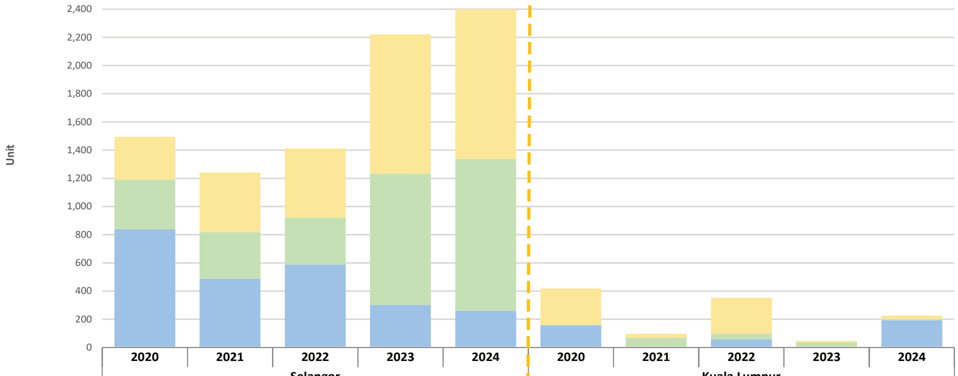
Generally, construction activities in Central Region showed an upward trend against the preceding year. Completion in Kuala Lumpur increased to 193 units, compared to 2023 (nil). Meanwhile, Selangor saw a declined, with 261 units, decreased from 301 units in 2023, while Putrajaya remained nil in 2024.

Starts in Selangor recorded the highest volume by 1,077 units (2023: 932 units), followed by Kuala Lumpur with 7 units, and Putrajaya remained nil in 2024.

Likewise, in the new planned supply stage, Selangor showed the highest increase of 1,510 units (2023: 988 units). While Kuala Lumpur recorded 27 units (2023: 11 units) and Putrajaya remained nil in 2024.

Chart 16

Shop Construction Activity Trend 2020 – 2024



	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024
	Selangor					Kuala Lumpur				
New Planned Supply	305	425	490	988	1,510	260	29	254	11	27
Starts	350	330	333	932	1,077	0	68	41	35	7
Completion	839	487	588	301	261	158	0	57	0	193

Table 3

Construction Activity of Shop in Central Region 2024

Stage of Development / State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply (units)	115,315	33,432	538
Incoming Supply (units)	5,127	301	0
Planned Supply (units)	3,454	1,087	0

Harga

Harga kedai menunjukkan pergerakan bercampur-campur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Di Kuala Lumpur, harga kedai tiga tingkat di Desa Business Park dan Taman Sri Rampai, Setapak merekodkan peringkatan masing-masing 13.2% dan 6.7%, dipindahmilik antara RM2.0 juta hingga RM2.3 juta dan RM1.6 juta hingga RM1.8 juta. Manakala kedai tiga tingkat di Mukim Petaling Kuala Lumpur merekodkan penurunan antara 7.0% hingga 8.8%.

Di Selangor, kenaikan harga bagi kedai tiga tingkat direkodkan di beberapa skim iaitu Pelabuhan Klang, Dataran Sunway dan Taman Kenanga @ Salak Perdana Business Park masing-masing sebanyak 5.0%, 4.4% dan 3.8% dengan lingkungan harga RM0.68 juta hingga setinggi RM3.8 juta.

Sewa

Sewa tingkat bawah kedai secara umumnya adalah stabil dengan beberapa kenaikan di kawasan komersial terpilih. Di kawasan pusat bandar Kuala Lumpur, sewa tertinggi direkodkan di Jalan Tuanku Abdul Rahman dan diikuti kawasan Changkat Bukit Bintang dengan kadar

Price

Prices of shop showed mixed movement with increases and decreases charted in several areas. In Kuala Lumpur, three storey shops in Desa Business Park and Taman Sri Rampai, Setapak recorded an increase of 13.2% and 6.7% respectively, transacted between RM2.0 million to RM2.3 million and RM1.6 million to RM1.8 million. While three-storey shops in Mukim of Petaling Kuala Lumpur recorded a decrease between 7.0% and 8.8%.

In Selangor, price increases for three storey shops were recorded in several scheme namely Pelabuhan Klang, Dataran Sunway and Taman Kenanga @ Salak Perdana Business Park by 5.0%, 4.4% and 3.8% respectively, with price ranges from RM0.68 million to as high as RM3.8 million.

Rental

Rental of ground floor shop were generally stable with several increases in selected commercial areas. In central town area of Kuala Lumpur, highest rental was recorded in Jalan Tuanku Abdul Rahman and followed by the Changkat Bukit Bintang area with a monthly rental rate of RM17,000 sewa sebulan masing-masing RM17,000 hingga RM34,000 sebulan dan RM22,000 hingga RM32,000 sebulan. Di Selangor, sewa tingkat bawah kedai di Daerah Petaling direkodkan antara RM2,500 hingga RM8,000 sebulan. Peningkatan sewa juga direkodkan dibeberapa kawasan lain di Selangor antaranya Taman Saujana Puchong, Taman Balakong Jaya, Taman Melawati, Bandar Banting dan Bandar Rimbayu, masing-masing meningkat 13.2%, 10.2%, 8.8%, 8.7% dan 8.1%.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Pangsapuri khidmat/ SOHO di Wilayah Tengah merekodkan 9,676 transaksi bernilai RM7.74 bilion, membentuk 50.4% daripada jumlah transaksi dan 21.1% daripada jumlah nilai harta tanah komersial dalam wilayah ini.

Prestasi pasaran wilayah merekodkan peningkatan 17.7% dalam bilangan (2023: 8,221 transaksi) dan 35.8% dalam nilai (2023: RM5,698.63 juta). Mengikut negeri, Kuala Lumpur menyumbang bilangan tertinggi kepada jumlah keseluruhan wilayah dengan 53.0% (5,132 transaksi) syer pasaran.

Status Pasaran

Keadaan unit pangsapuri khidmat/ SOHO siap dibina tidak terjual, dalam pembinaan belum terjual dan unit belum dibina belum terjual masih stabil di Wilayah Tengah. Kuala Lumpur and Putrajaya merekodkan siap dibina tidak terjual lebih rendah masing-masing pada 12.1% (4,847 unit) dan 3.6% (81 unit). Sebaliknya, Selangor merekodkan 3,128 unit siap dibina tidak terjual pada tahun 2024.

Begitu juga bagi unit dalam pembinaan belum terjual di Kuala Lumpur menunjukkan penurunan 8.9%, manakala Selangor dengan kenaikan 37.1%. Walaubagaimanapun, belum dibina belum terjual di Wilayah Tengah menunjukkan peningkatan masing-masing 49.5% dan 10.7%. Putrajaya kekal tiada data pada tahun 2024.

to RM34,000 per month and RM22,000 to RM32,000 per month respectively. In Selangor, rental of ground floors shop in District of Petaling recorded ranging from RM2,500 to RM8,000 per month. Positive rental growth also recorded in several other areas in Selangor including Taman Saujana Puchong, Taman Balakong Jaya, Taman Melawati, Bandar Banting and Bandar Rimbayu, which increased by 13.2%, 10.2%, 8.8%, 8.7% and 8.1% respectively.

b. Serviced Apartment/ SOHO

Transaction

Serviced apartment/ SOHO in the Central Region recorded 9,676 transactions worth RM7.74 billion, formed 50.4% in volume and 21.1% in value of commercial property transactions in the region.

The Region's market performance recorded an increase of 17.7% in volume (2023: 8,221 transactions) and 35.8% in value (2022: RM5,698.63 million). By state, Kuala Lumpur contributed a higher market volume to the region total with 53.0% (5,132 transactions) market share.

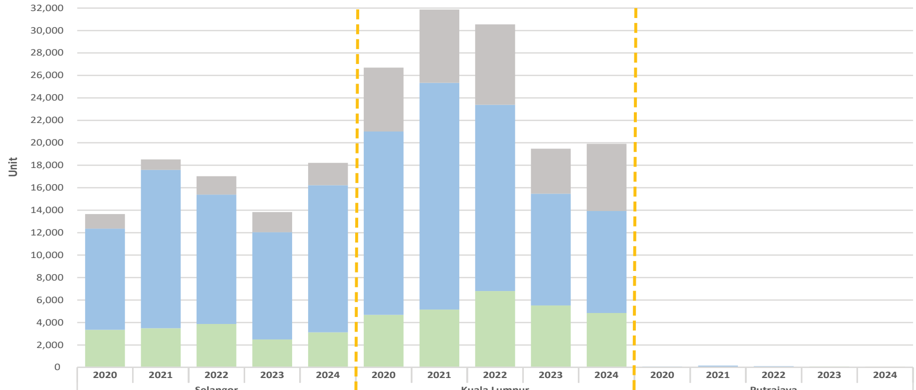
Market Status

The serviced apartment/SOHO overhang, unsold under construction, and unsold not constructed situation is stable in the Central Region. Kuala Lumpur and Putrajaya recorded lower overhangs at 12.1% (4,847 units) and 3.6% (81 units), respectively. Contrarily, Selangor recorded 3,128 overhang units in 2024.

Similarly, unsold under construction in Kuala Lumpur showed a decrease of 8.9%, while Selangor increased by 37.1%. However, unsold not constructed in the Central Region shows an increase of 49.5% and 10.7% respectively. Putrajaya remained nil in 2024.

Chart 17

Serviced Apartment / SOHO Overhang and Unsold Units 2020 – 2024



	Selangor					Kuala Lumpur					Putrajaya				
	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024
Unsold Not Constructed	1,299	935	1,637	1,799	1992	5,700	6,522	7,164	4,004	5,987	0	0	0	0	0
Unsold Under Construction	9,015	14,099	11,523	9,546	13,092	16,324	20,193	16,585	9,961	9,077	92	163	110	0	0
Overhang	3,348	3,489	3,870	2,494	3,128	4,677	5,152	6,800	5,515	4,847	0	0	0	84	81

Aktiviti Pembinaan

Secara umumnya, aktiviti pembinaan di Wilayah Tengah menunjukkan trend positif berbanding 2023. Dalam tempoh kajian menyaksikan unit siap dibina meningkat 6.1% (24,836 unit) berbanding 2023 (23,417 unit). Selangor merupakan penyumbang terbesar dengan peningkatan 83.6% (15,905 unit) berbanding 2023 (8.664 unit).

Wilayah ini merekodkan penurunan sebanyak 7.7% (15,238 unit) berbanding 16,512 unit pada 2023 dalam mula dibina. Manakala mencatatkan sebaliknya di perancangan baharu dirancang dengan peningkatan sebanyak 62.6% (20,983 unit) berbanding 12,906 unit pada 2023. Tiada rekod di Putrajaya dalam tempoh kajian.

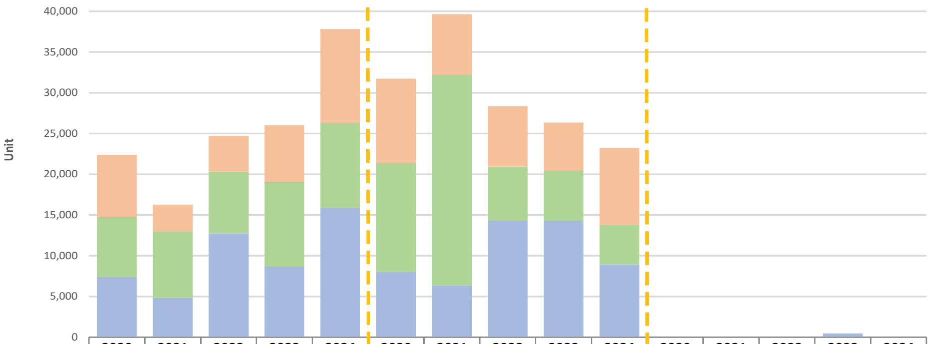
Construction Activity

Generally, construction activities in the Central Region show a positive trend compared to 2023. The review period witnessed completion units increased by 6.1% (24,836 units) as compared to 2023 (23,417 units). Selangor is the biggest contributor, with an increase of 83.6% (15,905 units) compared to 2023 (8,664 units).

The region recorded a decrease of 7.7% (15,238 units) compared to 16,512 units in 2023 in starts. While recording the opposite in the new planned supply with an increase of 62.6% (20,983 units) compared to 12,906 units in 2023. There were no records in Putrajaya during the review period.

