



KEMENTERIAN KEWANGAN

# LAPORAN PASARAN HARTA WILAYAH PANTAI TIMUR 2024

## *EAST COAST REGION PROPERTY MARKET REPORT 2024*



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

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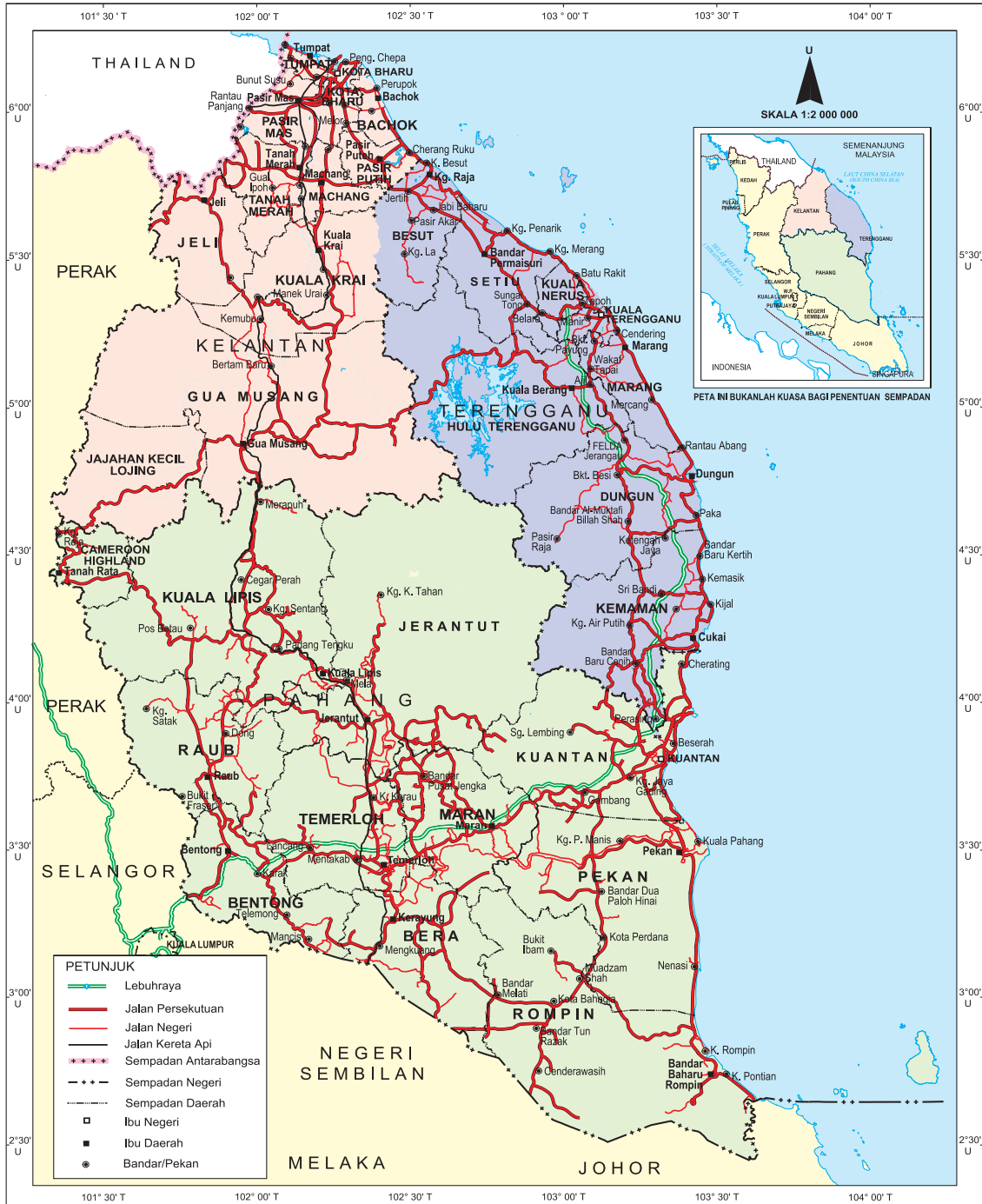
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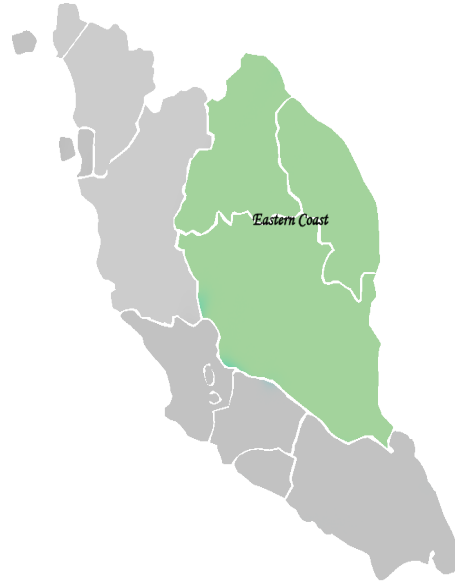
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# GLOSSARY

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



# EAST COAST REGION



## MARKET ACTIVITY

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

▲ 23.3% Volume **68,644** transactions Value **RM13.27** billion ▲ 16.3%

40,077 units | 18.3%  
RM7.51 billion | 20.1%



Residential

2,373 units | 8.3%  
RM1.59 billion | 1.2%



Commercial

338 units | 38.0%  
RM0.55 billion | 4.3%



Industrial

19,005 units | 41.0%  
RM2.53 billion | 20.5%



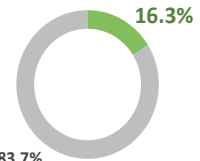
Agriculture

6,851 units | 15.8%  
RM1.09 billion | 13.3%



Development Land & Others

Market Share between  
Regions (Volume)



■ East Coast Region ■ Other Regions

### Construction Activity



6,692  
Completions

9,266  
Starts

10,021  
New Planned  
Supply



347

471

423



1,035

75

489



7

44

8

### Unsold Status



1,833 units @  
RM0.66 billion  
Overhang

6,637  
Unsold Under  
Construction

207  
Unsold Not  
Constructed



789 units @  
RM0.54 billion

445

163



643 units @  
RM0.27 billion

14,361

2,546



58 units @  
RM0.04 billion

26

32

## 1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH PANTAI TIMUR

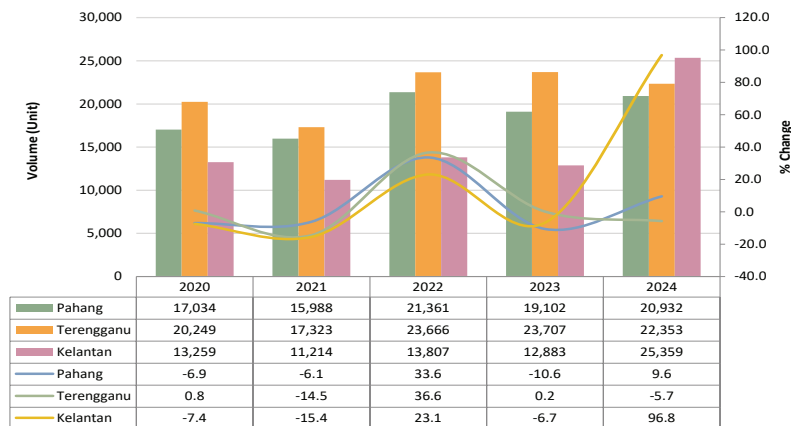
Prestasi pasaran harta tanah di Wilayah Pantai Timur merekodkan 68,644 transaksi bernilai RM13.27 bilion, masing-masing meningkat sebanyak 23.3% dan 16.3% dalam bilangan dan nilai berbanding 2023 (55,692 transaksi bernilai RM11.41 bilion). Gabungan ketiga-tiga negeri dalam region ini menyumbang 16.3% dan 5.7% daripada bilangan dan nilai transaksi nasional.

## 1.0 EAST COAST REGION PROPERTY MARKET OVERVIEW

The performance of the East Coast Region property market recorded 68,644 transactions worth RM13.27 billion, marking an increase of 23.3% in volume and 16.3% in value compared to 2023 (55,692 transactions worth RM11.41 billion). The combined total of the three states in this region accounted for 16.3% and 5.7% of the national transaction volume and value, respectively.

Chart 1

Overall Property Transactions Volume Trend 2020 – 2024

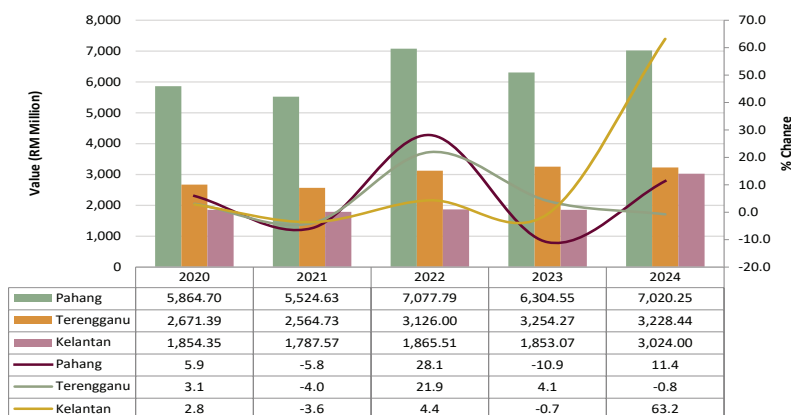


Prestasi aktiviti pasaran di Kelantan mengalami pertumbuhan kukuh, meningkat sebanyak 96.8%, diikuti oleh Pahang dengan 9.6%. Sebaliknya, Terengganu mencatat sedikit penurunan kepada 5.7%.

The performance of market activity in Kelantan witnessed strong growth, increased by 96.8%, followed by Pahang with 9.6%. Contrarily, Terengganu recorded a slight decline to 5.7%.

Chart 2

Overall Property Transactions Value Trend 2020 – 2024

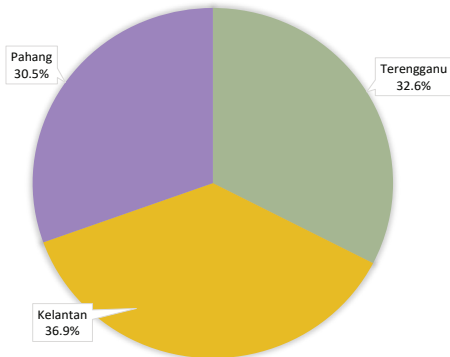


Trend peningkatan yang serupa dilihat pada nilai transaksi. Kelantan mengalami kenaikan sebanyak 63.2%, diikuti oleh Pahang 11.4%, manakala Terengganu mencatatkan sedikit penurunan kepada 0.8%.

A similar upward trend was observed in transaction values. Kelantan experienced an increase of 63.2%, followed by Pahang at 11.4%, while Terengganu recorded a slight decline to 0.8%.

**Chart 3**

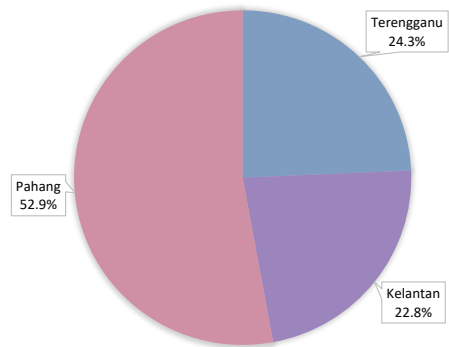
**Overall Property Transactions Volume Breakdown by State 2024**



Mengikut negeri, Kelantan mendominasi jumlah transaksi dalam wilayah dengan 36.9% (25,359 transaksi). Daripada segi nilai, Pahang mendahului dalam wilayah dengan 52.9% (RM13.27 bilion) daripada jumlah nilai transaksi.

**Chart 4**

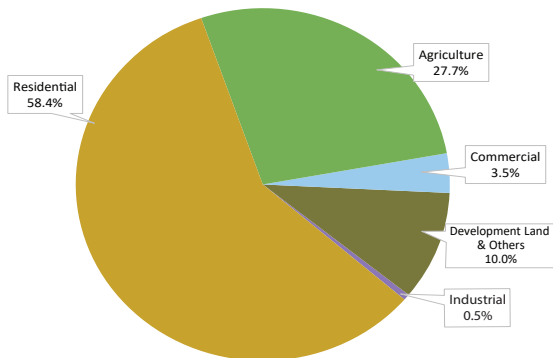
**Overall Property Transactions Value Breakdown by State 2024**



By state, Kelantan dominated the region's overall property transaction volume with 36.9% (25,359 transactions). In terms of value, Pahang led the region with 52.9% (RM13.27 billion) of the total value transactions.

**Chart 5**

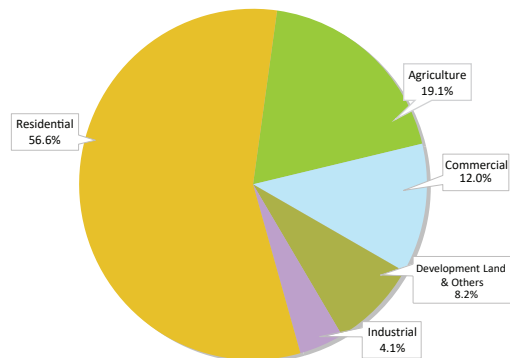
**Overall Property Transactions Volume Breakdown by Sub-sector 2024**



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah di wilayah ini dengan menyumbang 58.4% (40,077 transaksi) dalam bilangan dan 56.6% (RM7.51 bilion) dalam nilai daripada jumlah keseluruhan.

**Chart 6**

**Overall Property Transactions Value Breakdown by Sub-sector 2024**



By sub-sector, the residential sub-sector continued to dominate the region's property activity by contributing 58.4% (40,077 transactions) in volume and 56.6% (RM7.51 billion) in value from the total transaction.



## 1.1 PROMINENT SALES

Table 1

### Summary of Prominent Sales Recorded in 2024

No.	Property	Location	Transaction Year	Consideration Price
<b>SHOPPING COMPLEX</b>				
1.	Temerloh Mall	Jalan Jaya, Off Jalan Tok Muda Awang	2023	RM25,750,000
<b>LEISURE PROPERTY</b>				
2.	Gem Beach Resort	Jalan Kuala Terengganu – Batu Rakit	2023	RM10,850,000
<b>PURPOSE-BUILT OFFICE</b>				
3.	Wisma Kam Choon	Jalan Banggol	2024	RM5,200,000
<b>DEVELOPMENT LAND</b>				
4.	Commercial Development Land (118,853 s.m.)	Tanarimba Janda Baik, Pahang	2024	RM17,744,000
5.	Residential Development Land (5,852 s.m.)	Kompleks Kampung Tiong, Terengganu	2024	RM22,500,000

## 2.0 AKTIVITI PASARAN HARTA TANAH

## 2.0 PROPERTY MARKET ACTIVITY

### 2.1 HARTA TANAH KEDIAMAN

### 2.1 RESIDENTIAL PROPERTY

#### Transaksi

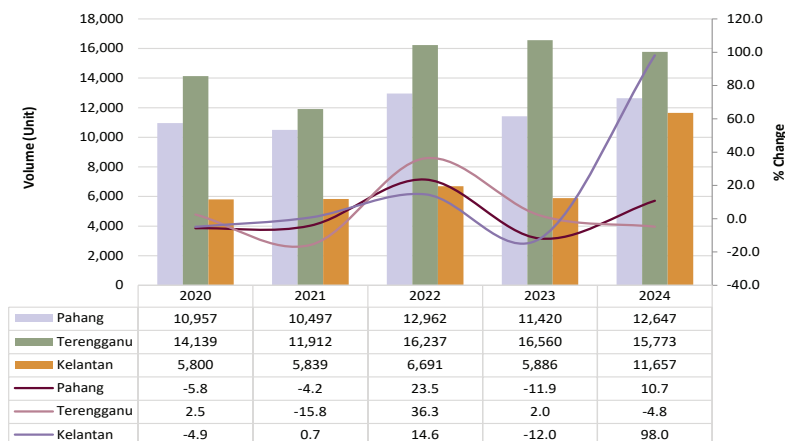
#### Transaction

Subsektor kediaman merupakan segmen utama untuk semua negeri. Prestasi pasaran subsektor kediaman Wilayah Pantai Timur bertambah baik pada 2024, dengan merekodkan 40,077 transaksi, meningkat 18.3% dalam bilangan berbanding 2023. Kelantan dan Pahang, masing-masing mencatat kenaikan dalam bilangan sebanyak 98.0% dan 10.7%. Sebaliknya, Terengganu merekodkan penurunan sedikit dalam bilangan sebanyak 4.8%.

The residential sub-sector was the main segment across all states. The residential sub-sector's in the East Coast Region improved in 2024, with 40,077 transactions recorded, an increase of 18.3% in volume compared to 2023. Kelantan and Pahang saw increases in volume by 98.0% and 10.7%, respectively. Contrarily, Terengganu recorded a slight decline in volume by 4.8%.

Chart 7

#### Residential Property Transactions Volume Trend 2020 – 2024

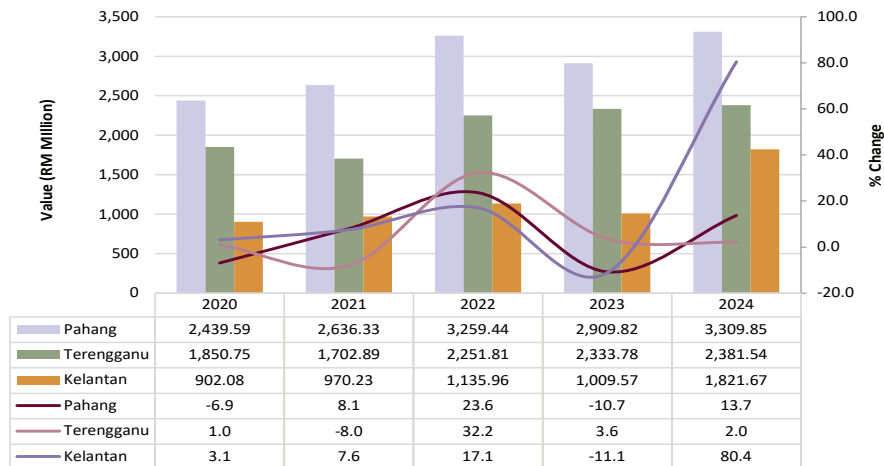


Dari segi nilai transaksi, semua negeri menunjukkan kenaikan masing-masing sebanyak 80.4%, 13.7% dan 2.0%.

*In terms of the transaction value, all states showed increases of 80.4%, 13.7%, and 2.0%, respectively.*

**Chart 8**

**Residential Property Transactions Value Trend 2020 – 2024**



4

### Pelancaran Baharu

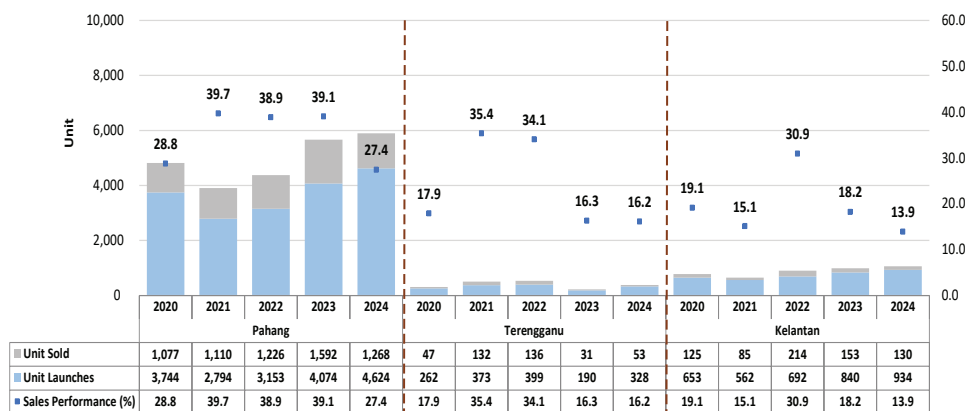
Pasaran utama di Wilayah Pantai Timur menyaksikan prestasi meningkat bagi pelancaran baharu di semua negeri. Terengganu merekodkan kenaikan sebanyak 72.6% (2023: 190 unit), Pahang naik 13.5% (2023: 4,074 unit) dan Kelantan 11.2% (2023: 840 unit).

