KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA SEPARUH PERTAMA

PROPERTY MARKET REPORT FIRST HALF

2024

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

LAPORAN PASARAN HARTA
Separuh Pertama 2024

PROPERTY MARKET REPORT
First Half 2024

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KEMENTERIAN KEWANGAN

VALUATION AND PROPERTY SERVICES DEPARTMENT
MINISTRY OF FINANCE

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

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

Cawangan-cawangan Jabatan
Penilaian dan Perkhidmatan Harta

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

Valuation and Property Services Department
Ministry Of Finance
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Valuation and Property Services Department
Level 9, Perbendaharaan 2,
No. 7, Persiaran Perdana, Precinct 2
Pusat Pentadbiran Putrajaya
62592 Putrajaya
Telephone : 03 - 8886 9000
Telefax : 03 - 8886 9002
E-mail : jpph@jpph.gov.my

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

Branch offices of The Valuation and
Property Services Department

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- Jadual Stok Harta Tanah Mengikut Sektor
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- Johor
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Northern Region Property Market Report

- Jadual Wilayah (Transaksi, Harga & Sewa)
  Regional Tables (Transaction, Price & Rental)
- Jadual Stok Harta Tanah Mengikut Sektor
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- Jadual Wilayah (Transaksi, Harga & Sewa)
  Regional Tables (Transaction, Price & Rental)
- Jadual Stok Harta Tanah Mengikut Sektor
  Property Stock Tables by Sector

- WP Labuan
- Sabah
- Sarawak

GLOSARI
GLOSSARY

% Pecahan	:	*% Breakdown*
% Perubahan	:	*% Change*
"Purata" Semua Rumah	:	*"Average" All Houses*
Ambilan Ruang	:	*Take-up Space*
Bandar	:	*Town*
Berkembar	:	*Semi-Detached*
Bilangan	:	*Number*
Bilangan Transaksi	:	*Number Of Transactions*
Bilangan Unit	:	*Number Of Units*
Blok Pejabat/Lot Pejabat	:	*Office Block/Office Lot*
Durian	:	*Durian*
Dusun	:	*Orchard*
Fasa	:	*Phase*
Getah	:	*Rubber*
Harga Purata	:	*Average Price*
Hektar	:	*Hectare*
Indeks Harga Semua Rumah	:	*All House Price Index*
Indeks Keyakinan Perniagaan	:	*Business Condition Index*
Industri	:	*Industrial*
Jenis	:	*Type*
Juta	:	*Million*
Kadar Ambilan	:	*Take-Up Rate*
Kadar Asas Pinjaman (BLR)	:	*Base Lending Rate (BLR)*
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Kadar Serapan	:	*Absorption Rate*
Kawasan Sekunder Pusat Bandar	:	*Central Town Secondary Area*
Kawasan Sekunder Pinggir Bandar	:	*Suburban Secondary Area*
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Kawasan Utama Pinggir Bandar	:	*Suburban Prime Area*
Kedai	:	*Shop*
Kedai Industri	:	*Industrial Shop*
Kedai Sebelum Perang	:	*Pre-war Shop*
Kedai Tanpa Inap	:	*Lock-up Shop*
Kediaman	:	*Residential*
Kedudukan/lokasi	:	*Location*
Kelapa	:	*Coconut*
Kelapa Sawit	:	*Oil Palm*
Keluaran Dalam Negara Kasar (KDNK)	:	*Gross Domestic Product (GDP)*
Kilang Berkembar/Gudang	:	*Semi-Detached Factory/Warehouse*

GLOSARI
GLOSSARY

Kilang Sesebuah/Gudang	:	*Detached Factory/Warehouse*
Kilang Teres/Gudang	:	*Terraced Factory/Warehouse*
Koko	:	*Cocoa*
Kompleks	:	*Complex*
Kompleks Industri/Unit	:	*Industrial Complex/Unit*
Kompleks Perniagaan	:	*Shopping Complex*
Kondominium	:	*Condominium*
Kopi	:	*Coffee*
Ladang	:	*Estate*
Lingkungan Harga	:	*Price Range*
Lingkungan Sewa Sebulan	:	*Rental Range Per Month*
Lot Niaga Di Dalam Kompleks Perniagaan	:	*Retail Lot In Shopping Complex*
Luas Lantai Purata	:	*Average Floor Area*
Luas Tanah Purata	:	*Average Land Area*
m.p. (Meter Persegi)	:	*s.m. (Square Meter)*
Nilai	:	*Value*
Nilai Pindah Milik	:	*Value of Transactions*
Padi	:	*Paddy*
Padi Dua Kali Setahun	:	*Double Cropping Paddy*
Padi Sekali Setahun	:	*Single Cropping Paddy*
Pajakan	:	*Lease*
Pangsapuri	:	*Apartment*
Paras Ambang	:	*Threshold Level*
Pasaran Sewa	:	*Rental Market*
Pecahan Lot	:	*Subdivision of Lot*
Pedalaman	:	*Interior*
Penawaran Akan Datang	:	*Incoming Supply*
Penawaran Baru Dirancang	:	*New Planned Supply*
Penawaran Dalam Perancangan	:	*Planned Supply*
Penghunian (pejabat/kompleks perniagaan)	:	*Occupancy (office/shopping complex)*
Penginapan (hotel)	:	*Occupancy (hotel)*
Perniagaan/Perdagangan/Komersial	:	*Commercial*
Pertanian	:	*Agricultural*
Perubahan % Dari Tahun Ke Tahun	:	*Year on Year % Change*
Perubahan Harga Purata	:	*Average Price Change*
Perubahan Sewaan Purata	:	*Average Rental Change*
Plot Kosong	:	*Vacant Plot*
Plot Perniagaan	:	*Commercial Plot*
Prestasi Jualan	:	*Sales Performance*
Rumah Bandar	:	*Townhouse*
Rumah Berkelompok/Kluster	:	*Cluster House*
Rumah Kos Rendah	:	*Low-Cost House*
Rumah Pangsa	:	*Flat*
Rumah Pangsa Kos Rendah	:	*Low-Cost Flat*

GLOSARI
GLOSSARY

Saiz Sampel	:	*Sample Size*
Sayur-sayuran	:	*Vegetable*
Sesebuah	:	*Detached*
Sewa	:	*Rent*
Sewaan	:	*Rental*
Sewaan Tingkat Bawah Kedai	:	*Rentals of Ground Floor Shop*
Skim Perumahan Bertingkat Tinggi	:	*High-Rise Residential Schemes*
Skim Perumahan Konvensional	:	*Conventional Housing Schemes*
Stabil	:	*Stable*
Stok Sedia Ada	:	*Existing Stock*
Tahun Siap (dibina)	:	*Year of Completion*
Taman Perindustrian Ringan	:	*Light Industrial Park*
Tanah Adat Melayu	:	*Malay Customary Land*
Tanah Kampung	:	*Kampung Land*
Tanah Kosong	:	*Vacant Land*
Tanah Pembangunan	:	*Development Land*
Tanah Rezab Melayu	:	*Malay Reservation Land*
Tarif	:	*Tariff*
Tembakau	:	*Tobacco*
Tempoh Kajian	:	*Review Period*
Tempoh Sebelumnya/Sebelum ini	:	*Preceeding Period*
Tempoh Yang Sama Tahun Lalu	:	*Corresponding Period*
Teres	:	*Terraced*
Berkelompok/Kluster	:	*Cluster*
Tidak Didefinasikan (ND)	:	*Not Definable (ND)*
Tidak Boleh Dipindah Milik	:	*Not Transferable*
Tidak Diperolehi (NA)	:	*NA (Not Available)*
Tingkat Bawah	:	*Ground Floor*
Tingkat Bawah Tanah	:	*Lower Ground Floor*
Trend / Aliran	:	*Trend*
Trend / Aliran Menaik	:	*Upward Trend*
Trend / Aliran Menurun	:	*Downward Trend*
Belum Dibina Belum Terjual	:	*Unsold Not Constructed*
Dalam Pembinaan Belum Terjual	:	*Unsold Under Construction*
Mula Dibina	:	*Starts*
Siap Dibina	:	*Completion*
Siap Dibina Tidak Terjual	:	*Overhang*

GAMBARAN KESELURUHAN
OVERVIEW

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH

Ekonomi Malaysia meningkat sebanyak 5.9% pada S2 2024 (S1 2024: 4.2%), didorong oleh permintaan dalam negeri yang kukuh dan eksport yang terus berkembang. Faktor lain yang bertindak sebagai pemangkin kepada pertumbuhan adalah pengembangan yang teguh dalam aktiviti pelaburan dan ketibaan pelancong yang lebih tinggi serta peningkatan dalam sektor pembuatan dan perkhidmatan. Pada asas suku tahunan terlaras secara bermusim, ekonomi berkembang sebanyak 2.9% berbanding S1 2024 (1.5%).

Sejajar dengan itu, pada H1 2024, pasaran harta tanah bertambah baik, ditunjukkan oleh pertumbuhan dalam aktiviti pasaran yang lebih tinggi dan prestasi yang positif di semua subsektor. Jumlah bilangan dan nilai transaksi berkembang sebanyak 8.0% dalam bilangan dan 23.8% dalam nilai kepada 198,906 transaksi bernilai RM105.65 bilion berbanding H1 2023 (184,140 transaksi bernilai RM85.37 bilion). Subsektor kediaman terus menyumbang bahagian terbesar transaksi, mencatatkan peningkatan marginal pada kedua-dua bilangan dan nilai.

1.0 OVERVIEW OF THE PROPERTY MARKET

The Malaysian economy advanced by 5.9% in Q2 2024 (Q1 2024: 4.2%), driven by stronger domestic demand and further expansion in exports. Other factors that acted as catalysts to the growth were robust expansion in investment activities and higher tourist arrivals as well as improvement in manufacturing and services sector. On a quarter-on-quarter seasonally adjusted basis, the economy expanded by 2.9% as compared with Q1 2024 (1.5%).

Correspondingly, the property market has improved in H1 2024, indicated by higher growth in market activity and positive performance in all sub-sectors. Total volume and value of transactions expanded by 8.0% in volume and 23.8% in value to 198,906 transactions worth RM105.65 billion as compared to H1 2023 (184,140 transactions worth RM85.37 billion). The residential sub-sector continued to contribute the largest share of transactions, recorded a marginal increase in both volume and value.

Table 1 – Percentage Change from Corresponding Quarter of Preceding Year

Year	2022	2023	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24
GDP (% yoy)	8.7%	3.7%	5.6%	2.9%	3.3%	3.0%	4.2%	5.9%

Source: Department of Statistics Malaysia

Menurut Institut Penyelidikan Ekonomi Malaysia (MIER) edisi terkini pada S1 2024, Indeks Sentimen Pengguna (CSI) menurun secara berhati-hati pada S1 2024, menurun kepada 87.1% mata (S4 2023: 89.4 mata). CSI menyaksikan sedikit penurunan berikutan jangkaan kemerosotan kewangan dan pekerjaan yang perlahan, jangkaan inflasi di kalangan pengguna kekal berhati-hati, dan perancangan perbelanjaan pengguna tertangguh. Namun begitu, Indeks Keadaan Perniagaan (BSI) menunjukkan secara berbeza, apabila indeks meningkat secara beransur-ansur kepada 94.3% mata (S4 2023: 89.0%; S3 2023: 79.7 mata). Keyakinan perniagaan telah meningkat pada S1 2024, disebabkan jualan dan pesanan domestik yang meningkat, serta Indeks Jangkaan (EI) bertambah baik. Sebaliknya, pelaburan modal berkurang. Kedua-dua CSI dan BSI, pada perkembangan yang sama, menghampiri ambang optimisme 100 mata.

Pertumbuhan dalam pasaran harta tanah pada H1 2024 sangat disokong oleh pelaksanaan pelbagai inisiatif kerajaan dan keadaan pasaran buruh yang positif yang mampan. Beberapa inisiatif yang digariskan di

According to the Malaysia Institute of Economic Research (MIER) latest edition, Q1 2024, the Consumer Sentiments Index (CSI) decreased cautiously in Q1 2024, reduced to 87.1% points (Q4 2023: 89.4 points). CSI witnessed a slight decrease due to expected financial slips and sluggish employment, expected inflation among consumers remaining cautious, and consumer spending plans are on hold. Nevertheless, the Business Conditions Index (BSI) indicates differently, as the index increased gradually to 94.3% points (Q4 2023: 89.0%; Q3 2023: 79.7 points). Business confidence has increased in Q1 2024, mainly due to sales and domestic orders picked up, as well as the Expected Index (EI) improved. Contrarily, capital investments were reduced. Both CSI and BSI, on the same note, are approaching the optimism 100 points threshold.