Chart 18

Serviced Apartment / SOHO Construction Activity Trend 2020 – 2024



	Selangor					Kuala Lumpur					Putrajaya				
	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024
New Planned Supply	7,637	3,281	4,348	6,994	11,550	10,351	7,439	7,387	5,912	9,433	0	0	0	0	0
Starts	7,334	8,167	7,590	10,375	10,367	13,340	25,808	6,641	6,137	4,871	0	0	0	0	0
Completion	7,410	4,830	12,761	8,664	15,905	8,043	6,388	14,317	14,295	8,931	0	0	0	458	0

Table 4

Construction Activity of Serviced Apartment/ SOHO in Central Region 2024

Stage of Development / State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply (units)	177,911	144,588	1,204
Incoming Supply (units)	73,241	45,441	323
Planned Supply (units)	33,662	62,574	940

Harga

Harga pangsapuri khidmat dan SOHO di Wilayah Tengah menyaksikan pergerakan bercampur-campur secara keseluruhan. Pangsapuri khidmat seperti K Residence (Avenue K), 10 Stonor, Four Seasons Place dan Vogue Suites One di Pusat Bandar Kuala Lumpur (Seksyen 1-100) masing-masing meningkat 14.7%, 11.5%, 8.5% dan 8.0%.

Begitu juga di Selangor, jenis harta tanah yang sama di Verde Residence, Setia City Residences dan Sk One Residence di Daerah Petaling masing-masing meningkat 6.5%, 6.1% dan 5.6%.

Sewa

Pasaran sewa pangsapuri khidmat pada umumnya stabil. Kenaikan sewa dilihat di Residensi Xtreme Meridian di Gombak (9.1%), Menara Eclipse 2 di Cyberjaya (8.4%), 188 Suite di Pusat Bandar Kuala Lumpur (10.6%) dan Vogue Suites One juga di Pusat Bandar Kuala Lumpur (10.3%); masing-masing dengan sewa bulanan mencecah antara RM2,200 hingga RM2,700, RM1,100 hingga RM1,500, RM2,900 hingga RM4,000 dan RM2,200 hingga RM3,600 sebulan. Sementara itu unit SOHO Marc Residences, di Kuala Lumpur mencatatkan kadar sewa tertinggi RM3,500 hingga RM4,200 sebulan, menurun 4.3% berbanding RM4,000 hingga RM4,200 yang direkodkan tahun lalu.

c. Kompleks Perniagaan

Transaksi

Dalam tempoh kajian, lapan transaksi direkodkan di Selangor dan dua di Kuala Lumpur. Empat daripada perjanjian jualbeli ini ditandatangan dan disempurnakan dalam tempoh kajian iaitu Plaza Anngerik, Tropicana Garden Mall, dan D'Pulze di Selangor, serta Sunway 163 Mall, di Kuala Lumpur.

Price

Prices of serviced apartments and SOHO in the Central Region saw mixed movement across the board. In Kuala Lumpur City Centre (section 1-100), serviced apartments namely K Residence (Avenue K), 10 Stonor, Four Seasons Place and Vogue Suites One increased by 14.7%, 11.5%, 8.5% and 8.0% respectively.

Similarly, in Selangor, similar property types in Verde Residence, Setia City Residences and Sk One Residence in the district of Petaling also witnessed a marginal increase of 9.5%, 8.0% and 7.7% respectively.

Rental

The serviced apartment's rental market was generally stable. The increment in rental was seen at Residensi Xtreme Meridian in Gombak (9.1%), Menara Eclipse 2 in Cyberjaya (8.4%), 188 Suite in Kuala Lumpur City Centre (10.6%), and Vogue Suites One also in Kuala Lumpur City Centre (10.3%), fetching a monthly rental of RM2,200 to RM2,700, RM1,100 to RM1,500, RM2,900 to RM4,000 and RM2,200 to RM3,600 per month, respectively. Meanwhile SOHO units at Marc Residences, in Kuala Lumpur, recorded the highest rental rate at RM3,500 to RM4,200 per month, decreased slightly by 4.3% compared to RM4,000 to RM4,200 recorded last year.

c. Shopping Complex

Transaction

The review period recorded eight transactions in Selangor and two in Kuala Lumpur. Four of these sale and purchase agreements were signed and concluded in the review period, namely Plaza Angerik, Tropicana Garden Mall, and D'Pulze in Selangor, as well as Sunway 163 Mall, in Kuala Lumpur.

Penghunian dan Ketersediaan Ruang

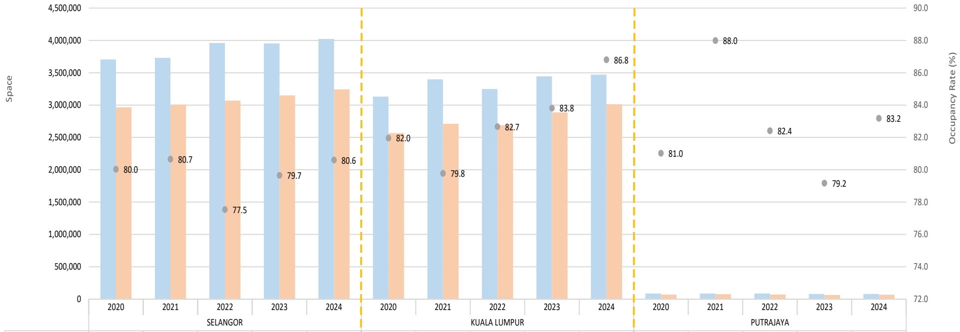
Prestasi subsektor ruang niaga di Wilayah Tengah kekal stabil dengan kadar penghunian keseluruhan yang lebih tinggi dalam tempoh kajian. Kesemua negeri mencatatkan kadar penghunian yang lebih tinggi di mulai dengan Kuala Lumpur, Putrajaya dan Selangor, masing-masing pada 86.8%, 83.2%, dan 80.6% berbanding 2023 (Kuala Lumpur: 83.8%, Putrajaya: 79.2% dan Selangor: 79.7%).

Occupancy and Space Availability

The performance of the retail sub-sector in the Central Region remained stable with a higher overall occupancy rates in the review period. All states recorded higher occupancy rate starting with Kuala Lumpur, Putrajaya, and Selangor at 86.8%, 83.2%, and 80.6%, respectively, compared to 2023 (Kuala Lumpur: 83.8%, Putrajaya: 79.2% and Selangor: 79.7%).

Chart 19

Supply and Occupancy of Shopping Complex 2020 – 2024



	SELANGOR 2020	2021	2022	2023	2024	KUALA LUMPUR 2020	2021	2022	2023	2024	PUTRAJAYA 2020	2021	2022	2023	2024
Space (s.m.)	3,704,593	3,729,665	3,959,058	3,953,291	4,022,466	3,131,431	3,397,193	3,250,139	3,443,345	3,471,216	86,017	86,017	86,017	79,744	79,744
Space Occupied (s.m.)	2,964,756	3,008,199	3,069,598	3,148,989	3,242,056	2,566,619	2,709,996	2,686,727	2,885,989	3,012,917	69,688	75,684	70,884	63,131	66,331
Occupancy Rate (%)	80.0	80.7	77.5	79.7	80.6	82.0	79.8	82.7	83.8	86.8	81.0	88.0	82.4	79.2	83.2

Table 5

Pertinent Movements in Shopping Complex 2024

No.	Shopping Complex	Estimated Space (s.m.)	Tenant
1.	AEON Rawang	837	Move In
2.	Alamanda	21,636	Move In
3.	Anggerik Mall	771	Move In
4.	Evo Mall	531	Move In
		852	Move Out
5.	Klang Parade	1,109	Move Out
6.	Plaza Low Yat	806	Move In
7.	SACC	627	Move In
8.	SB Mall	12,986	Move In
		1,933	Move Out
9.	Suria KLCC	528	Move In
10.	The Curve	1,018	Move In
		1,296	Move Out
11.	The Gardens Mall	1,557	Move In
12.	Viva Shopping Mall	612	Move In

Aktiviti Pembinaan

Tiga bangunan baru siap dibina direkodkan dalam tempoh kajian iaitu satu di Kuala Lumpur dan dua di Selangor. Perinciannya adalah seperti di bawah:

Construction Activity

Three new completion were in the review period which, one in Kuala Lumpur and two buildings in Selangor. The details are as below:

Table 6

Completion of Shopping Complex in Central Region 2024

State	Name of Building	Location	Property Type	Net Lettable Area (sq. metre)
WP WPKL	Bloomsvale Mall	Jalan Puchong	Shopping Centre	27,871
Selangor	Elmina Lakeside Mall	Urban Park, Elmina	Shopping Centre	18,175
Selangor	168 Retail Park	Persiaran 3, Baru Selayang	Shopping Centre	51,000

Table 7

Construction Activity of Shopping Complex in Central Region 2024

Stage of Development / State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply	157 complexes (4,022,466 s.m)	114 complexes (3,471,216 s.m)	3 complexes (79,744 s.m)
Incoming Supply	4 complexes (280,202 s.m)	6 complexes (225,910 s.m	2 complexes (29,277 s.m)
Planned Supply	0	3 complexes (196,691 s.m)	0

Sewa

Secara umumnya, sewa ruang niaga adalah stabil bagi kebanyakan kompleks perniagaan. Suria KLCC di Kuala Lumpur mengekalkan keunggulannya, dengan julat sewa tertinggi dari RM388 s.m.p hingga RM2,227 s.m.p sebulan. Di Kawasan Utama Pusat Bandar, pertumbuhan sewa yang positif direkodkan antaranya di Kompleks Wilayah dan Intermark. Pertumbuhan positif juga direkodkan dibeberapa kawasan lain di Kuala Lumpur, antaranya di Shaw Parade, NU Sentral@KL Sentral, MyTown Shopping Centre, KL East Mall, Setapak Central, dan Ikon Connaught.

Sementara itu, di Selangor menyaksikan pertumbuhan sewa yang positif antaranya di Citta Mall, Paradigm Mall, Klang Parade, Shaw Centrepoint Complex, D'Pulze Cyberjaya dan GM Klang kerana penyewaan baru dan pembaharuan sewa.

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 RM388 p.s.m. to as high as RM2,227 p.s.m. per month. In Central Town Prime Area, positive rental growth was recorded at Kompleks Wilayah and Intermark. Positive growth was also recorded in several other areas in Kuala Lumpur, including Shaw Parade, NU Sentral@KL Sentral, MyTown Shopping Centre, KL East Mall, Setapak Central, and Ikon Connaught.

Meanwhile, Selangor witnessed positive rental growth in Citta Mall, Paradigm Mall, Klang Parade, Shaw Centrepoint Complex, D'Pulze Cyberjaya, and GM Klang due to new tenancy and rental renewals.

d. Pejabat Binaan Khas

Transaksi

Dalam tempoh kajian, 13 transaksi direkodkan di Wilayah Tengah. Perjanjian jualbeli kebanyakannya ditandatangani dan disempurnakan pada 2023 kecuali beberapa bangunan telah ditandatangan pada tahun sebelumnya tetapi disempurnakan dalam tempoh kajian. Pada tempoh kajian, lima bangunan terletak di Kuala Lumpur dipindahmilik iaitu Bangunan Majlis Peguam @ Bar Council, Wisma

d. Purpose-built Office

Transaction

The review period recorded 13 transactions in the Central Region. The sale and purchase agreement mostly signed and concluded in 2023 except a few buildings were signed in previous years but concluded in the review period. During the review period, five buildings in Kuala Lumpur were transacted, namely Majlis Peguam @ Bangunan Majlis Peguam, Wisma Semantan, Averis Avenue 5, Menara R

Semantan, Averis Avenue 5, Menara R dan Menara UMW. Selain itu, satu bangunan terletak di Selangor iaitu Plaza Perangsang, juga sebahagian daripada transaksi.

and Menara UMW. Additionally, one building in Selangor, which is Plaza Perangsang, also part of the transactions.

Penghunian dan Ketersediaan Ruang

Prestasi pejabat binaan khas di Wilayah Tengah kekal stabil. Putrajaya dan Selangor tetap teguh dengan kadar penghunian meningkat sedikit, masing-masing kepada 92.1% dan 73.1% berbanding 2023 (Putrajaya: 92.0% dan Selangor: 72.6%). Walau bagaimanapun, Kuala Lumpur mencatatkan penghunian rendah sedikit pada 72.0% berbanding 2023 (72.1%).

Occupancy and Space Availability

The performance of purpose-built offices in the Central Region remained stable. Putrajaya and Selangor remained firm as the occupancy rate slightly increased to 92.1% and 73.1% respectively, compared to 2023 (Putrajaya: 92.0% and Selangor: 72.6%). However, Kuala Lumpur recorded just a slightly lower at 72.0% compared to 2023 (72.1%).