### New Launches

*The primary market in the East Coast Region saw growth in new launches across all states. Terengganu recorded an increase of 72.6% (2023: 190 units), Pahang rose by 13.5% (2023: 4,074 units), and Kelantan 11.2% increase (2023: 840 units).*

**Chart 9**

**Residential Newly Launch and Sales Performance 2020 – 2024**



### Status Pasaran

Situasi unit kediaman siap dibina tidak terjual menyaksikan pergerakan bercampur dalam tempoh kajian. Pahang dan Kelantan masing-masing mencatat 1,267 unit dan 393 unit,

### Market Status

*The residential overhang situation saw mixed movements in the review period. Pahang and Kelantan charted 1,267 units and 393 units, increased more than double and 9.2%*

meningkat lebih dua kali ganda dan 9.2% berbanding 2023 (Pahang 492 unit; Kelantan 360 unit). Sementara, unit siap dibina tidak terjual di Terengganu bertambah baik, menurun 43.8% kepada 173 unit berbanding 2023 (308 unit).

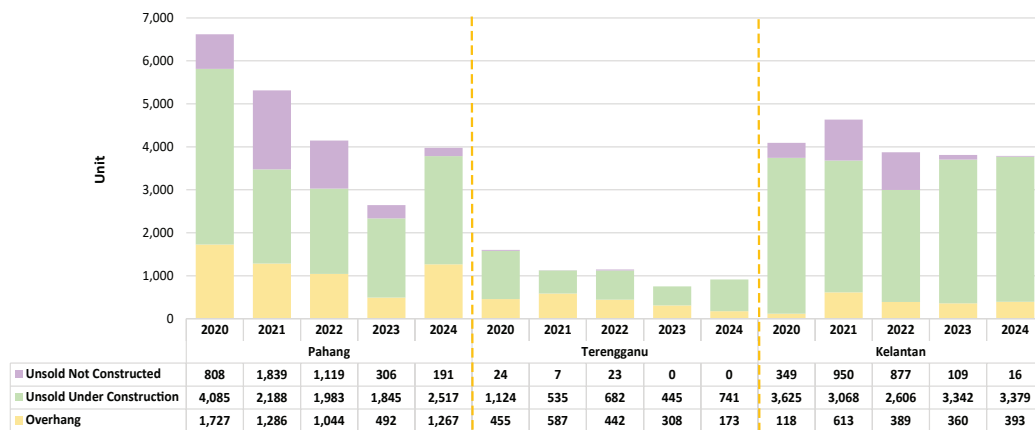
Unit dalam pembinaan belum terjual di Wilayah Pantai Timur meningkat 17.8% (6,637 unit) berbanding 2023 (5,632 unit). Sementara unit belum dibina belum terjual menurun 50.1% (207 unit) berbanding 2023 (415 unit).

compared to 2023 (Pahang 492 units; Kelantan 360 units) respectively. Meanwhile, the overhang unit in Terengganu improved, decreased by 43.8% to 173 units compared to 2023 (308 units).

The unsold under construction units in the East Coast Region increased by 17.8% (6,637 units) compared to 2023 (5,632 units). Meanwhile, the unsold not constructed units decreased by 50.1% (207 units), compared to 2023 (415 units).

Chart 10

Residential Overhang and Unsold Units 2020 – 2024



### Aktiviti Pembinaan

Terdapat penurunan dalam aktiviti pembinaan di seluruh wilayah ini. Unit siap dibina di Wilayah Pantai Timur merekodkan penurunan 4.2% pada 2024 (6,692 unit) berbanding 2023 (6,986 unit). Mengikut negeri, Terengganu dan Pahang masing-masing menunjukkan penurunan 51.5% dan 0.4%. Pada catatan lebih baik, Kelantan meningkat 66.3% berbanding 2023.

Sebaliknya, unit mula dibina di Terengganu meningkat lebih dua kali ganda dan Pahang meningkat 14.2%. Manakala, Kelantan merekodkan penurunan 1.8% berbanding 2023.

Penawaran baharu dirancang di Pahang dan Kelantan masing-masing menunjukkan peningkatan 45.2% dan 26.2%, berbanding 2023, sementara Terengganu merekodkan penurunan 6.8%.

### Construction Activity

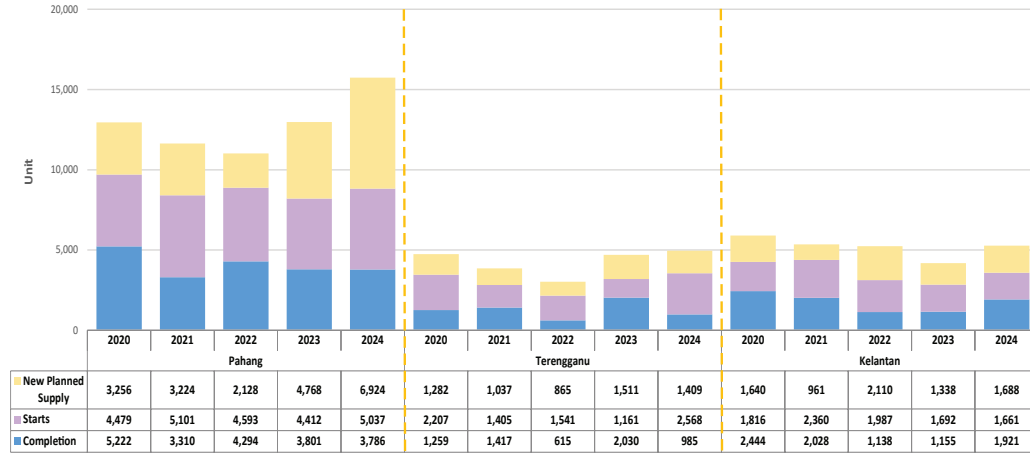
There was a decline in construction activity across the entire region. The East Coast Region completion recorded a 4.2% decline in 2024 (6,692 units) compared to 2023 (6,986 units). By state, Terengganu and Pahang recorded declines of 51.5% and 0.4%, respectively. On a better note, Kelantan recorded a 66.3% increase compared to 2023.

Contrarily, starts in Terengganu increased more than double, while Pahang recorded a 14.2% increase. Meanwhile, Kelantan saw a 1.8% decline compared to 2023.

New planned supply in Pahang and Kelantan showed an increase of 45.2% and 26.2%, respectively, compared to 2023, while, Terengganu recorded a decline of 6.8%.

**Chart 11**

**Residential Construction Activity 2020 – 2024**



**Table 2**

**Supply of Residential Units in East Coast Region 2024**

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	310,143	119,376	93,675
Incoming Supply (units)	14,226	12,277	9,876
Planned Supply (units)	35,129	7,844	3,889

6

**Harga**

Harga harta tanah kediaman dalam 2024 menunjukkan pergerakan bercampur-campur secara keseluruhan. Harta tanah kediaman bagi unit bertanah di kawasan utama dan stabil menyaksikan peningkatan modal marginal. Teres dua tingkat di skim yang mantap seperti Seri Teruntum dan Indera Mahkota 1–2 di Daerah Kuantan, Pahang masing-masing menikmati peningkatan 6.2% dan 8.1%. Begitu juga bagi harta tanah yang sama di Terengganu, peningkatan 2.6% dan 8.4% direkodkan, masing-masing di Bandar Baru Sri Kertih dan Geliga Besar, Daerah Kemaman.

**Price**

*In overall 2024, residential property prices showed mixed movements. Landed residential properties in prime and stable areas experienced marginal capital gains. Double storey terraced houses in established schemes such as Seri Teruntum and Indera Mahkota 1-2 saw increases of 6.2% and 8.1%, respectively. Similarly, for the similar type of property in Terengganu, increases of 2.6% and 8.4% were recorded in Bandar Baru Sri Kertih and Geliga Besar, Kemaman District, respectively.*

**Indeks Harga Rumah**

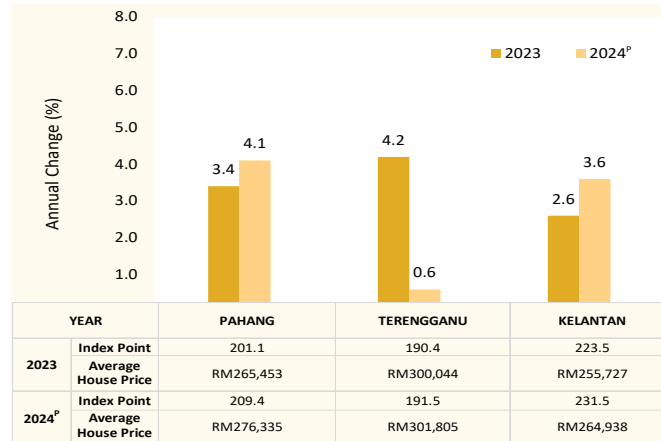
Indeks Harga Rumah pada 2024<sup>P</sup> bagi Pahang, Terengganu dan Kelantan masing-masing berada pada 209.4 mata, 191.5 mata dan 231.5 mata. Harga purata semua rumah di Pahang adalah RM276,335, meningkat daripada RM265,453 pada 2023, Bagi Terengganu harga purata berada pada RM301,805 meningkat daripada RM300,044 pada 2023 dan Kelantan dengan RM264,938, meningkat daripada RM255,727 pada 2023.

**House Price Index**

*The House Price Index in 2024<sup>P</sup> for Pahang, Terengganu, and Kelantan stood at 209.4 points, 191.5 points, and 231.5 points, respectively. The average price of all houses in Pahang was RM276,335, slightly up from RM265,453 in 2023. In Terengganu, the average price was RM301,805, up from RM300,044 in 2023, and Kelantan RM264,938, an increase from RM255,727 in 2023.*

**Chart 12**

**All House Price Index Annual Changes 2023 & 2024<sup>P</sup>**



**Sewa**

Pasaran sewa menggambarkan prestasi bercampur-campur secara keseluruhan dengan pergerakan menaik direkodkan di beberapa kawasan terutamanya bagi rumah teres. Di Kelantan, rumah teres setingkat di Jajahan Pasir Mas iaitu Taman Sri Naim dan Taman Rantau Baru masing-masing meningkat 5.6% dan 6.7%. Sewa bulanan masing-masing mencecah daripada RM350 hingga RM500 sebulan

**Rental**

*The rental market showed mixed performance across the board, with upward movements recorded in several areas, particularly for terraced houses. In Kelantan, single-storey terraced houses in the Jajahan Pasir Mas, specifically in Taman Sri Naim and Taman Rantau Baru, saw increases of 5.6% and 6.7%, respectively. Monthly rental reached from RM350 to RM500.*

**2.2 HARTA TANAH KOMERSIAL**

**Transaksi**

Harta tanah komersial di Wilayah Pantai Timur merekodkan 2,373 transaksi bernilai RM1.59 bilion, meningkat sebanyak 8.3% dalam bilangan dan 1.2% dalam nilai berbanding 2023. Mengikut negeri, bilangan transaksi di Terengganu dan Pahang menurun sebanyak 20.0% dan 1.0%, manakala Kelantan merekodkan kenaikan sebanyak 60.5%.

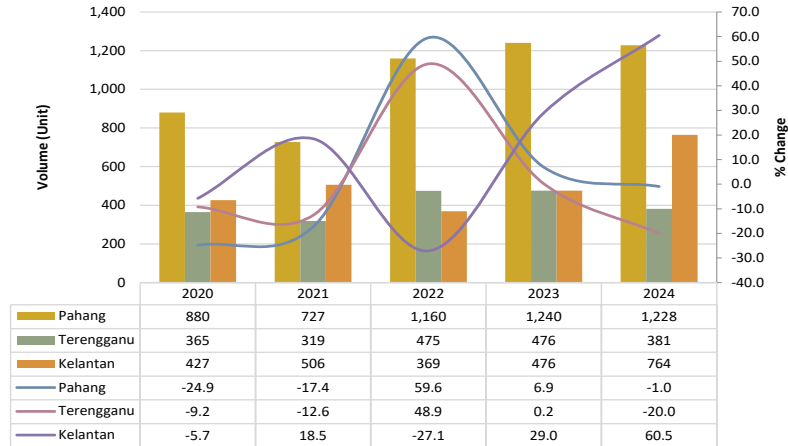
**2.2 COMMERCIAL PROPERTY**

**Transaction**

*Commercial property in the East Coast Region recorded 2,373 transactions worth RM1.59 billion, an increase of 8.3% in volume and 1.2% in value compared to 2023. By state, the number of transactions in Terengganu and Pahang decreased by 20.0% and 1.0%, respectively, while Kelantan recorded an increase of 60.5%.*

**Chart 13**

**Commercial Property Transactions Volume Trend 2020 – 2024**



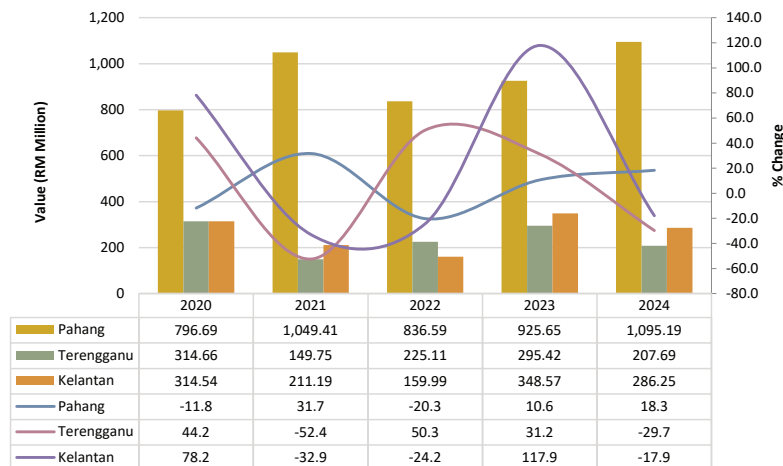
Dari segi nilai transaksi, Pahang menunjukkan peningkatan nilai sebanyak 18.3%. Sementara itu, Terengganu dan Kelantan masing-masing mencatat penurunan sebanyak 29.7% dan 17.9%.

*In terms of transaction value, Pahang showed an increase of 18.3%. Meanwhile, Terengganu and Kelantan recorded decreases of 29.7% and 17.9%, respectively.*

8

**Chart 14**

**Commercial Property Transactions Value Trend 2020 – 2024**



**a. Kedai**

**Transaksi**

Subsektor kedai di Wilayah Pantai Timur merekodkan 1,304 transaksi dengan nilai RM891.25 juta pada 2024, mencakupi 55.0% dalam bilangan dan 56.1% dalam nilai transaksi harta tanah komersial dalam wilayah ini. Pahang terus memacu pasaran kedai di wilayah ini dengan 777 transaksi bernilai RM562.51 juta, masing-masing menyumbang 59.6% dan 63.1% daripada bilangan dan nilai transaksi kedai. Pahang

**a. Shop**

**Transaction**

*Shop sub-sector recorded 1,304 transactions worth RM891.25 million in 2024, accounting for 55.0% in volume and 56.1% in value of commercial property transactions in the region. Pahang continued to drive the sub-sector with 777 transactions worth RM562.51 million, accounting for 59.6% and 63.1%, respectively, of the shop transaction volume and value. Pahang took up 3.9% of the market share in transaction volume, and 2.9% of the transactions*

mengambil syer pasaran sebanyak 3.9% bagi bilangan transaksi dan 2.9% bagi nilai transaksi, diikuti Kelantan dengan syer sebanyak 1.6% bagi bilangan transaksi dan 1.0% bagi nilai transaksi.

### Status Pasaran

Keadaan unit kedai siap dibina tidak terjual bertambah baik di Terengganu dan Kelantan, kecuali Pahang merekodkan sedikit peningkatan. Terengganu (82 unit) dan Kelantan (333 unit), kedua-dua negeri menurun 21.2% (2023: 104 unit) dan 17.4% (2023: 403 unit). Sementara itu, Pahang (374 unit) mengalami peningkatan 7.2% (2023: 349 unit). Bagi unit dalam pembinaan belum terjual, ketiga-tiga negeri mencatatkan peningkatan. Terengganu meningkat 50.0% berbanding 2023 (2023: 20 unit), Kelantan meningkat 35.6% berbanding 2023 (2023: 163 unit) dan Pahang meningkat 12.8% berbanding 2023 (2023: 172 unit).

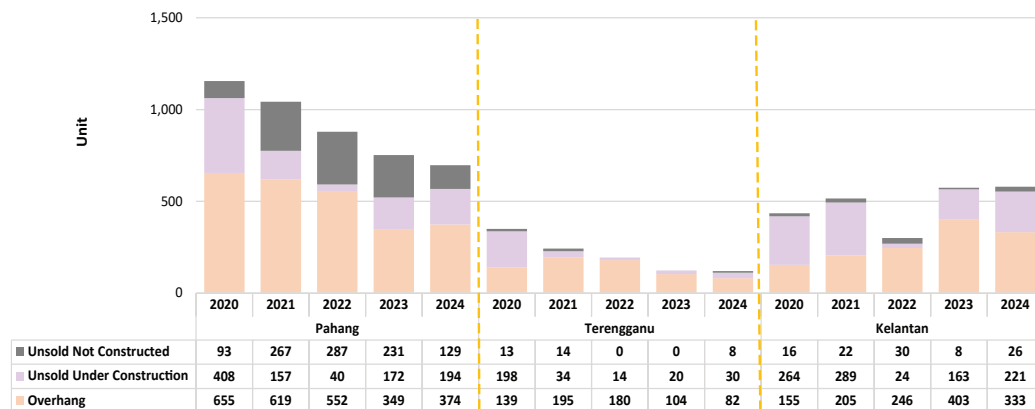
value, followed by Kelantan with a market share of 1.6% in transaction volume and 1.0% in terms of the transaction value.

### Market Status

The shop overhang situation improved in Kelantan and Terengganu, except for Pahang, which recorded a slight increase. Terengganu (82 units) and Kelantan (333 units), both states decreased by 21.2% (2023: 104 units) and 17.4% (2023: 403 units). Meanwhile, Pahang (374 units) experienced a 7.2% increase (2023: 349 units). For unsold under construction units, all three states recorded increases. Terengganu increased by 50.0% (2023: 20 units), Kelantan increased by 35.6% (2023: 163 units), and Pahang saw a 12.8% increase (2023: 172 units).

Chart 15

Shop Overhang and Unsold Units 2020 – 2024



### Aktiviti Pembinaan

Unit siap dibina di Kelantan meningkat sebanyak 36.2%, 173 unit (2023: 127 unit). Sementara itu, Terengganu (33 unit) dan Pahang (141 unit) menurun sebanyak 46.8% (2023: 62 unit) dan 30.2% (2023: 202 unit).