The growth in H1 2024 property market is highly supported by the implementation of various government initiatives and sustained positive labour market conditions. Several initiatives outlined under Budget

bawah Bajet 2023 dan 2024 oleh kerajaan membantu meningkatkan aktiviti pasaran harta tanah. Ini adalah:

i. Pengecualian penuh duti setem ke atas surat cara pindah milik dan perjanjian pinjaman bagi pembelian rumah kediaman pertama berharga sehingga RM500,000 oleh warganegara Malaysia kekal sehingga 31 Disember 2025.
ii. Membuka kawasan perindustrian berteknologi tinggi di Kerian, Perak Utara, bagi membina ekosistem lebih luas untuk kluster E & E di Wilayah Utara.
iii. Peruntukan RM546 juta bagi meneruskan pelaksanaan 36 Program Perumahan Rakyat (PPR), termasuk projek baharu di Kluang, Johor dan 15 lagi projek PPR dijangka akan siap serta akan memberi manfaat kepada 5,100 bakal penduduk baharu.
iv. Peruntukan RM358 juta akan disalurkan untuk meneruskan pembinaan 3,500 unit rumah di bawah 14 Program Rumah Mesra Rakyat.
v. Menyediakan jaminan sehingga RM10 bilion di bawah Skim Jaminan Kredit Perumahan (SJKP) yang akan memberi manfaat kepada 40,000 peminjam.
vi. Mengenakan duti setem dengan kadar rata 4% ke atas transaksi dokumen pemilikan tanah oleh bukan warganegara dan syarikat milik asing, kecuali individu berstatus pemastautin tetap di Malaysia.
vii. Melonggarkan syarat program Malaysia My Second Home (MM2H) bagi menarik lebih ramai pelancong dan pelabur asing ke dalam negara

Kadar Dasar Semalaman (OPR) tidak berubah pada 3.0% sejak Mei 2023, selepas peningkatan sebanyak 0.25 mata asas daripada 2.75%. Pendirian dasar monetari kekal menyokong ekonomi dan konsisten dengan penilaian semasa mengenai inflasi dan prospek pertumbuhan, berwaspada terhadap perkembangan berterusan untuk memaklumkan penilaian inflasi dalam negeri dan trajektori pertumbuhan dan akan memastikan pendirian dasar monetari kekal kondusif untuk pertumbuhan ekonomi yang mampan di tengah-tengah kestabilan harga. Kadar pinjaman semasa dilihat menuju ke kadar pra-pandemik iaitu 3.00% pada 2019, yang mana pengumuman terkini adalah pada 11 Julai 2024.

2023 and 2024 by the government to a certain extent helped improve property market activities. These are:

i. The full stamp duty exemption on the instrument of transfer and loan agreement for the purchase of the first residential home priced up to RM500,000 by Malaysian citizens remained until December 31, 2025.
ii. Establish a high-tech industrial area in Kerian, Northen Perak, to widen the E&E cluster ecosystem in the Northen Region.
iii. The allocation of RM546 million to continue the implementation of 36 Program Perumahan Rakyat (PPR), including new project in Kluang, Johor, and another 15 PPR projects, are expected to be completed, and this is expected to benefit 5,100 potential new residents.
iv. The allocation of RM358 million will be channeled to continue the construction of 3,500 housing units under the 14 Program Rumah Mesra Rakyat.
v. Provide guarantees of up to RM10 billion under Skim Jaminan Kredit Perumahan (SJKP), which will benefit 40,000 borrowers.
vi. Imposing a flat rate stamp duty of 4% on the transfer of land ownership documents by non-citizens and foreign-owned companies, except for individuals with permanent residency status in Malaysia.
vii. Ease the requirements of Malaysia My Second Home (MM2H) programme to attract more tourists and foreign investors to Malaysia.

Overnight Policy Rate (OPR) was stagnant at 3.0% since May 2023, after an increase by 0.25 basis points from 2.75%. The monetary policy stance remains supportive of the economy and is consistent with the current assessment of the inflation and growth prospects, vigilant to ongoing developments to inform the assessment on the domestic inflation and growth trajectories and will ensure that the monetary policy stance remains conducive to sustainable economic growth amid price stability. The current level of borrowing rate is seen heading to pre-pandemic rate at 3.00% in 2019, which the latest announced was in 11 Julai 2024.

Table 2

OPR Decision

Date	Change in OPR (%)	New OPR Level (%)
11-Jul-24	0	3.00
9-May-24	0	3.00
7-Mar-24	0	3.00
24-Jan-24	0	3.00
2-Nov-23	0	3.00
7-Sep-23	0	3.00
6-Jul-23	0	3.00
3-May-23	+0.25	3.00
9-Mar-23	0	2.75
19-Jan-23	0	2.75

Source: Bank Negara Malaysia

Dari segi permintaan, jumlah permohonan dan kelulusan pinjaman pembelian kediaman pada H1 2024 menunjukkan peningkatan sedikit masing-masing sebanyak 1.6% dan 0.3%. Bagi harta tanah bukan kediaman, jumlah permohonan dan jumlah kelulusan pinjaman menyaksikan trend yang sama, masing-masing meningkat 8.4% dan 8.7%. Peratusan kelulusan pinjaman berbanding permohonan pinjaman untuk pembelian harta kediaman dan harta bukan kediaman berada pada 41.8% dan 49.2% pada H1 2024.

On the demand side, the total of loan applications and approvals for residential purchase in H1 2024 indicate a slight increase of 1.6% and 0.3% respectively. For the non-residential property, the amount of loan application and total loan approval saw similar pattern, increased by 8.4% and 8.7% respectively. The percentage of loans approvals against loans applications for the purchase of residential property and non-residential property stood at 41.8% and 49.2% in H1 2024.

Table 3

Loan Application and Loan Approval for Purchase of Residential Property

Purchase of Residential					
Year	Loan Application (RM Million)	Loan Approval (RM Million)	% Change Loan Application	% Change Loan Approval	Ratio Approval/ Application %
H1 2018	113,233.68	48,688.11	-2.7	0.4	43.0
H1 2019	127,119.01	53,937.10	12.3	10.8	42.4
H1 2020	96,445.53	32,841.42	-24.1	-39.1	34.1
H1 2021	179,427.35	63,250.01	86.0	92.6	35.3
H1 2022	235,732.86	92,381.92	31.4	46.1	39.2
H1 2023	222,032.06	93,949.40	-5.8	1.7	42.3
H1 2024	225,491.66	94,196.68	1.6	0.3	41.8

Source: Bank Negara Malaysia

Table 4

Loan Application and Loan Approval for Purchase of Non-Residential

Purchase of Non-Residential					
Year	Loan Application (RM Million)	Loan Approval (RM Million)	% Change Loan Application	% Change Loan Approval	Ratio Approval/ Application (%)
H1 2018	48,308.15	15,215.82	14.9	6.9	31.5
H1 2019	47,225.88	18,689.75	-2.2	22.8	39.6
H1 2020	30,098.74	9,932.77	-36.3	-46.9	33.0
H1 2021	45,941.15	15,786.50	52.6	58.9	34.4
H1 2022	58,701.35	29,658.89	27.8	87.9	50.5
H1 2023	75,139.82	36,869.22	28.0	24.3	49.1
H1 2024	81,462.99	40,058.66	8.4	8.7	49.2

Source: Bank Negara Malaysia.

2.0 AKTIVITI PASARAN HARTA TANAH

Prestasi pasaran harta tanah mencatat peningkatan pada separuh pertama 2024. Sebanyak 198,906 transaksi bernilai RM105.65 bilion direkodkan, menunjukkan peningkatan 8.0% dalam bilangan dan 23.8% dalam nilai berbanding H1 2023, yang merekodkan 184,140 transaksi bernilai RM85.37 bilion. Daripada jumlah transaksi tersebut, sebanyak 63.9% (127,043 transaksi) dan 32.5% (64,725 transaksi) masing-masing adalah transaksi 2024 dan 2023, manakala baki peratusan selebihnya adalah bagi transaksi tahun sebelumnya.

Prestasi aktiviti pasaran mengikut sektor menunjukkan pergerakan menaik. Semua subsektor merekodkan pertumbuhan tahun ke tahun dalam jumlah transaksi;

2.0 PROPERTY MARKET ACTIVITY

The property market performance recorded an increase in the first half of 2024. A total of 198,906 transactions worth RM105.65 billion were recorded, showing an increase of 8.0% in volume and 23.8% in value compared to H1 2023, which recorded 184,140 transactions worth RM85.37 billion. Of the total transactions, 63.9% (127,043 transactions) and 32.5% (64,725 transactions) were transfers dated in 2024 and 2023, respectively while the remaining percentage share was for prior years' transfers.

Sectoral market activity performance showed upward movements. All subsectors recorded year-on-year growths in volume of transactions; residential (6.1%),

kediaman (6.1%), komersial (22.4%), perindustrian (2.3%), pertanian (6.5%), dan tanah pembangunan dan lain-lain (12.1%).

Nilai transaksi mencatat peningkatan lebih tinggi bagi semua subsektor iaitu kediaman, komersial, perindustrian, pertanian dan tanah pembangunan dan lain-lain, masing-masing meningkat pada 10.4%, 41.5%, 23.4%, 37.8% dan 59.3%.

Subsektor kediaman mendominasi pasaran harta tanah keseluruhan, dengan menyumbang 61.3% dalam bilangan. Ini diikuti oleh subsektor pertanian (19.5%), komersial (10.9%), tanah pembangunan dan lain-lain (6.4%) dan perindustrian (1.9%). Begitu juga nilai kediaman mendahului dengan 46.8% bahagian, diikuti oleh komersial (22.4%), perindustrian (12.8%), pertanian (9.2%) dan tanah pembangunan dan lain-lain (8.8%).

commercial (22.4%), industrial (2.3%), agricultural (6.5%), and development land and others (12.1%).

Value of transactions recorded higher increase for all sub-sectors i.e. residential, commercial, industrial, agriculture and development land and others, each at 10.4%, 41.5%, 23.4%, 37.8% and 59.3% respectively.

The residential sub-sector dominated the overall property market, with 61.3% contribution in volume. This was followed by agriculture (19.5%), commercial (10.9%), development land and others (6.4%) and industrial (1.9%). Similarly in value, residential took the lead with 46.8% share, followed by commercial (22.4%), industrial (12.8%), agriculture (9.2%) and development land and others (8.8%).

Chart 1

Overall Volume of Transactions H1 2020 – H1 2024

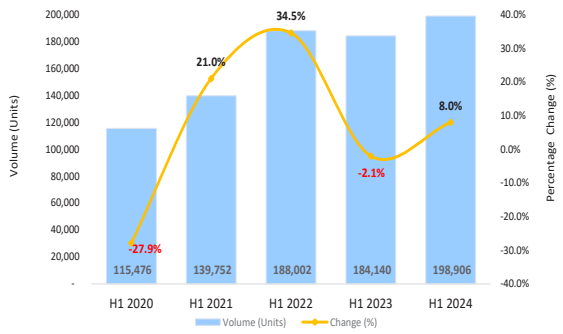


Chart 2

Overall Value of Transactions H1 2020 – H1 2024

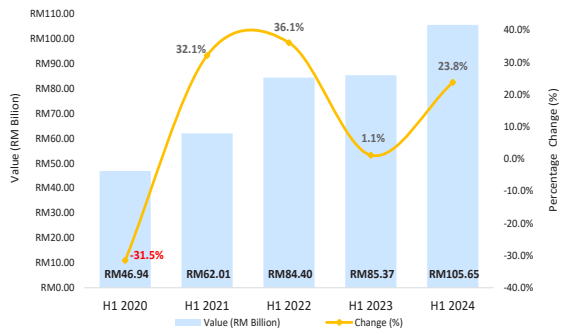


Chart 3

Contribution to Transaction Volume by Sub-sector H1 2024

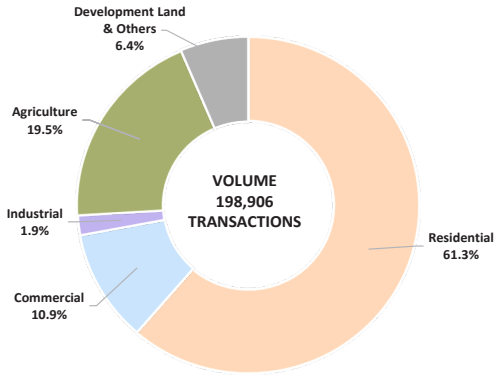
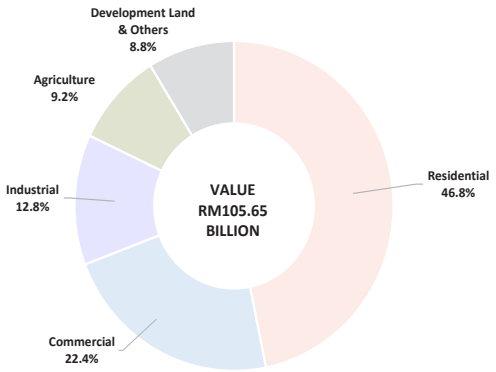


Chart 4

Contribution to Transaction Value by Sub-sector H1 2024



2.1 HARTA TANAH KEDIAMAN

Transaksi

Aktiviti pasaran kediaman merekodkan sejumlah 121,964 transaksi bernilai RM49.43 bilion pada H1 2024, peningkatan marginal sebanyak 6.1% dalam bilangan dan 10.4% dalam nilai, berbanding H1 2023. Peningkatan ini disokong oleh bilangan transaksi pasaran yang lebih tinggi di semua negeri kecuali Negeri Sembilan, Kedah, Sarawak, Terengganu, dan Perlis, yang mencatat penurunan dalam aktiviti pasaran. Selangor menyumbang bilangan dan nilai tertinggi kepada bahagian pasaran negara, menguasai 22.3% dalam bilangan (27,174 transaksi) dan 30.6% dalam nilai (RM15.15 bilion). Johor dikedudukan kedua tertinggi dengan 15.3% dalam bilangan (18,648 transaksi) dan 18.2% dalam nilai (RM9.02 bilion). Empat negeri utama, iaitu WP Kuala Lumpur, Johor, Selangor, dan Pulau Pinang, membentuk kira-kira 50% daripada jumlah keseluruhan transaksi negara.