Chart 20

Supply and Occupancy of Purpose-built Office

	SELANGOR 2020	2021	2022	2023	2024	KUALA LUMPUR 2020	2021	2022	2023	2024	PUTRAJAYA 2020	2021	2022	2023	2024
Space (s.m.)	4,177,519	4,282,121	4,547,884	4,659,431	4,684,373	9,275,474	9,817,650	9,813,927	10,236,990	10,263,848	2,525,253	2,540,853	2,540,853	2,540,853	2,540,853
Space Occupied (s.m.)	2,890,317	2,945,335	3,134,983	3,383,345	3,424,029	7,193,446	7,199,049	7,237,348	7,382,703	7,389,247	2,275,114	2,301,282	2,325,662	2,337,762	2,339,162
Occupancy Rate (%)	69.2	68.8	68.9	72.6	73.1	77.6	73.3	73.7	72.1	72.0	90.1	90.6	91.5	92.0	92.1

Table 8

Pertinent Movements in Purpose-built Office

No.	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1.	Hampshire Place Office	1,629	Move Out
2.	Menara Perak	1,942	Move In
		1,044	Move Out
3.	Wisma Genting	2,055	Move In
4.	Menara Dato' Onn	13,216	Move Out
5.	Menara BRDB	2,212	Move In
6.	The Horizon, Bangsar South (Tower 5, Avenue 7)	5,997	Move In
7.	UOA Corporate Tower	4,571	Move In
8.	Wisma UOA Damansara	1,645	Move In
9.	Wisma UOA Damansara II	1,809	Move In
		2,073	Move Out
10.	Ideal Convention Centre (IDCC Shah Alam)	2,367	Move In
11.	Puchong Financial Corporate Centre Tower 4 (PFCC)	2,434	Move out
12.	8 First Avenue	4,091	Move in
13.	Menara Lembaga Zakat Selangor	4,772	Move in
14.	Wisma Consplant 1 Suabang Jaya	2,930	Move in
15.	Plaza Flamingo	1,855	Move In
16.	Quill 9	1,891	Move out
17.	First Tower (Plaza Metro Klang)	2,811	Move Out
18.	Bangunan Contraves, Cyberjaya	6,969	Move Out

Aktiviti Pembinaan

Lima bangunan baru siap dibina direkodkan dalam tempoh kajian di Wilayah Tengah. Dua bangunan di Kuala Lumpur dan tiga bangunan di Selangor. Perincian seperti di bawah:

Construction Activity

Five new completion was recorded in the review period in the Central Region. Two buildings in Kuala Lumpur and three buildings in Selangor.The details are as below:

Table 9

Completion of Purpose-Built Office in Central Region

State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
WP WPKL	Menara Felcra @ Semarak20	Jalan Semarak	Private Building	19,788
WP WPKL	Bloomsvale Menara Vista	Jalan Puchong, Off Jalan Klang Lama	Private Building	7,070
Selangor	Atwater Seksyen 13 (Tower A)	Seksyen 13, Petaling Jaya	Private Building	14,683
Selangor	Atwater Seksyen 13 (Tower B)	Seksyen 13, Petaling Jaya	Private Building	12,654
Selangor	Menara Lembaga Zakat Selangor	Seksyen 14, Shah Alam	Government Building	4,772

Table 10

Construction Activity of Purpose-built Office in Central Region 2024

Stage of Development / State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply	280 units (4,684,373 s.m.)	467 units (10,263,848 s.m.)	47 units (2,540,853 s.m.)
Incoming Supply	3 units (123,160 s.m.)	11 units (564,971 s.m.)	3 units (59,940 s.m.)
Planned Supply	0	19 units (761,621 s.m.)	3 units (39,875 s.m.)

Sewa

Secara amnya, sewa ruang pejabat kekal stabil di Selangor dan Putrajaya. Walau bagaimanapun, pergerakan bercampur direkodkan di Kuala Lumpur. Di kawasan segitiga emas, Kuala Lumpur, Menara Prestige, Plaza See Hoy Chan, Wisma Genting dan Menara AIA Sentral mencatat pertumbuhan sewa tertinggi masing-masing pada 14.8%, 8.3%, 8.1% dan 7.0% dengan julat kadar sewa masing-masing daripada RM70.83 hingga RM99.03 s.m.p, RM43.59 hingga RM53.82 s.m.p, RM57.37 hingga RM89.34 s.m.p dan RM53.28 hingga RM84.50 s.m.p.

Di Selangor, kebanyakan kadar sewa ruang pejabat kekal stabil dengan pertumbuhan sewa positif direkodkan di The Ascent (Paradigm) dan Wisma Consplant 1. Kadar sewar ruang pejabat tertinggi direkodkan di Damansara Uptown, julat sewa daripada RM40.90 s.m.p hingga RM138.89 s.m.p.

Rental

Generally, rentals of office space remained stable in Selangor and Putrajaya. However, mixed movement were recorded in Kuala Lumpur. In the golden triangle area of Kuala Lumpur, Menara Prestige, Plaza See Hoy Chan, Wisma Genting and Menara AIA Sentral recorded the highest rental growth at 14.8%, 8.3%, 8.1%, and 7.0%, respectively, with rental ranging from RM70.83 p.s.m. to RM99.03 p.s.m., RM43.59 to RM53.82 p.s.m., RM57.37 to RM89.34 p.s.m. and RM53.28 to RM84.50 p.s.m.

In Selangor, most of office space rental rates remained stable with positive rental growth recorded in The Ascent (Paradigm) and Wisma Consplant 1. The highest rental rate was recorded in Damansara Uptown, ranging from RM40.90 p.s.m. to RM138.89 p.s.m.

e. Harta Tanah Riadah

Dalam tempoh kajian, empat transaksi direkodkan, tiga di Kuala Lumpur iaitu Hotel Avenue J di Leboh Pasar Besar, Jalan Pudu, Metrostar Hotel di Jalan Dang Wangi, Season View Hotel di Jalan Bukit Bintang dan satu di Selangor iaitu MTree Hotel di Jalan Kenari 12, Bandar Puchong Jaya.

Aktiviti pembinaan baharu di Wilayah Tengah menyaksikan sebuah hotel siap dibina dalam tempoh kajian iaitu Park Hyatt Hotel di Jalan Hang Tuah, Kuala Lumpur yang menawarkan 348 bilik.

Sehingga penghujung tahun, terdapat 471 hotel (75,383 bilik) penawaran sedia ada dengan 16 lagi hotel (3,636 bilik) dalam penawaran akan datang dan 11 hotel (1,902 bilik) dalam penawaran yang dirancang.

e. Leisure Property

The review period four transactions were recorded, three in Kuala Lumpur namely Hotel Avenue J in Leboh Pasar Besar, Jalan Pudu, Hotel Metrostar in Jalan Dang Wangi, Hotel Season View in Jalan Bukit Bintang and another one in Selangor namely Hotel MTree in Jalan Kenari 12, Bandar Puchong Jaya.

New construction activity in the central region saw a hotel completed during the review period, which is the Park Hyatt Hotel in Jalan Hang Tuah, Kuala Lumpur, which offers 348 rooms.

As at year-end, there were 471 hotels (75,383 rooms) in the existing supply with another 16 hotels (3,636 rooms) in the incoming supply and 11 hotels (1,902 rooms) in the planned supply.

2.3 HARTA TANAH INDUSTRI

Transaksi

Subsektor industri menyumbang 3.1% daripada keseluruhan aktiviti pasaran di Wilayah Tengah. Prestasi pasaran wilayah ini merekodkan peningkatan dalam bilangan 12.8% kepada 3,101 transaksi (2023: 2,750 transaksi) dan nilai 17.8% kepada RM14.41 billion (2023: RM12.24 bilion).

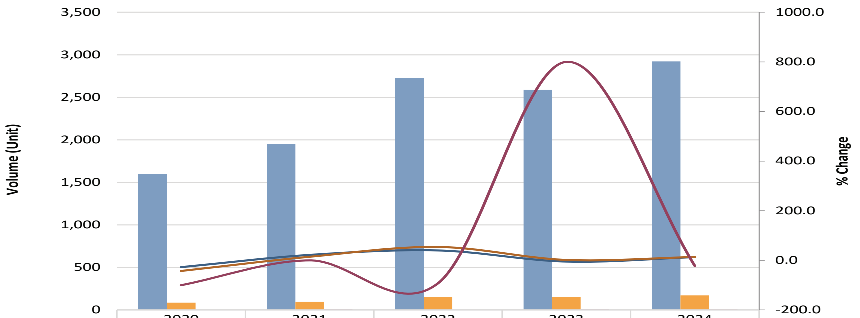
2.3 INDUSTRIAL PROPERTY

Transaction

The industrial sub-sector contributed a marginal portion of 3.1% to the overall market activity in the Central Region. The region's market performance recorded an increase of 12.8% in volume to 3,101 transaction (2023: 2,750 transactions) and a 17.8% increase in value to RM14.41 billion (2023: RM12.24 billion).

Chart 21

Industrial Property Transactions Volume Trend 2020 – 2024



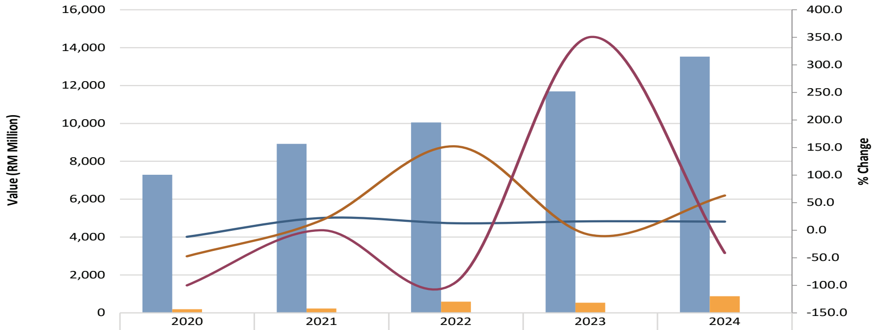
	2020	2021	2022	2023	2024
Selangor	1,601	1,952	2,731	2,590	2,923
Kuala Lumpur	85	97	149	151	171
Putrajaya	0	13	1	9	7
Selangor	-27.6	21.9	39.9	-5.2	12.9
Kuala Lumpur	-43.0	14.1	53.6	1.3	13.2
Putrajaya	-100.0	0.0	-92.3	800.0	-22.2

Daripada segi nilai transaksi, Kuala Lumpur dan Selangor masing-masing meningkat 62.9% dan 15.7%, manakala Putrajaya menurun 41.2%.

In terms of transaction value, Kuala Lumpur and Selangor increase by 62.9% and 15.7% respectively, while Putrajaya decreased by 41.2%.

Chart 22

Industrial Property Transactions Value Trend 2020 – 2024



	2020	2021	2022	2023	2024
Selangor	7,291.00	8,917.24	10,052.82	11,690.24	13,526.83
Kuala Lumpur	199.21	235.16	592.70	542.60	884.16
Putrajaya	0.00	22.50	1.30	5.86	3.44
Selangor	-11.9	22.3	12.7	16.3	15.7
Kuala Lumpur	-47.2	18.0	152.0	-8.5	62.9
Putrajaya	-100.0	0.0	-94.2	350.4	-41.2

Status Pasaran

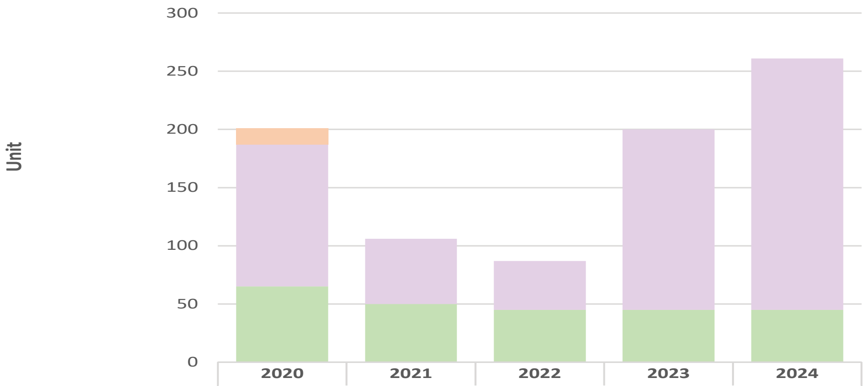
Wilayah Tengah mengekalkan bilangan unit siap dibina tidak terjual dan unit belum dibina belum terjual sama seperti tahun yang lalu kecuali unit dalam pembinaan belum terjual di Selangor menunjukkan peningkatan sebanyak 39.6% (216 unit) berbanding 155 unit pada 2023. Sementara itu, Kuala Lumpur dan Putrajaya tiada perubahan, kekal sebagai sifar.

Market Status

Central Region maintained its number of overhang units and unsold not constructed units as of last year, except for The unsold under construction in Selangor showed an increase of 39.6% (216 units), compared to 155 units in 2023. Meanwhile, Kuala Lumpur and Putrajaya no changes, remained as nil.