### Construction Activity

Completion units in Kelantan increased by 36.2%, 173 units (2023: 127 units). Meanwhile, Terengganu (33 units) and Pahang (141 units) saw decreases of 46.8% to 33 units (2023: 62 units) and 30.2% (2023: 202 units).

Mula dibina di semua negeri merekodkan penurunan. Pahang merekodkan 262 unit diikuti Kelantan 186 unit dan Terengganu 23 unit pada 2024.

Starts decline across all states. Pahang, recorded 262 units, followed by Kelantan with 186 units and Terengganu with 23 units in 2024.

Penawaran baharu dirancang di Pahang merekodkan peningkatan ketara melebihi dua kali ganda kepada 349 unit berbanding dengan 2023 (118 unit). Sementara itu, Kelantan dan Terengganu mencatat penurunan masing-masing sebanyak 73.6% kepada 57 unit (2023: 216 unit) dan 26.1% kepada 17 unit (2023: 23 unit).

The new planned supply in Pahang recorded a significant increase of more than two fold to 349 units compared to 2023 (118 units). Meanwhile, Kelantan and Terengganu saw declines of 73.6% to 57 units (2023: 216 units) and 26.1% to 17 units (2023: 23 units), respectively.



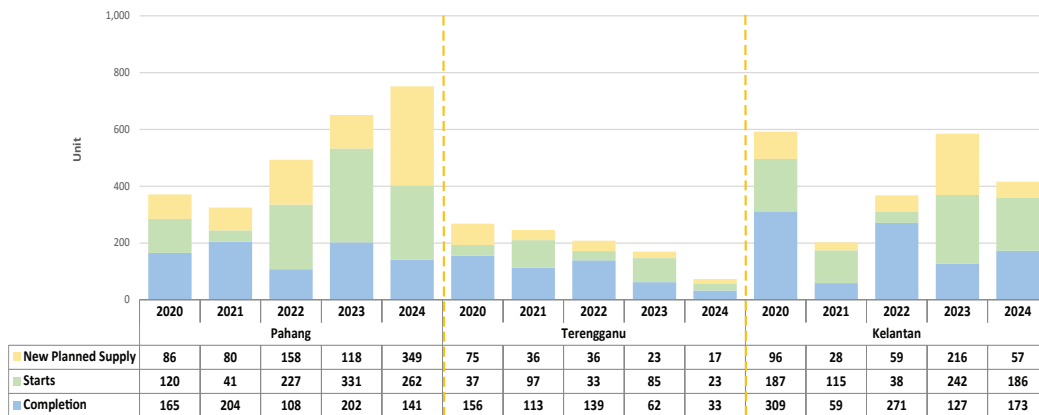
**Table 3**

**Construction Activity of Shop in East Coast Region 2024**

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply (units)	26,486	9,048	14,877
Incoming Supply (units)	1,345	659	894
Planned Supply (units)	3,483	620	497

**Chart 16**

**Shop Construction Activity Trend 2020 – 2024**



10

### Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Harga kedai dua tingkat di Bukit Setongkol, Bandar Kuantan, Pahang dan Sentral Triang, Daerah Raub masing-masing meningkat 4.5% dan 8.6%. Manakala harga kedai dua tingkat di Pusat Perniagaan KM 2, Daerah Raub, Pahang mencatatkan penurunan 2.3% dengan harga balasan RM760,000.00.

Di Terengganu, harga kedai dua tingkat di Pekan Jerteh, Mukim Besut merekodkan kenaikan 8.7% dengan harga balasan RM500,000.00 hingga RM515,000.00.

### Sewa

Sewaan tingkat bawah kedai umumnya stabil. Taman Kirana dan Jalan Banggol, Kuala Terengganu masing-masing meningkat sebanyak 2.7% dan 3.6%. Walaubagaimanapun, trend penurunan direkodkan di Perumahan Desa MPKT Cendering, Kuala Terengganu sebanyak 5.0% dengan sewa antara RM1,800 hingga RM2,000 sebulan (2023: RM2,000 sebulan).

### Price

Shop prices showed mixed movements, with both increases and decreases recorded in several areas. Prices for double storey shops in Bukit Setongkol, Bandar Kuantan and Sentral Triang, Daerah Raub, Pahang, increased by 4.5% and 8.6%, respectively. However, prices for double storey shops in Pusat Perniagaan KM 2, Daerah Raub, Pahang, decreased by 2.3%, with a transaction price of RM760,000.00.

In Terengganu, the price of two-story shop units in Pekan Jerteh, Mukim Besut recorded an 8.7% increase, with transaction prices ranging from RM500,000.00 to RM515,000.00.

### Rental

Rental of the ground floor shops was generally stable. Increases were recorded in Taman Kirana and Jalan Banggol, Kuala Terengganu, which rose by 2.7 and 3.6%, respectively. However, a downward trend was recorded in Perumahan Desa MPKT Cendering, Kuala Terengganu, dropped by 5.0% with rental range of RM1,800 to RM2,000 per month (2023: RM2,000 per month).



## b. Kompleks Perniagaan

### Penghunan dan Ketersediaan Ruang

Prestasi subsektor ruang niaga menunjukkan pergerakan yang bercampur-campur. Kadar penghunan di Pahang mencatat peningkatan kepada 76.6% (2023: 73.2%), manakala Terengganu dan Kelantan masing-masing mengalami penurunan kepada 75.7% (2023: 77.8%) dan 77.5% (2023: 80.6%).

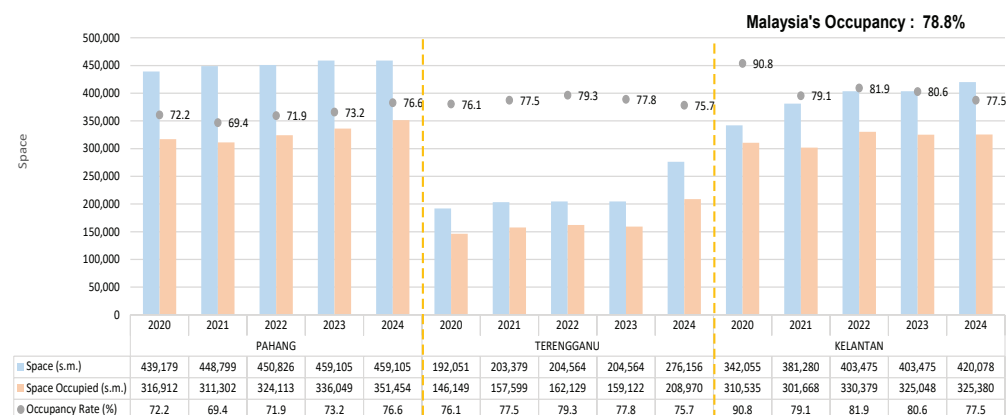
## b. Shopping Complex

### Occupancy and Space Availability

The performance of the retail sub-sector showed mixed movements. Pahang's occupancy rate increased to 76.6% (2023: 73.2%), while Terengganu and Kelantan recorded declines to 75.7% (2023: 77.8%) and 77.5% (2023: 80.6%), respectively.

Chart 17

Supply and Occupancy of Shopping Complex



### Aktiviti Pembinaan

Tiga bangunan baru siap dibina di rekodkan di Wilayah Pantai Timur pada tempoh kajian, iaitu Pasar Payang Baru dan Mayang Mall di Kuala Terengganu serta G-Orange Mall di Bandar Gua Musang. Perincian bangunan adalah seperti di bawah:

### Construction Activity

Three new completion were recorded in the East Coast Region during the review period, namely Pasar Payang Baru (arcade) and Mayang Mall in Kuala Terengganu as well as G-Orange Mall in Bandar Gua Musang. The details are as below:

Table 4

Completion of Shopping Complex in East Coast Region 2024

State	Name of Building	Location	Property Type	Net Lettable Area (sq. metre)
Terengganu	Pasar Payang Baru	Kuala Terengganu	Arcade	5,724
Terengganu	Mayang Mall	Kuala Terengganu	Hypermarket	65,868
Kelantan	G-Orange Mall	Bandar Gua Musang	Hypermarket	16,603

Table 5

Construction Activity of Shopping Complex in East Coast Region 2024

State of Development	Pahang	Terengganu	Kelantan
Existing Supply	44 complexes (459,105 s.m.)	42 complexes (276,156 s.m.)	31 complexes (420,078 s.m.)
Incoming Supply	1 complex (6,276 s.m.)	1 complex (7,845 s.m.)	0
Planned Supply	2 complexes (15,373 s.m.)	0	0

## Sewa

Pergerakan sewa ruang perniagaan adalah bercampur bergantung kepada jenis dan lokasi harta tanah. Di Pahang, kompleks perniagaan seperti Berjaya Megamall Kuantan merekodkan peningkatan sewa dalam lingkungan 3.7% hingga 8.6%. Di Terengganu, Giant Hypermarket Kuala Terengganu merekodkan penurunan sewa dalam lingkungan 6.9% hingga 11.1% manakala di Kelantan pula, AEON Mall Kota Bharu merekodkan peningkatan sewa dalam lingkungan 6.3% hingga 23.7%.

## Rental

Rental movement of retail space showed mixed performance depending on the type and location of the property. In Pahang, shopping complexes such as Berjaya Megamall Kuantan recorded a growth in rental ranging from 3.7% to 8.6%. In Terengganu, Giant Hypermarket Kuala Terengganu recorded a decline in rental ranging from 6.9% to 11.1% while in Kelantan, AEON Mall Kota Bharu recorded a growth in rental ranging from 6.3% to 23.7%.

**Table 6**

**Pertinent Tenant Movements in Shopping Complex**

Bil	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Pahang	Berjaya Megamall	5,531	Move In
2	Terengganu	Paya Bunga Square	70	Move In
3		Mydin Mall	74	Move In
4		Mydin Gong Badak	83	Move In
5		KTCC Mall	779	Move In
6		Giant Hypermarket	140	Move In
7		Jertih Square	167	Move In
8		Bazar MDB	38	Move In
9		Paya Bunga Square	-308	Move Out
10		Paya Bunga Sentral	-70	Move Out
11		Mydin Mall	-37	Move Out
12		Mydin Gong Badak	-166	Move Out
13		KTCC Mall	-278	Move Out
14		Casa Limbong	-2,966	Move Out
15		Jerteh Square	-65	Move Out
16		Jerteh Souq	-543	Move Out
17		Kelantan	Giant Superstore Tunjung	663
18	KB Mall		1,600	Move In
19	Aeon Mall		1,376	Move In
20	Lotus		520	Move In
21	Giant Superstore Tunjung		-265	Move Out
22	KB Mall		-5,336	Move Out
23	Aeon Mall		-1,993	Move Out
24	Lotus		-1,800	Move Out

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22		KB Mall	-5,336	Move Out
23		Aeon Mall	-1,993	Move Out
24		Lotus	-1,800	Move Out

### c. Pejabat Binaan Khas

#### Penghunian dan Ketersediaan Ruang

Prestasi subsektor pejabat binaan khas adalah pelbagai. Terengganu dan Pahang merekodkan peningkatan kadar penghunian, masing-masing sebanyak 97.0% (2023: 96.8%) dan 89.6% (2023: 89.4%). Sementara Kelantan mencatat penurunan kadar penghunian iaitu 93.7% (2023: 94.3%).

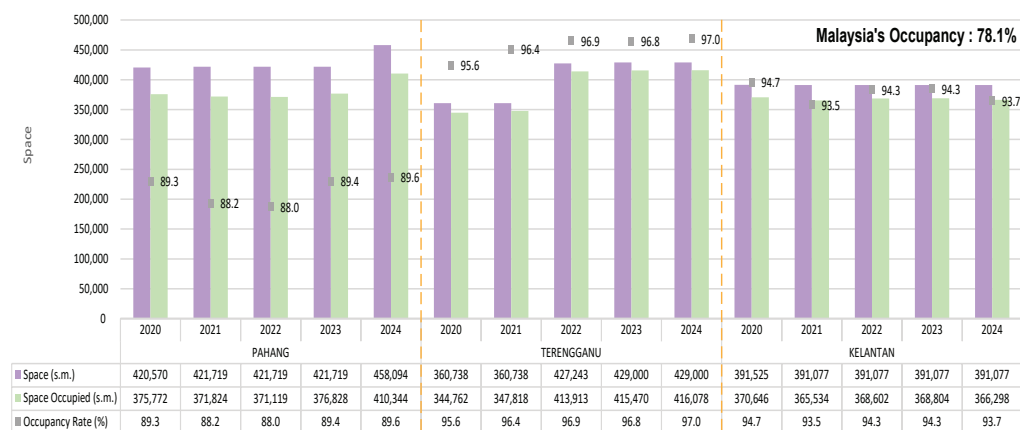
### c. Purpose-Built Office

#### Occupancy and Space Availability

The performance of the purpose-built office sub-sector varied. Terengganu and Pahang recorded increases in occupancy rates, reaching 97.0% (2023: 96.8%) and 89.6% (2023: 89.4%), respectively. Meanwhile, Kelantan saw a decline in occupancy to 93.7% (2023: 94.3%).

Chart 18

Supply and Occupancy of Purpose-Built Office 2024



### Aktiviti Pembinaan

Satu bangunan baru siap dibina di rekodkan di Wilayah Pantai Timur pada tempoh kajian, iaitu Pusat Pentadbiran Sultan Haji Ahmad Shah, Bandar Indera Mahkota, Pahang. Perincian bangunan adalah seperti di bawah:

### Construction Activity

A newly completed building was recorded in the East Coast Region during the review period, namely the Sultan Haji Ahmad Shah Administrative Centre, Bandar Indera Mahkota, Pahang. The building details are as follows:

Table 7

## Completion of Purpose-Built Office in East Coast Region 2024

State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
Pahang	Pusat Pentadbiran Sultan Haji Ahmad Shah	Bandar Indera Mahkota	Government Building	36,375

Table 8

## Construction Activity of Purpose-Built Office in East Coast Region 2024

State of Development	Pahang	Terengganu	Kelantan
Existing Supply	155 complexes (458,094 s.m.)	124 complexes (429,000 s.m.)	289 complexes (391,077 s.m.)
Incoming Supply	0	1 complex (9,704 s.m.)	1 complex (46,988 s.m.)
Planned Supply	1 complex (4,911 s.m.)	1 complex (31,760 s.m.)	0

**Sewa**

Pasaran sewa bangunan pejabat binaan khas kekal stabil di Wilayah Pantai Timur. Di Pahang, peningkatan kadar sewa berlaku di Menara Zenith (2.8%). Begitu juga di Terengganu, kenaikan sewa berlaku di Wisma Sri Amar (4.9% - 5.5%), Bangunan Lembaga Tabung Haji (3.6%) dan Darul Takaful Kuala Terengganu (8.7%). Di Kelantan, Bangunan KWSP mencatat peningkatan sewa dalam lingkungan 10.4% hingga 35.9%.

Jadual di bawah menunjukkan senarai beberapa pergerakan penyewa yang direkodkan di Pahang dan Kelantan.

**Rental**

The rental rates market for purpose-built office buildings remained stable in the East Coast Region. In Pahang, rental rates increased at Menara Zenith (2.8%). Likewise, in Terengganu, rental increases were recorded at Wisma Sri Amar (4.9% - 5.5%), Bangunan Lembaga Tabung Haji (3.6%), and Darul Takaful Kuala Terengganu (8.7%). In Kelantan, Bangunan KWSP recorded a rental increase ranging from 10.4% to 35.9%.

Table below showed the list of some pertinent tenant movements recorded in Pahang and Kelantan.

Table 9

## Pertinent Tenant Movements in Purpose-Built Office

Bil	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Pahang	Kompleks Teruntum	2,317	Move In
2		Mahkota Square	558	Move In
3	Kelantan	Wisma Ilmu Tabung Haji	-55	Move Out
4		Kompleks Niaga Luth	-809	Move Out
5		Kelantan Trade Centre	-7,450	Move Out
6		Wisma Yakin	-74	Move Out

**d. Harta Tanah Riadah****Transaksi**

Hanya satu transaksi riadah direkodkan dalam tempoh kajian iaitu Gem Beach Resort, Kuala Terengganu telah dipindahmilik pada tahun 2023 dengan harga balasan RM10.85 juta.

**d. Leisure Property****Transaction**

Only one leisure transaction recorded during the review period, namely Gem Beach Resort, Kuala Terengganu, was transferred in 2023 with a consideration price of RM10.85 million.

## Aktiviti Pembinaan

Dalam subsektor riadah, Wilayah Pantai Timur menyaksikan satu hotel siap dibina dalam tempoh kajian iaitu Hotel Fairfield By Marriot, di Kuala Besut, Terengganu yang menawarkan 128 bilik.

## Construction Activity

In the leisure sub-sector, the East Coast Region saw the completion of one hotel during the review period, namely Hotel Fairfield by Marriott, in Kuala Besut, Terengganu, offering 128 rooms.

Table 10

Leisure Construction Activity in The East Coast Region 2024

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	303 buildings (25,624 rooms)	250 buildings (11,487 rooms)	91 buildings (4,360 rooms)
Incoming Supply	0	2 buildings (410 rooms)	1 building (144 rooms)
Planned Supply	8 buildings (770 rooms)	3 building (352 rooms)	1 building (10 rooms)

## 2.3 HARTA TANAH PERTANIAN

### Transaksi

Subsektor pertanian telah menyumbangkan sebanyak 27.7% syer kepada jumlah keseluruhan pasaran di Wilayah Pantai Timur. Terdapat 19,005 transaksi bernilai RM2.53 bilion, meningkat sebanyak 41.0% dalam bilangan dan 20.5% dalam nilai berbanding 2023.

Aktiviti transaksi menunjukkan trend bercampur-campur. Kelantan mencatat peningkatan hampir dua kali ganda, diikuti Pahang sebanyak 9.5%, manakala Terengganu mencatatkan sedikit penurunan 1.6%. Bagi segmen nilai transaksi, Kelantan mencatat peningkatan sebanyak 88.7%, diikuti oleh Pahang dan Terengganu masing-masing sebanyak 7.4% dan 6.8%.

## 2.3 AGRICULTURE PROPERTY

### Transaction

The agricultural sub-sector contributed 27.7% to the total market in the East Coast Region. There were 19,005 transactions worth RM2.53 billion, marking an increase of 41.0% in volume and 20.5% in value compared to 2023.

Transaction activity showed mixed trends, with Kelantan recorded nearly double the transactions, followed by Pahang with a 9.5% increase, while Terengganu saw a slight decline of 1.6%. In terms of transaction value, Kelantan recorded an 88.7% increase, followed by Pahang 7.4% and Terengganu 6.8%, respectively.