Mengikut jenis, permintaan terus tertumpu kepada rumah teres, membentuk sekitar 43.0% daripada jumlah transaksi kediaman, diikuti unit bertingkat tinggi (14.3%), plot kosong (15.3%), rumah/flat kos rendah (10.8%), rumah berkembar (7.9%) dan jenis harta yang lain. Rumah mampu milik dengan julat harga RM300,000 dan ke bawah kekal mendapat permintaan apabila jumlahnya mendominasi bilangan, menyumbang 53.1% daripada jumlah transaksi kediaman. Julat harga RM300,001 hingga RM500,000 dikedudukan kedua (24.3%), diikuti RM500,001 hingga RM1 juta (17.3%), dan lebih RM1 juta (5.3%). Daripada jumlah transaksi harta tanah kediaman, 16.1% merupakan transaksi pasaran utama (pembelian daripada pemaju), manakala bakinya 83.9% adalah transaksi pasaran sekunder (sub-jualan).

2.1 RESIDENTIAL PROPERTY

Transaction

Residential market activity recorded a total of 121,964 transactions worth RM49.43 billion in H1 2024, a marginal increase of 6.1% in volume and 10.4% in value as compared to H1 2023. The improvement was supported by higher market volume in all states except Negeri Sembilan, Kedah, Sarawak, Terengganu, and Perlis, which recorded a decline in market activity. Selangor contributed the highest volume and value to the national market share, capturing 22.3% in volume (27,174 transactions) and 30.6% in value (RM15.15 billion). Johor ranked second highest with 15.3% in volume (18,648 transactions) and 18.2% in value (RM9.02 billion). The four major states, namely WP Kuala Lumpur, Johor, Selangor, and Pulau Pinang, formed about 50% of the total national volume of transactions.

By type, demand continued to focus on terraced houses, which formed around 43.0% of the total residential transactions, followed by high-rise units (14.3%), vacant plots (15.3%), low-cost houses/flats (10.8%), semi-detached (7.9%), and other types. The affordable house with a price range of RM300,000 and below remained in demand as the numbers dominated the volume, accounting for 53.1% of the total residential transactions. The price range bracket of RM300,001 to RM500,000 came in second (24.3%), followed by RM500,001 to RM1 million (17.3%), and more than RM1 million (5.3%). Of the total residential property transactions, 16.1% were primary market transactions (purchases from developers), while the remaining 83.9% were secondary market transactions (sub-sales).

Chart 5

Residential Transaction Volume Trend H1 2020 – H1 2024

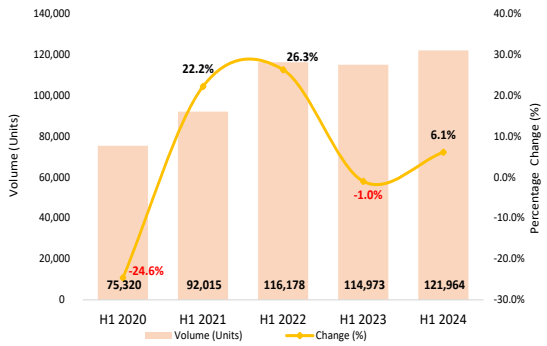
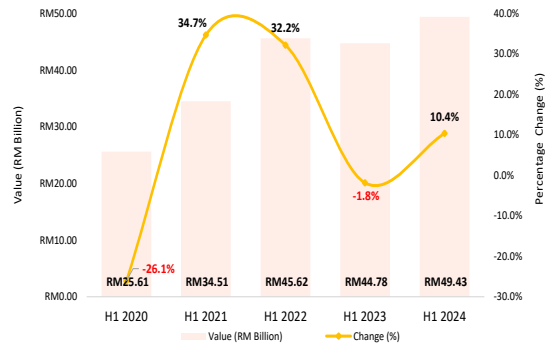


Chart 6

Residential Transaction Value Trend H1 2020 – H1 2024



Pelancaran Baharu

Prestasi pasaran utama kurang memberangsangkan pada H1 2024, dengan sejumlah 22,827 unit telah dilancarkan, berbanding 34,697 unit pada H1 2023. Pengurangan ini disebabkan oleh trend menurun yang direkodkan di semua negeri kecuali WP Kuala Lumpur, Kedah, and Terengganu. Namun begitu, prestasi jualan direkodkan pada 26.2%, tinggi sedikit berbanding H1 2023 (23.4%). Ianya boleh dikaitkan dengan pelbagai insentif dan bantuan yang diberikan oleh kerajaan untuk mempromosikan pemilikan rumah, terutamanya bagi pembeli kali pertama, dalam Bajet 2024.

Johor terus merekodkan bilangan pelancaran baharu tertinggi dalam negara, menguasai 23.6% (5,376 unit) daripada jumlah keseluruhan negara, dengan prestasi jualan 38.3%. Selangor mencatat jumlah kedua tertinggi (3,847 unit, 16.9% bahagian), dengan prestasi jualan pada 34.4%. Perak dikedudukan tempat ketiga (2,636 unit, 11.5% bahagian), dengan prestasi jualan pada 20.9%.

Rumah teres mendominasi pelancaran baharu, menguasai 54.2% daripada jumlah unit, kebanyakannya di Johor, dengan harga antara RM500,000 hingga RM1 juta. Mengikut jenis, teres satu dan dua hingga tiga tingkat, masing-masing menyumbang 5,011 unit dan 7,351 unit. Unit kondominium/apartmen menduduki tempat kedua, menyumbang 31.5% lagi (7,180 unit) daripada jumlah unit, kebanyakannya di WP Kuala Lumpur dan Selangor.

New Launches

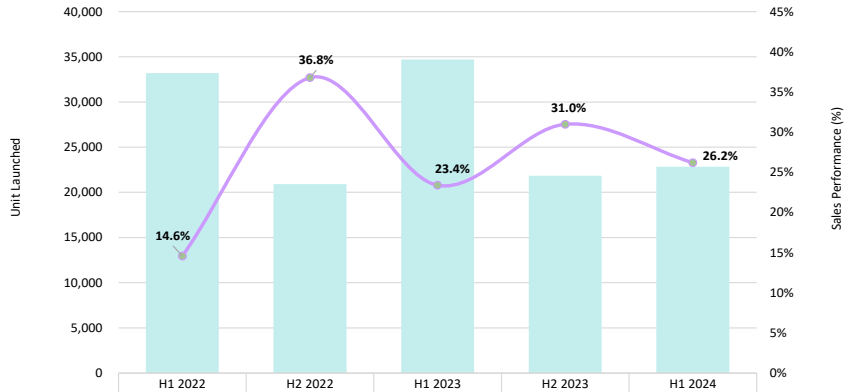
The primary market performance is less encouraging in H1 2024, with a total of 22,827 units launched, compared to 34,697 units in H1 2023. The reduction was due to the downtrend recorded in all states except WP Kuala Lumpur, Kedah, and Terengganu. Nevertheless, sales performance was recorded at 26.2%, slightly higher compared to H1 2023 (23.4%). It could be attributed to the various incentives and assistance given by the government to promote home ownership, especially for first-time purchasers, in Budget 2024.

Johor continued to record the highest number of new launches in the country, capturing 23.6% (5,376 units) of the national total with a sales performance of 38.3%. Selangor recorded the second highest number (3,847 units, 16.9% share), with sales performance at 34.4%. Perak came in third (2,636 units, 11.5% share), with sales performance at 20.9%.

Terraced houses dominated the new launches, capturing 54.2% of the total units, mostly in Johor, with prices ranging from RM500,000 to RM1 million. By type, single and two to three storey terraces contributed 5,011 units and 7,351 units, respectively. Condominium/apartment units came in second, contributing another 31.5% (7,180 units) of the total units, mostly in WP Kuala Lumpur and Selangor.

Chart 7

New Launches and Sales Performance H1 2022 – H1 2024



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unit Launched	33,205	20,913	34,697	21,829	22,827
Sales Performance (%)	14.6%	36.8%	23.4%	31.0%	26.2%

Status Pasaran

Keadaan kediaman siap dibina tidak terjual bertambah baik pada separuh pertama 2024 apabila bilangannya berkurangan. Terdapat 22,642 unit siap dibina tidak terjual bernilai RM14.24 bilion direkodkan pada H1 2024, masing-masing berkurangan 12.3% dan 19.5% dalam bilangan dan nilai, berbanding H2 2023 (25,816 unit siap dibina tidak terjual bernilai RM17.68 bilion).

Perak mencatat bilangan unit siap dibina tidak terjual tertinggi dalam negara dengan 4,161 unit, menyumbang 18.4% daripada jumlah keseluruhan negara. Diikuti Johor (3,219 unit), WP Kuala Lumpur (3,051 unit), Pulau Pinang (2,400 unit), dan Selangor (2,328 unit). Daripada segi nilai, WP Kuala Lumpur merekodkan nilai tertinggi dengan RM3.06 bilion, diikuti Johor (RM2.80 bilion), Pulau Pinang (RM2.02 bilion), dan Selangor (RM1.85 bilion).

Kondominium/apartmen membentuk hampir 60.0% (13,535 unit) daripada jumlah keseluruhan kediaman siap dibina tidak terjual, diikuti rumah teres, yang menguasai 24.4% lagi (5,524 unit). Unit kondominium/apartmen di negeri-negeri utama, khususnya di Daerah Johor Bahru, Timur Laut, dan Barat Daya di Pulau Pinang, serta di Seksyen 1-100 di WP Kuala Lumpur, mendominasi unit siap dibina tidak terjual, menyumbang 18.9% (4,284 unit) daripada jumlah nasional.

Mengikut julat harga, rumah dalam julat harga mampu milik di bawah RM300,000 menyumbang 30.2% daripada jumlah keseluruhan negara. Pada catatan yang lebih baik, jumlah itu terus merosot kepada 6,840 unit, berbanding H2 2023 (7,592 unit). Julat harga antara RM500,001 dan RM1 juta menduduki tempat kedua, mencakupi 29.6% (6,694 unit). Sementara itu, rumah dalam julat harga RM300,001 hingga RM500,000 membentuk 28.2%lagi (6,389 unit), diikuti lebih RM1 juta, yang menyumbang baki sebanyak 12.0% (2,719 unit).

Sebaliknya, unit dalam pembinaan belum terjual dan belum dibina belum terjual adalah kurang memberangsangkan apabila bilangannya masing-masing meningkat sebanyak 13.3% kepada 57,934 unit, (H2 2023: 51,132 unit) dan 26.3% kepada 10,010 unit (H2 2023: 7,926 unit).

Market Status

The residential overhang situation improved in the first half of 2024 as the numbers reduced. There were 22,642 overhang units worth RM14.24 billion recorded in H1 2024, reduced by 12.3% and 19.5% in volume and value, respectively, against H2 2023 (25,816 overhang units worth RM17.68 billion).

Perak recorded the highest number of overhang units in the country with 4,161 units, accounting for 18.4% of the national total. Followed by Johor (3,219 units), WP Kuala Lumpur (3,051 units), Pulau Pinang (2,400 units), and Selangor (2,328 units). In terms of value, WP Kuala Lumpur recorded the highest value with RM3.06 billion, followed by Johor (RM2.80 billion), Pulau Pinang (RM2.02 billion), and Selangor (RM1.85 billion).

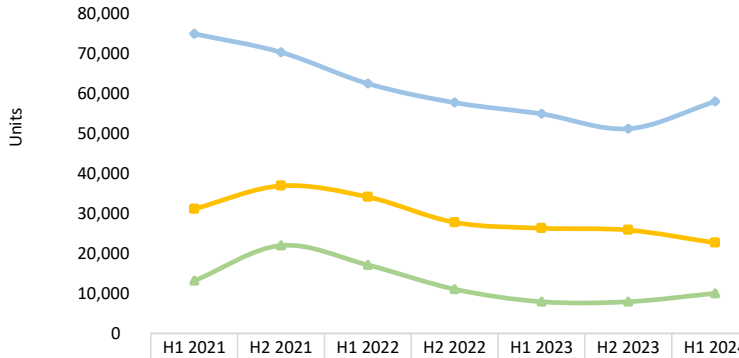
Condominiums/apartments formed nearly 60.0% (13,535 units) of the national total residential overhang, followed by terraced houses, which captured another 24.4% (5,524 units). Condominium/apartment units in major states, specifically in Johor Bahru District, Timur Laut, and Barat Daya in Pulau Pinang, as well as in Section 1-100 in WP Kuala Lumpur, dominated the overhang units, accounting for 18.9% (4,284 units) of the national total.

By price range, houses in the affordable price range of below RM300,000 contributed 30.2% of the national total. On a better note, the numbers further declined to 6,840 units against H2 2023 (7,592 units). The price range between RM500,001 and RM1 million came in second, accounting for 29.6% (6,694 units). Meanwhile, those houses in the price range of RM300,001 to RM500,000 formed another 28.2% (6,389 units), followed by more than RM1 million, which contributed the remaining 12.0% (2,719 units).

Contrarily, the unsold under construction and not constructed units were less encouraging as the numbers increased by 13.3% to 57,934 units (H2 2023: 51,132 units) and 26.3% to 10,010 units (H2 2023: 7,926 units), respectively.