Chart 23

Industrial Overhang and Unsold Units 2020 – 2024



	2020	2021	2022	2023	2024
	Selangor				
Unsold Not Constructed	14	0	0	0	0
Unsold Under Construction	122	56	42	155	216
Overhang	65	50	45	45	45

Aktiviti Pembinaan

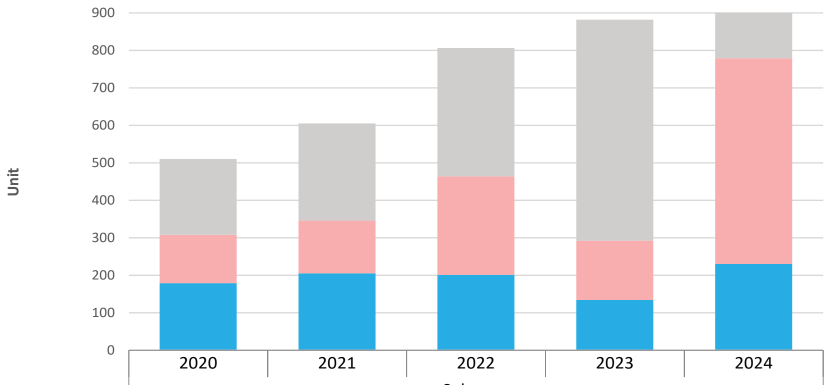
Unit siap dibina dan mula dibina di Selangor menunjukkan trend yang positif, masing-masing meningkat sebanyak 71.6% kepada 230 unit (2023: 134 unit) dan dua kali ganda kepada 549 unit (2023:158 unit) Walaubagaimanapun, penawaran baharu dirancang mengalami penurunan sebanyak 65.4% (204 unit) daripada 590 pada 2023. Tiada aktiviti pembinaan direkodkan di Kuala Lumpur dan Putrajaya.

Construction Activity

Completion and starts in Selangor showed a positive trend, increased by 71.6% to 230 units (2023: 134 units) and more than two-fold to 549 units (2023: 158 units) respectively. However, new planned supply decreased by 65.4% (204 units) from 590 in 2023. There was no construction activity recorded in Kuala Lumpur and Putrajaya.

Chart 24

Industrial Construction Activity Trend 2020 – 2024



Selangor	2020	2021	2022	2023	2024
New Planned Supply	202	259	342	590	204
Starts	129	141	263	158	549
Completion	179	205	201	134	230

Table 11

Construction Activity of Industrial in Central Region 2024

Stage of Development / State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply (units)	43,133	5,138	48
Incoming Supply (units)	1,651	0	0
Planned Supply (units)	898	37	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 March 2025	Under Construction: 97% completed
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 December 2026	Stage of completion: 72% completed (Overall construction) and 40% for Selangor
3.	Lebuhraya Pantai Barat (LPB) / West Coast Expressway (WCE)	• The West Coast Expressway (WCE). • Involves the Selangor State Line of 93.8 kilometers and the Perak State line of 139.2 kilometers. • The construction is divided into 11 packages, of which seven are in Selangor and the others are in Perak. • In Selangor, the first six packages are 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 is expected to be completed by 2026.	Under Construction: Package 7A: 100% completed Package 7B: 44% completed (Expected to be completed on March 2026)
4.	East Klang Valley Expressway (EKVE)	• The EKVE starts from Sg Long at the SILK Highway in the south to Ukay Perdana in the north. The 39 km spans are a dual carriageway with a closed toll system that accommodates five (5) toll plazas at this interchange; 1. Sg. Long Interchange 2. Bandar Mahkota Cheras Interchange 3. Hulu Langat Interchange 4. Ampang Interchange 5. Ukay Perdana Interchange • The project was delayed due to several legal and civil disputes and is expected to be fully completed by end of 2025.	Under Construction: 91% completed
5.	Sungai Lemas Flood Mitigation Plan Project, Kampung Sungai Ramal Dalam	• Sungai Lemas Flood Mitigation Plan Project located at Kampung Sungai Ramal Dalam, Mukim Kajang, Daerah Hulu Langat. • The purpose and objective of this project is to reduce the risk of narrow river flow leading to river overflow and flash floods. • Involved area approximately 15,924.387 square meter involve 19 lots of land title and 6 lots of government land. • The project was gazetted under Section 8 dated on 14th November 2024.	In the evaluation process (Site visited on 9th December 2024)
6.	Flood Mitigation Projects in Sungai Langat	• The flood mitigation project in Sungai Langat involves two phases; ○ Flood Mitigation Plan for Sungai Langat Phase 1; in the process of acquiring land and is expected to be completed in 2027. ○ Flood Mitigation Plan for Sungai Langat Phase 2; the project is expected to begin this year and be fully completed in 2030.	Under Construction: Site clearing - constructed by phase

No.	Infrastructure Projects	Descriptions	Current Development Status
7.	Construction of New Water Plant Facility	• To ensure adequate reserve margin for clean water supply in Selangor, several new plants will be constructed, including: 1. Rasau Water Supply Scheme - Phase 1 – expected to be completed by 2025. 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 to produce clean water supply to Klang and Petaling regions. Expected to be completed by 2028. 2. Langat Water Supply Scheme Phase 2 – expected to be completed by 2030. 3. Labohan Dagang Water Supply Scheme Phase 2 – expected to be completed by 2029. 4. Pulau Ketam Desalination Plant – expected to be completed by 2026.	Under Construction: Site clearing - constructed by phase
8.	Integrated Development Region in South Selangor (IDRISS) Project	• The Selangor government has introduced five incentives to drive investments into its Integrated Development Region in South Selangor (IDRISS). • IDRISS is a strategic economic development effort in southern Selangor that includes various aspects, including education, housing, investment, and transportation, covering an area of 40,000 acres in the district of Sepang and Kuala Langat. • They comprise a special premium scheme, interest-free installment payment for development charges, tax exemption for vacant land assessment, a 50% discount on the vacant building assessment tax, and business license fee exemption.	Under construction: Site clearing & Land conversion process
9.	NCT Smart Industrial Park (NSIP)	• The NCT Group of Companies (NCT Group) has introduced the NCT Smart Industrial Park (NSIP), a significant initiative within the South Selangor Integrated Regional Development (IDRISS), with an estimated Gross Development Value (GDV) reaching up to RM10 billion. • Spanning 296.43 hectares, NSIP is set to showcase cutting-edge infrastructure, artificial intelligence (AI), Internet of Things (IoT) technology, advanced data analytics, and other advancements in digitalization and automation, all planned over a 10-year development period. • The park is expected to become a central hub for the electrical and electronics (E&E) sector, semiconductors, smart logistics, transportation, and industries driven by the Fourth Industrial Revolution (4IR).	Under construction
10.	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.	Land Acquisition Process

No.	Infrastructure Projects	Descriptions	Current Development Status
11.	Kompleks Sukan Shah Alam (KSSA)	• Location: Persiaran Sukan, Section 13, Shah Alam • Total land area: 76.08 hectares • Will be resplendent with futuristic, innovative design and green technology. • Redevelopment Cost RM 3.28 billion • **Development phases:** ○ **First phase:** - The construction of the stadium, parking plaza and integrated terminal is expected to be completed by end of 2026 ○ **Second phase:** - Includes commercial development such as sports. Indoor theatre, commercial space and recreation area that will be completed in 2028. ○ **Third phase** - Additional facilities as a complement such as Hotel which is expected to be completed by the end of 2029. - Accessibility and comfort are also given priority, with a Light Rail Transit 3 (LRT3) connection, a transport hub, ample parking and wide pedestrian avenues in the plans, all against the backdrop of a sprawling wetland recreational park, underscoring the balance between development and preservation of nature. • KSSA is expected to be fully completed in 2030	In process of demolition sta-dium (45% completed)
12.	Flood Mitigation Projects - DBKL	• Projects to improve drainage and drainage systems, flood reservoirs, flood walls and pump systems are allocated under the development budget of DBKL, the Federal Government and KPKT.	Implementation within 2 years starting from 2024 - 2026.
13.	DBKL Traffic Congestion and Safety Management programme	• Build a connection road from Jalan 2/76 to Kg. Pandan • Road improvement and widening project on Jalan Yew and Jalan Sungai Besi (between Kampung Pandan Roundabout, Sungai Besi Expressway and KL – Seremban Expressway).	Completed

3.2 Mega Project

Nos.	Development Project	Descriptions	Current Development Status
1.	SA Sentral (Shah Alam Sentral)	• Location: Pusat Bandar Shah Alam, Section 13, Shah Alam. SA Sentral is in a strategic location, which is only 25 to 30 meters from Dato Menteri LRT Station 3, making it very easy to access. • Total land area: 58.6 hectares • Involving several components of the development of Plaza Alam Sentral (PAS), Plaza Perangsang, SACC Mall, SACC Walk, Shah Alam PKNS Complex, Shah Alam Convention Center (SACC) as well as several areas in Section 14. • GDV: RM3 billion • Based on the principles of '3R-Rejuvenate, Reconnect and Reinvent', SA Sentral will change the urban landscape of Shah Alam with innovative design, sustainable practices and smart and low-carbon city features aiming to attract the interest of a new generation of residents, businesses and visitors. • Development is mixed with the concept of Transit Oriented Development (TOD) • Expected completion of the entire SA Sentral project is within 7 years (2031).	Under construction
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 to RM1,130,360 - Expected to be completed by 2027 ○ 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 to RM979,330 - Expected to be completed by January 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 to RM1,122,660 - Expected to be completed by January 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 - Expected to be completed by September 2026	Phase 1 Under construction 60% Phase 2 Under construction 40% Phase 3 Under construction 35% Phase 5 Under construction 60%

Nos.	Development Project	Descriptions	Current Development Status
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 to RM657,556 and RSKU at RM270,000. • Estimated completion phase 1: May 2027	Under construction 98%
4.	Residensi Damansara Avenue 1 (Blok A & B)	• Location: Persiaran Perdana Bandar Sri Damansara, Mukim Sungai Buloh, District of Petaling, Selangor Darul Ehsan. • Land Area: 6.015 hectares • Gross Development Value: RM 3 billion • Developer: Indo Aman Bina Sdn. Bhd. • Descriptions: Mixed development located at Damansara Avenue, Petaling Jaya, Selangor. • Detail of Development: ○ 2 blocks of 55-storey Residential Tower including 2-storey of facilities; on 14-storey podium car park including 1-storey of facilities. ○ 1 block of 40-storey Office Towers including 5-storey of facilities. ○ 6-storey of retail podium including 3-storey of Medical Center. ○ 2 levels of basement carpark. Vehicular ramp to Ativo Plaza. Pedestrian Link Bridge to Ativo Plaza and Ativo Suites. ○ Number of units; - Block A - 634 Unit - Block B - 634 Unit ○ Built up area: - Block A: 554 s.f. – 1,230 s.f. - Block B: 539 s.f – 1,181 s.f. ○ Selling Price: - Block A: RM650,000 – RM1,467,000 - Block B: RM663,000 – RM1,471,000 • Estimated completion Q1 2028.	Under construction 20%
5.	Astrum Shah Alam	• Location: Pusat Bandar Shah Alam, Jalan 14/2, Shah Alam • Land area: 3.487 Ekar • Gross Development Value: RM550 Million • Developer: Setia Awan Land Sdn Bhd • Detail of Development: ○ 3 Block Services Apartment 32 storey (1,252 Units) and 2 and 3 store shophouses (24 Units). ○ Built up area: 570 s.f - 1,065 s.f ○ Selling Price: RM270,000 - RM 951,600 • Date of Launching: Phase 1A & 1B (12/7/2024) • Estimated completion 28/5/2027.	Under construction: 10% completed

Nos.	Development Project	Descriptions	Current Development Status
6.	Serasi Residence (Block 1/2/3)	• Location: Jalan Putra Indah 5, Putra Heights • Total of Land Area: 6.99 ekar • Gross Development Value: RM455 million • Developer: Sime Darby Property (Bukit Raja) Sdn Bhd • Detail of Development: ○ Numbers of Units: ▪ Block 1: 507 units of 31 storey service apartment ▪ Block 2: 419 units of 33 storey service apartment & SAMM (Service Apartment Mampu Milik) ▪ Block 3: 502 units of 28 storey service apartment & SAMM (Service Apartment Mampu Milik) ○ Built up area: 51 - 79 s.m. ○ Selling Price: RM250,000 – RM619,000 • Date of Launching: 22/12/2022. • Estimated completion: 21/12/2025.	Under construction: 50% completed
7.	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 s.f. ○ Second Phase - Two tower buildings called Nordica and Andria. - A total of 374 units serviced apartments. - Price: RM510,883 - RM787,606 - Built-up area: 952 to 1,206 s.f. - There are also 42 affordable housing units with an area of 551 s.f. which will be sold at a price of RM270,000.00 per unit. ○ Third Phase - Development such as offices, boutique hotels, grocery stores, shopping mall.	Phase 1: Completed Phase 2: Phase 2A & 2B Completed Phase 2C The Tresor Stage of completion: 100% CCC: 1 April 2024 Phase 3: Future Project
8.	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. • Details of development: i. Bandar Bukit Raja 2 Fasa R1A (Nadira) ▪ 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, ▪ Built up area: 177 - 207 square meter ▪ Price starts from RM783,888 – RM1,067,888. ii. Bandar Bukit Raja Fasa R11B2 (Lyra) ▪ Lyra development consists of 156 units of 2-storey terrace houses. ▪ Built up area: 161 - 213 square meter	Under construction: 100% completed (CCC: 10 May 2024) Under contruction: 100% completed (CCC dated 23 October 2023)