Chart 19

Agriculture Property Transactions Volume Trend 2020 – 2024

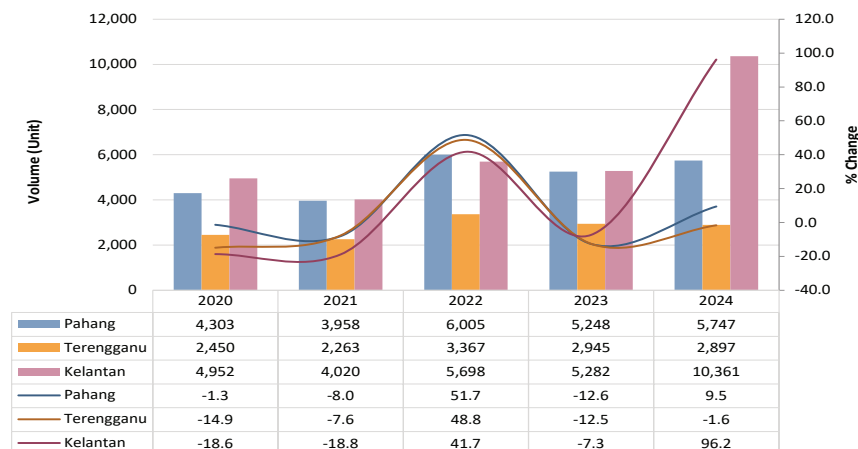
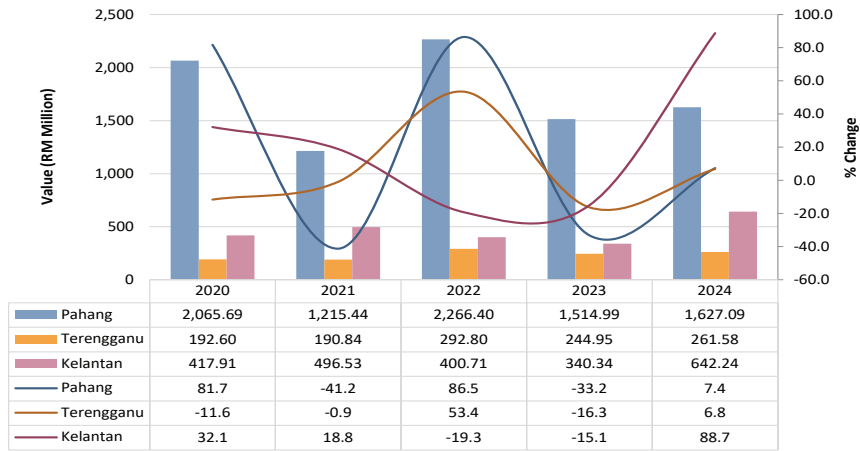


Chart 20

Agriculture Property Transactions Value Trend 2020 – 2024



### 3.0 PROPERTY HIGHLIGHTS

#### 3.1 Infrastructure Development

No.	Infrastructure Projects	Description	Current Development Status																																																																																	
1.	East Coast Rail Line (ECRL)	<ul style="list-style-type: none"> <li>- Total length: 665 kilometres double-track, standard gauge railway link.</li> <li>- Location: Port Klang to Kota Bharu</li> <li>- Link the East Coast and the West Coast of Peninsular Malaysia by connecting Kota Bharu in Kelantan to Port Klang in Selangor.</li> <li>- Estimating cost: RM50.27 billion</li> <li>- Comprise total of 20 stations, including 14 passenger stations, 5 combined passenger and freight stations, and 1 freight station.</li> </ul> <p><b>a) Location: Pahang</b></p> <ul style="list-style-type: none"> <li>- Seven stations will be in Pahang namely, Bentong Station, Temerloh Station, Maran Station, Paya Besar Station, KotaSAS Station, Kuantan Port City Station and Cherating Station.</li> <li>- To date, this ECRL project has involved the acquisition of 2,539 lots of land throughout the state of Pahang. The breakdown of the number of lots involved until November 2024 is as follows :</li> </ul> <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Section B (Phase 1)</td> <td>Kuantan</td> <td>289</td> </tr> <tr> <td>Bera</td> <td>4</td> </tr> <tr> <td>Maran</td> <td>479</td> </tr> <tr> <td>Temerloh</td> <td>243</td> </tr> <tr> <td>Kecil Gebeng</td> <td>2</td> </tr> <tr> <td><b>Total</b></td> <td></td> <td><b>1,017</b></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Section B (Phase 2A)</td> <td>Kecil Gebeng</td> <td>2</td> </tr> <tr> <td>Kuantan</td> <td>141</td> </tr> <tr> <td>Kuantan Port City</td> <td>2</td> </tr> <tr> <td>Maran</td> <td>186</td> </tr> <tr> <td>Temerloh</td> <td>139</td> </tr> <tr> <td><b>Total</b></td> <td></td> <td><b>468</b></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Section B (Phase 2B)</td> <td>Kecil Gebeng</td> <td>17</td> </tr> <tr> <td>Kuantan</td> <td>52</td> </tr> <tr> <td>Maran</td> <td>133</td> </tr> <tr> <td>Temerloh</td> <td>1</td> </tr> <tr> <td>Kuantan (KPC)</td> <td>7</td> </tr> <tr> <td><b>Total</b></td> <td></td> <td><b>210</b></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="7">Section C1A</td> <td>Bentong (Portal Terowong Genting)</td> <td>2</td> </tr> <tr> <td>Temerloh</td> <td>154</td> </tr> <tr> <td>Bentong</td> <td>237</td> </tr> <tr> <td>Bentong (Additional Lots)</td> <td>22</td> </tr> <tr> <td>Bentong (tambahan)</td> <td>29</td> </tr> <tr> <td>Bentong (Underground / Stratum)</td> <td>89</td> </tr> <tr> <td><b>Total</b></td> <td></td> <td><b>511</b></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Section / Phase</th> <th>District</th> <th>Lot Nos.</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Section C1A (Phase 2)</td> <td>Temerloh</td> <td>78</td> </tr> <tr> <td>Bentong</td> <td>106</td> </tr> <tr> <td><b>Total</b></td> <td></td> <td><b>184</b></td> </tr> </tbody> </table>	Section / Phase	District	Lot Nos.	Section B (Phase 1)	Kuantan	289	Bera	4	Maran	479	Temerloh	243	Kecil Gebeng	2	<b>Total</b>		<b>1,017</b>	Section / Phase	District	Lot Nos.	Section B (Phase 2A)	Kecil Gebeng	2	Kuantan	141	Kuantan Port City	2	Maran	186	Temerloh	139	<b>Total</b>		<b>468</b>	Section / Phase	District	Lot Nos.	Section B (Phase 2B)	Kecil Gebeng	17	Kuantan	52	Maran	133	Temerloh	1	Kuantan (KPC)	7	<b>Total</b>		<b>210</b>	Section / Phase	District	Lot Nos.	Section C1A	Bentong (Portal Terowong Genting)	2	Temerloh	154	Bentong	237	Bentong (Additional Lots)	22	Bentong (tambahan)	29	Bentong (Underground / Stratum)	89	<b>Total</b>		<b>511</b>	Section / Phase	District	Lot Nos.	Section C1A (Phase 2)	Temerloh	78	Bentong	106	<b>Total</b>		<b>184</b>	<p>Overall project completion until 30 November 2024 is 76.1% for overall ECRL project and 78.8% has been completed in Pahang involved Section B &amp; C</p> <p>Estimated completion at the end of 2026.</p> <p>Land acquisition process settled.</p> <p>Land acquisition process settled.</p> <p>Land acquisition process settled.</p> <p>Land acquisition process settled.</p> <p>Land Hearing by JKPTG</p>
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2.	Road Upgrading Project from Felda Terapai, Pekan to Felda Mayam, Bera, Pahang	<ul data-bbox="514 1559 1028 1668" style="list-style-type: none"> <li>• Involves upgrading a 13.65 kilometres long road worth RM85 million</li> <li>• This project was started on 14/02/2022 and is expected to be completed within 3 years which is on 13/02/2025</li> </ul>	<p data-bbox="1059 1559 1295 1613">Land acquisition process settled.</p> <p data-bbox="1059 1623 1295 1668">Under construction Stage of construction 65.0%</p>																																						



No.	Infrastructure Projects	Description	Current Development Status
3	Road Upgrading Project from Jabor – Jerangau Intersection to Sungai Ular Intersection, Kuantan, Pahang (Package 2) from Jabor – Jerangau Elevated Intersection to Kuantan Port Intersection, Pahang	<ul style="list-style-type: none"> <li>Land acquisition process involving 11 individual lots.</li> <li>Involves upgrading works as follows: <ul style="list-style-type: none"> <li>Upgrade the existing road to a 4-lane dual carriageway.</li> <li>Raise the road level in flooded areas.</li> <li>Upgrading 3 bridges and 3 intersections</li> </ul> </li> <li>Installation of streetlights and traffic lights.</li> </ul>	<p>Land acquisition process settled.</p> <p>Under construction Stage of construction 20% and estimated completion in year 2025</p>
4.	Project to Build Kampung Mat Daling Jerantut road to Pahang / Terengganu Border (Phase 3B)	<p>Involved 16 lots located in Mukim Tembeling, Jerantut district.</p> <ul style="list-style-type: none"> <li>Note : The original proposal was 40 kilometer but has been cancelled. Latest construction involved only 3 kilometer for 15 lots only. 1 lot has been cancelled. The expected completion is July 2025.</li> </ul>	<p>Land acquisition process settled</p> <p>Under construction and progress development is at 25.0%</p>
5.	Road Upgrading Project from Kampung Rebus to Kampung Doja via Sipang Retang, Jerantut District	<ul style="list-style-type: none"> <li>Land acquisition process involving 34 individual lots</li> </ul>	<p>Land acquisition process settled</p> <p>Under construction and progress development is at 40.0%</p>
6.	Central Spine Road (CSR) Highway Project FT 34 Kota Bharu to Simpang Pelangai, Bentong	<p>Package 4C – Segar Lama to Kuala Dong (5.8 km)</p> <p>Package 4D – Kuala Dong to Tanah Berchangkul (13.6 km)</p> <p>Package 5A – Raub to Bentong</p> <p>Package 4C – Kampung Relong to Raub</p> <p>Package 4B – Kampung Relong to Raub</p> <p>Package 4A – Kampung Relong to Raub</p> <p>Package 4C – Kampung Relong to Raub (Amendment 1)</p> <p>Package 4B – Ladang Jerkoh to Segar Lama Benta Interchange (32 Additional Lots)</p> <p>Package 4A – Kampung Relong to Ladang Jerkoh (5 Additional Lots)</p>	<p>Under construction</p> <p>Under construction</p> <p>Partial opening of Package 5A (Raub Bypass) as far as 6.4 kilometres on 08 March 2024</p> <p>Under construction</p> <p>Under construction</p> <p>Under construction</p> <p>Under construction</p> <p>Land acquisition process settled Not constructed</p> <p>Land acquisition process settled Not constructed</p>
7.	Project to upgrade Lubuk Kulit – Sungai Ular Road, Lipis District, Pahang	<ul style="list-style-type: none"> <li>Involved 32 lots located in Mukim Telang and Mukim Batu Yon, Lipis District</li> </ul>	<p>Land acquisition process settled Not constructed</p>

No.	Infrastructure Projects	Description	Current Development Status
8.	Semantan River Integrated River Basin Development Project, Temerloh Phase 1, Pahang Darul Makmur : Semantan River Flood Mitigation Plan in Mentakab Town	<ul style="list-style-type: none"> <li>Land acquisition process involving 32 individual lots</li> </ul>	2 <sup>nd</sup> hearing has been completed on 26 – 27 September 2024
9.	Upgrading Marang River Bridge project	<ul style="list-style-type: none"> <li>Location: Marang, Terengganu</li> <li>Connecting Kuala Terengganu – Marang – Kuantan</li> <li>Length: 1.5 kilometres</li> <li>Project cost/ Estimating Cost: RM435.8 million</li> <li>Contractor : GPQ-LGBE JV</li> </ul>	<p>Project Start : 9 December 2021</p> <p>Expected Completion Date: The project will be expected to be completed and fully operational by October 2025</p> <p>Project Status: Under construction 39.5%</p>
10.	Coastal Erosion control project in Kuala Nerus	<ul style="list-style-type: none"> <li>Location: Pantai Tok Jembal, Pantai Mengabang Telipot dan Pengkalan Maras, Kuala Nerus Terengganu</li> <li>Project cost / Estimating cost: RM69.9 million</li> <li>Contractor : GPQ Sdn Bhd</li> </ul>	<p>Project Start: July 2023</p> <p>Expected Completion Date: September 2026</p> <p>Project Status: Under construction 20.7%</p>
11.	Bukit Payung Flood Mitigation Plan	<ul style="list-style-type: none"> <li>Location: Bukit Payung, Marang, Terengganu</li> <li>Project cost/ Estimating Cost: RM60 million</li> <li>Contractor : Nil (Tender stage)</li> </ul>	Project Status: Tender procurement stage
12.	New office of Mineral and Geoscience Department Terengganu Project	<ul style="list-style-type: none"> <li>Location: Pusat Pentadbiran Bukit Besar, Kuala Terengganu, Terengganu</li> <li>Land Area: 1.9904 hectares</li> <li>Contractor : Merak Kayangan Sdn Bhd</li> <li>Project cost/ Estimating Cost: RM25,295,605.00</li> <li>The project consists of a 4 storey office building, a chain building block, heavy vehicle covered garage and others.</li> </ul>	<p>Project Start: July 2022</p> <p>Expected Completion Date: July 2025</p> <p>Project Status: Under construction 30.0%</p>
13.	Integrated River Basin Development Project for Sungai Kemaman, Kemaman, Terengganu (PLSB)	<ul style="list-style-type: none"> <li>Location: Sungai Kemaman, Kemaman, Terengganu</li> <li>The project aims to solve the problem recurring floods in Bandar Chukai by building new drainages, straightening rivers and to build other infrastructure. This development consists of the following developments: <ul style="list-style-type: none"> <li>Phase 1: Floodway from Paman to Tasik Bungkus</li> <li>Phase 2: Riverbank Binjai from Paman to Bukit Kuang</li> <li>Phase 3: Left and Right riverbank of Kemaman River and reservoir pond.</li> </ul> </li> <li>Project cost/ Estimating Cost: RM300 million</li> </ul>	Project Status: Tender procurement stage
14..	Maktab Rendah Sains Mara (MRSM) Dungun project	<ul style="list-style-type: none"> <li>Location: Dungun, Terengganu</li> <li>The project aims to provide a campus with the best infrastructure covering an area of 68 acres.</li> <li>Project cost/ Estimating Cost: RM97.4 million</li> </ul>	<p>Project Start: 29 March 2021</p> <p>Expected Completion Date: 14 July 2025</p> <p>Project Status: Under construction 79.3%</p>

No.	Infrastructure Projects	Description	Current Development Status
15..	Hospital Kijal, Kemaman	<ul style="list-style-type: none"> <li>Location: Kijal, Kemaman</li> <li>Land Area: 22 hectares</li> <li>Contractor : Ufuk Semarak Sdn Bhd</li> <li>Project cost/ Estimating Cost: RM420,000,000.00</li> <li>The project consists, 9-storey hospital building will accommodate a total of 300 beds for patients.</li> <li>Which includes 2 special intensive care units (ICU), 8 critical care unit operating room (CCU) and cardiac rehabilitation centre.</li> <li>Contractor : Ufuk Semarak Sdn Bhd</li> </ul>	<p>Project Start: 27 November 2017</p> <p>Expected Completion Date: August 2024 (delayed)</p> <p>Project Status: Under construction 75.0%</p>
16..	Kemasik Flood Mitigation Plan (RTB) Project	<ul style="list-style-type: none"> <li>Location : Sungai Kemasik, T13 Kampung Baru, Kemasik.</li> <li>Contractor : Iswarabena Sdn.Bhd</li> <li>Project cost/ Estimating Cost: RM 60,000,000.00</li> </ul>	<p>Project Start: 28 March 2022</p> <p>Expected Completion Date: 23 March 2025</p> <p>Project Status: Under construction 90.0%</p>
17..	The Besut River Estuary Conservation Project	<ul style="list-style-type: none"> <li>Location: Muara Sungai Besut, Kuala Besut, Besut, Terengganu</li> <li>Contractor : Perbudi Sdn. Bhd.</li> <li>The project scope includes the construction of breakwater forts in the northern and southern parts of the estuary measuring 1.3 kilometers and 1.85 kilometers long respectively.</li> <li>The project Department of Irrigation and Drainage (JPS) involving an expenditure of RM250 million is expected to be completed in December 2025.</li> <li>The project involved the construction of a cliff protection at Kampung Sungai Nail, work to deepen the bot passage and beach nourishment along the north shore of the Sungai Besut.</li> </ul>	<p>Project Start: 17 May 2023</p> <p>Expected Completion Date: 12 November 2024 (delayed)</p> <p>Project Status: Under construction 43.8%</p>
18.	Road Construction From Jalan Pantai Dendong to Bukit Keluang, Besut	<ul style="list-style-type: none"> <li>Location: Bukit Keluang, Besut, Terengganu</li> <li>Construction of a three kilometres road with two bridges crossing the Bukit Keluang river.</li> <li>Bridge 1 spans 100 meters over Sungai Keluang Besar and Bridge 2 crosses Sungai Keluang Kecil with a length of 40 meters.</li> <li>Project cost/ Estimating Cost: RM 47.05 million</li> <li>Contractor : MK Services Sdn. Bhd.</li> </ul>	<p>Project Start: 22 August 2021</p> <p>Expected Completion Date: 14 June 2025</p> <p>Project Status: Under construction 85.4%</p>
19.	FT209 and FT131 Road Upgrading Project	<ul style="list-style-type: none"> <li>Location: From Pasir Hor Interchange to Panchor, Kota Bharu, Kelantan</li> <li>Project area: 16.1921 hectares</li> <li>Project cost: RM191 million</li> <li>Gazetted under Section 8, Land Acquisition Act 1960 on 26 May 2022</li> <li>Involved 362 lots and additional lot involved in acquisition about 3 lots</li> </ul>	Under construction
20.	Palekbang - Kota Bharu Bridge Construction Project	<ul style="list-style-type: none"> <li>Location: Palekbang, Tumpat to Penambang, Kota Bharu</li> <li>Project cost: RM440 million</li> <li>Location: Kota Bharu</li> <li>Project cost: RM2 million</li> <li>Involved 146 lots</li> </ul>	Under construction