Chart 8

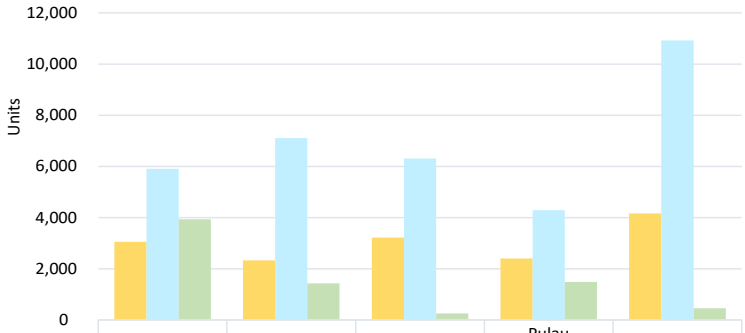
Residential Market Status H1 2021 – H1 2024



	H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Overhang	31,112	36,863	34,092	27,746	26,286	25,816	22,642
Unsold Under Construction	74,844	70,231	62,404	57,649	54,844	51,132	57,934
Unsold Not Constructed	13,153	21,960	17,103	11,053	7,927	7,926	10,010

Chart 9

Residential Market Status by Selected States H1 2024



	WPKL	Selangor	Johor	Pulau Pinang	Perak
Overhang	3,051	2,328	3,219	2,400	4,161
Unsold Under Construction	5,905	7,106	6,305	4,288	10,922
Unsold Not Constructed	3,932	1,428	257	1,480	454

Aktiviti Pembinaan

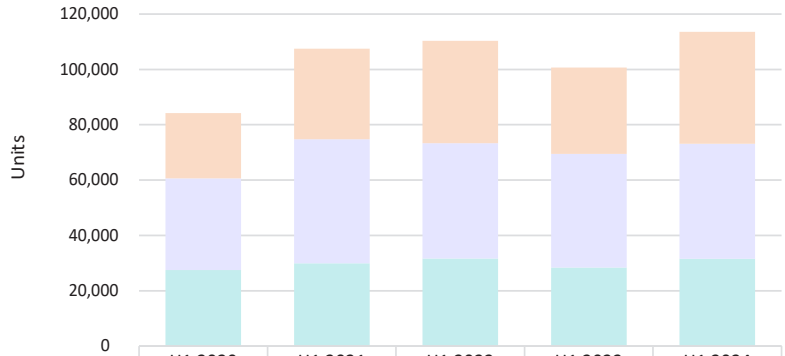
Dalam segmen pembinaan, kediaman siap dibina adalah menggalakkan, meningkat 11.1% kepada 31,572 unit, pada H1 2024 berbanding H1 2023 (28,412 unit). Selangor menyumbang jumlah tertinggi sebanyak 5,637 unit, diikuti WP Kuala Lumpur dengan 5,589 unit. Mengikut jenis, penawaran terus tertumpu kepada kondominium/ apartmen, yang membentuk lebih daripada 50.0% (15,835 unit) daripada jumlah keseluruhan negara, manakala rumah teres membentuk 34.6% lagi (10,928 unit). Begitu juga, mula dibina dan penawaran baharu dirancang menunjukkan peningkatan masing-masing 1.1% kepada 41,555 unit, dan 30.1% kepada 40,505 unit, didahului oleh Johor (6,882 unit) bagi mula dibina dan WP Kuala Lumpur (9,496 unit) bagi penawaran baharu dirancang. Sehingga akhir Jun, terdapat hampir 6.3 juta unit kediaman sedia ada, dengan lebih daripada 0.37 juta dan 0.39 juta masing-masing dalam penawaran akan datang dan penawaran yang dirancang.

Construction Activity

In the construction segment, housing completion was promising, up by 11.1% to 31,572 units in H1 2024 as compared to H1 2023 (28,412 units). Selangor contributed the highest number with 5,637 units, followed by WP Kuala Lumpur with 5,589 units. By type, supply continued to focus on condominiums/apartments, which formed more than 50.0% (15,835 units) of the national total, while terraced houses formed another 34.6% (10,928 units). Similarly, starts and new planned supply show increasing numbers by 1.1% to 41,505 units and 30.1% to 40,505 units, respectively, led by Johor (6,882 units) for the former and WP Kuala Lumpur (9,496 units) for the latter. As of June-end, there were nearly 6.3 million existing residential units, with slightly more than 0.37 million and 0.39 million in the incoming supply and planned supply, respectively.

Chart 10

Residential Construction Activity H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
New Planned Supply	23,629	32,766	36,997	31,139	40,505
Starts	33,112	44,807	41,600	41,101	41,555
Completion	27,514	29,919	31,699	28,412	31,572

Pergerakan Harga

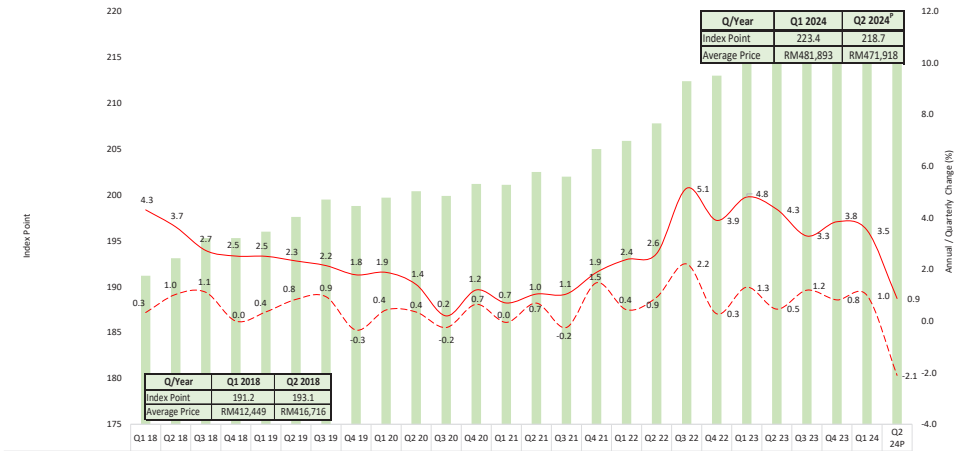
Indeks Harga Rumah Malaysia (MHPI) berada pada 218.7 mata (RM471,918 seunit) pada H1 2024[P], dengan pertumbuhan tahunan marginal 0.9%. Semua negeri mencatat pertumbuhan tahunan yang positif kecuali WP Kuala Lumpur, yang merosot sedikit 0.8%. Mengikut negeri, Kedah mendahului pertumbuhan tahunan positif dengan 4.6%, masing-masing diikuti Sabah (3.5%) dan Johor (3.3%). Mengikut jenis rumah, rumah berkembar mencatat pertumbuhan tahunan tertinggi sebanyak 2.6%, diikuti oleh rumah teres (1.1%) dan rumah sesebuah (0.5%), manakala rumah bertingkat tinggi merekodkan penurunan sedikit 0.7% berbanding tempoh yang sama tahun lepas.

Price Movements

The Malaysian House Price Index (IHRM) stood at 218.7 points (RM471,918 per unit) in H1 2024[P], with a marginal annual growth of 0.9%. All states recorded positive annual growth except for WP Kuala Lumpur, which slightly declined by 0.8%. By state, Kedah led the positive annual growth with 4.6%, followed by Sabah (3.5%) and Johor (3.3%), respectively. By house type, semi-detached houses recorded the highest annual growth of 2.6%, followed by terraced houses (1.1%) and detached houses (0.5%), while high-rise houses recorded a slight decrease of 0.7% as compared to a similar period last year.

Chart 11

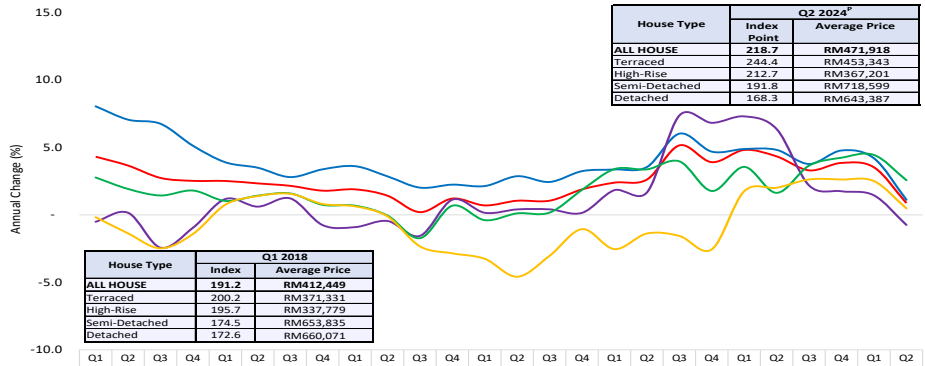
MHPI: Index Point, Annual and Quarterly Percentage Change Q1 2018 - Q2 2024[P]



	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24P
Index Point	191.2	193.1	195.3	195.3	196.0	197.6	199.5	198.8	199.7	200.4	199.9	201.2	201.1	202.5	202.0	205.0	205.9	207.8	212.4	213.0	215.8	216.8	219.4	221.2	223.4	218.7
Annual Change (%)	4.3	3.7	2.7	2.5	2.5	2.3	2.2	1.8	1.9	1.4	0.2	1.2	0.7	1.0	1.1	1.9	2.4	2.6	5.1	3.9	4.8	4.3	3.3	3.8	3.5	0.9
Quarterly Change (%)	0.3	1.0	1.1	0.0	0.4	0.8	0.9	-0.3	0.4	0.4	-0.2	0.7	0.0	0.7	-0.2	1.5	0.4	0.9	2.2	0.3	1.3	0.5	1.2	0.8	1.0	-2.1

Chart 12

MHPI: Point and Annual Changes by Type Q1 2018 – Q2 2024^{P}



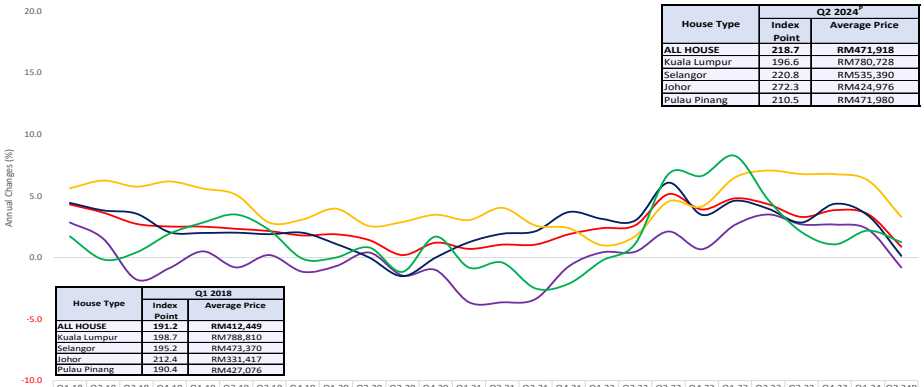
House Type	Q2 2024^{P} Index Point	Q2 2024^{P} Average Price
ALL HOUSE	**218.7**	**RM471,918**
Terraced	244.4	RM453,343
High-Rise	212.7	RM367,201
Semi-Detached	191.8	RM718,599
Detached	168.3	RM643,387

House Type	Q1 2018 Index	Q1 2018 Average Price
ALL HOUSE	**191.2**	**RM412,449**
Terraced	200.2	RM371,331
High-Rise	195.7	RM337,779
Semi-Detached	174.5	RM653,835
Detached	172.6	RM660,071

	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24P
All House	4.3	3.7	2.7	2.5	2.5	2.3	2.2	1.8	1.9	1.4	0.2	1.2	0.7	1.0	1.1	1.9	2.4	2.6	5.1	3.9	4.8	4.3	3.3	3.8	3.5	0.9
Terraced	8.0	7.1	6.7	5.1	3.9	3.5	2.8	3.4	3.6	2.9	2.0	2.2	2.1	2.9	2.4	3.2	3.4	3.5	6.0	4.7	4.9	4.8	3.8	4.8	4.2	1.1
High-Rise	-0.5	0.2	-2.4	-1.0	1.2	0.6	1.2	-0.8	-0.9	-0.5	-1.6	1.1	0.2	0.4	0.4	0.2	1.8	1.7	7.4	6.8	7.3	6.4	2.2	1.7	1.4	-0.7
Semi-Detached	2.8	1.9	1.4	1.8	1.0	1.4	1.6	0.7	0.7	-0.1	-1.7	0.7	-0.4	0.1	0.2	1.9	3.4	3.4	4.0	1.8	3.6	1.6	3.6	4.2	4.4	2.6
Detached	-0.2	-1.4	-2.5	-1.4	0.8	1.4	1.6	0.8	0.6	-0.1	-2.3	-2.9	-3.3	-4.6	-3.0	-1.1	-2.5	-1.4	-1.6	-2.6	1.8	2.0	2.6	2.6	2.5	0.5

Chart 13

MHPI: Point and Annual Changes in Major States Q1 2018 – Q2 2024^{P}



House Type	Q2 2024^{P} Index Point	Q2 2024^{P} Average Price
ALL HOUSE	**218.7**	**RM471,918**
Kuala Lumpur	196.6	RM780,728
Selangor	220.8	RM535,390
Johor	272.3	RM424,976
Pulau Pinang	210.5	RM471,980

House Type	Q1 2018 Index Point	Q1 2018 Average Price
ALL HOUSE	**191.2**	**RM412,449**
Kuala Lumpur	198.7	RM788,810
Selangor	195.2	RM473,370
Johor	212.4	RM331,417
Pulau Pinang	190.4	RM427,076

	Q1 18	Q2 18	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Q2 21	Q3 21	Q4 21	Q1 22	Q2 22	Q3 22	Q4 22	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24P
All House	4.3	3.7	2.7	2.5	2.5	2.3	2.2	1.8	1.9	1.4	0.2	1.2	0.7	1.0	1.1	1.9	2.4	2.6	5.1	3.9	4.8	4.3	3.3	3.8	3.5	0.9
Kuala Lumpur	2.8	1.5	-1.8	-0.8	0.5	-0.8	0.2	-1.2	-0.7	0.4	-1.5	-1.0	-3.6	-3.6	-3.4	-0.7	0.4	0.5	2.1	0.7	2.7	3.5	2.7	2.7	2.3	-0.8
Selangor	4.4	3.8	3.6	2.1	2.0	2.0	1.9	2.0	1.1	0.0	-1.5	0.0	1.2	1.9	2.1	3.7	3.1	3.0	6.1	3.5	4.6	4.0	2.8	4.4	3.4	0.1
Johor	5.6	6.3	5.8	6.2	5.6	5.1	2.8	3.1	4.0	2.6	2.9	3.5	3.0	4.0	2.6	2.4	1.0	1.7	4.6	4.1	6.5	7.1	6.8	6.8	6.3	3.3
Pulau Pinang	1.7	-0.2	0.4	1.9	2.8	3.5	2.2	-0.1	0.0	0.8	-1.2	1.7	-0.8	-0.4	-2.5	-2.1	-0.3	1.1	6.8	6.6	8.3	4.7	2.1	1.1	2.2	1.3

Sewa

Secara amnya, pasaran sewa kediaman berada dalam mod yang stabil di negeri-negeri utama. Pasaran sewa bagi rumah teres dan unit bertingkat tinggi mencatat aliran menaik di lokasi terpilih. Di Wilayah Tengah, pergerakan menaik direkodkan di beberapa kawasan yang mempunyai permintaan sewa tinggi, terutamanya yang terletak bersebelahan dengan stesen LRT dan MRT, berhampiran institusi pengajian tinggi, dan dilengkapi dengan jaringan perhubungan yang cekap. Teres dua tingkat di WP Kuala Lumpur, seperti di Damansara Heights, Desa Park City (Casaman), dan Desa Sri Hartamas, memperoleh sewa lebih tinggi iaitu melebihi RM5,000 sebulan. Begitu juga bagi unit bertingkat tinggi, kondominium di U Thant Residence, The Oval, 10 Mont Kiara, dan Sunway Vivaldi memperoleh sewa bulanan melebihi RM11,000 sebulan.