Nos.	Development Project	Descriptions	Current Development Status
9.	Interpoint, Bandar Bukit Tinggi	• The scheme is situated in Bandar Bukit Tinggi and provides easy access to highways such as KESAS Highway, NKVE, SKVE, and Federal Highway. • Details of development: ○ Serviced apartment consisting of 998 units, 36 shop units and 30 units office. ○ Divided into 3 blocks: - Tower A: 332 unit (35 floors) - Tower B: 344 unit (34 floors) - Tower C: 322 unit (33 floors) ○ Serviced Apartment - Built up area: 722 - 1,207 s.f. - Price: RM 423,800 – RM 841,850 ○ Shop units: - Built up area: 1,690 – 2,917 s.f. - Price: RM1,288,500– RM2,553,088 ○ Office: - Built up area: 667 – 850 s.f. - Price: RM 386,860 – RM 495,000 • Expected to be completed by Mac, 2027.	Under construction: 40% completed
10.	FerFerrous Fasa A10-01, Alam Impian	• The Alam Impian plan provides convenient access highways, including the Federal Highway, KESAS Highway, Elite Highway, and Lebuhraya Kemuning – Shah Alam (LKSA). • Details of development: - 136 units of 2-storey terrace houses. - Built up area: 1,897 - 2,146 s.f.. - Price: RM 843,800 – RM 1,283,800. - Expected to be completed by October 2025	Under construction: 35% completed
11.	Desa Arowana, Jeram	• Located at Pekan Kuala Sungai Buloh, Kuala Selangor. Access is available via the Klang-Teluk Intan, LATAR, and WCE highways. • Details of development: ○ Phase 1: - 106 units of single storey terraced house - 254 units of 2-storey terrace house ○ Phase 2: - 175 units of 2-storey terrace house. ○ Single storey terraced house: - Price: RM368,000 – RM 529,000 - Land area 130.06 s.m. - Floor area: 105.07 s.m. ○ 2-storey terraced house - Price: RM 550,000 – RM 663,000 - Land area: 167.62 s.m. - Floor area: 226.96 s.m. • Expected to be completed by May 2026.	Under construction: Phase 1 - 40% completed Phase 2 - 10% completed
12.	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 a price at RM230,000 per unit. • Floor area: 26.02 square meters (280 square feet) (Studio type). • Expected to be completed by October 2026.	Under construction: 35% completed

Nos.	Development Project	Descriptions	Current Development Status
13.	Selayang Mutiara Residensi	• Location: Taman Selayang Baru, Selayang • Land area: 1.75 hectares • Developer: Shiya Development Sdn Bhd • Composition of development: 260 units apartment. • Floor area: 91.40 s.m. • Expected to be completed by September 2026.	Under construction: 10% completed
14.	Hana Hills, Taman Melawati	• Location: Jalan Melawati 4, Taman Melawati • Land area: 2.61 hectares • Developer: OSK Property Sdn Bhd • Composition of development: 297 units condominium. • Floor area: 88.62 – 109.99 s.m. • Expected to be completed by December 2027.	Under construction: 15% completed
15.	Traders Park @ Cheras Selatan 2	• Location: Bandar Cheras, Hulu Langat • Land area: 2.2267 hectares. • Developer: SCP Balakong Sdn Bhd • Consists of 3 blocks of 27-storey serviced 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 • Expected to be completed in 2025.	Under construction: 95%
16.	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 business hubs. • Pearl Hills is also equipped with the development of recreation areas, school complexes, synagogues, halls and petrol stations. • Details of development: ○ Residential - Involves 5 phases in stages - Double storey terrace houses: 814 units - Rumah Selangorku: 810 units ○ Business - Shop/office 2 & 3 Floors: 33 units ○ Petrol Station	Phase 1A: Completion 100% completed (30 April 2024)
17.	Residensi Begonia Selangorku @ Eco Majestic	• Location: This project is part of the development of the existing project scheme at Eco Majestic, which is located near the Kajang-Seremban Highway and connects the LEKAS Highway to Jalan Semenyih. • Land area: 3.440 hectares • Development consists of 3 blocks of 30 storey with the total units are 933 condominium units. • Details of development: ○ Block A – 317 units ○ Block B – 308 units ○ Block C – 308 units • This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Built up area: 1,045 square feet • Price: RM250,000	Under Construction: 35% completed Expected to be completed in 2026

Nos.	Development Project	Descriptions	Current Development Status
18.	Residensi Oleander Selangorku @ Eco Majestic	• Location: Selangorku Oleander Residency @ Eco Majestic is part of the development in the existing project scheme at Eco Majestic. • Land area: 48,563.50 meter squares • Development consists of 4 blocks of 30 storey with the total unit is 1,200 units condominium. • This project also provides facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Built up area: 1,045 square feet • Price: RM250,000.	Under Construction: 35% completed Expected to be completed in 2026
19.	Se'Duduk D'Kajang	• Location: Semenyih, Hulu Langat • Land area: 6.92 acres • Details of development: ○ 1,220 units Serviced Apartment and 25 commercial units. ○ Type A - Built up area 1,000 square feet - Three bedrooms and two bathrooms - Launch price @ RM 400,000 ○ Type B - Studio unit - Built up area 550 square feet - Launch price @ RM 270,000. • Expected to be completed in 2027.	Under construction: 25% completed (Clearing Site & Piling)
20.	Anja Residence, Bangi	• Location: Bandar Baru Bangi, Hulu Langat • Land area: 4.02 acres • Details of development: ○ 900 units Serviced Apartment and 37 commercial units ○ Built up area from 550 – 1,019 square feet ○ Price @ RM 490,000 – RM 600,000. • Expected to be completed in 2027.	Stage of Completions 25% (Clearing Site & Piling)
21.	Monkey Canopy Resort	• Location: Sg. Long Hill Cheras, Hulu Langat • Land area: 177.707 hectare • Developer: Tiara Assets Sdn Bhd • Monkeys Canopy resort is a top family – friendly destination in Malaysia, Offering exciting waterparks, theme parks and luxurious accommodations; a. Resort b. Ballroom c. Safari escape d. Playland e. Restaurant f. Conquer indoor extreme park g. E-sport Virtual Arena (EVA) h. Water Theme Park i. Dino Desert j. LYL International Karting Circuit k. Spa • Accommodation: a. Deluxe Room – 120 units b. Premium Deluxe Room – 60 units c. Junior Suite – 24 units	Under construction: Expected to be completed 2025

Nos.	Development Project	Descriptions	Current Development Status
23.	Anyra Hills, Ulu Semenyih	• Location: Ulu Semenyih, Hulu Langat • Land area: 236.544 hectares • Developer: Goldhill Fortune Sdn Bhd) • Description: ○ This new development style of agricultural with bungalow lots. The development will be carried out by phases involving more than 300 lots. ○ Sales prices: more than RM4 million per acre	Under construction: 25% completed (Clearing Site & Piling)
24.	Off Bandar Tasik Kesuma, Semenyih	• Location: Off Bandar Tasik Kesuma, Semenyih • Land area: 202.35 hectares • Developer: Mah Sing Group Berhad • Description: • Details of development: a. 180-unit Double Storey Terrace House (20'X60') b. 366-unit Double Storey Terrace House (20'X65') c. 189-unit Double Storey Terrace House (20'X70') d. 82-unit Double Storey Superlink House (24'X70') e. 190-unit Strata Landed: Double Storey Terrace House (20'X70') f. 118-unit Strata Landed: g. 3-Storey Town House (22'X70') h. Rumah Selangorku (RSKU): ▪ 375-unit (Trio) - 750 sq. ft ▪ 375-unit (Quad) - 900 sq. ft • Commercial plot - 4.906 acres.	The stamp duty valuation and conversion were carried out by JPPH.
25.	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: • **Serenia Amalia:** ○ 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: ▪ Terrace house: 65.03 square meters ▪ Town house 65.03 – 69.68 square meters ○ This phase is under the initiative project of affordable housing Rumah Selangorku. • **Serenia Aiora:** ○ 273 units of double storey terrace house. ○ Land area: ▪ Intermediate/end lot: 6.10 x 21.34 meter ▪ Cornet lot: 6.60 x 21.33 meter ○ Built up area: ▪ Intermediate unit: 173.36 square meters ▪ End unit: 179.95 square meters ▪ Corner unit: 198.07 square meters ○ Price: ▪ Intermediate unit: RM702,888 – RM745,888 ▪ End unit: RM869,888 - RM910,888 ▪ Corner unit: RM1,121,888 - RM1,162,888 • **Serenia Ariya:** ○ 324 units of double storey terrace house. ○ Land area: 6.10 x 21.33 meter ○ Built up area: 147.62 – 207.63 square meters ○ Price: RM750,888.00 - RM1,501,888.00.	100% completed: (June 2024) 100% completed:(November 2023) 100% completed: (June 2024)

Nos.	Development Project	Descriptions	Current Development Status
		• **<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 – 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.	Expected to be completed in February 2025 100% completed: (22 October 2024)
26.	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: ○ 80.93 hectares for the Integrated Industrial Park ○ Easy access via direct junction to the West Coast Expressway (WCE) ○ Permanent Tenure Land ○ Location close to cities, ports and major airports ○ 24-hour security control system	Under Construction: 78% completed Expected to be completed in May 2025
27.	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: - Residential: Camellia, Camellia 2, Rosalia, Rosalia 2, Wisteria and Wisteria 2 - Shop lot: Coming soon **<u>Camellia (Phase 1A)</u>** ○ 262 units. ○ Land Area: 6.096 meter x 18.28 meter ○ Selling Price: RM546,000 – RM731,000. ○ Expected Date of Completion: May 2025 **<u>Camellia 2 (Phase 1B)</u>** ○ 270 units. ○ Land Area : (6.09 x 18.28 meter) and (6.09 x 21.33 meter) ○ Selling Price: RM592,000 – RM837,000 ○ Expected completion by August 2025 **<u>Rosalia (Phase 2A)</u>** ○ 139 units. ○ Land Area: (6.096 x 21.33 m) ○ Selling Price: RM719,000 – RM925,000. ○ Expected completion by Dec 2025 **<u>Rosalia 2 (Phase 2B)</u>** ○ 270 units. ○ Land Area :(6.096 x 18.28 m) and (6.096 m x 21.33 m) ○ Selling Price: RM672,000 – RM929,000 ○ Expected Date of Completion: April 2026	<u>Phase 1A</u> Under Construction: 99% completed <u>Phase 1B</u> Under Construction: 86% completed <u>Phase 2A</u> Under Construction: 89% completed <u>Phase 2B</u> Expected completion by April 2026

Nos.	Development Project	Descriptions	Current Development Status
		Wisteria (Phase 3A) ○ 150 units. ○ Land Area: (6.096 m x 18.28 m) ○ Selling Price: RM551,000 – RM766,000 ○ Expected Date of Completion: September 2026 **Wisteria (Phase 3B)** ○ 195 units. ○ Land Area: (6.096 m x 18.28 m) ○ Selling Price: RM555,000 – RM780,000 ○ Expected Date of Completion: December 2026	Phase 3A Under Construction: 42% completed Phase 3B Under Construction: 16% completed
28.	Tropicana Aman	• **Gemala Residence** ○ Development type: 116 units of double storey terrace house (superlink). ○ Land area: (9.75 x 22.86 meter) – (9.75 meter x 26.51) ○ Built up area: 245.99 – 265.69 square meters ○ Price: RM1,540,800 – RM2,055,800.	100% with CCC dated 29 May 2024
29.	Gamuda Cove	• **Maya Bay** ○ Development type: 972 units of service apartment. ○ Built up area: 51.09 – 89.92 square meters ○ Price: RM465,800 – RM731,800. • **Mio Spring** ○ The scheme development consists of 2 phases of 618 units double-storey terrace houses. The composition is divided into: - Phase 1E-1: 296 Units - Phase 1E-2: 322 Units ○ Land area: (6.096 x 19.81 meter) – (10.36 x 18.28 meter) ○ Built up area: 171.59 – 257.99 square meters ○ Price: RM780,000 – RM2,501,952. ○ Project status: 30 % ○ Expected completion: January 2026 (1E-1) ○ Expected completion: February 2026 (1E-2).	100% completed: (CCC on 2 February 2024) Development Stage: 33% completed
30.	Sejati Lakeside 2	• **Sejati Lakeside 2** ○ Sejati Lakeside 2 is another project after completion of Sejati Lakeside (418 units of 2 storey terrace and 2 storey semi-detached in 3 phase) under Paramount Property Sdn. Bhd. ○ Development type: 234 units of double storey semi-detached house. ○ Development type: consists of 2 phases of 234 units double-storey semi-detached houses. The composition is divided into: - Phase 1 – 122 units, - Phase 2 – 112 units, ○ Land area: (10.972 x 22.860 meter) – (10.972 x 24.382 meter) ○ Built up area: 223.62 – 284.19 square meters ○ Price: RM1,484,400 – RM2,082,800.	Development stage: Phase 1: 100% completed (CCC on 12 October 2024) Phase 2: 80% completed Expected completion: June 2025
31.	Senai	• Located at Taman Putra Perdana, Puchong. • The scheme development consists of 2 phases of 558 units three-storey link villa. The composition is divided into: ○ Phase 1: 341 Units ○ Phase 2: 217 Units (Not yet launched) ○ Land area: (6.10 meter x 40.49 meter) ○ Built up area: 180.97 s.m. – 239.04 s.m. ○ Price: RM1,211,800 – RM2,709,800 ○ Project status: 0 % (Phase 1) ○ Expected completion: April 2028	Expected completion in April 2028 (Phase 1)