No.	Infrastructure Projects	Description	Current Development Status
21..	Sultan Ismail Petra Airport Expansion and Upgrading Project	<ul style="list-style-type: none"> <li>• Location: Kota Bharu</li> <li>• Project cost: RM2 million</li> </ul>	<p>Apart of the building has been completed on 1 May 2024</p> <p>Phase 2 is under construction</p>
22.	Proposed Construction of Kota Bharu to Kuala Krai Highway, Kelantan	<p><b>Package 2C Kok Lanas to Machang and 3A Machang to Bukit Tiu</b></p> <ul style="list-style-type: none"> <li>• Location: Kok Lanas to Machang and Machang to Kok Lanas/ Machang to Bukit Tiu and Bukit Tiu to Machang</li> <li>• Project area: 256.69 hectares</li> <li>• Length: 18.45 kilometres</li> <li>• Project cost: RM389.5 million</li> <li>• Gazetted under Sec. 8, Land Acquisition Act 1960 on 13 Oktober 2022 and 9 February 2023.</li> <li>• Involved 438 lots</li> </ul> <p><b>Package 3B Kg Berangan Mek Nab ke Keroh</b></p> <ul style="list-style-type: none"> <li>• Location: Kg Berangan Mek Nab to Keroh dan Keroh to Kg Berangan Mek Nab</li> <li>• Length: 9.78 kilometres</li> <li>• Project cost: RM244.2 million</li> <li>• Gazetted under Sec. 8, Land Acquisition Act 1960 on 12 Januari 2023.</li> <li>• Involved 66 lots</li> </ul> <p><b>Package 3C: Keroh To Kuala Krai</b></p> <ul style="list-style-type: none"> <li>• Location: Kota Bharu Kuala Krai and Keroh to Kuala Krai</li> <li>• Project area: 95.6874 hectares</li> <li>• Length: 8.6 kilometres</li> <li>• Project cost: RM244.3 million</li> <li>• Gazetted under Sec. 8, Land Acquisition Act 1960 on 8 December 2022.</li> <li>• Involved 258 lots</li> </ul>	<p>Under construction 40.0%</p> <p>A part of project has been Noticed of Possession (Form K).</p> <p>Under construction</p>
23	Sungai Golok Integrated River Basin Development Project, Kelantan	<ul style="list-style-type: none"> <li>- Location: Tumpat and Pasir Mas.</li> <li>- Length: <ul style="list-style-type: none"> <li>i) Sungai Golok Flood Bann: 26.2 kilometres</li> <li>ii) Sungai Lemal Lancang Bann: 19.84 kilometres</li> <li>iii) Sungai Mentua Bunding Bann: 8.1 kilometres</li> </ul> </li> <li>- Project cost: RM501 million</li> </ul> <p><b>Phase 1</b></p> <ul style="list-style-type: none"> <li>a) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund - C (LA 1 – LA 25), Pasir Mas District <ul style="list-style-type: none"> <li>➤ Project area: 30.5883 hectares</li> <li>➤ Involved 303 lots</li> </ul> </li> <li>b) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund D - (LA 2 - LA 25), Tumpat District. <ul style="list-style-type: none"> <li>➤ Project area: 28.3304 hectares</li> <li>➤ Involved 355 lots</li> </ul> </li> <li>c) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 – Bund D, Pasir Mas District <ul style="list-style-type: none"> <li>➤ Project area: 0.7259 hectares</li> <li>➤ Involved 37 lots</li> </ul> </li> <li>d) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 – Sungai Mentua, Tumpat District <ul style="list-style-type: none"> <li>➤ Project area: 0.8271 hectares</li> <li>➤ Project area: 14.0879 hectares</li> <li>➤ Involved 109 lots</li> </ul> </li> </ul>	<p>A part of project has been Noticed of Possession (Form K).</p> <p>A part of project has been Noticed of Possession (Form K).</p> <p>Under construction</p> <p>Under construction</p>

No.	Infrastructure Projects	Description	Current Development Status
24.	Kuala Nal - Pasir Kelang Bridge Construction Project	<ul style="list-style-type: none"> <li>Location: Kuala Krai</li> <li>Length: 100 meter</li> <li>Project area: 5.3154 hectares</li> <li>Project cost: RM29.7 million</li> <li>Involved 13 lots</li> </ul>	Under construction
25.	Ulu Nenggiri Hydroelectric Power Plant Project	<ul style="list-style-type: none"> <li>Location: Ulu Nenggiri, Gua Musang</li> <li>Project cost: RM5 billion</li> <li>300 MW</li> </ul>	Under construction. Expected to be completed in 2027
26.	Construction of Urban Drainage, Bandar Baru Tunjong Under Integrated River Basin Project (PLSB) Phase 1 (Scope of MSMA Bandar Baru Tunjong)	<ul style="list-style-type: none"> <li>Location: Padang Enggang, Kota, Pendek, Tiong</li> <li>Project area: 64.76 hectares</li> <li>Project cost: RM51 million</li> <li>PLSB Bandar Baru Tunjong have divided by two (2) Project: <ul style="list-style-type: none"> <li>a. PLSB Seri Bong</li> <li>b. PLSB Kolam KADA</li> </ul> </li> </ul>	Under construction
27.	Construction of Stadium in Pasir Puteh Sport Facility	<ul style="list-style-type: none"> <li>Location: Bukit Merbau, Pasir Puteh</li> <li>Stadium would include various sports facilities such as hockey field, shooting range, and aquatic centre.</li> <li>The stadium would be built on a 129.5 hectares piece of land with 40,000 capacity stadium.</li> <li>Project cost: RM159 million</li> </ul>	Under construction Expected to be completed in 2026
28.	Kampung Belimbing – Kampung Joh Bridge Construction Project	<ul style="list-style-type: none"> <li>Location: Kampung Belimbing Tanah Merah – Kampung Joh, Machang</li> <li>Project cost: RM122.95 million</li> <li>Project under RMK 12 include new and upgrade road</li> </ul>	Under construction. Expected to be completed in December 2024
29.	Pantai Cahaya Bulan Development for Public Recreation Park and Tourism	<ul style="list-style-type: none"> <li>Location: Pantai Cahaya Bulan, Mukim Badang, District Kota Bharu</li> <li>Project cost: RM11.5 million</li> </ul>	Land acquisition process have been completed
30.	Development of Wetland Theme Park and Road Network of Bandar Baru Tok Bali for Tourism	<ul style="list-style-type: none"> <li>Location: Gong Kulim, Mukim Semerak, District Kota Bharu</li> <li>Project cost: RM6.57 million</li> </ul>	Land acquisition process
31.	Construction of New Road from Jalan Malaysia to Kg. Berdang, Jeli	<ul style="list-style-type: none"> <li>Location: Air Lanas, Mukim Jeli, District Jeli</li> <li>Has been gazetted under Section 8 on 26 September 2024, Land Acquisition Act 1960.</li> <li>Project cost: RM31.8 million</li> </ul>	Land acquisition process.
32.	Landscape Development for Kota Bharu City Centre	<ul style="list-style-type: none"> <li>Location : Bulatan Tuan Padang , Dataran Kota Sultan Ismail Petra, Menara Tinjau, Laman Che Su and Padang Merdeka.</li> <li>Mukim : Bandar Kota Bharu</li> <li>Total Project cost: RM48 million</li> </ul>	Under construction
33.	Proposed Con-struction of Cen-tral Spine Road (Kuala Krai to Gua Musang)	<p>Package 1: Kuala Krai to Lakit River Bridge</p> <ul style="list-style-type: none"> <li>Length: 47 kilometers</li> <li>Involved 386 lots</li> </ul> <ol style="list-style-type: none"> <li><b>Section 1A: Kg. Rahmat ke Sungai Peria</b> <ul style="list-style-type: none"> <li>Length: 11.05 kilometers</li> <li>Involved 73 lots</li> </ul> </li> <li><b>Section 1B: Kg Sungai Peria ke Kg Lahoh</b> <ul style="list-style-type: none"> <li>Length: 14.75 kilometers</li> <li>Involved 172 lots</li> </ul> </li> <li><b>Section 1C: Kg Lahoh to FT66</b> <ul style="list-style-type: none"> <li>Length: 11.05 kilometers</li> <li>Involved 141 lots</li> </ul> </li> <li><b>Section 1D: FT66 to Lakit River Bridge</b> <ul style="list-style-type: none"> <li>Length: 12.10 kilometers</li> </ul> </li> </ol>	Under construction  Under construction  Under construction  Under construction

No.	Infrastructure Projects	Description	Current Development Status
		<p><b>Package 2: Lakit River Bridge to Gua Musang</b> - Length: 59 kilometers</p> <p><b>1. Section 2A: Lakit River Bridge to Paloh 2</b> - Project cost: RM326.5 million</p> <p><b>2. Section 2B: Paloh 2 to Bukit Sejuk(Package 2C, Package 2D and Package 2E)</b> - Project cost: RM365.8 million</p> <p>- Package 2C: Has been gazetted under Section 8 on 30 March 2023, Land Acquisition Act 1960.</p> <p>- Package 2D: Has been gazetted under Section 8 on 16 February 2023, Land Acquisition Act 1960.</p> <p>- Package 2E: Has been gazetted under Section 8 on 4 August 2022, Land Acquisition Act 1960.</p> <p><b>3. Section 2C: Bukit Sejuk to Bandar Baru Gua Musang (Package 2F and Package 2G)</b> • Project cost: RM371.5 million</p> <p>Package 2F: Has been gazetted under Section 8 on 16 October 2023, Land Acquisition Act 1960. Package 2G: Has been gazetted under Section 8 on 18 May 2023, Land Acquisition Act 1960.</p> <p><b>Package 3: Gua Musang to Kg. Relong</b> - Length: 17.5 kilometres</p> <p><b>4. Section 3B &amp; 3C: KM 180.5 FT08 ke Bulatan Gua Musang</b> - Project cost: RM181.96 million</p> <p><b>5. Section 3D: Bulatan Gua Musang to Mentara</b> - Project cost: RM288.0 million</p>	<p>Under construction</p> <p>A part of Section 2B is under construction, about 36.0%</p> <p>Land acquisition process</p> <p>Land acquisition process</p> <p>Under construction</p> <p>Under construction</p> <p>Under construction</p> <p>Under construction</p> <p>Under construction</p> <p>Land acquisition process</p> <p>Under construction, about 62.0%</p> <p>Under construction, about 56.0%</p>

### 3.2 Mega Project

No.	Development	Description	Current Status
1.	Sultan Ahmad Shah Administrative Centre (PPSAS), KotaSAS	<ul style="list-style-type: none"> <li>Location: KotaSAS, Kuantan</li> <li>Total land area: 105.70 acres</li> <li>Total built up area: 57,777 sqm.</li> <li>Project cost/ Estimating Cost: RM415.5 million.</li> <li>Development Components: 4 storey Dewan Undangan Negeri, 7-Storey Menteri Besar and State Secretary Office, 7-Storey State Building Offices, 7-Storey Federal Building Offices, Banquet Hall, Gallery, Auditorium, 1,213 car parks etc.</li> <li>The design of PPSAS building has been inspiration based on state coat of arms of Pahang.</li> <li>Pusat Pentadbiran Sultan Ahmad Shah (PPSAS) will replace Wisma Sri Pahang located at Jalan Gambut, Kuantan.</li> </ul>	Current development progress for Block A & B has completed and obtained CCC on 25th June 2024 while Block C & D still under construction
2.	City Mosque and Pahang Islamic Centre Complex, KotaSAS	<ul style="list-style-type: none"> <li>Location: KotaSAS, Kuantan</li> <li>Developer: Ahmad Zaki Resources Bhd (AZRB)</li> <li>Total land area: 27.80 acres</li> <li>Project cost / estimating cost: RM205.43 million.</li> <li>Development components: City Mosque, Study Center / Knowledge Center, Multipurpose Hall, Museum, Library Gallery, and Administrative Center.</li> <li>The mosque can accommodate an estimated 10,000 worshippers.</li> <li>The design has been inspiration based on "tanza" and a spear based on Pahang state coat of arms. This new Pahang City Mosque will replace Sultan Ahmad Shah Mosque 1 located at Jalan Mahkota, Kuantan.</li> </ul>	Under Con-struction: Current development progress as at November 2024 is 45.0%.
3.	Miracle Sentral, Bandar Tun Razak Jengka	<ul style="list-style-type: none"> <li>Location: Bandar Tun Razak Jengka, Pahang</li> <li>Total land area: 122 acres</li> <li>Developer: Angsanapuri Development</li> <li>Development Components: Shopping center, hyper market, jengka venice &amp; jengka walk, green park and lake with jogging track, restaurants, petrol station, hotel, food court, 2 and 3 storey shop office, affordable housing (PRIMA Pahang and Makmur).</li> </ul>	Development of PRIMA, Makmur houses and shop offices are under construction with progress development between 45.0% to 85.0%
4.	FELDA' New Generation Housing Project	<ul style="list-style-type: none"> <li>Involved 10 sites The Felda New Generation Housing Project (PGBF) which has been abandoned by FELDA to be developed again starting April 2021 through cooperation method between Pahang Housing and Real Estate Board (LPHP) and KMDI Holdings as the developer's.</li> <li>Sites located at Felda Jengka 6 (10 units), Felda Kampung Awah (56 units), Felda Jengka 1 (120 units), Felda Jengka 11 (180 units), Felda Bukit Tajau (100 units), Felda Bukit Sagu (300 units), Felda Keratong 7 (400 units), Felda Sungai Retang (400 units), Felda Kota Gelanggi (144 units) dan Felda Jengka 12 (50 units).</li> <li>Estimated will be completed by December 2023</li> </ul>	Under construction: <ul style="list-style-type: none"> <li>Felda Bukit Sagu : progress 65.0%</li> <li>Felda Jengka 1 : (progress 50.0%)</li> <li>Felda Jengka 6 : (progress 20.0%)</li> <li>Felda Jengka 11 : (progress 65.0%)</li> <li>Felda Kampung Awah : (progress 35.0%)</li> <li>Felda Bukit Tajau : (progress 50.0%)</li> <li>Felda Keratong 7 : (progress 50.0%)</li> </ul>

No.	Development	Description	Current Status
5.	Sea Crestz, Kuantan Waterfront Resort City (KWRC) – Phase 2	<ul style="list-style-type: none"> <li>Location: Pesisiran Pantai Tanjung Lumpur Mukim Kuala Kuantan, Daerah Kuantan, Pahang</li> <li>Land area: 4.326 acres (17,506 sq. metres)</li> <li>Developer: Kuantan Waterfront Resort City Sdn. Bhd.</li> <li>Expected Completion : End of 2028</li> <li>Descriptions: 2 tower service apartments as high as 21 levels and 31 levels that offer 456 serviced apartment units with spacious ranging from 506 sq. feet to 1,012 sq. feet and only 196 units enjoy expansive sea views. 17 units of two -storey shops facing the sea will also be built in Phase 2.</li> <li>Total car park : For service apartment – 821 lots +16 (OKU) and for retails – 92 lots + 2 OKU.</li> </ul>	Not constructed
6.	Project Development of Women & Childen Block, Hospital Tengku Ampuan Afzan at Tanjung Lumpur, Pahang	<ul style="list-style-type: none"> <li>Location: Tanjung Lumpur, Mukim Kuala Kuantan, Daerah Kuantan, Pahang</li> <li>Land area: 12.52 hektar (125,200 s.m.)</li> <li>Developer / Contractor: Sinaran Makmur Sdn Bhd dan Pembinaan Sujaman Sdn Bhd</li> <li>Project Cost : RM605 million</li> <li>Project Launches : 13 Julai 2023</li> <li>Expected Completion : 12 Januari 2028</li> <li>Descriptions: The development involve the addition of 376 beds and several key facilities such as the Pediatric Intensive Care Unit (PICU), Neonatal Intensive Care Unit (NICU), Intensive Care Unit (ICU), High Dependency Ward (HDW), specialist clinic, operating theater, Sterile Supply Center (CSSD) and various other support facilities.</li> </ul>	Under construction which involved site and land improvement
7.	Mayang Mall, Kuala Terengganu	<ul style="list-style-type: none"> <li>Location: Kuala Terengganu, Terengganu</li> <li>Land area: 10.8 hectares</li> <li>Gross Development Value: RM450 million</li> <li>Developer: Pelaburan Hartanah Berhad (PHB)</li> <li>Descriptions: <ul style="list-style-type: none"> <li>A 7-storey shopping mall including sub-basement</li> <li>(1 floor) complete with 10-storey podium parking with a net lettable area of 715,000 s.f.</li> </ul> </li> <li>Mayang Mall has started operating on 5 December 2024 and the official opening ceremony will be held in January 2025.</li> </ul>	<p>Project Start: 8 January 2018</p> <p>CCC Obtained: 15 July 2024</p> <p>Project Status: 100% completed</p>
8.	Tenaga Nasional Berhad Terengganu Headquarters Project	<ul style="list-style-type: none"> <li>Location: Kuala Terengganu, Terengganu</li> <li>Land Area: 0.96 hectares</li> <li>Project cost/ Estimating Cost: NA</li> <li>Descriptions: <ul style="list-style-type: none"> <li>19 storey PBO with a net floor area of 9,704 s.m..</li> </ul> </li> </ul>	<p>Project Start: 7 February 2022</p> <p>Expected Completion Date: February 2026</p> <p>Project Status: Under construction 25.0%</p>
9.	Kompleks Pasar Dan Terminal Bas (Cukai Sentral), Mukim Cukai, Kemaman.	<ul style="list-style-type: none"> <li>Location: Mukim Cukai, Kemaman</li> <li>Developer: WRA Services Sdn. Bhd.</li> <li>Descriptions: <ul style="list-style-type: none"> <li>The development project consists of an Integrated Bus &amp; Taxi Terminal, Government Building Complex, Market &amp; Kiosk, Jetty and Waterfront.</li> </ul> </li> </ul>	<p>Project Start: 23 November 2020</p> <p>Expected Completion Date: 2026</p> <p>Project Status: Under construction 66.0%</p>



No.	Development	Description	Current Status
10.	Muara Marang Residensi Project	<ul style="list-style-type: none"> <li>Location: Muara Marang Residensi, Mukim Pulau Kerangga, about 38 kilometres from Kuala Terengganu City Centre via Laluan Persekutuan 3/AH18.</li> <li>Land area: 4.8822 hectares</li> <li>Developer: Udaran Sdn. Bhd.</li> <li>Composition of development is including: <ul style="list-style-type: none"> <li>- 41 units of double storey terrace house with a price range between RM410,000.00 – RM500,000.00.</li> <li>- 60 units of double storey terrace shop-house with a price RM630,000.00</li> <li>- 8 units of three storey terrace shop-office with a price RM1,350,000.00.</li> </ul> </li> </ul>	<p>Project Start: 16 July 2017</p> <p>Expected Completion Date: March 2025</p> <p>Project Status: Under construction 95.0%</p>
11.	Taman Rawai Perdana Project	<ul style="list-style-type: none"> <li>Location: Taman Rawai Perdana, Mukim Alur Limbat, about 21 kilometres from Kuala Terengganu City Centre via Jalan Kuala Berang.</li> <li>Land area: 8.37 hectares (20.69 ekar)</li> <li>Developer: Pasir Delima Sdn Bhd</li> <li>Composition of development is including: <ul style="list-style-type: none"> <li>- 141 units of single storey terrace house with a price range RM273,000.00 to RM296,000.00.</li> </ul> </li> </ul>	<p>Project Start: 1 June 2022</p> <p>Expected Completion Date: November 2024</p> <p>Project Status: Under construction 95.0%</p>
12.	Taman Desa Padang Indah	<ul style="list-style-type: none"> <li>Location: Taman Desa Padang Indah, Mukim Batu Buruk, about 4.5 kilometres from Kuala Terengganu City Centre via Jalan Sultan Mahmud.</li> <li>Land area: 1.119 hectares</li> <li>Developer: Tanjong Developer Sdn. Bhd.</li> <li>Composition of development is including: <ul style="list-style-type: none"> <li>- 14 units of two storey semi-detached house with a price range between RM550,000.00 – RM564,000.00.</li> <li>- 5 units of two storey detached house with a price range between RM730,000.00 and RM795,000.00.</li> </ul> </li> </ul>	<p>Project Start: 3 July 2022</p> <p>Expected Completion Date: January 2025</p> <p>Project Status: Under construction 80.0% completion stage</p>
13.	Taman Serada Indah 2	<ul style="list-style-type: none"> <li>Location: Taman Serada Indah 2, Mukim Serada, about 17 kilometres from Kuala Terengganu City Centre via Jalan Serada.</li> <li>Land area: 1.484 hectares</li> <li>Developer: AD Mega Construction Sdn. Bhd.</li> <li>Composition of development is including: <ul style="list-style-type: none"> <li>- 14 units of double storey terrace house with a price range between RM260,000.00 and RM310,000.00.</li> </ul> </li> </ul>	<p>Project Start: 1 March 2023</p> <p>Expected Completion Date: March 2025</p> <p>Project Status: Under construction 65.0% completion stage</p>
14.	Taman Desa Solehah Fasa 5	<ul style="list-style-type: none"> <li>Location: Kampung Padang Air, Kuala Nerus.</li> <li>Land area: 0.9168 hectare</li> <li>Developer: SART Properties Sdn. Bhd.</li> <li>Composition of development is including: <ul style="list-style-type: none"> <li>- 82 units of single storey terrace house (Package 1) with a price RM242,000.00 – RM270,000.00.</li> </ul> </li> </ul>	<p>Project Start: 15 July 2022</p> <p>Expected Completion Date: July 2025</p> <p>Project Status: Under Construction 80.0% completion stage</p>