Rental

Generally, the residential rental market was in a stable mode in major states. The rental market for terraced houses and high-rise units charted an upward trend in selected locations. In the Central Region, upward movements were recorded in several high rental demand areas, particularly those located adjacent to LRT and MRT stations, nearby higher learning institutions, and served with efficient connectivity. A double storey terrace in WP Kuala Lumpur, such as in Damansara Heights, Desa Park City (Casaman), and Desa Sri Hartamas, obtained a higher rental of more than RM5,000 per month. Similarly, for high-rise units, condominiums in U Thant Residence, The Oval, 10 Mont Kiara, and Sunway Vivaldi obtained monthly rentals exceeding RM11,000 per month.

Pasaran sewa di Selangor adalah lebih stabil, dengan pertumbuhan sederhana bagi rumah teres dan unit bertingkat tinggi di semua daerah, khususnya di Petaling, Klang, Hulu Langat dan Gombak. Teres dua tingkat di pusat bandar seperti Mutiara Damansara, Bandar Utama, Subang Jaya, dan Bandar 16 Sierra lingkungan sewa daripada RM2,200 hingga RM2,800 sebulan, manakala rumah yang serupa di Setia Eco Templer, Taman Alam Sari, dan Setia Eco Glade mencatat kadar sewa lebih tinggi antara RM2,500 hingga RM3,900 sebulan.

Di Wilayah Selatan, pasaran sewa di Johor adalah stabil, dengan pergerakan bercampur-campur di pusat bandar, kebanyakannya di Johor Bahru, Kulai, dan Batu Pahat. Di Johor Bahru, teres dua tingkat di Horizon Hills dan Taman Laguna, memperoleh kadar sewa lebih tinggi iaitu RM2,200 hingga RM3,000 sebulan. Di utara, Pulau Pinang menunjukkan pasaran sewa yang stabil dengan beberapa pergerakan campuran untuk rumah teres dan kediaman bertingkat di kebanyakan daerah. Di daerah Barat Daya, rumah teres satu dan dua tingkat menyaksikan kenaikan sewa antara 4.5% dan 10.0%, dengan kadar sewa sehingga RM2,000 sebulan.

The rental market in Selangor was more stable, with modest growth for terraced houses and high-rise units in all districts, particularly in Petaling, Klang Hulu Langat, and Gombak. Double-storey terraces in urban centres such as Mutiara Damansara, Bandar Utama, Subang Jaya, and Bandar 16 Sierra rental ranged from RM2,200 to RM2,800 per month, while similar houses in Setia Eco Templer, Taman Alam Sari, and Setia Eco Glade recorded higher rental rates ranging between RM2,500 and RM3,900 per month.

In the Southern Region, the rental market in Johor was stable, with mixed movements in urban centres, mostly in Johor Bahru, Kulai, and Batu Pahat. In Johor Bahru, double storey terraces Horizon Hills, and Taman Laguna, fetch a higher rental rate of RM2,200 to RM3,000 per month. Up north, Pulau Pinang showed a stable rental market with some mix movements for terraced houses and high-rise residential in most districts. In Barat Daya district, single and double storey terraced houses saw rental increases between 4.5% and 10.0%, fetching rentals up to RM2,000 per month.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Prestasi pasaran bagi subsektor komersial mencatat pertumbuhan kukuh, meningkat sebanyak 22.4% dalam bilangan kepada 21,537 transaksi dan 41.5% dalam nilai kepada RM23.71 bilion berbanding H1 2023 (17,602 transaksi bernilai RM16.76 bilion). Peningkatan ini disumbangkan oleh peningkatan bilangan aktiviti pasaran di semua negeri kecuali Kedah, Sabah, Terengganu, Kedah dan Sarawak, yang menyaksikan penurunan.

2.2 COMMERCIAL PROPERTY

Transaction

Market performance for the commercial sub-sector recorded strong growth, increasing by 22.4% in volume to 21,537 transactions and 41.5% in value to RM23.71 billion against H1 2023 (17,602 transactions worth RM16.76 billion). The improvement was contributed by increasing numbers of market activities in all states except Kedah, Sabah, Terengganu, Kedah, and Sarawak, which saw otherwise.

Chart 14

Commercial Transaction Volume H1 2020 – H1 2024

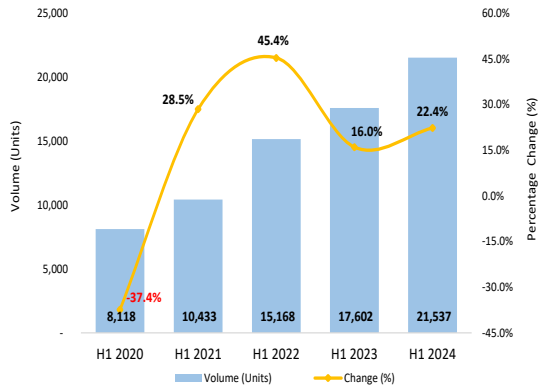
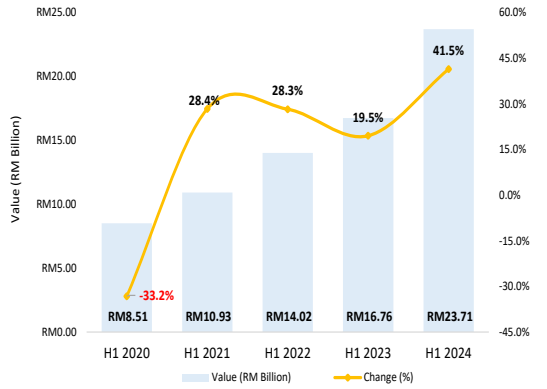


Chart 15

Commercial Transaction Value H1 2020 – H1 2024



2.2.1 Kedai (Satu hingga Enam Setengah Tingkat dan Kedai Sebelum Perang)

Transaksi

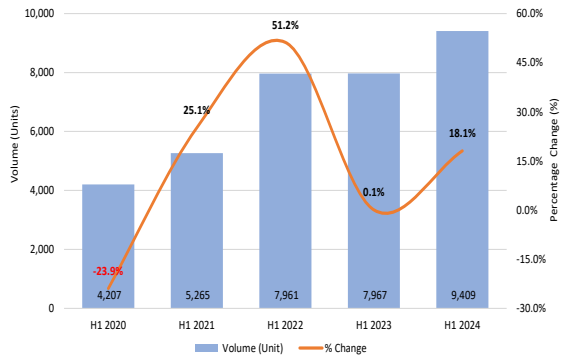
Segmen kedai merekodkan 9,409 transaksi bernilai RM8.88 bilion, masing-masing mendominasi 43.7% dan 37.5% daripada bilangan dan nilai transaksi harta tanah komersial. Berbanding H1 2023, prestasi pasaran bertambah baik, masing-masing mencatat peningkatan sebanyak 18.1% dalam bilangan dan 30.5% dalam nilai (H1 2023: 7,967 transaksi bernilai RM6.81 bilion).

Johor kekal menyumbang bilangan tertinggi kepada bahagian pasaran kedai, dengan 20.9% (1,966 transaksi), diikuti Selangor dengan 19.0% (1,792 transaksi) dan Perak dengan 10.9% (1,027 transaksi). Dari segi nilai, Selangor mendahului dengan 27.7% (RM2.61 bilion), manakala Johor dikedudukan kedua dengan 20.9% (RM1.96 bilion) daripada jumlah nilai.

Mengikut jenis, kedai dua hingga dua setengah tingkat adalah yang paling aktif dan mendapat permintaan, menguasai lebih daripada 50.0% (5,145 transaksi) bahagian pasaran kedai. Kedai tiga hingga tiga setengah tingkat dikedudukan kedua, mencatat 27.0% (2,539 transaksi) daripada jumlah transaksi kedai.

Chart 16

Shop Transaction Volume Trend H1 2020 – H1 2024



Status Pasaran

Keadaan kedai siap dibina tidak terjual bertambah baik apabila bilangannya berkurang kepada 5,901 unit dengan nilai RM5.21 bilion, menurun sebanyak 5.3% dalam bilangan dan 3.4% dalam nilai berbanding H2 2023 (6,233 bernilai RM5.39 bilion). Sementara itu, unit dalam pembinaan tidak terjual dan belum dibina belum terjual menyaksikan sebaliknya, meningkat 9.8% kepada 3,131 unit (H2 2023: 2,852 unit) bagi dalam pembinaan belum terjual dan 28.7% kepada 587 unit (H2 2023: 456 unit) bagi belum dibina belum terjual. Johor menyumbang lebih daripada 22.0% dan 25.1% masing-masing daripada

2.2.1 Shop (One to Six and A-half Storey and Pre-war Shop)

Transaction

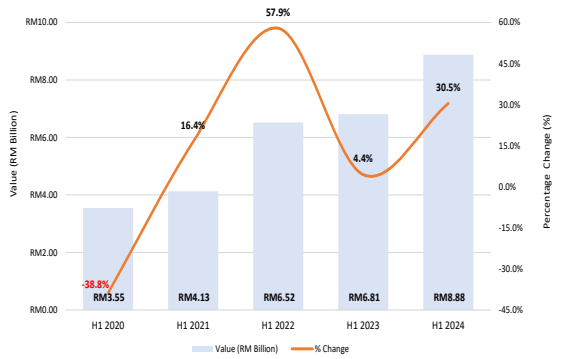
The shop segment recorded 9,409 transactions worth RM8.88 billion, dominating 43.7% and 37.5% of the commercial property transaction volume and value, respectively. As compared to H1 2023, market performance improved, recording an increase of 18.1% in volume and 30.5% in value, respectively (H1 2023: 7,967 transactions worth RM6.81 billion).

Johor retained the highest volume contribution to the shops market share, with 20.9% (1,966 transactions), followed by Selangor with 19.0% (1,792 transactions) and Perak with 10.9% (1,027 transactions). In terms of value, Selangor led with 27.7% (RM2.61 billion), while Johor came in second with 20.9% (RM1.96 billion) of the total value.

By type, two to two and a half storey shops were the most active and in demand, capturing more than 50.0% (5,145 transactions) of the shops market share. Three to three and a half storey shops came in second, registering 27.0% (2,539 transactions) of the total shop transactions.

Chart 17

Shop Transaction Value Trend H1 2020 – H1 2024



Market Status

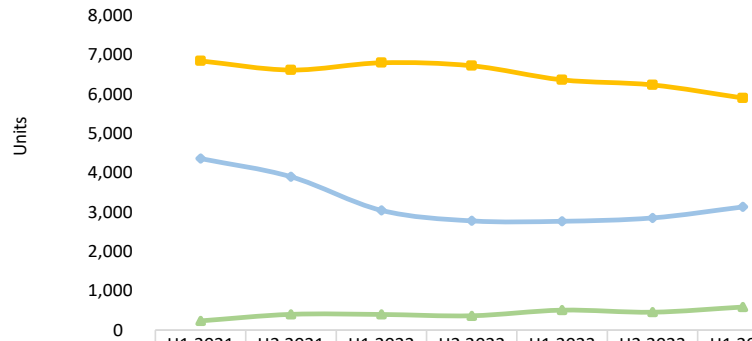
The shop overhang situation slightly improved as the numbers were reduced to 5,901 units with a value of RM5.21 billion, a drop of 5.3% in volume and 3.4% in value against H2 2023 (6,233 worth RM5.39 billion). Meanwhile, the unsold under construction and not constructed units saw the reverse, up by 9.8% to 3,131 units (H2 2023: 2,852 units) for the former and 28.7% to 587 units (H2 2023: 456 units) for the latter. Johor contributed more than 22.0% and 25.1% of shop overhang volume and value, respectively, amounting to 1,311 units with a total value of RM1.31

bilangan dan nilai kedai siap dibina tidak terjual, berjumlah 1,311 unit dengan nilai keseluruhan RM1.31 bilion. Pada catatan lebih baik, situasi kedai siap dibina tidak terjual di Johor menunjukkan prestasi yang lebih baik, apabila bilangan dan nilai menurun masing-masing sebanyak 13.6% dan 15.0%, berbanding H2 2023.

billion. On a better note, the situation of shop overhang in Johor shows better performance, as the volume and value declined by 13.6% and 15.0%, respectively, as compared to H2 2023.