Nos.	Development Project	Descriptions	Current Development Status
32.	Urban Renewal Program - Kampung Sungai Baru Redevelopment Project	• 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.	Land acquisition process: Completed Construction stage: Expected to start in the first quarter of 2025.
33.	Urban Renewal Program - Flat Rajawali, Jalan Desa Aman	• This project will redevelop 1 block of Rajawali Flat from 80 units to 2- block condominium with 693 units. • 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 square feet 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.	Land acquisition process: Completed
34	Merdeka 118	• 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 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.	Phase 1: 100% Completed Phase 2: Under Construction - 75% completed
35.	Pavilion Damansara Heights	• 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 s.f net lettable area; ○ **Phase 2** : 529,353 s.f net lettable area; ○ Luxurious residences, new podium office block and hotel is under construction.	Phase 1: Completed Phase 2: under construction - 75% com-pleted
36.	Tun Razak Exchange	• 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).	Completed; • Menara Exchange 106 • TRX Residence A • TRX Residence B • TRX Mall • Menara Affin • Menara TS Law • Menara IQ • Menara Prudential Under Construction: • Menara Golden Eagle • Kimpton Hotel • TRX Office Block (Lot C7-10)

Nos.	Development Project	Descriptions	Current Development Status
		➢ **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.	
37.	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 (Completed):** ▪ Lalaport BBCC ▪ Lucentia Residence ▪ SWNK Houze ▪ The Stride @BBCC **Phase 2 and 3:** Under construction and expected completion by 2025.
38.	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 - 2024	Development Stage: 70% completion
39.	Residensi Sakura	• Located at Precinct 11, Putrajaya • Tenure: Freehold • The project comprises 463 units of condominium with the size ranging from 828 - 2,120 square feet • Price ranging ○ Block 1: RM350,000.00-RM980,000.00 ○ Block 2: RM457,000.00- RM978,000.00 • Expected date of completion by January 2026.	Development Stage: Completed
40.	Teja (Fasa 1)	• Located at Precinct 16, Putrajaya • The project comprises 28 units of 2½ storey terraced strata house with freehold tenure. ○ Type A: 16 units ○ Type B: 12 units • Land Area from 1,432 - 3,563 square feet • Build up area from 2,944 – 3,753 square feet • Selling priced start from RM1,386,000.00 to RM2,981,000.00	Development Stage: 30% completion

3.3 State Government Policy

<table>
<tr><th>State</th><th>Details</th></tr>
<tr><td>Selangor</td><td>
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 for Selangor citizens. The objective is to achieve the Selangor State Housing Policy by 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 do not own a house yet.

<hr>
2. Skim Smart Rental and Skim Smart Rental Ownership to Stay (2Stay

Was introduced in 2020 and continues until 2024
This programme is affordable rental for a maximum of a 5 years rental period with the option to transition to a rent-to-own scheme.
Tenants are eligible for a 30% rebate of their total rent payment.
The rental of Rumah Selangorku Harapan and Rumah Idaman units is aimed at helping those who find it difficult to get a bank loan to buy their first house as well as helping the low-income group (B40) to own a home for less than RM200,000.
Rumah Selangorku Harapan and Rumah Idaman units are equipped with air conditioning, kitchen cabinets, clothes cabinets and water heaters.
Through the Selangor Budget 2023, the State Government has agreed to allocate RM115 million for the purchases of 500 additional units and aim to prepare up to the year 2025 as much as 3,000 units of the Smart Rental Scheme.
To realize the target of 3,000 Smart Rent Scheme units up to year 2025, the proposed purchase of the Rent Smart Scheme will continue in the year 2024 with a target of 810 units with an additional allocation of RM220 million.

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3. Skim Ceria Home Repair Programme

This scheme was introduced to repair a house for B40 group which is the property which is considered are not suitable for occupied.
Selangor State Government has allocated RM10 million for the year 2024.

</td></tr>
<tr><td>Selangor</td><td>
4. Selangor Affordable Homes (Rumah Selangorku 3.0)

This policy is provided to supersede the Selangorku 2.0 and have been implemented since 2 April 2018.
This policy still maintained its objective as “Satu Keluarga Satu Kediaman Yang Sempurna”.
Previously Rumah Selangorku have been classified into various types of units, depending on the income level.
Under the Rumah Selangorku 3.0 initiative which was launched in January 2023, there are some changes in the aspect of development zones, development components, specifications, development control and enforcement.
The development has been categorised into 4 zones as follows:

Zone 1: High Density Area
Zone 2: Urban Area
Zone 3: Sub-Urban Area
Zone 4: Rural Area

The components of developments as follows:
<table>
<tr><th>Types</th><th>Minimum Area/ No of Rooms</th><th>Selling Price (RM)</th></tr>
<tr><td>Solo</td><td>450 square feet / 1 Room</td><td>114,750.00</td></tr>
<tr><td>Duo</td><td>600 square feet / 2 Rooms</td><td>153,000.00</td></tr>
<tr><td>Trio</td><td>750 square feet / 3 Rooms</td><td>191,250.00</td></tr>
<tr><td>Quad</td><td>900 square feet / 3 Rooms</td><td>229,500.00</td></tr>
<tr><td>Quad (terraced)</td><td>900 square feet (20’ x 60’)</td><td>250,000.00</td></tr>
</table>
Rumah Selangorku 3.0 also offers an option for singles with a 1-room unit of 450 square feet at a price of RM114,750 for singles aged 30 and under and still working in the city centre.

<hr>
5. Integrated Development Region in South Selangor (IDRISS)

Government Incentives towards IDRISS development project such as follows:

Special premium scheme
Interest free instalment of development charge
Exemption of vacant land Assessment Rate
50% off for building Assessment Rate

</td></tr>
</table>

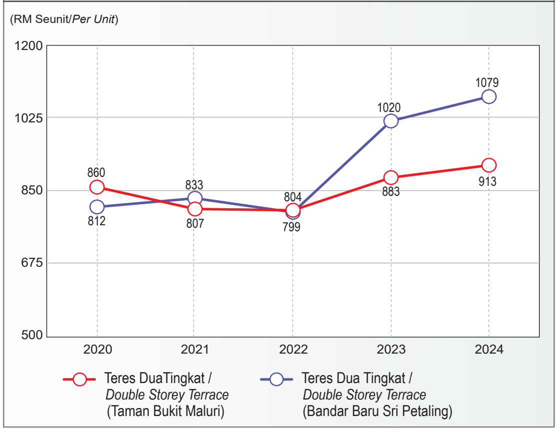
State	Details
Selangor	**6. Housing Quota for Single Mother** • Selangor State Government provides a special quota for single mother to own a property via Rumah Selangorku scheme. • This will be realised between the cooperation of Lembaga Perumahan Hartanah Selangor (LPHS) and the developer.
	7. Restoration Of Abandoned Housing Projects • The Selangor State Government through the Selangor Housing and Property Board (LPHS) has taken proactive steps in overcoming abandoned projects problem by ensuring the restoration of abandoned housing projects with the establishment of the Jawatankuasa Pemulihan Projek Terbengkalai (JPPT) for the purpose of discussion and cooperation of all parties involved. • A total of 178 abandoned projects involving 36,342 buyers were recorded to date. The Selangor State Government has successfully completed as many as 101 housing projects in the State of Selangor involving 39,476 housing units since 2007. • In 2024, the State Government has also allocated RM18 million into the Selangor State Tabung Pemulihan Projek Terbengkalai (TEPAT) to accelerate the restoration of abandoned housing projects. • The State Government expects to restore more abandoned projects in Selangor. For example, the state government has spent approximately RM11.4 million to develop infrastructure facilities in the Projek Pembesaran Kampung Koskan in Serendah and Desa Mawar in Kuala Selangor which has been abandoned for more than 20 years. The infrastructure repair works have been fully completed and the residents of the village can now enjoy the new infrastructure facilities. • In addition to using the available remaining TEPAT Fund, the State Government with the cooperation of the Ministry of Housing and Local Government (KPKT) has agreed to restore three (3) abandoned projects in Selangor under the provisions of the Inisiatif Belanjawan 2023 Pemulihan Projek Perumahan Swasta Terbengkalai amounting to RM7.25 million. It consists of two projects i.e. one at Taman Meru Makmur in Klang and another at Pangsapuri Impian Meru, Klang.
	8. Task Force for Initiative of Issuing Strata Title for Housing and Property • The State Government plans to establish a committee/ task force to resolve issues related to issuance of strata title for apartments that have been occupied for a long time without strata ownership. • This committee/ task force will be coordinated jointly by the Selangor Housing and Property Board (LPHS) and Selangor Land and Mines Office (Pejabat Tanah dan Galian Selangor) and given an allocation of RM200,000 from the State Government to resolve issues related to the issuance of strata title.
	9. Strata Community Rewang Programme, Empowering the PPR Community and Smart Rental Scheme (Program Rewang Komuniti Strata, Memperkasakan Komuniti PPR dan Skim Smart Sewa) • The Strata Community Rewang Programme is a programme that strengthens the role of the community among the residents in the apartments. An estimated RM500,000 will be allocated for this programme. This programme is expected to last for two (2) days and one (1) night with maximum community participation through various events such as gotong royong, sports, cultural performances and so on. • A provision of RM300,000 under the Baikpulih Projek Perumahan Rakyat will be allocated for programmes that are capable for empowering the PPR community and Smart Rent Scheme as well as promotions related to affordable housing.
	10. Rumah Kerajaan Prihatin untuk golongan B40 • This programme is intended to help the B40 group and the less capable to have a comfortable and safe residence through the implementation of the *Program Bantuan Rumah Kerajaan Prihatin*. There are two (2) types of assistance under this programme, namely home improvement and assistance to build a new house, which are subject to the conditions set upon. • In 2023, the Selangor State Government will have spent RM1.994 million to help 38 families. This programme continues in 2024 with an allocation of RM2 million and is placed under the Portfolio Pembasmian Kemiskinan. The main focus will be given to home improvement assistance applications to ensure more people can be assisted and reap benefits from the existing provisions.

State	Details
Wilayah Persekutuan	**11. Dasar Residensi Wilayah (RW)** • Dasar Rumah Mampu Milik Wilayah Persekutuan (RUMAWIP) was launched by the Ministry of Federal Territories (KWP) on 8 April 2013. However, from 1 February 2019, RUMAWIP was rebranded as Residensi Wilayah (RW) in line with the Government's aspirations to provide and popularize housing affordability that is more comfortable for Federal Territories citizens. • There are 2 types of affordable houses under Dasar Residensi Wilayah which are: ○ Residensi Wilayah – Houses priced below RM300,000. Gross income of RM15,000 or below (working husband and wife) or RM10,000 (single) ○ Residensi Prihatin Madani – Houses priced below RM200,000. The applicant's household gross income must not be more than RM8,000 per month. • This policy is special for applicants born, living or working in the Federal Territories. • At least one (1) percent of the entire RW unit must be allocated to the disabled on the ground floor with all the costs of providing disabled facilities included in the residential units fully borne by the developer.
Wilayah Persekutuan	**12. Residensi Wilayah: Development Incentives and Facilities for Developers** • To encourage the development and provision of RW in the Federal Territory, various incentives and facilities are given to housing developers to balance the cross-subsidy method implemented subject to OSC consideration. • RW construction is exempted from development charges according to the percentage built as follows: <table><tr><th>% Residensi Wilayah</th><th>% of Development Caj Exemption</th></tr><tr><td>30%</td><td>30%</td></tr><tr><td>50%</td><td>50%</td></tr><tr><td>70%</td><td>70%</td></tr><tr><td>100%</td><td>100%</td></tr></table>• Contribution of Development Service Money (ISF) for the purpose of road construction is given a reduction of 50 percent. • A reduction in parking ratio calculations may be considered for RW projects in Transit-Oriented Development (TOD) areas. • Developers are eligible for a Special Lane (Green Lane) for land-related matters at Pejabat Pengarah Tanah dan Galian Wilayah Persekutuan (PTGWP) / Unit Jawatankuasa Kerja Tanah Wilayah Persekutuan (UJKTWP).
Kuala Lumpur	**13. Rumah Majlis (Council Home), DBKL** • Rumah Majlis (Council Home) with a minimum area of 750 square feet per unit on DBKL-owned sites to be rented to qualified city residents at a rental rate lower than the market rate for a certain period. This Council Home will benefit the B40 and M40 groups. Council Home projects under construction as follows: ○ Jalan Selimang / Jalan Siakap. ○ Taman Desa ○ Alam Damai ○ Sungai Besi ○ Tasik Permaisuri; dan ○ Kuarters DBKL Sentul
Putrajaya	**14. Civil Servant Reserved Unit (CSRU), Urusetia Jawatankuasa Kerja Tanah Wilayah Persekutuan.** • The Civil Servant Reserved Unit (CSRU) residential unit offering program in the Federal Territory of Putrajaya gives Civil Service Members the opportunity to own a house in Putrajaya with a 25% price discount.