No.	Development	Description	Current Status
15.	Taman KTGR Fasa 6	<ul style="list-style-type: none"> <li>Location: Tok Jembal, Kuala Nerus.</li> <li>Land area: 1.07 hectare</li> <li>Developer: UDA Land (EAST) Sdn. Bhd.</li> <li>Composition of development is including:               <ul style="list-style-type: none"> <li>- 18 units of double storey detached house with a price RM714,000.00.</li> </ul> </li> </ul>	<p>Project Start: 2 November 2023</p> <p>Expected Completion Date: November 2025</p> <p>Project Status: Under Construction 65.0% completion stage</p>
16.	Desa Koperat Idaman	<ul style="list-style-type: none"> <li>Location: Tok Jembal, Kuala Nerus</li> <li>Land area: 0.87 hectare</li> <li>Developer: Konsortium Perumahan Rakyat Terengganu Sdn. Bhd.</li> <li>Composition of development is including:               <ul style="list-style-type: none"> <li>• 7 units of double storey terrace house with a price RM410,000.00</li> <li>• 7 units of double storey terrace shop with a price RM520,000.00</li> </ul> </li> </ul>	<p>Project Start: 1 December 2022</p> <p>Expected Completion Date: February 2025</p> <p>Project Status: Under Construction 95.0% completion stage</p>
17.	Desa Bukit Lalang	<ul style="list-style-type: none"> <li>Location: Padang Nanas, Batu Rakit.</li> <li>Land area: 1.20 hectare</li> <li>Developer: Mahawangsa Properties Sdn. Bhd.</li> <li>Composition of development is including:               <ul style="list-style-type: none"> <li>• 17 units of single storey terrace house with a price RM280,000.00</li> <li>• 8 units of double storey terrace house with a price RM400,000.00</li> </ul> </li> </ul>	<p>Project Start: 2 September 2022</p> <p>Expected Completion Date: May 2025</p> <p>Project Status: Under Construction 85.0% completion stage</p>
18.	Desa Seri Rahmah	<ul style="list-style-type: none"> <li>Location: Off Jalan Lapangan Terbang, Kuala Nerus.</li> <li>Land area: 1.53 hectare</li> <li>Developer: KP Beta Solution Sdn. Bhd.</li> <li>Composition of development is including:               <ul style="list-style-type: none"> <li>• 20 units of double storey terrace house with a price RM438,000.00</li> </ul> </li> </ul>	<p>Project Start: 8 November 2023</p> <p>Expected Completion Date: February 2026</p> <p>Project Status: Under Construction 65.0% completion stage</p>
19.	Taman Nurani 3	<ul style="list-style-type: none"> <li>Location: Kuala Paka, Dungun.</li> <li>Land area: 1.1125 hectare</li> <li>Developer: Faktor Murni Development Sdn Bhd</li> <li>Composition of development is including 21 units of housing development projects:               <ul style="list-style-type: none"> <li>• 11 units of double storey terraced house with a price range between RM320,000.00 – RM350,000.00</li> <li>• 6 units of detached house with a price range between RM385,000.00 – RM390,000.00</li> <li>• 4 units of single storey semi-detached with a price range between RM275,000.00 – RM290,000.00</li> </ul> </li> </ul>	<p>Project Start: 1 February 2022</p> <p>Expected Completion Date: 1 June 2025</p> <p>Project Status: Under Construction 90% completion stage</p>
20.	Taman Seri Kertih Fasa 1, Mukim Kertih, Dungun	<ul style="list-style-type: none"> <li>Location : Bandar Baru Kertih</li> <li>Land Area : 0.7767 hectares</li> <li>Developer : Perbadanan Memajukan Iktisad Negeri Terengganu.</li> <li>Composition of development is including:               <ul style="list-style-type: none"> <li>• 36 units single storey terrace house with a price range between RM250,000.00 and RM340,000.</li> </ul> </li> </ul>	<p>Project Start: 1 November 2019</p> <p>Expected Completion Date: 10 May 2025</p> <p>Project Status: Under Construction 90.0% completion stage</p>

No.	Development	Description	Current Status
21.	Pecahan Lot 299, Mukim Teluk Kalung, Fasa 1	<ul style="list-style-type: none"> <li>Location : Teluk Kalung, Kemaman</li> <li>Land Area: 0.4867 hectares</li> <li>Developer: Meracrem Development Sdn. Bhd</li> <li>Composition of development is including: <ul style="list-style-type: none"> <li>25 single storey terrace house with a price range between RM246,000.00 and RM300,000</li> </ul> </li> </ul>	<p>Project Start: 1 March 2023</p> <p>Expected Completion Date: 10 May 2025</p> <p>Project Status: Under Construction</p> <p>80.0% completion stage</p>
22.	Taman Koperat Impian, Alor Lintah Kubang Bemban	<ul style="list-style-type: none"> <li>Location: Kampung Alor Lintah, Kubang Bemban, Daerah Besut.</li> <li>Land area: 2.8503 hectares</li> <li>Developer: Konsortium Perumahan Rakyat Terengganu Sdn. Bhd.</li> <li>Composition of development is including: <ul style="list-style-type: none"> <li>96 units of single storey terrace house with a price range between RM220,000.00 and RM285,100.00.</li> </ul> </li> </ul>	<p>Project Start: 09 October 2023</p> <p>Expected Completion Date: 08 October 2025</p> <p>Project Status: Under construction</p> <p>55.0% completion stage</p>
23.	Tok Bali Industrial Park	<ul style="list-style-type: none"> <li>Location: Tok Bali Industrial Park in Mukim Gong Kulim, Pasir Puteh District</li> <li>Consist of heavy industries (oil &amp; gas) as well as small and medium industries including Halal Industries</li> <li>Gross development value: RM200 million</li> <li><b>Phase 1:</b> <ul style="list-style-type: none"> <li>Project area: 40.47 hectares</li> <li>Number of lots: 81 lots</li> </ul> </li> <li><b>Phase 2:</b> <ul style="list-style-type: none"> <li>Project area: 33.5 hectares</li> <li>Number of lots: 48 lots</li> </ul> </li> </ul>	<p>Land Acquisition process have been completed</p> <p>Land acquisition processes have been completed</p>
24.	New Complex Development Project for the Malaysian Maritime Enforcement Agency, Tok Bali	<ul style="list-style-type: none"> <li>Location: Tok Bali, Kelantan</li> <li>Land area: 14 hectares</li> <li>Construction included of complex for administration, accommodation and quarters for government servants</li> <li>Gross development value: RM250 million</li> </ul>	<p>Under construction</p> <p>Expected to be completed in December 2026</p>
25.	Residensi Prima @ Kubang Kerian	<ul style="list-style-type: none"> <li>Location: Kubang Kerian, Kelantan, about 7 kilometers from Hospital University Kubang Kerian (HUSM) and 11 kilometers from Kota Bharu City Center.</li> <li>Land area: 10.11 hectares</li> <li>Erected on Lot 15306 in Mukim Mentuan, Kota Bharu District</li> <li>2 blocks Apartment with 632 units with the composition of development:</li> <li>Built -up area: <ul style="list-style-type: none"> <li>Type A - 850 s.f. @ 78.97 s.m.</li> <li>Type B - 950 s.f. @ 88.26 s.m.</li> <li>Type C1 &amp; C2 - 1,050 s.f. @ 97.55 s.m.</li> </ul> </li> <li>Price from RM245,000.00 - RM321,000.00</li> <li>Facilities: <ul style="list-style-type: none"> <li>Children's playground, Nursery &amp; Kindergarten, Multipurpose Hall, Prayer room, Swimming pool</li> </ul> </li> <li>Expected completion: Februari 2024</li> <li>Developer: AUEI Teras Holdings Sdn Bhd</li> </ul>	<p>Under construction</p> <p>Expected to be completed in December 2026</p>

No.	Development	Description	Current Status
26.	Residensi Platinum @ Bayam	<ul style="list-style-type: none"> <li>• Location: Kota Bharu City Center, about 2 kilometres from Hospital Raja Perempuan Zainab II and 2 kilometres from downtown of Kota Bharu City.</li> <li>• Land area: 0.75 hectares (on Lot 11850 in Mukim Padang Garong, Kota Bharu)</li> <li>• 2 blocks apartment with 272 units with the composition of development:</li> <li>• Built-up area: <ul style="list-style-type: none"> <li>○ Type A - 828 s.f. @ 76.92 s.m.</li> <li>○ Type B - 823 s.f. @ 76.46 s.m.</li> <li>○ Type C - 818 s.f. @ 75.99 s.m.</li> </ul> </li> <li>• Price from RM345,600.00 - RM384,210.00</li> <li>• Facilities: <ul style="list-style-type: none"> <li>○ Children's playground, Nursery &amp; Kindergarten, Prayer room's, Swimming pool, Gymnasium, 24 hours security - Expected completion: 1 Januari 2025</li> </ul> </li> <li>• Developer: BBGM Wangsa Development Sdn Bhd</li> </ul>	Under construction and expected to be completed in October 2026
27.	PPAM Sireh Residence	<ul style="list-style-type: none"> <li>• Location: Mukim Kampong Sireh, Kota Bharu District, nearby Aeon Mall, and Lotus's Hypermarket, Educational Institute, Integrated Transport Terminal and recreational areas along the river.</li> <li>• Land area: 9.37 hectares (on Lot PT 90, PT 91 and 123 more lot)</li> <li>• 8 blocks of the apartment with 2,160 units with the components of development:</li> <li>• Built-up area: <ul style="list-style-type: none"> <li>○ Type A - 1,058.32 s.f. @ 98.32 s.m.</li> <li>○ Type B - 1,154.00 s.f. @ 107.20 s.m.</li> </ul> </li> <li>• Price from RM 274,600.00 – RM 299,500.00</li> <li>• Facilities: <ul style="list-style-type: none"> <li>○ Children's playground, Nursery &amp; Kindergarten, Prayer rooms, Swimming pool, Gymnasium, 24 hours security, Convenience Store, Multipurpose Hall</li> </ul> </li> <li>• Expected completion: January 2024</li> <li>• Developer: Liziz Standaco Sdn Bhd</li> </ul>	Under construction. The progress of construction is about 95.0% and waiting approval for Certificate of Completion and Compliance (CCC) for 3 blocks
28.	Residensi Tok Bali, Housing Development	<ul style="list-style-type: none"> <li>• Location: Off Pasir Puteh – Tok Bali Road in Mukim Gong Kulim and Semerak, Pasir Puteh.</li> <li>• Land area: 15.312 hectares (on Lot 701,447,446,445,650,651,2193,2195,1563,1656,1657).</li> <li>• Providing a total of 359 units of single-storey terraced and 141 units of double-storey terraced with the composition of development:</li> <li>• Single Storey - 950 s.f.</li> <li>• Double Storey – 1,400 s.f.</li> <li>• Price: <ul style="list-style-type: none"> <li>• Single Storey – from RM 149,400 – RM 174,000</li> <li>• Double Storey – from RM 229,500 – RM 269,000</li> </ul> </li> <li>• Expected completion: November 2022 (Phase 1)</li> <li>• Developer: BBGM Tok Bali Development Sdn Bhd</li> </ul>	Under construction Expected to be completed in December 2025 (Phase 1B) CCC is under process for Phase 1A
29.	Uptown Machang, Commercial Development	<ul style="list-style-type: none"> <li>• Location: Jalan Kota Bharu Machang Mukim Machang, Machang District</li> <li>• Mukim Machang, District of Machang.</li> <li>• Total units: 169 units (2-storey shop terrace)</li> <li>• 1-unit stesen bus, 1-unit public market, 100,000 sq meters double storey shopping complex</li> <li>• Shop detail: <ul style="list-style-type: none"> <li>• Land area: 130 s.m.)</li> <li>• Built-up area: 260 s.m.)</li> </ul> </li> <li>• Price from RM 700,000 per unit</li> <li>• Developer: Induk Setia Sdn Bhd</li> </ul>	Under construction Expected to be completed in December 2025

No.	Development	Description	Current Status
30.	New Complex Development Project for the Hospital Bachok	<ul style="list-style-type: none"> <li>Location: Kampung Teratak Pulau, Mukim Tepus, Bachok, Kelantan</li> <li>Land area: 20.3 hectares</li> <li>Bachok Hospital has three floors and is equipped with 76 patient beds. Services offered include pediatric treatment, oncology, and various other medical services.</li> <li>Gross development value: RM71.30 million</li> </ul>	<p>Completed</p> <p>Get the CCC date on 10 October 2024</p>
31.	Arika Kubang Kerian	<ul style="list-style-type: none"> <li>Location: Off Jalan Sultan Yahya Petra, Mukim Kenali, Kota Bharu</li> <li>- Land area: 4291 square meters (on Lot 1910)</li> <li>- 2 Blocks of serviced apartments with 668 units with the composition of development: <ul style="list-style-type: none"> <li>Built-up area: <ul style="list-style-type: none"> <li>Type A - 260 s.f. @ 24.15 s.m.</li> <li>Type A1 - 364 s.f. @ 33.82 s.m.</li> <li>Type A2 - 300 s.f. @ 27.87 s.m.</li> <li>Type B, B4, B5, C - 520 s.f. @ 48.31 s.m.</li> <li>Type B1 - 590 s.f. @ 54.81 s.m.</li> <li>Type B2 - 599 s.f. @ 55.65 s.m.</li> <li>Type B3 - 679 s.f. @ 63.08 s.m.</li> <li>Type C1 - 555 s.f. @ 51.56 s.m.</li> <li>Type D, E - 798 s.f. @ 74.13 s.m.</li> <li>Type F - 1040 s.f. @ 96.62 s.m.</li> <li>Type G - 357 s.f. @ 33.17 s.m.</li> </ul> </li> </ul> </li> <li>- Price from RM229,000.00 – RM1,305,000.00</li> <li>- Developer: Seruan Mewah Sdn Bhd.</li> </ul>	<p>Under construction</p> <p>Expected to be completed in February 2027</p>
32.	Kota Seribong Fasa 3B	<ul style="list-style-type: none"> <li>Developed on Lot PT 1773 - PT 1830 and PT 1857 - PT 1949 Mukim Padang Enggang, Section 62, Daerah Kota, Kota Bharu</li> <li>Located near to the Kota Bharu – Kuala Krai Highway and 4.3 miles to Kota Bharu City Centre</li> <li>Total units: 151 units (2-storey Terrace Houses)</li> <li>Land area: 1302 s.f. (121 s.m.)</li> <li>Built-up area: 137.86 s.m. – 140.46 s.m.</li> <li>Price from RM 470,000 – RM 865,000 per unit</li> <li>Expected Completion Date: Disember 2023</li> <li>Developer: SENSEA TIMUR Sdn. Bhd.</li> </ul>	<p>Under construction</p> <p>Expected to be completed in December 2023</p>
33.	Bangunan Gun-asama Persekutuan Kota Bharu	<ul style="list-style-type: none"> <li>Location : Jalan Kuala Krai , Batu 4 and 2.5 km from Kota Seribong</li> <li>Mukim : Pendek</li> <li>Land Area : 69,928 s.m.</li> <li>3 Blok Administration which involve 3,000 staff</li> <li>Developer: PDM Builders Sdn. Bhd.</li> <li>Government purpose built office</li> </ul>	<p>Under construction</p> <p>Expected to be complete September 2025</p>
34.	Senja @ Laman Serai	<ul style="list-style-type: none"> <li>Pasir Mas New Town Housing Project 'SENJA@ LAMAN SERAI', Kelantan</li> <li>A Housing Project is being developed in Mukim Apam, Pasir Mas with 312 units of Single Storey Terrace Houses with 3 Bedrooms, 2 Bathrooms</li> <li>Standard land area is 105 s.m. and building area is 85.09 s.m. This Housing scheme is Malay Reserve.</li> <li>Price Starts at RM308,000 per unit</li> <li>The scheme is divided into five phases. The first, second and third phases have been fully completed; now the fourth and fifth phases are under construction</li> <li>Environmental Facilities: <ul style="list-style-type: none"> <li>Next to East Coast Hypermarket</li> <li>Near Existing Schools</li> <li>Near the Recreation Area</li> <li>Near the Mosque</li> <li>Near Hospital</li> </ul> </li> <li>Developer : Elite Forte Construction Sdn Bhd</li> </ul>	<p>Under construction for the fourth and fifth phases</p> <p>Expected to be completed in July 2026</p>

No.	Development	Description	Current Status
35.	Taman Cinta Lagenda	<ul style="list-style-type: none"> <li>Developed on Lot PT 6058 - PT 6149 and PT 6155 – PT 6186 , Mukim Gual Nering, Jajahan Pasir Mas.</li> <li>Located 7 kilometres to the Pekan Rantau Panjang.</li> <li>Total units: 124 units ( Single storey terrace ) with 3 bedrooms, 2 bathrooms.</li> <li>Land area: 1,356.25 square feet (126 s.m.) – 3,552.09 square feet (330 s.m. )</li> <li>Built-up area: 94.54 s.m.</li> <li>Developer: Lagenda Armada Sdn Bhd</li> </ul>	Undeveloped and still vacant land
36.	Saujana Har-moni Fasa 2A, Residential De-velopment	<ul style="list-style-type: none"> <li>Developed on Lot PT 7117 - PT 7354, Mukim Pulau, District of Gua Musang</li> <li>Located near the Jalan Merapoh – Gua Musang and 8 km from Gua Musang City Centre</li> <li>Total units: 238 units (1-storey Terrace Houses)</li> <li>Land area: 135 s.m.</li> <li>Built-up area: 102 s.m.</li> <li>Price from RM 250,000 – RM 330,000 per unit</li> <li>Developer: ML Synergy Sdn. Bhd</li> </ul>	Under construction Expected to be completed in June 2026
37.	Residensi Intan @ Green Muti-ara (Fasa 2), Residential De-velopment	<ul style="list-style-type: none"> <li>Location: Jalan Kuala Krai Machang Mukim Kuala Nal, Kuala Krai District</li> <li>Developed on Lot 1020 &amp; 1021, Mukim Nal, District of Kuala Krai</li> <li>Located near to Bandar Kuala Krai (8km)</li> <li>Total units: 143 units (1-storey Terrace Houses)</li> <li>Land area: 1291 s.f. (120 s.m.)</li> <li>Built-up area: 92 s.m. – 120. s.m.</li> <li>Price from RM 260,000 – RM 280,000 per unit</li> <li>84 units (1 storey Semi Detached)</li> <li>Land area: 3000 s.f. (278 s.m.)</li> <li>Built up area: 1,232s.f. @ 114 s.m.</li> <li>Price from RM 370,000 – RM 380,000 per unit</li> <li>Developer: Fajar Baru Real Development Sdn. Bhd.</li> </ul>	Under construction Expected to be completed in December 2025
38.	Taman Sutera, Residential De-velopment	<ul style="list-style-type: none"> <li>Location: Bukit Sireh Mukim Telekong District of Kuala Krai Kelantan, about 10 kilometers to Bandar Kuala Krai</li> <li>Total units: 165 units (1-storey Terrace Houses)</li> <li>Land area: 1400 s.f. (130 s.m.)</li> <li>Built-up area: 86 s.m.</li> </ul>	Under construction Expected to be completed in October 2028
39.	Hillview Resi-dence	<ul style="list-style-type: none"> <li>Location at Jalan Gua Musang - Kuala Krai near MRSM Kuala Krai, Mukim Batu Mengkebang District of Kuala Krai</li> <li>Total unit: 30 unit one storey terrace house</li> <li>Land area 130 s.m.</li> <li>Built up area 93 s.m.</li> <li>Price from RM250,000 - RM300,000 per unit</li> <li>Developer: Dyanabarat Sdn Bhd.</li> </ul>	Under construction Expected to be completed in November 2026
40.	Taman Nibong Az Zahra	<ul style="list-style-type: none"> <li>Location at Pekan Bukit Bunga Mukim Nibong District of Tanah Merah</li> <li>Total unit: 112 unit one storey terrace</li> <li>Land area 143 s.m.</li> <li>Built up area 93 s.m.</li> <li>Price from RM149,000</li> <li>Developer: Bukit Home Sdn Bhd</li> </ul>	Under construction Expected to be completed in October 2027