Chart 18

Shop Market Status H1 2021 – H1 2024



	H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Overhang	6,844	6,612	6,796	6,720	6,362	6,233	5,901
Unsold Under Construction	4,361	3,899	3,045	2,777	2,767	2,852	3,131
Unsold Not Constructed	235	401	398	365	508	456	587

Aktiviti Pembinaan

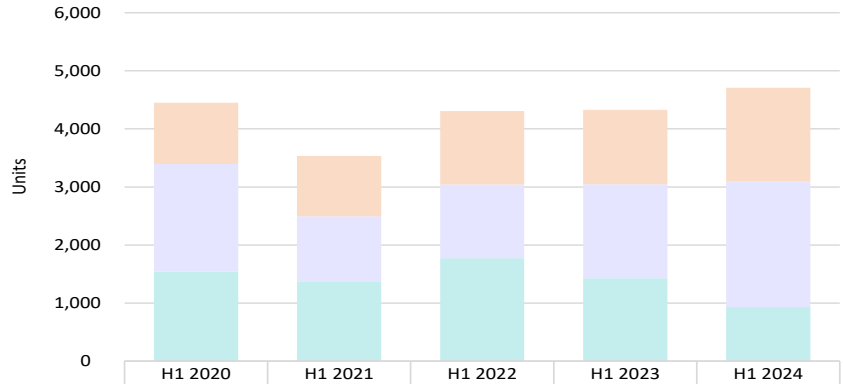
Dari segi penawaran, aktiviti pembinaan adalah sederhana aktif dalam tempoh kajian. Mula dibina dan penawaran baharu dirancang meningkat sebanyak 41.9% kepada 2,163 unit dan 26.0% kepada 1,613 unit, manakala siap dibina menurun sebanyak 34.6% kepada 933 unit berbanding H1 2023. Sehingga akhir Jun, terdapat hampir 569,000 kedai sedia ada, dengan lebih daripada 25,000 unit dalam penawaran akan datang dan hampir 30,000 unit dalam penawaran yang dirancang.

Construction Activity

On the supply front, construction activity was moderately active in the review period. Starts and new planned supply increased by 41.9% to 2,163 units and 26.0% to 1,613 units, respectively, while completion declined by 34.6% to 933 units as compared to H1 2023. As of June-end, there were nearly 569,000 existing shops, with more than 25,000 units in the incoming supply and almost 30,000 units in the planned supply.

Chart 19

Shop Construction Activity H1 2020 - H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
New Planned Supply	1,054	1,041	1,268	1,280	1,613
Starts	1,854	1,130	1,270	1,618	2,163
Completion	1,542	1,364	1,771	1,427	933

Harga

Harga kedai secara amnya stabil, dengan beberapa prestasi bercampur-campur di kebanyakan negeri utama. Pergerakan positif direkodkan di beberapa lokasi yang strategik dan stabil di WP Kuala Lumpur, Selangor, dan Johor, manakala di Pulau Pinang kebanyakannya stabil. Mengikut jenis, kedai tiga tingkat di Desa Business Park, Taman Tun Dr. Ismail, Lucky Garden dan Taman Seri Rampai meningkat 5.6% hingga 10.6%, dipindahmilik daripada RM1.62 juta hingga RM6.65 juta. Harta tanah yang serupa juga menunjukkan peningkatan marginal di Klang dan Hulu Langat, Selangor dan Johor Bahru, Johor. Begitu juga, kedai dua tingkat di Johor, Selangor dan Pulau Pinang turut menyaksikan beberapa kenaikan harga, terutamanya yang terletak di kawasan komersial yang kukuh dengan rangkaian jalan raya yang efisien.

Price

The prices of shops are generally stable, with several mixed performances in most major states. Positive movements were recorded in several strategic and established locations in WP Kuala Lumpur, Selangor, and Johor, while in Pulau Pinang they were mostly stable. By type, three storey shops in Desa Business Park, Taman Tun Dr. Ismail, Lucky Garden, and Taman Seri Rampai increased by 5.6% to 10.6%, transacted from RM1.62 million to RM6.65 million. Similar properties also showed marginal increases in Klang and Hulu Langat, Selangor and Johor Bahru, Johor. Likewise, two storey shops in Johor, Selangor and Pulau Pinang also witnessed some price increases, particularly those located in established commercial areas served by efficient road linkages.

Sewa

Sewaan kedai tingkat bawah pada umumnya stabil, dengan beberapa pergerakan direkodkan di pusat bandar terpilih. Di Wilayah Tengah, WP Kuala Lumpur memperoleh sewa bulanan tertinggi dalam negara, dengan pada RM11,500 hingga RM30,000 sebulan. Sewaan di Daerah Petaling, Gombak, dan Hulu Langat menyaksikan pergerakan bercampur-campur. Taman Melawati di Gombak, merekodkan peningkatan sebanyak 8.8% dengan sewa bulanan antara RM4,800 hingga RM7,500 sebulan, manakala Bandar Tun Hussein Onn di Daerah Hulu Langat mengalami peningkatan ketara sebanyak 19.4% dan 21.4% disebabkan pembaharuan sewa. Di Bandar Baru Bangi, memperoleh kadar sewaan lebih tinggi, daripada RM3,000 hingga RM5,300 sebulan.

Di Wilayah Selatan, sewa kedai di tingkat bawah di Johor Bahru secara amnya stabil, kecuali di Jalan Wong Ah Fook, yang menyaksikan penurunan sedikit 3.4% dengan sewa bulanan antara RM7,500 hingga RM9,500 sebulan. Begitu juga di Melaka Tengah, sewa juga stabil antara RM1,200 hingga RM4,000 sebulan. Namun begitu, keadaan berbeza di Pulau Pinang; sewa bulanan berjaya memperoleh peningkatan kecil 2.2% hingga 6.2% di kawasan sekunder pusat bandar Seberang Perai Utara. Pada nota lebih baik, di Seberang Perai Tengah, kedai tingkat bawah di Pusat Perniagaan Seri Alma dan Taman Prominance menyaksikan kenaikan sewa masing-masing sebanyak 10.0% dan 14.7%, disebabkan pembaharuan sewa. Kedai baharu dengan reka bentuk moden, seperti Elevate @ Gravitas dan Juru Sentral, mencatatkan kadar sewa yang tinggi antara RM5,000 hingga RM9,000 sebulan.

Rental

Ground floor shop rentals were generally stable, with several movements recorded in selected urban centers. In the Central Region, WP Kuala Lumpur secured the highest monthly rental in the country, fetching at RM11,500 to RM30,000 per month. Rentals in Petaling, Gombak, and Hulu Langat District saw mixed movements. Taman Melawati in Gombak, recorded an increase of 8.8% with monthly rentals between RM4,800 and RM7,500 per month, while Bandar Tun Hussein Onn in Hulu Langat District experienced a significant increase of 19.4% and 21.4% due to rental renewal. In Bandar Baru Bangi, the rental secured a higher rate, ranging from RM3,000 to RM5,300 per month.

In the Southern region, rental for ground-floor shops in Johor Bahru is generally stable, except at Jalan Wong Ah Fook, which saw a slight decrease of 3.4% with monthly rental between RM7,500 and RM9,500 per month. Similarly, in Melaka Tengah, rental is also stable between RM1,200 and RM4,000 per month. Nevertheless, the situation differs in Pulau Pinang; monthly rentals manage to secure a marginal increase of 2.2% to 6.2% in the central town secondary area of Seberang Perai Utara. On a better note, in Seberang Perai Tengah, the ground-floor shop in Pusat Perniagaan Seri Alma dan Taman Prominance witnessed rental increases of 10.0% and 14.7%, respectively, due to rental renewal. New shops with modern designs, such as Elevate @ Gravitas and Juru Sentral, recorded high rental rates ranging from RM5,000 to RM9,000 per month.

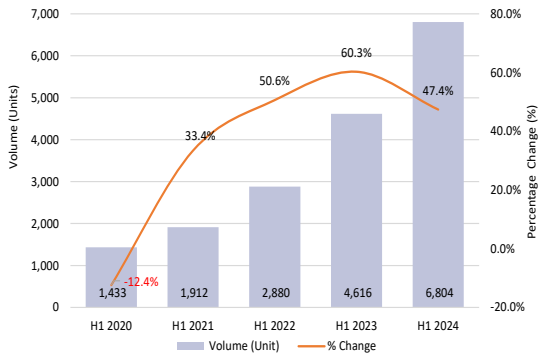
2.2.2 Pangsapuri Khidmat

Transaksi

Prestasi pasaran untuk pangsapuri khidmat mencatat pertumbuhan kukuh pada H1 2024. Bilangan dan nilai transaksi meningkat sebanyak 47.4% dalam bilangan kepada 6,804 transaksi dan 68.5% dalam nilai kepada RM4.94 bilion, berbanding H1 2023 (4,616 transaksi bernilai RM2.93 bilion). Pangsapuri khidmat menyumbang masing-masing 31.6% dan 20.8% daripada bilangan dan nilai transaksi harta tanah komersial. Mengikut negeri, Johor dan WP Kuala Lumpur mendominasi aktiviti pasaran, menguasai 36.2% (2,465 transaksi) dan 33.0% (2,245 transaksi) daripada jumlah nasional.

Chart 20

Serviced Apartment Transaction Volume H1 2020 – H1 2024



Status Pasaran

Pada H1 2024, subsektor pangsapuri khidmat merekodkan 21,158 unit siap dibina tidak terjual dengan nilai RM17.47 bilion, peningkatan sekadar 1.6% dalam bilangan dan 5.1% dalam nilai, berbanding H2 2023 (20,825 unit tidak terjual dengan nilai RM16.63 bilion). Namun begitu, unit siap dibina tidak terjual ini hanya 18.9% daripada jumlah unit pangsapuri khidmat yang dilancarkan dalam negara. Mengikut julat harga, kebanyakan unit siap dibina tidak terjual berada dalam lingkungan harga melebihi RM500,000 hingga RM1 juta, mencakupi lebih 57.6% (12,181 unit) daripada jumlah keseluruhan, diikuti dengan julat harga melebihi RM1 juta, yang membentuk 25.1% lagi (5,310 unit).

Mengikut negeri, Johor merekodkan unit siap dibina tidak terjual tertinggi dalam negara, dengan 59.6% bahagian dalam bilangan (12,618 unit) dan lebih daripada 60.0% dalam nilai (RM10.83 bilion); hampir kesemua unit siap dibina tidak terjual ini berada di Daerah Johor Bahru (12,599 unit). WP Kuala Lumpur mengikuti dengan 21.3% (4,504 unit) dan 24.7% (RM4.31 bilion) masing-masing dalam bilangan dan nilai.

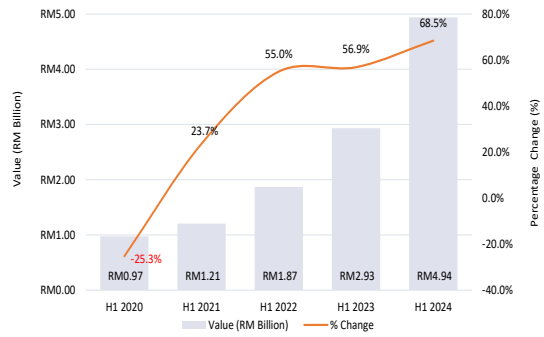
2.2.2 Serviced Apartment

Transaction

Market performance for serviced apartments recorded strong growth in H1 2024. The volume and value of transactions increased by 47.4% in volume to 6,804 transactions and 68.5% in value to RM4.94 billion, against H1 2023 (4,616 transactions worth RM2.93 billion). Serviced apartments contributed 31.6% and 20.8% of the commercial property transaction volume and value, respectively. By state, Johor and WP Kuala Lumpur dominated the market activity, capturing 36.2% (2,465 transactions) and 33.0% (2,245 transactions) each of the national total.

Chart 21

Serviced Apartment Transaction Value H1 2020 – H1 2024



Market Status

In H1 2024, the serviced apartment sub-sector recorded 21,158 overhang units with a value of RM17.47 billion, a mere increase of 1.6% in volume and 5.1% in value, against H2 2023 (20,825 overhang units with a value of RM16.63 billion). Nevertheless, this overhang units only captured 18.9% of the total serviced apartment units launched in the country. By price range, most of the overhang stood in price brackets above RM500,000 to RM1 million, accounting for more than 57.6% (12,181 units) of the total, followed by the price range above RM1 million, which formed another 25.1% (5,310 units).

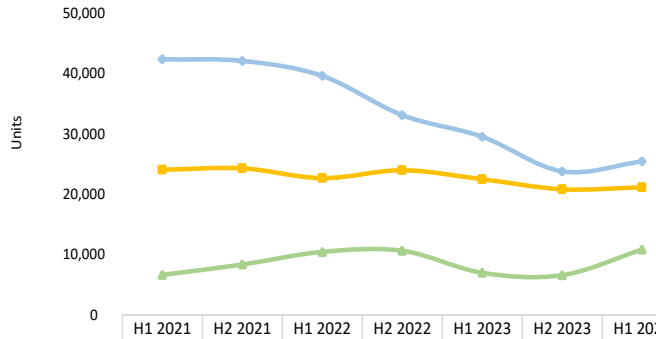
By state, Johor recorded the highest overhang in the country, with 59.6% share in volume (12,618 units) and more than 60.0% in value (RM10.83 billion); almost all of these overhang units were in Johor Bahru District (12,599 units). WP Kuala Lumpur follows suit with 21.3% (4,504 units) and 24.7% (RM4.31 billion) in volume and value, respectively.