State	Details
Kuala Lumpur	**15. Implementation of the Kuala Lumpur Urban Renewal, Kementerian Wilayah Persekutuan** • Renewal or better known as urban renewal is one of the best solutions in managing and solving municipal issues, especially in cities that are experiencing deterioration in infrastructure facilities and an increasingly less habitable living environment. The main objective of this program is to; ○ Promote sustainable urban land use ○ Increase the value of city real estate ○ Improve the quality of the appearance and image of the city ○ Create habitable elements ○ Improve the quality of life • Among the areas involved in this Renewal program are Seri Labuan Public Housing, Negeri Sembilan Seri Cloud Housing, Kampung Sungai Baru Flats, Taman Segar Flats and Taman Rajawali Flats. Through this program the residents will get a more comfortable and quality replacement house with sufficient facilities.

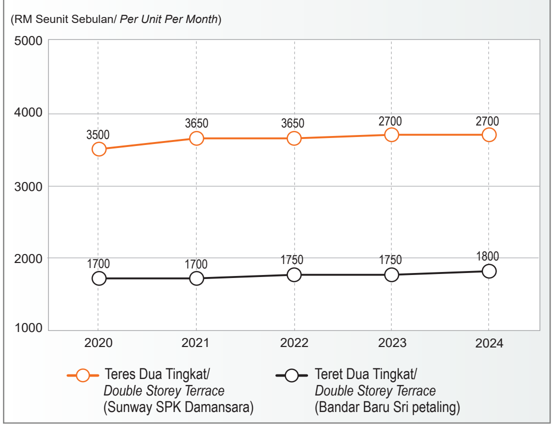
KUALA LUMPUR 1.1

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



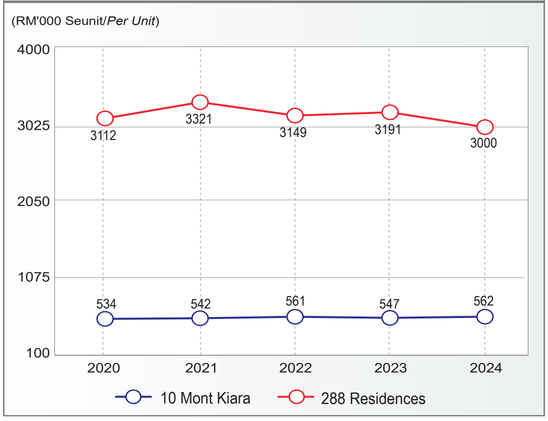
KUALA LUMPUR 1.2

Pergerakan Sewaan Purata Rumah Teres di Kuala Lumpur
Average Rental Movements of Terraced Houses in Kuala Lumpur



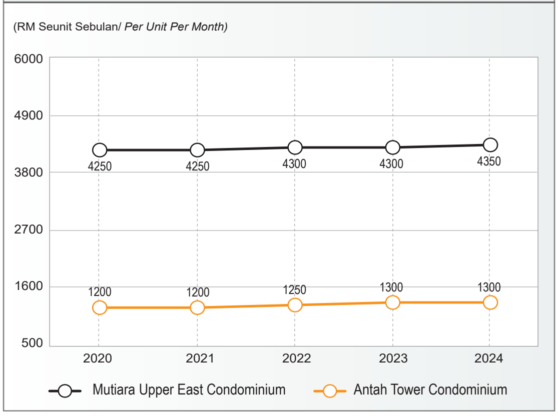
KUALA LUMPUR 1.3

Pergerakan Harga Purata Kondominium di Kuala Lumpur
Average Price Movements of Condominium in Kuala Lumpur



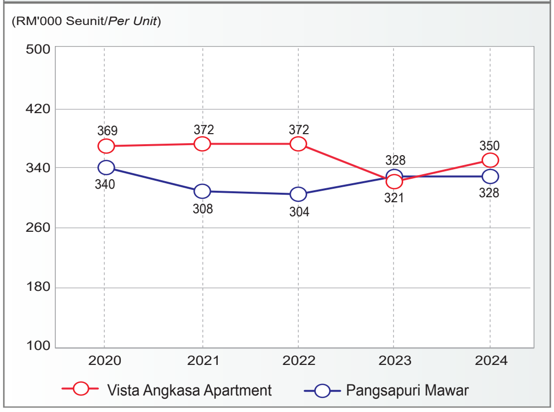
KUALA LUMPUR 1.4

Pergerakan Sewaan Purata Kondominium di Kuala Lumpur
Average Rental Movements Of Condominium In Kuala Lumpur



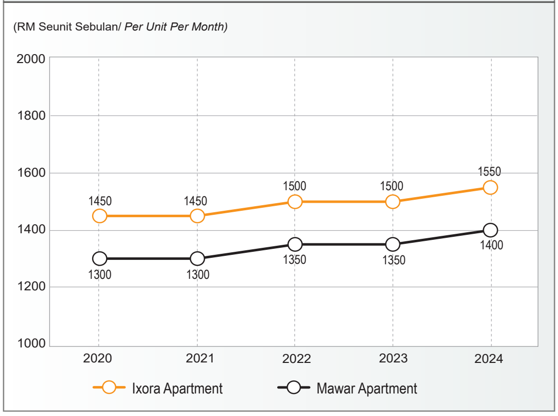
KUALA LUMPUR 1.5

Pergerakan Harga Purata Pangsapuri di Kuala Lumpur
Average Price Movements of Apartment in Kuala Lumpur



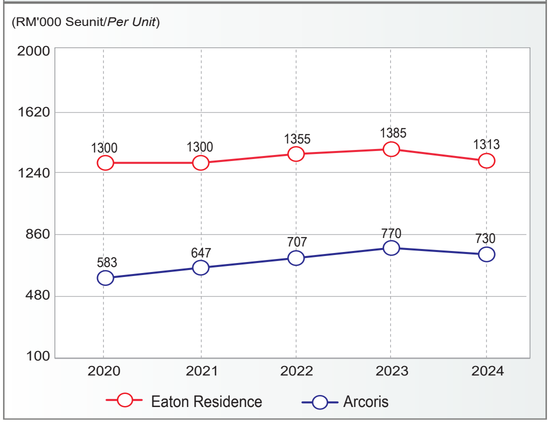
KUALA LUMPUR 1.6

Pergerakan Sewaan Purata Pangsapuri di Kuala Lumpur
Average Rental Movements Of Apartment In Kuala Lumpur



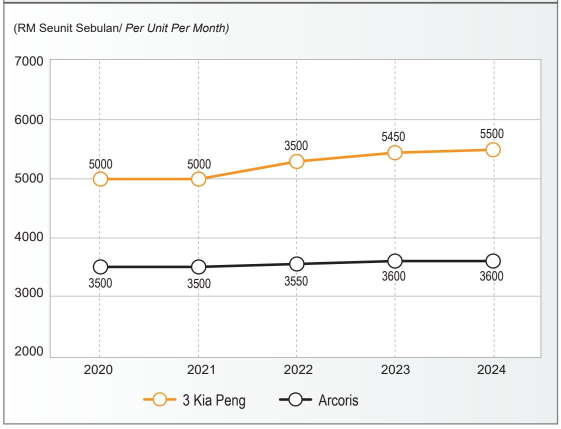
KUALA LUMPUR 1.7

Pergerakan Harga Purata Pangsapuri Servis di Kuala Lumpur
Average Price Movements of Service Apartment in Kuala Lumpur



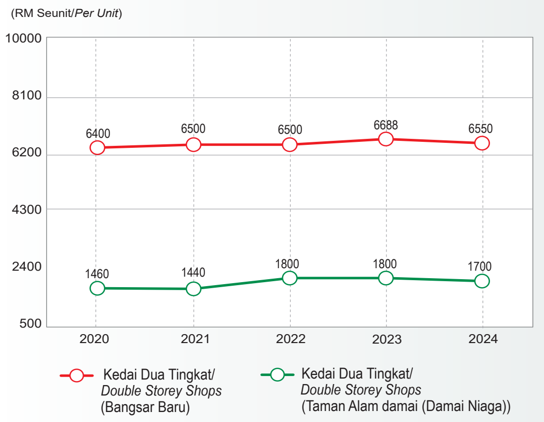
KUALA LUMPUR 1.8

Pergerakan Sewaan Purata Pangsapuri Servis di Kuala Lumpur
Average Rental Movements Of Service Apartment In Kuala Lumpur



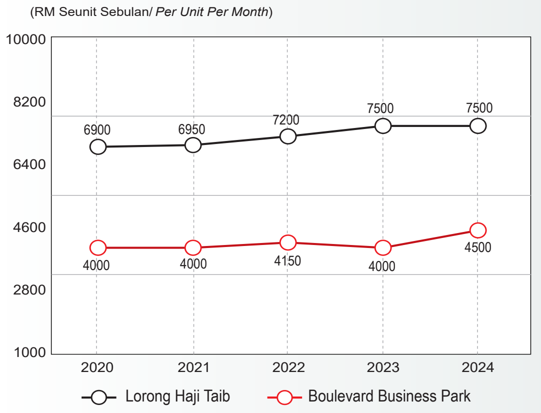
KUALA LUMPUR 1.9

Pergerakan Harga Purata Kedai di Kuala Lumpur
Average Price Movements of Shop in Kuala Lumpur



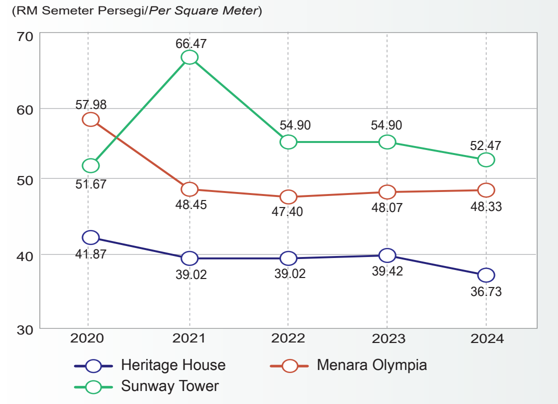
KUALA LUMPUR 1.10

Pergerakan Sewaan Purata Tingkat Bawah Kedai Dua Tingkat di Kuala Lumpur
Average Rental Movements Of Ground Floor Double Storey Shop in Kuala Lumpur



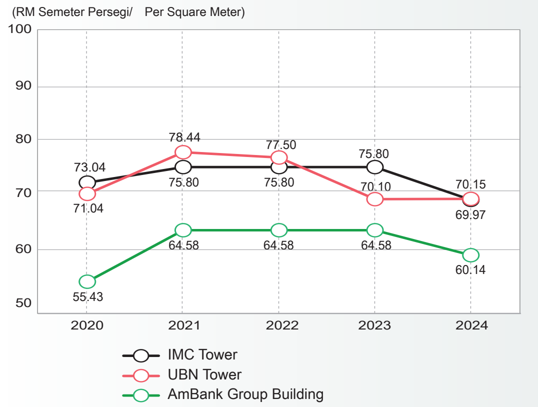
KUALA LUMPUR 1.11

Pergerakan Sewaan Purata Pejabat Binaan Khas di Kawasan CBD, Kuala Lumpur
Average Rental Movements of Purpose-Built Office in CBD Area, Kuala Lumpur