No.	Development	Description	Current Status
41.	Kota Bharu Medical Centre (KBMC)	<ul style="list-style-type: none"> <li>• Location : Seksyen 24 , Bandar Kota Bharu</li> <li>• Mukim : Bandar Kota Bharu</li> <li>• KBMC is the first private hospital in Kelantan and is now expanding its wings with the development of 2 new blocks which are a 12-storey hospital building block and an 11-storey parking and specialist clinic building block and these two blocks are connected by a pedestrian overpass. The area of this site is 2.86 acres.</li> <li>• KBMC's new hospital has a capacity of 205 beds and will provide a variety of facilities with the latest medical equipment including a modern operating room, laboratory &amp; delivery suite, radiography unit (MRI, CT Scan), health screening centre, intensive care unit, rehabilitation ward, chemo treatment centre, laboratory and so on.</li> </ul>	<p>Under construction</p> <p>Expected to be completed in 2026</p>

### 3.3 State Government Policy

No.	State	Details
1.	Pahang	<p><b>1. Tourism Sector</b></p> <ul style="list-style-type: none"> <li>❖ Pahang State Government has agreed to provide allocation of RM7.07 million to Tourism Pahang for boost tourism activities un the state.</li> <li>❖ The State Government has allocated RM7 million for tourism promotion programs, organizing and participating in programs and events in the country and international as well as the organization of Malaysia International Tourism Pahang (MIT Pahang).</li> <li>❖ The State Government also agreed to continue the Train Tourism Program on the route of the West Pahang Economic Region Plus with an allocation of RM400 thousand.</li> <li>❖ RM3 million will be allocated for the purpose of preparation touris infrastructure and facilities in the state tourism area Pahang.</li> <li>❖ In order to boost tourism activities on Pulau Tioman, an allocation of RM300 thousand is allocated for the program promotion and organization of tourism events on the island.</li> <li>❖ The State Government also allocated RM2 million to Pahang State Park Corporation to manage, implement initiatives, programs and studies related to State Parks involve the Study and Development of Maran – Chini Geopark and Lipis Geopark Gallery towards UNESCO Global Geopark recognition as well as strengthening enforcement in State Parks Pahang.</li> <li>❖ Pahang State Meseum Corporation will be allocated as much as RM19.96 million for managing grants and development.</li> <li>❖ Pahang State Government also allocated RM190 thousand to continue activities at the Village Complex Betau Indigenous Culture, Lipis.</li> </ul> <p><b>2. Development of Sustainable Mineral Industry</b></p> <ul style="list-style-type: none"> <li>❖ Pahang State Government through an allocation of RM1.6 million contributed by Pahang Mining Corporation Sdn Bhd will implement the Project Development of the Pahang Mining Industry includes Projects Pahang State Mineral Deposit and Potential Study, Pre-Study Project Feasibility of New Methods of Mineral Transport and Mine Waste Management Project.</li> <li>❖ The State Government also allocates as much as RM1.61 million for the purpose of continuing the implementation development of Malaysia Mineral Academy Pahang in Lipis.</li> </ul> <p><b>3. Improve Water Supply Services</b></p> <ul style="list-style-type: none"> <li>❖ Pahang State Government through Pengurusan Air Pahang Berhad (PAIP) has allocating RM91.97 million for improve water supply services in the state</li> <li>❖ This project is a continuation of the State Governmet's effort in solve 90% of water supply issues by the end of the year 2026.</li> <li>❖ The projects include : <ul style="list-style-type: none"> <li>i. Build and complete the Hill Water Treatment Plant Puling in Kuantan with an allocation of RM40 million</li> <li>ii. Build and complete the balance tank at Gebeng Industrial Area, Kuantan with an allocation of RM45 million</li> <li>iii. Build and complete a new Water Treatment Plant at Karak, Bentong with an allocation of RM500 thousand</li> <li>iv. Allocate RM570 thousand for construction suction tank and pump house ath the Barley Water Treatment Plant and pipe installation from the Barley Water Treatment Plant to Bukit Bius tank.</li> <li>v. Provide an allocation of RM3.5 million for continue the Nenasi water supply project, Pekan.</li> <li>vi. Continue the Raub water supply project with allocation of RM600 thousand.</li> <li>vii. Continue the water distribution pipe construction projevt from Kemaman to Gebeng has a capacity of 90 million liters per day in Kuantan with an allocation of RM1.8 million</li> </ul> </li> <li>❖ State Government also allocated RM235 thousand to the Water Regulatory Agency for the maintenance of an online water quality monitoring system for the Cameron Highlands, Raub, Lipis and Jerantut district.</li> </ul>

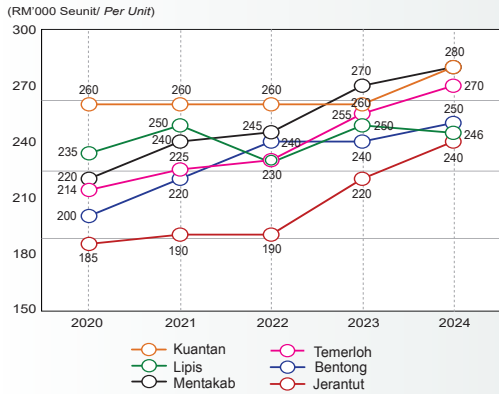


No.	State	Details						
		<p><b>4. Maintenance of State Roads and Infrastructure</b></p> <ul style="list-style-type: none"> <li>❖ Federal Government has approved road infrastructure projects through the Rolling Plan 4 The 12th Malaysia Plan with amount of RM645.74 million.</li> <li>❖ This provision is approved through 2 ministries namely the Ministry of Works amounting RM179.92 million dan Ministry of Rural and Regional Development totaled RM465.82 million.</li> <li>❖ Pahang State Government through State Public Works Department also allocated RM94.60 million to implement the project includes road upgrading as well as repairs and upgrades the level of government office complex in this state.</li> <li>❖ The State Government also allocated RM300 thousand for the Pahang State Integrated Safe Ops Campaign and Road Safety Program for the year 2025</li> <li>❖ The State Government also allocated RM500 thousand to Tioman Development Board for card implementation Tioman Ferry Transportation dedicated to residents Tioman Island.</li> </ul> <p><b>5. Flood Management</b></p> <ul style="list-style-type: none"> <li>❖ Pahang State Government allocated RM19.89 million for the purpose implementation of related programs, initiatives and projects among other Flood Mitigation Plan, Coastal Erosion Control Project and Reapir River Estuary and Urban Drainage System throughtout this country.</li> </ul> <p><b>6. Housing Facilities Initiatives</b></p> <ul style="list-style-type: none"> <li>❖ To guarantee the well-being of the people through housing facilities, the State Government has drawn up several initiatives including:</li> </ul> <table border="1" data-bbox="555 910 1228 1670"> <thead> <tr> <th data-bbox="555 910 740 946">Programs</th> <th data-bbox="740 910 1228 946">Details</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 946 740 1391">Rumah Rakyat Pahang (RRP)</td> <td data-bbox="740 946 1228 1391"> <ul style="list-style-type: none"> <li>❖ The State Government will continue the implementation of Rumah Rakyat Pahang in 2025 to help poor or hard poor people to have a comfortable home for free.</li> <li>❖ The State Government agreed to improve its implementation by covering the increase in the construction cost of each house from RM75 thousand to RM80 thousand.</li> <li>❖ Following that, the construction of 350 units of Rumah Rakyat Pahang Phase 6 will be implemented which involves construction costs as much as RM28.7 million through the Board's allocation Pahang Housing and Real Estate with the support of allocations as much as RM9.45 million from the State Government.</li> <li>❖ The State Government will also provide an allocation amounting to RM9.84 million for the purpose 26 implementation of the construction of 120 units of Rumah Rakyat Pahang Phase 6 specifically for the Orang Asli community in Pahang.</li> </ul> </td> </tr> <tr> <td data-bbox="555 1391 740 1670">Pangsapuri Pahang</td> <td data-bbox="740 1391 1228 1670"> <ul style="list-style-type: none"> <li>❖ The State Government is proactive in ensuring every layer of the people this state can own real estate including young people.</li> <li>❖ Aware of economic challenges and financial constraints faced with this group, the State Government will launch one The Pahang Apartment Project is especially for the young people low income.</li> <li>❖ State Government concern in ensure that the welfare of all generations in this state continues to be preserved and the implementation of the project will be developed in each district Pahang state</li> </ul> </td> </tr> </tbody> </table>	Programs	Details	Rumah Rakyat Pahang (RRP)	<ul style="list-style-type: none"> <li>❖ The State Government will continue the implementation of Rumah Rakyat Pahang in 2025 to help poor or hard poor people to have a comfortable home for free.</li> <li>❖ The State Government agreed to improve its implementation by covering the increase in the construction cost of each house from RM75 thousand to RM80 thousand.</li> <li>❖ Following that, the construction of 350 units of Rumah Rakyat Pahang Phase 6 will be implemented which involves construction costs as much as RM28.7 million through the Board's allocation Pahang Housing and Real Estate with the support of allocations as much as RM9.45 million from the State Government.</li> <li>❖ The State Government will also provide an allocation amounting to RM9.84 million for the purpose 26 implementation of the construction of 120 units of Rumah Rakyat Pahang Phase 6 specifically for the Orang Asli community in Pahang.</li> </ul>	Pangsapuri Pahang	<ul style="list-style-type: none"> <li>❖ The State Government is proactive in ensuring every layer of the people this state can own real estate including young people.</li> <li>❖ Aware of economic challenges and financial constraints faced with this group, the State Government will launch one The Pahang Apartment Project is especially for the young people low income.</li> <li>❖ State Government concern in ensure that the welfare of all generations in this state continues to be preserved and the implementation of the project will be developed in each district Pahang state</li> </ul>
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No.	State	Details
2.	Terengganu	<p><b>1) Enforcement of Affordable Homes (RMM)</b></p> <ul style="list-style-type: none"> <li>• The State Government, through the Office of the Government Secretary (Housing Division) in collaboration with the Terengganu State Economic Development Corporation (PMINT), is actively conducting investigations to enforce the ownership of Terengganu State Affordable Housing (RMM).</li> <li>• This enforcement aims to ensure that housing assistance is provided to those who genuinely need a home. Among the offenses and violations identified are renting out RMM units, failing to occupy them, and having payment arrears. Additionally, PMINT has found that some RMM recipients have breached the conditions by renovating their homes while still under the rental period.</li> <li>• The State Government also insists that any information in the application and ownership of the RMM is subject to Section 18 of the Malaysian Anti-Corruption Commission Act 2009 (Act 694): Offense of Providing / Using Documents Containing False Details with Intent to Defraud for Personal Gain.</li> </ul> <p><b>2) Felda Land Issue : Terengganu Demands People's Rights</b></p> <ul style="list-style-type: none"> <li>• This issue was highlighted by Dr. Azman Ibrahim, Chairman of the Terengganu Agriculture, Agro-based Industry, Food Security, and Commodities Committee, during the Felda Land Issues Coordination Meeting between the State Government and Felda representatives last March.</li> <li>• This issue concerns 13,686 hectares of land owned by the state government, which has been cultivated by Felda since 1985 without a legal title, with the state government receiving no benefits as the landowner. The land was also included in the assets transferred by Felda to Felda Global Ventures (FGV) in 2012 and subsequently listed on the Kuala Lumpur Stock Exchange as part of FGV's assets.</li> <li>• The state government has no option but to assert its rights, along with the rights of the people of Terengganu, by demanding payment of land premiums, land taxes, and profit sharing from Felda.</li> </ul>
3.	Kelantan	<p><b>a) Kelantan Affordable Housing Policy (RMMK)</b></p> <ul style="list-style-type: none"> <li>- The policy is as a guideline set by the State Authority (PBN), Local Authority (PBT), technical agencies and developers in planning and controlling the development of Affordable Housing development projects in the state of Kelantan as well as, as the basis for the implementation of the Kelantan Affordable Housing Program (RMMK).</li> <li>- This project will provide facilities to the target group by house type to own the first home according to the rules and conditions.</li> </ul> <p><b>b) Urban land density flexibility control policy</b></p> <ul style="list-style-type: none"> <li>- Provide flexibility control of density for land in urban areas to be more viable by developers.</li> </ul> <p><b>c) State government incentives on land tax, land premium and issuance of title.</b></p> <ul style="list-style-type: none"> <li>- Reduction of 25% current quit rent and any penalty payment involved for industrial property (not included substation electric and communication) within period 2024 to 2025. (Refer to Pekeliling Pengarah Tanah dan Galian Negeri Kelantan Bilangan 1 Tahun 2024)</li> </ul>

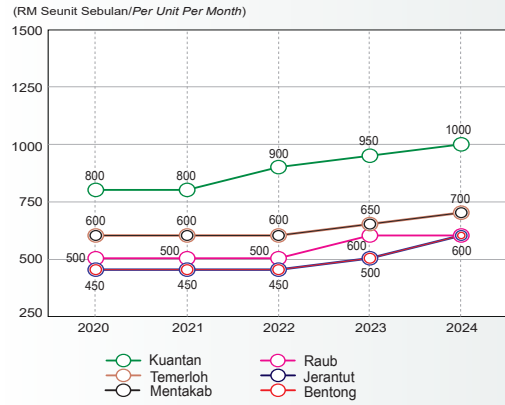
### PAHANG 11.1

Pergerakan Harga Purata Rumah Teres Satu Tingkat di Bandar-bandar Utama, Pahang  
 Average Price Movements of Single Storey Terraced Houses in Major Towns, Pahang



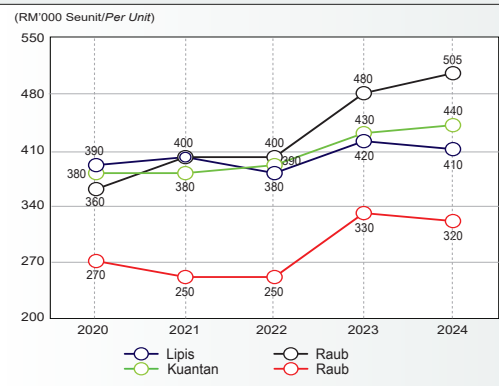
### PAHANG 11.2

Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Bandar-bandar Utama, Pahang  
 Average Rental Movements of Single Storey Terraced Houses in Major Towns, Pahang



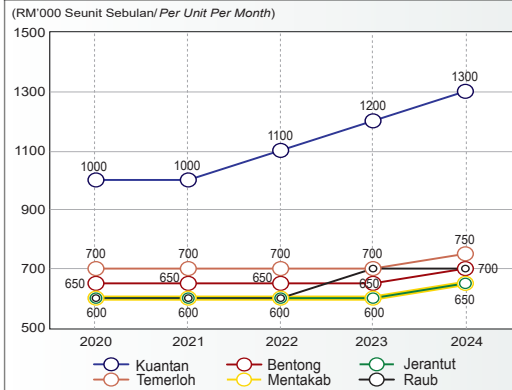
### PAHANG 11.3

Pergerakan Harga Purata Rumah Teres Dua Tingkat di Bandar-bandar Utama, Pahang  
 Average Price Movements of Double Storey Terraced Houses in Major Towns, Pahang



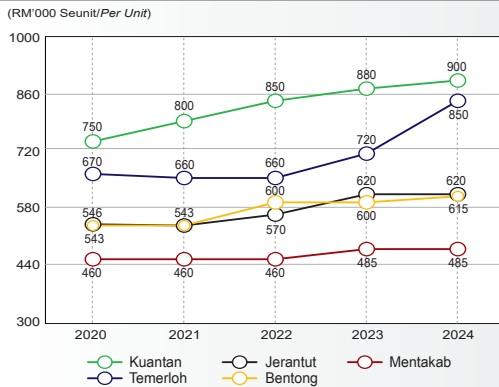
### PAHANG 11.4

Pergerakan Sewaan Purata Rumah Teres Dua Tingkat di Bandar-bandar Utama, Pahang  
 Average Rental Movements of Double Storey Terraced Houses in Major Towns, Pahang



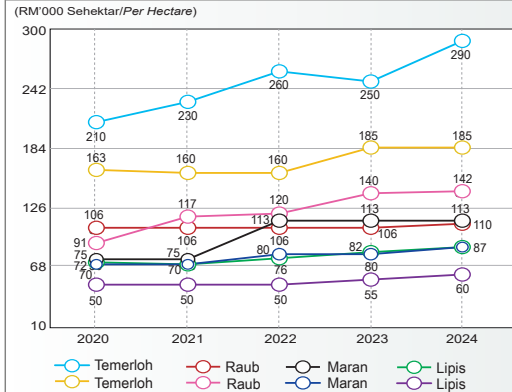
### PAHANG 11.5

Pergerakan Harga Purata Kedai Dua Tingkat di Bandar-bandar Utama, Pahang  
 Average Price Movements of Double Storey Shop in Major Towns, Pahang



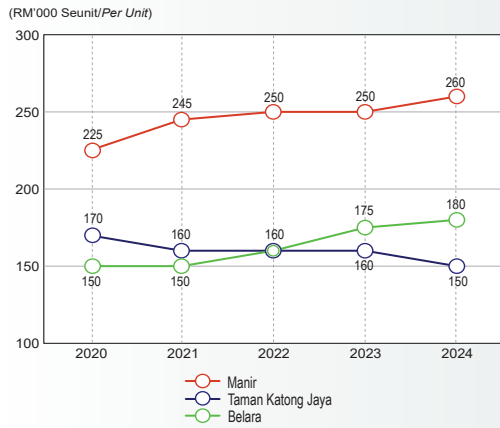
### PAHANG 11.6

Pergerakan Harga Purata Tanah Getah di Pahang  
 Average Price Movements of Rubber Cultivation in Pahang



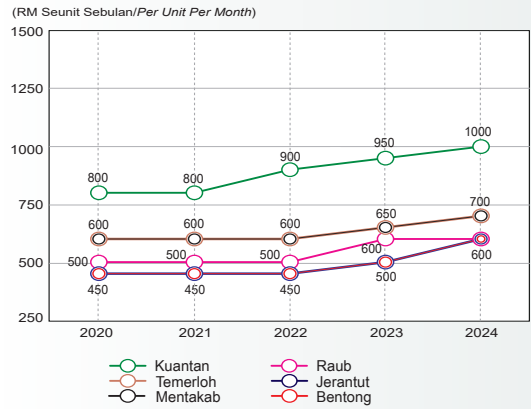
### TERENGGANU 12.1

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



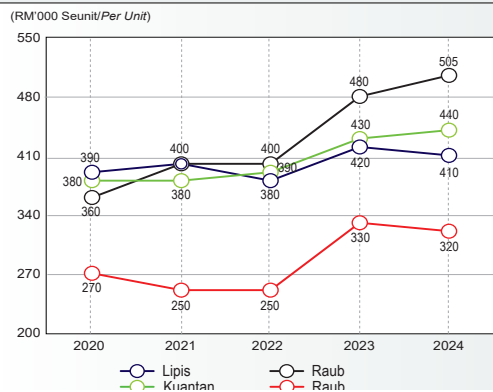
### PAHANG 11.2

Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Bandar-bandar Utama, Pahang  
Average Rental Movements of Single Storey Terraced Houses in Major Towns, Pahang