Begitu juga, dalam pembinaan belum terjual dan belum dibina belum terjual menyaksikan peningkatan bilangan, naik sebanyak 6.9% kepada 25,446 unit (H2 2023: 23,795 unit) dan 64.4% kepada 10,855 unit (H2 2023: 6,604 unit). Selangor memegang bilangan tertinggi unit dalam pembinaan belum terjual, dengan 36.5% bahagian (9,287 unit), diikuti WP Kuala Lumpur dengan 35.7% bahagian (9,072 unit).

Likewise, the unsold under construction and unsold not constructed saw increasing numbers, up by 6.9% to 25,446 units (Q4 2023: 23,795 units) and 64.4% to 10,855 units (H2 2023: 6,604 units). Selangor held the highest number of unsold under construction units, with 36.5% share in volume (9,287 units), followed by WP Kuala Lumpur with 35.7% share (9,072 units).

Chart 22

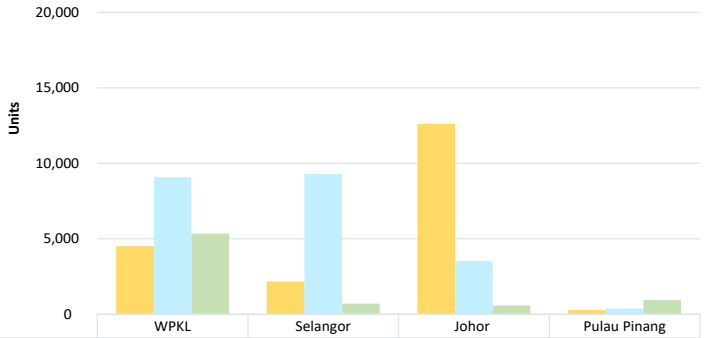
Serviced Apartment Market Status H1 2021 – H1 2024



	H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Overhang	24,064	24,295	22,674	23,978	22,497	20,825	21,158
Under Construction	42,358	42,094	39,609	33,101	29,528	23,795	25,446
Not Constructed	6,651	8,361	10,459	10,644	6,991	6,604	10,855

Chart 23

Serviced Apartment Market Status in Major States H1 2024



	WPKL	Selangor	Johor	Pulau Pinang
Overhang	4,504	2,177	12,618	270
Under Construction	9,072	9,287	3,519	381
Not Constructed	5,343	700	587	934

Aktiviti Pembinaan

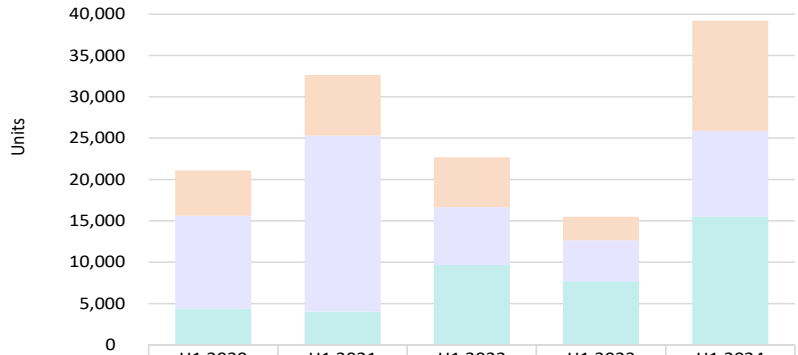
Dari segi penawaran, aktiviti pembinaan menyaksikan pertumbuhan kukuh pada H1 2024. Siap dibina, mula dibina dan penawaran baharu dirancang meningkat lebih dua kali ganda masing-masing kepada 15,518 unit, 10,363 unit dan 13,311 unit. Sehingga akhir Jun, terdapat hampir 400,000 unit penawaran pangsapuri khidmat sedia ada, dengan lebih daripada 140,000 unit penawaran akan datang dan hampir 137,000 unit penawaran yang dirancang.

Construction Activity

On the supply front, construction activity saw strong growth in H1 2024. Completion, starts, and new planned supply increased by more than double to 15,518 units, 10,363 units, and 13,311 units, respectively. As of June-end, there were nearly 400,000 existing serviced apartment units, with more than 140,000 units in the incoming supply and almost 137,000 units in the planned supply.

Chart 24

Serviced Apartment Construction Activity H1 2020 - H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
New Planned Supply	5,489	7,339	6,022	2,842	13,311
Starts	11,224	21,278	6,982	4,967	10,363
Completion	4,393	4,030	9,677	7,684	15,518

Harga

Harga pangsapuri khidmat secara keseluruhannya stabil, dengan pertumbuhan positif direkodkan di skim yang strategik lengkap disediakan dengan akses yang baik, terutamanya di WP Kuala Lumpur dan Selangor. Harga pangsapuri khidmat di WP Kuala Lumpur berjaya memperoleh harga tertinggi dalam negara, seperti di Four Seasons Place, melebihi RM11 juta, manakala Pavilion Suites mencapai harga antara RM4.9 juta hingga RM6.5 juta. Selangor mengalami kenaikan harga di Petaling dan Hulu Langat, dipindahmilik kurang RM1 juta di Petaling, manakala harga bagi Hulu Langat berada dalam julat lebih rendah iaitu RM320,000 hingga RM530,000. Begitu juga di Johor dan Pulau Pinang, beberapa pergerakan harga direkodkan di Daerah Johor Bahru dan Timur Laut.

Sewa

Pasaran sewa pada umumnya stabil di semua negeri utama, dengan beberapa trend menaik disaksikan di beberapa skim. Peningkatan ini dinyatakan di lokasi yang terserlah dan strategik, iaitu 188 Suite, Arte Mont Kiara, dan KL Gateway, mencapai kenaikan sewa melebihi 12.0%. Begitu juga, di Johor Bahru, beberapa skim menikmati peningkatan sewa yang ketara lebih daripada 10.0% bagi unit yang terletak berhampiran pusat bandar dan dengan kebolehsampaian yang baik, seperti Citywoods Apartment dan Tri Tower Residences. Pulau Pinang juga mengalami pertumbuhan sewa dua angka yang sama, lebih daripada 14.0% di Setia Triangle, Barat Daya. Namun begitu, keadaan sewa berbeza di Selangor, kebanyakannya stabil dan berjaya memperoleh kenaikan marginal di beberapa skim. Purata pulangan sewa kasar bagi WP Kuala Lumpur dan Selangor berada dalam julat 1.4% hingga 7.7%, manakala pulangan sewa bagi Johor dan Pulau Pinang adalah antara 2.4% dan 6.6%.

Price

Prices of serviced apartments were stable on the whole, with positive growth recorded in strategic schemes served with good accessibility, particularly in WP Kuala Lumpur and Selangor. Prices for serviced apartments in WP Kuala Lumpur manage to secure the highest prices in the country, such as at Four Seasons Place, which exceeded RM11 million, while Pavilion Suites achieved price ranging between RM4.9 million and RM6.5 million. Selangor experienced price increases in Petaling and Hulu Langat, transacted below RM1 million in Petaling, while prices for Hulu Langat were in the lower range of RM320,000 to RM530,000. Likewise, in Johor and Pulau Pinang, a few price movements were recorded in Johor Bahru and Timur Laut Districts.

Rental

The rental market was generally stable in all major states, with some upward trend witnessed in a few schemes. The increases were noted in prominent and strategic locations, namely 188 Suite, Arte Mont Kiara, and KL Gateway, fetching rental increase exceeded 12.0%. Likewise, in Johor Bahru, several schemes enjoy significant rental appreciation of more than 10.0% for those located near urban centers and with good accessibility, such as Citywoods Apartment and Tri Tower Residences. Pulau Pinang also experienced similar double-digit rental growth, more than 14.0% in Setia Triangle, Barat Daya. Nevertheless, the rental situation differs in Selangor, which is mostly stable and manages to secure marginal increments in a few schemes. Average gross rental yields for WP Kuala Lumpur and Selangor were in the range of 1.4% to 7.7%, while rental yields for Johor and Pulau Pinang were between 2.4% and 6.6%.

2.2.3 Kompleks Perniagaan

Transaksi

Tempoh kajian merekodkan beberapa transaksi kompleks perniagaan dengan nilai terkumpul RM2.96 bilion; tiga di Selangor, dua di WP Kuala Lumpur, dan masing-masing satu di Pahang dan Pulau Pinang. Antara transaksi utama adalah seperti yang disenaraikan di bawah:

2.2.3 Shopping Complex

Transaction

The reviewed year recorded several shopping complex transactions with an accumulative worth of RM2.96 billion; three in Selangor, two in WP Kuala Lumpur, and one each in Pahang and Pulau Pinang. Among the major transaction are as listed below:

No	State	Property	Location	Transaction Year	Consideration (RM)
1	Selangor	Kelana Jaya Urban Centre	Kelana Jaya Urban Centre, Klang	2023	155,000,000
2	Selangor	GIANT Kinrara	Jalan BK 5A/1, Perumahan Kinrara	2023	130,000,000
3	Selangor	GIANT USJ	Persiaran Subang Permai, SS 13, Subang Jaya	2023	80,000,000
4	WP Kuala Lumpur	Brem Mall	Jalan Jambu Mawar, Jalan Kepong	2023	70,000,000
5	Pulau Pinang	Perda City Mall	Jalan Perda Timur, Bandar Perda	2024	160,000,000
6	Pahang	Temerloh Mall	Jalan Jaya, Off Jalan Tok Muda Awang	2023	25,750,000

Penghunian dan Ketersediaan Ruang

Prestasi kompleks perniagaan menyaksikan pertumbuhan sederhana pada H1 2024, apabila kadar penghunian meningkat sedikit kepada 78.1% (H1 2023: 76.6%). Terdapat 17.76 juta m.p. ruang niaga sedia ada direkodkan, didominasi oleh Selangor dan WP Kuala Lumpur dengan kadar penghunian masing-masing 81.2% dan 84.9%. Hanya lima negeri mencatatkan kadar penghunian melebihi 80.0%, manakala Negeri Sembilan dan Melaka mencatatkan antara kadar penghunian terendah dalam negara, masing-masing pada 67.9%, dan 63.1%.

Sejajar dengan itu, ketersediaan ruang berkurang kepada 3.89 juta m.p. (H2 2023: 4.00 juta m.p.) daripada 829 bangunan di seluruh negara. Kadar ketersediaan menurun seiring kepada 21.9%. Berdasarkan ketersediaan ruang, Selangor mencatatkan jumlah tertinggi dalam negara, menguasai 17.9% (741,956 m.p.) daripada jumlah keseluruhan, diikuti Johor dengan 694,903 m.p. dan WP Kuala Lumpur 522,755 m.p.

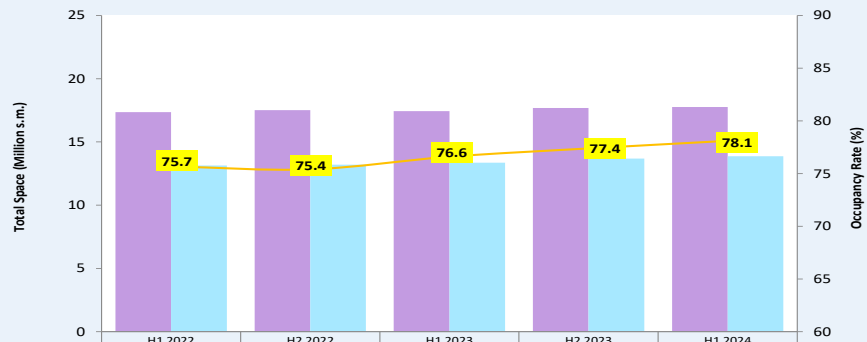
Occupancy and Space Availability

The performance of the shopping complex witnessed moderate growth in H1 2024, as the occupancy rate increased slightly to 78.1% (H1 2023: 76.6%). There were 17.76 million s.m. of existing retail space recorded, dominated by Selangor and WP Kuala Lumpur with occupancy rates of 81.2% and 84.9%, respectively. Only five states recorded occupancy rates of more than 80.0%, whilst Negeri Sembilan and Melaka recorded among the lowest occupancy rates in the country, at 67.9%, and 63.1%, respectively.

Correspondingly, the available space is reduced to 3.89 million s.m. (H2 2023: 4.00 million s.m.) from the 829 buildings throughout the country. The availability rate decreased in tandem to 21.9%. Based on the availability of space, Selangor recorded the highest number in the country, dominating 17.9% (741,956 s.m.) of the national total, followed by Johor with 694,903 s.m. and WP Kuala Lumpur 522,755 s.m.