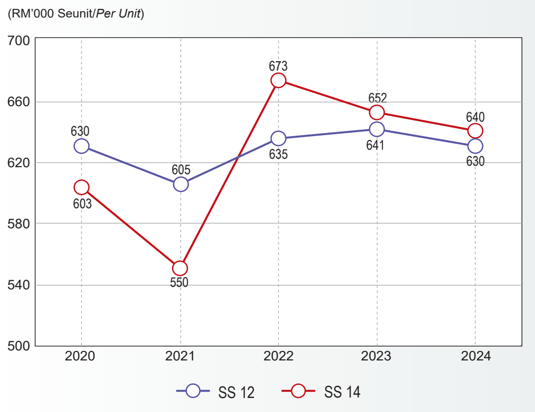
KUALA LUMPUR 1.12

Pergerakan Sewaan Purata Pejabat Binaan Khas di Kawasan Segi Tiga Emas, Kuala Lumpur
Average Rental Movements of Purpose-Built in the Golden Triangle Area, Kuala Lumpur



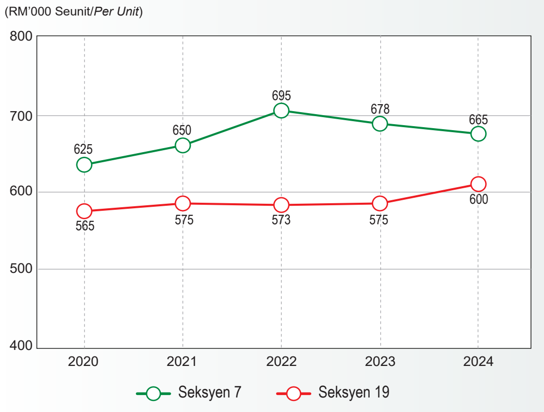
SELANGOR 4.1

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



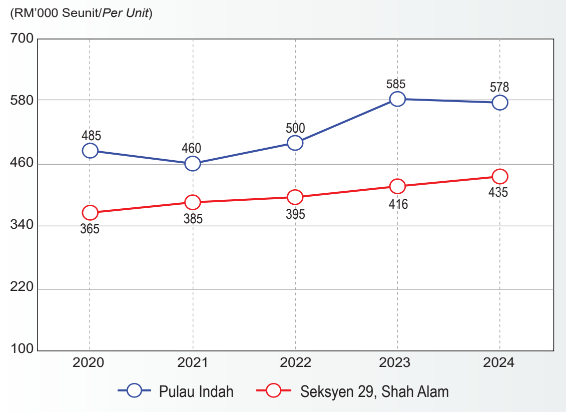
SELANGOR 4.2

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



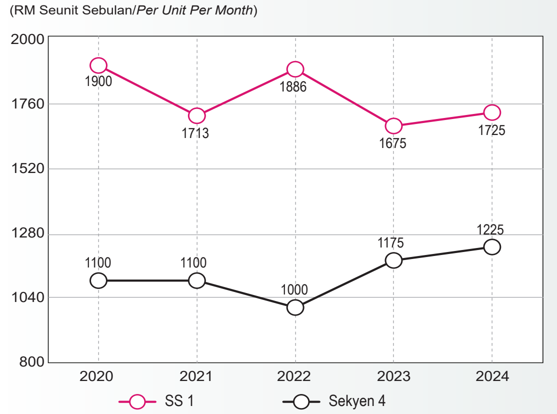
SELANGOR 4.3

Pergerakan Harga Purata Rumah Berkembar Satu Tingkat di Klang
Average Price Movements of Single Storey Semi-Detached Houses in Klang



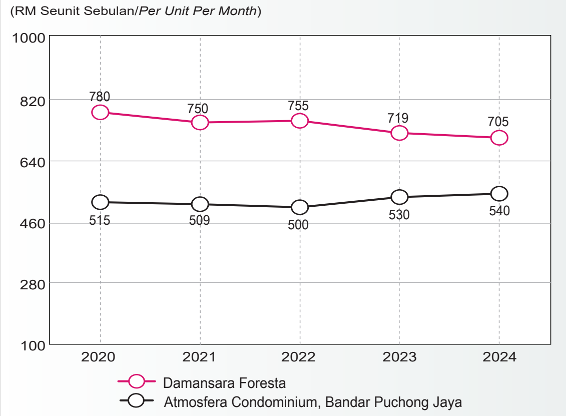
SELANGOR 4.4

Pergerakan Harga Purata Rumah Sesebuah Satu Tingkat di Petaling Jaya
Average Price Movements of Single Storey Detached Houses in Petaling Jaya



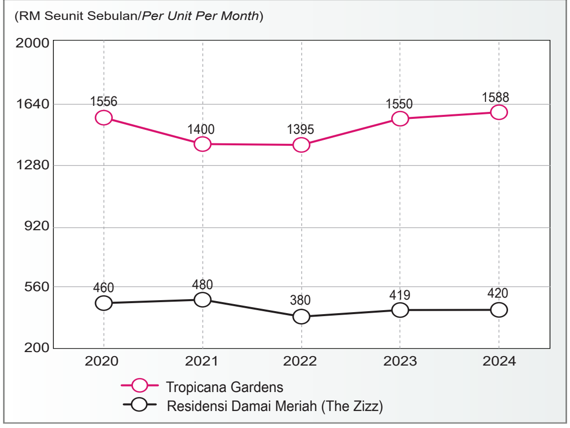
SELANGOR 4.5

Pergerakan Harga Purata Kondominium di Petaling Jaya
Average Price Movements of Condominium in Petaling Jaya



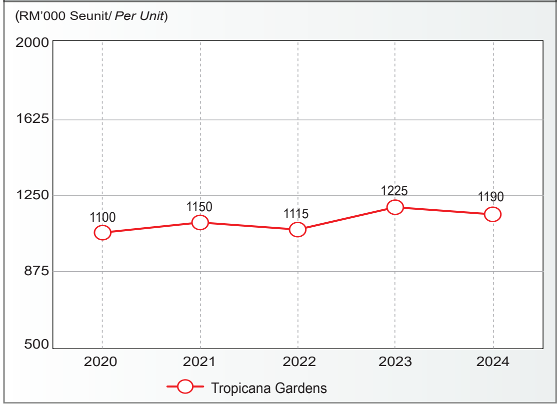
SELANGOR 4.6

Pergerakan Harga Purata Apartment Servis di Petaling Jaya
Average Price Movements of Serviced Apartment in Petaling Jaya



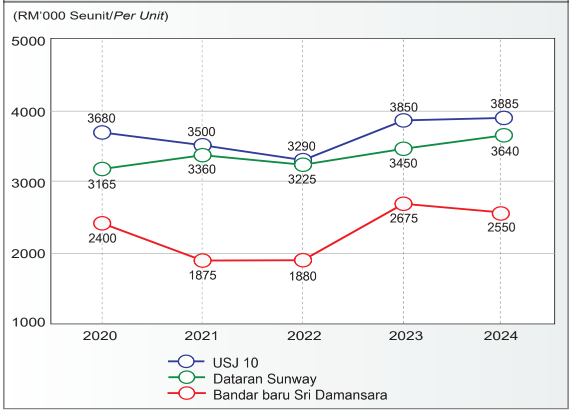
SELANGOR 4.7

Pergerakan Harga Purata Kedai Dua Tingkat di Petaling Jaya
Average Price Movements of Double Storey Shop in Petaling Jaya



SELANGOR 4.8

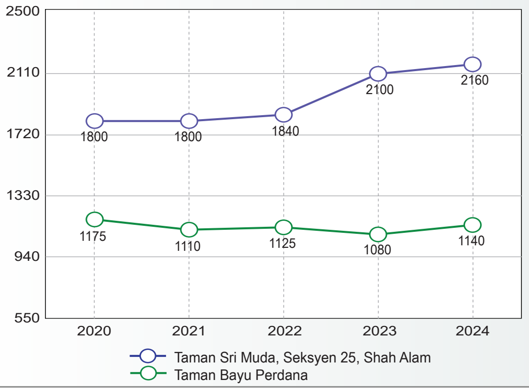
Pergerakan Harga Purata Kedai Tiga Tingkat di Petaling Jaya
Average Price Movements of Three Storey Shop in Petaling Jaya



SELANGOR 4.9

Pergerakan Harga Purata Kedai Empat Tingkat di Klang
Average Price Movements of Four Storey Shop in Klang

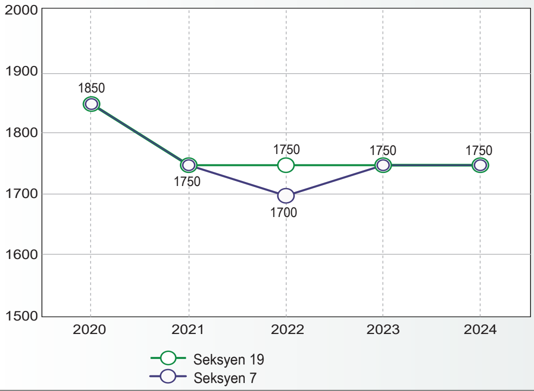
(RM'000 Seunit/*Per Unit*)



SELANGOR 4.10

Pergerakan Sewaan Purata Rumah Teres Dua Tingkat di Shah Alam
Average Rental Movements of Double Storey Terraced Houses in Shah Alam

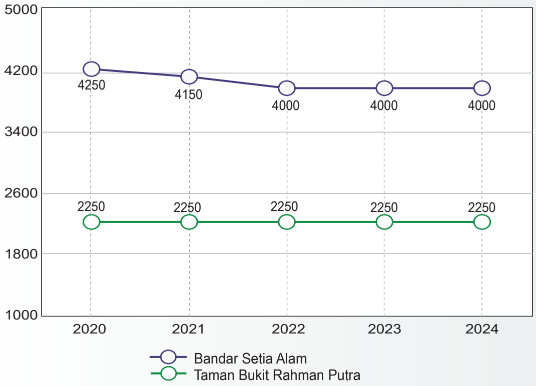
(RM Semeter Persegi/*Per Square Meter*)



SELANGOR 4.11

Pergerakan Sewaan Purata Rumah Berkembar Dua Tingkat di Petaling
Average Rental Movements of Double Storey Semi-Detached Houses in Petaling

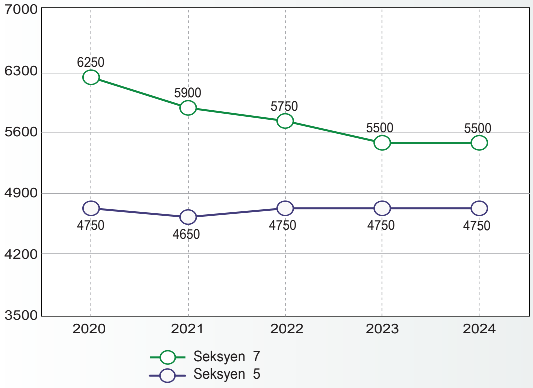
(RM Seunit Sebulan/ Unit *Per Month*)



SELANGOR 4.12

Pergerakan Sewaan Purata Rumah Sesebuah Satu Tingkat di Petaling Jaya
Average Rental Movements of Single Storey Detached Houses in Petaling Jaya

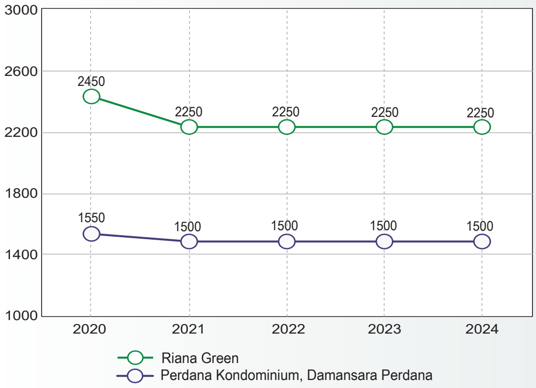
(RM Semeter Persegi/*Per Square Meter*)



SELANGOR 4.13

Pergerakan Sewaan Purata Kondominium di Petaling
Average Rental Movements of Condominium in Petaling

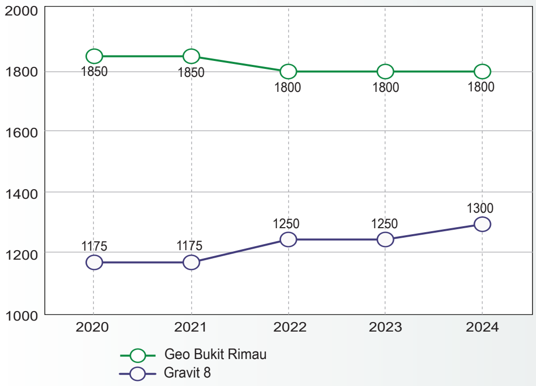
(RM Semeter Persegi/*Per Square Meter*)



SELANGOR 4.14

Pergerakan Sewaan Purata Servis Apartment di Klang
Average Rental Movements of Serviced Apartment in Klang

(RM Semeter Persegi/*Per Square Meter*)



SELANGOR 4.15

Pergerakan Sewaan Purata Kedai Teres (Tingkat Bawah) di Petaling
Average Rental Movements of Terraced Shop (Ground Floor) in Petaling