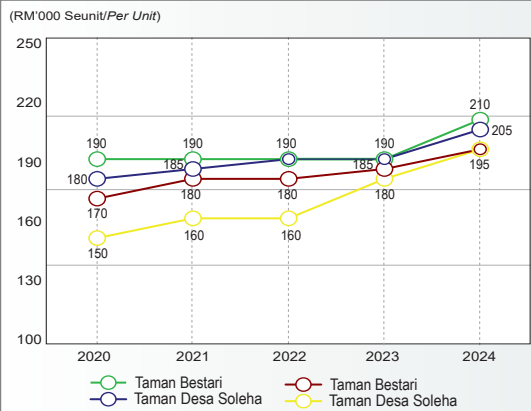
### PAHANG 11.3

Pergerakan Harga Purata Rumah Teres Dua Tingkat di Bandar-bandar Utama, Pahang  
Average Price Movements of Double Storey Terraced Houses in Major Towns, Pahang



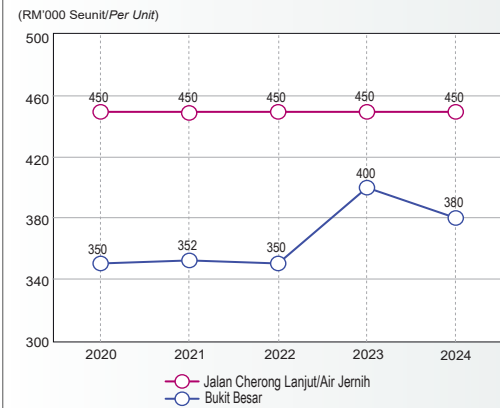
### TERENGGANU 12.4

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



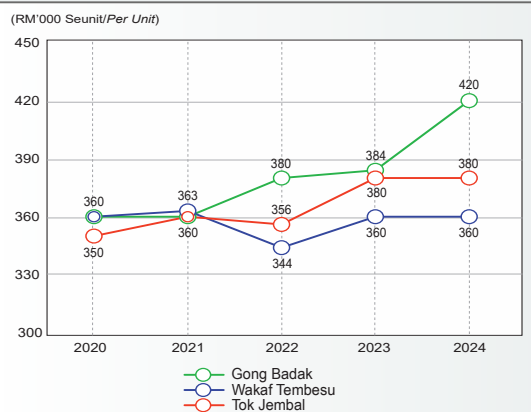
### TERENGGANU 12.5

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



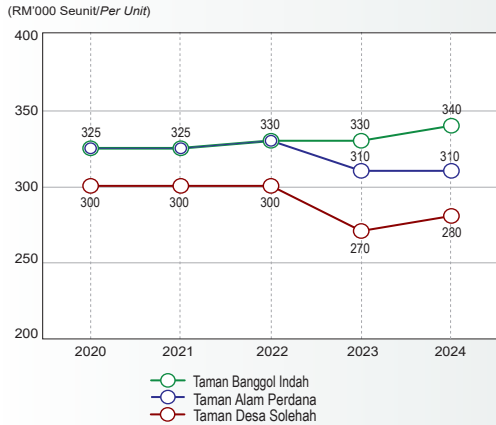
### TERENGGANU 12.6

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



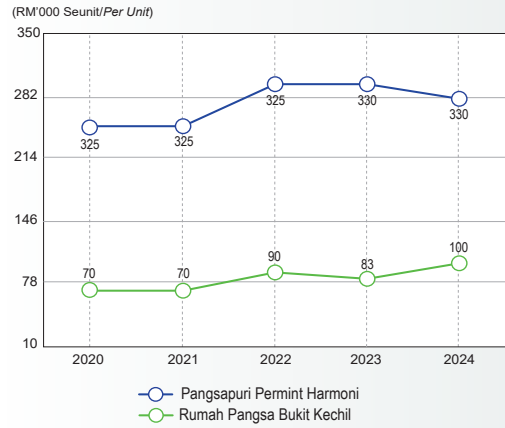
### TERENGGANU 12.7

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



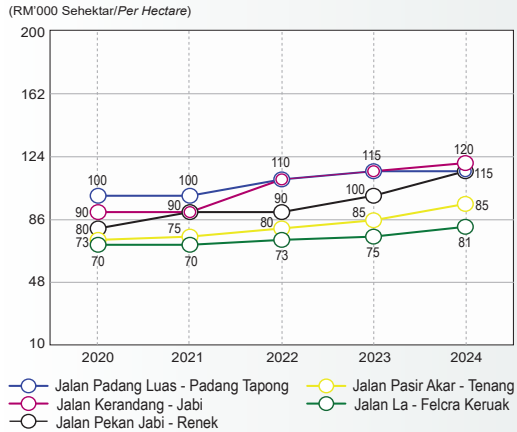
### TERENGGANU 12.8

Pergerakan Harga Purata Rumah Pangsa di Kuala Terengganu  
Average Price Movements of Flats in Kuala Terengganu



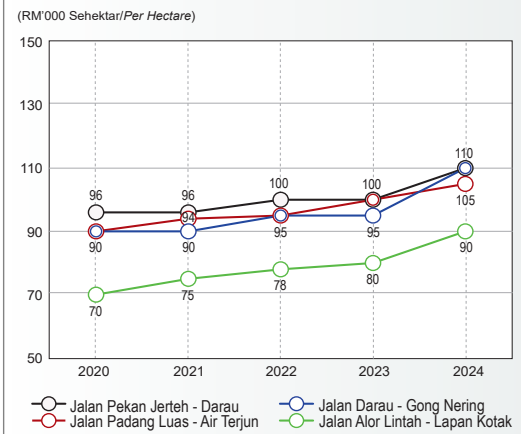
### TERENGGANU 12.9

Pergerakan Price Purata Tanah Pertanian Getah di Besut  
Average Price Movements of Rubber Agricultural Land in Besut



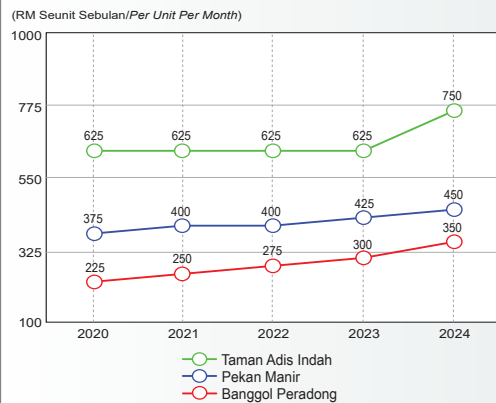
### TERENGGANU 12.10

Pergerakan Harga Purata Tanah Pertanian Padi di Besut  
Average Price Movements of Paddy Agricultural Land in Besut



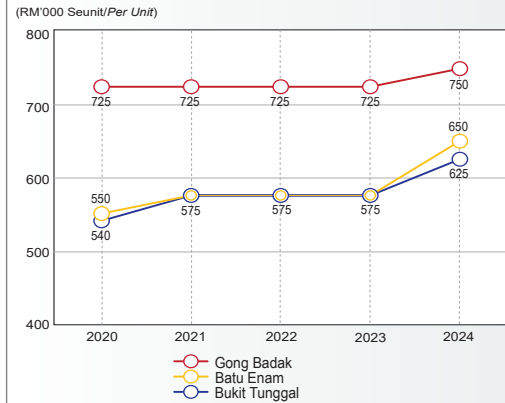
### TERENGGANU 12.11

Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Kuala Terengganu  
Average Rental Movements of Single Storey Terraced Houses in Kuala Terengganu



### TERENGGANU 12.12

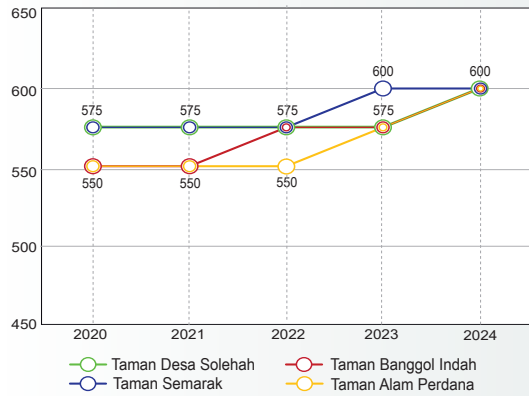
Pergerakan Harga Purata Rumah Teres Satu Tingkat di Kuala Nerus  
Average Price Movements of Single Storey Terraced Houses in Kuala Nerus



### TERENGGANU 12.13

Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Kemaman  
Average Rental Movements of Single Storey Terraced in Kemaman

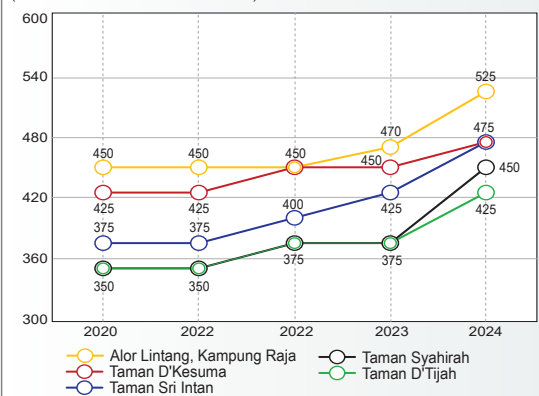
(RM Seunit Sebulan/Per Unit Per Month)



### TERENGGANU 12.14

Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Besut  
Average Rental Movements of Single Storey Terraced in Besut

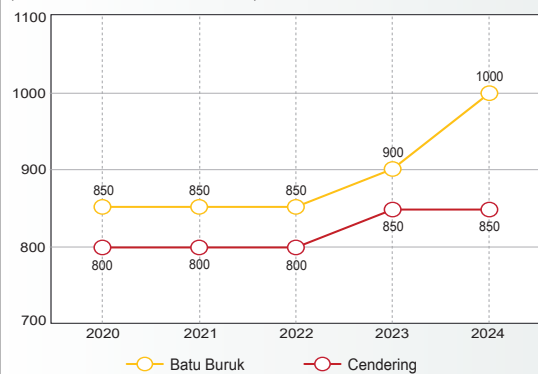
(RM Seunit Sebulan/Per Unit Per Month)



### TERENGGANU 12.15

Pergerakan Sewa Purata Rumah Teres Dua Tingkat di Kuala Terengganu  
Average Rental Movements of Double Storey Terraced Houses in Kuala Terengganu

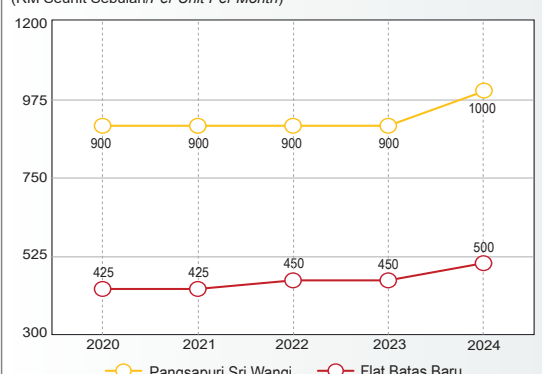
(RM Seunit Sebulan/Per Unit Per Month)



### TERENGGANU 12.16

Pergerakan Sewaan Purata Rumah Pangsa di Kuala Terengganu  
Average Rental Movements of Flats in Kuala Terengganu

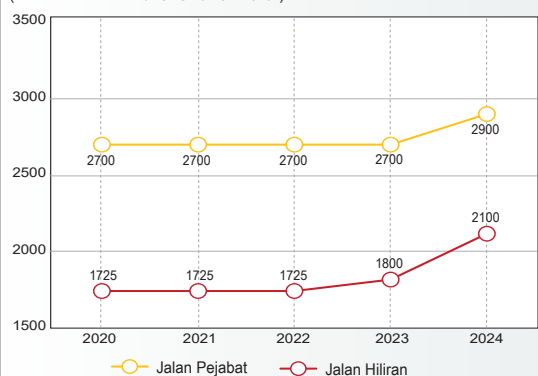
(RM Seunit Sebulan/Per Unit Per Month)



### TERENGGANU 12.17

Pergerakan Sewaan Purata Kedai Tingkat Bawah di Kuala Terengganu  
Average Rental Movements of Ground Floor Shop in Kuala Terengganu

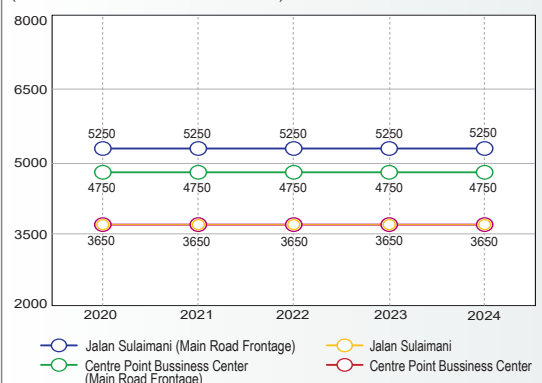
(RM Seunit Sebulan/Per Unit Per Month)



### TERENGGANU 12.18

Pergerakan Sewaan Purata Kedai Tingkat Bawah di Kemaman  
Average Rental Movements of Ground Floor Shop in Kemaman

(RM Seunit Sebulan/Per Unit Per Month)



### TERENGGANU 12.18

Pergerakan Sewaan Purata Kedai Tingkat Bawah di Kemaman  
Average Rental Movements of Ground Floor Shop in Kemaman

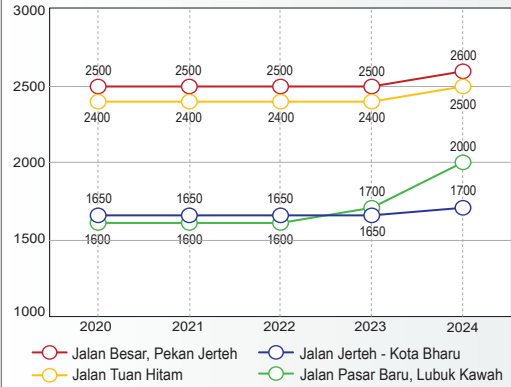
(RM Seunit Sebulan/Per Unit Per Month)



### TERENGGANU 12.19

Pergerakan Sewaan Purata Kedai Tingkat Bawah di Besut  
Average Rental Movements of Ground Floor Shop in Besut

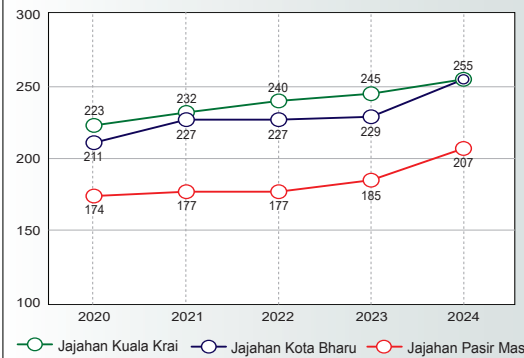
(RM Seunit Sebulan/Per Unit Per Month)



### KELANTAN 13.1

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

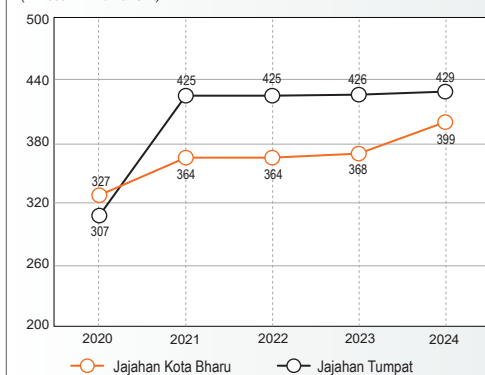
(RM'000 Seunit/ Per Unit)



### KELANTAN 13.2

Pergerakan Harga Purata Rumah Teres Dua Tingkat di Kota Bharu & Tumpat  
Average Price Movements of Double Storey Terraced Houses in Kota Bharu & Tumpat

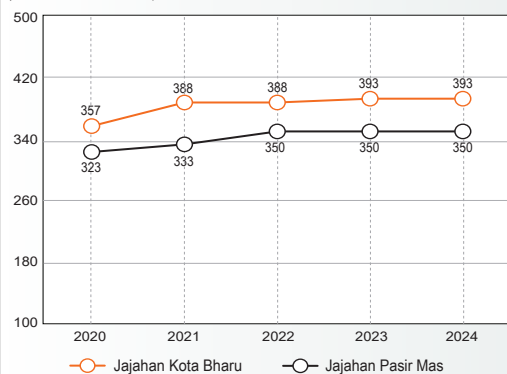
(RM'000 Seunit/ Per Unit)



### KELANTAN 13.3

Pergerakan Harga Purata Rumah Sesebuah di Kota Bharu & Pasir Mas  
Average Price Movements of Detached Houses in Kota Bharu & Pasir Mas

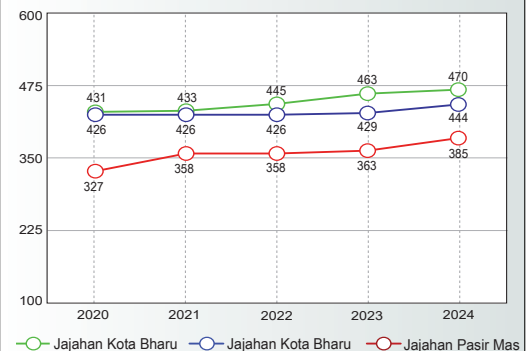
(RM'000 Seunit/ Per Unit)



### KELANTAN 13.4

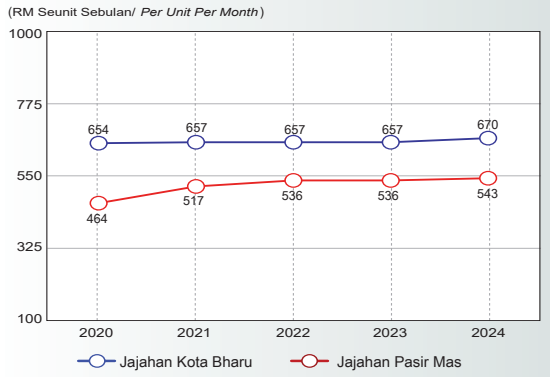
Pergerakan Sewaan Purata Rumah Teres Satu Tingkat di Kelantan  
Average Rental Movements of Single Storey Terraced in Kelantan

(RM Seunit Sebulan/ Per Unit Per Month)



### KELANTAN 13.5

Pergerakan Sewaan Purata Rumah Teres Dua Tingkat di Kota Bharu & Tumpat  
*Average Rental Movements of Double Storey Terraced in Kota Bharu & Tumpat*



### KELANTAN 13.6

Pergerakan Harga Purata Tanah Padi Dua Kali Semusim di Kota Bharu & Pasir Mas  
*Average Price Movements of Double Cropping Paddy Land in Kota Bharu & Pasir Mas*