Chart 25

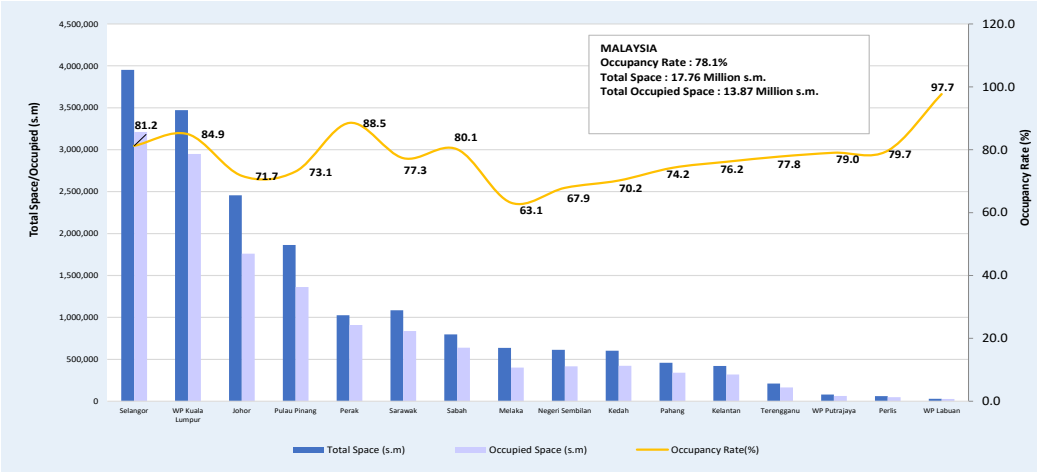
Supply and Occupancy Rate of Shopping Complex H1 2022 – H1 2024



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Total Retail Space (Million s.m.)	17.36	17.51	17.44	17.69	17.76
Space Occupied (Million s.m.)	13.14	13.20	13.36	13.69	13.87
Occupancy Rate (%)	75.7	75.4	76.6	77.4	78.1

Chart 26

Supply and Occupancy of Shopping Complex by State H1 2024



Aktiviti Pembinaan

Terdapat empat kompleks baharu siap dibina dalam tempoh kajian, menambah lebih daripada 55,000 m.p. ruang niaga dalam pasaran. Selangor dan WP Kuala Lumpur mendominasi ruang niaga sedia ada, kedua-duanya menawarkan lebih 3.95 juta m.p. (155 bangunan) dan 3.44 juta m.p. (114 bangunan). Sehingga akhir Jun, terdapat 17.76 juta m.p. daripada ruang niaga sedia ada daripada 1,079 kompleks perniagaan, 33 lagi kompleks dengan 1.10 juta m.p. dalam penawaran akan datang, dan 9 kompleks dengan lebih daripada 0.35 juta m.p. dalam penawaran yang dirancang.

Construction Activity

There were four new complexes completed in the review period, adding more than 55,000 s.m. of retail space to the market. Selangor and WP Kuala Lumpur dominated the existing retail space, both offering more than 3.95 million s.m. (155 buildings) and 3.44 million s.m. (114 buildings), respectively. As of June-end, there were 17.76 million s.m. of existing retail space from 1,079 shopping complexes, another 33 complexes with 1.10 million s.m. in the incoming supply, and 9 complexes with more than 0.35 million s.m. in the planned supply.

Kompleks perniagaan berikut telah siap dibina pada H1 2024:

The following shopping complexes were completed in H1 2024:

State	Name of Complex	Location	Net Lettable Area (s.m)
WP Kuala Lumpur	Bloomsvale Mall	Jalan Puchong	27,871
Perak	Econsave Temasek	Jalan Kuala Kangsar, Ipoh	5,310
Terengganu	Pasar Payang Baru	Jalan Bandar, Kuala Terengganu	5,724
Kelantan	G-Orange Homemart	Bandar Gua Musang	16,603
Total	**4 complexes**		**55,508**

Sewa

Sewaan ruang niaga secara amnya stabil, dengan beberapa pergerakan menaik ditunjukkan di kompleks terpilih, terutamanya di Lembah Klang. Di WP Kuala Lumpur, beberapa pusat perniagaan menikmati peningkatan sewa yang ketara melebihi 11.0%, seperti The Intermark dan KL East Mall. Keadaan berbeza di Selangor, yang menunjukkan pertumbuhan sewa sederhana, kebanyakannya di Daerah Klang, iaitu di Klang Parade, Kompleks Shaw Centrepoint, dan GM Klang. Di Johor dan Pulau Pinang, sewaan sebahagian besarnya juga stabil, dengan kadar sewa yang tinggi direkodkan di Larkin Sentral, The Mall Mid Valley Southkey di Johor dan Gurney Paragon di Pulau Pinang.

Rental

Rentals of retail space were generally stable, with several upward movements shown in selected complexes, particularly in Klang Valley. In WP Kuala Lumpur, several shopping centers enjoy significant rental appreciation of more than 11.0%, such as The Intermark and KL East Mall. The situation differs in Selangor, which has shown moderate rental growth, mostly in Klang District, namely in Klang Parade, Shaw Centrepoint Complex, and GM Klang. In Johor and Pulau Pinang, rentals were also largely stable, with high rental rates charted in Larkin Sentral, The Mall Mid Valley Southkey in Johor, and Gurney Paragon in Pulau Pinang.

2.2.4 Pejabat Binaan Khas

Transaksi

Pada separuh pertama 2024, terdapat sembilan transaksi bangunan pejabat direkodkan dengan nilai terkumpul RM467.33 juta. Antara transaksi utama disenaraikan seperti di bawah:

2.2.4 Purpose-Built Office

Transaction

In the first half of 2024, there were nine office building transactions recorded with an accumulated value of RM467.33 million. Among the major transactions are as listed below:

No	State	Property	Location	Transaction Year	Consideration (RM)
1	WP Kuala Lumpur	Southbank Boutique Office	Southbank Residence, Leboh Ampang, Kuala Lumpur	2023	22,137,050
2	WP Kuala Lumpur	Wisma Rapid	Taman Tun Dr Ismail, Kuala Lumpur	2023	32,390,000
3	Selangor	Block 3517	Jalan Teknokrat 5, Cyberjaya	2023	22,600,000
4	Selangor	Jaya Square	Jalan SS 17/2, SS 17	2023	28,000,000
5	Selangor	Menara Serba Dinamik	Presint 3.4, Persiaran Perbandaran, Seksyen 14 Shah Alam	2023	38,000,000
6	Pulau Pinang	LHDN Building	Lebuh Sungai Pinang, Kawasan Jalan Sg Pinang	2023	174,099,000

Penghunian dan Ketersediaan Ruang

Prestasi keseluruhan segmen pejabat menyaksikan kadar penghunian hampir tidak berubah pada 78.2% berbanding H2 2023 (78.5%), tetapi lebih rendah sedikit daripada H1 2023 (79.0%). Pejabat binaan khas terdiri daripada 1,591 bangunan milik persendirian (18,756,588 m.p.) dan 1,013 bangunan milik awam (6,177,222 m.p.). Semua negeri memperoleh kadar penghunian yang lebih tinggi melebihi 80.0%, kecuali negeri-negeri utama WP Kuala Lumpur, WP Putrajaya dan Selangor.

Bagi bangunan pejabat persendirian, kadar penghunian purata berada pada 71.6%, lebih rendah sedikit daripada 72.4% (H1 2023). Terengganu memperoleh kadar penghunian yang lebih tinggi pada 92.0%, manakala Kuala Lumpur, Selangor dan Johor mencatatkan kadar penghunian yang lebih rendah daripada peringkat nasional masing-masing 70.0%, 71.2% dan 58.6%. Putrajaya mempunyai kadar penghunian terendah dalam negara (52.4%).

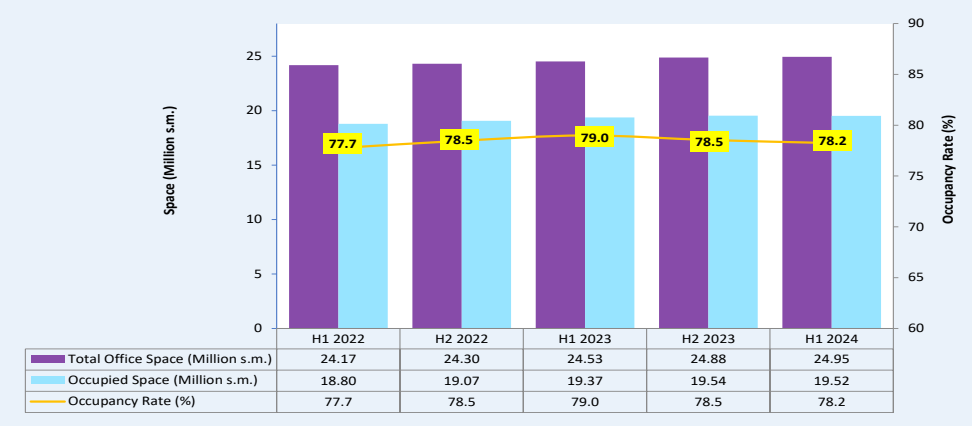
Occupancy and Space Availability

The overall performance of the office segment witnessed occupancy rates almost unchanged at 78.2% as compared to H2 2023 (78.5%), but slightly lower than H1 2023 (79.0%). The purpose-built office consists of 1,591 private-owned buildings (18,756,588 s.m.) and 1,013 public-owned buildings (6,177,222 s.m.). All states secured a higher occupancy rate of more than 80.0%, except WP Kuala Lumpur, Selangor, and Johor.

As for the private office buildings, the average occupancy rates stood at 71.6%, slightly lower than 72.4% (H1 2023). Terengganu secured a higher occupancy rate at 92.0%, while Kuala Lumpur, Selangor, and Johor recorded lower occupancy rates than the national level at 70.0%, 71.2%, and 58.6%, respectively. Putrajaya had the lowest occupancy rate in the country (52.4%).

Chart 27

Supply and Occupancy of Purpose-Built Office (Private & Government) H1 2022 – H1 2024



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Total Office Space (Million s.m.)	24.17	24.30	24.53	24.88	24.95
Occupied Space (Million s.m.)	18.80	19.07	19.37	19.54	19.52
Occupancy Rate (%)	77.7	78.5	79.0	78.5	78.2

Chart 28

Supply and Occupancy of Purpose-Built Office (Private & Government) by State H1 2024

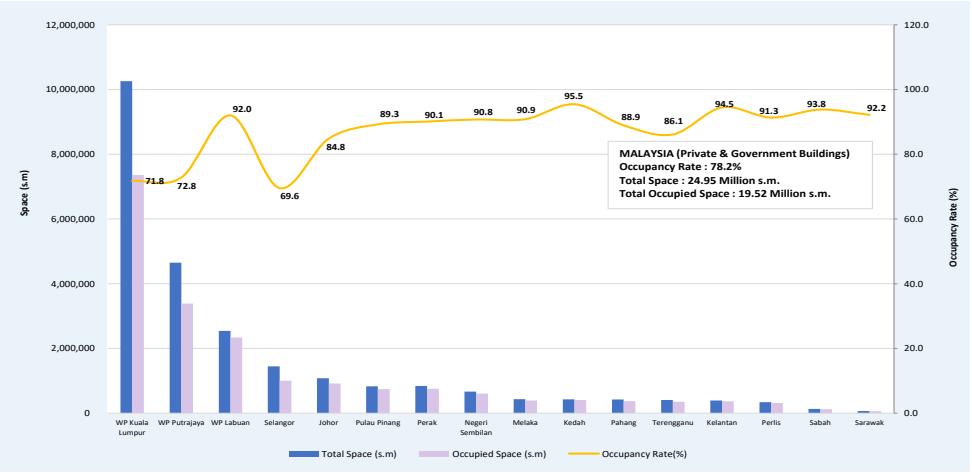
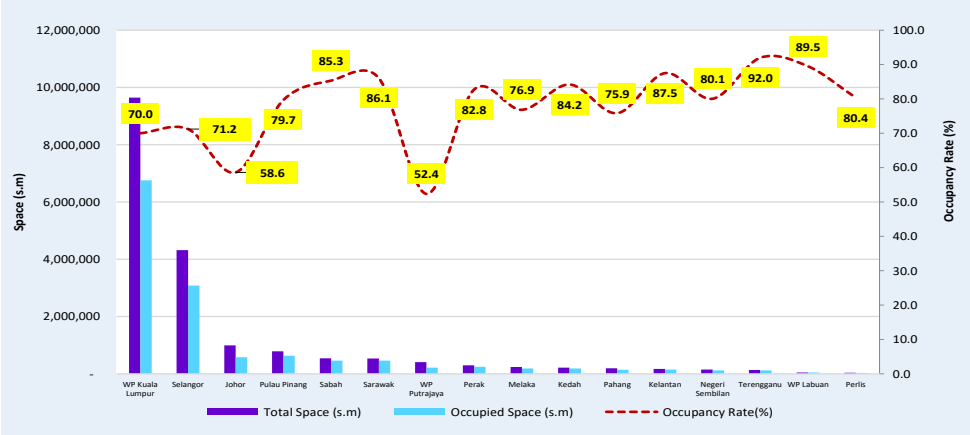


Chart 29

Supply and Availability of Private Purpose-Built Office by State H1 2024



Aktiviti Pembinaan

Dari segi pembangunan, aktiviti pembinaan mencatat penurunan ketara bagi siap dibina. Hanya dua bangunan baru siap dibina direkodkan, menawarkan 56,948 m.p. jumlah ruang, lebih rendah daripada 60,990 m.p. yang direkodkan pada H1 2023. Sehingga akhir Jun 2024, terdapat sejumlah 24.93 juta m.p. ruang pejabat sedia ada daripada 2,604 bangunan, manakala 1.07 juta m.p. (41 bangunan) dalam penawaran akan datang dan hampir 0.94 juta m.p. (29 bangunan) dalam penawaran yang dirancang. WP Kuala Lumpur merupakan penyumbang utama ruang pejabat dengan 41.1% bahagian (10.26 juta m.p.) dalam pasaran sedia ada, 52.6% (0.56 juta m.p.) dalam penawaran akan datang, dan 81.2% dalam penawaran yang dirancang. Bangunan pejabat berikut telah siap dibina pada H1 2024:

Construction Activity

On the development front, construction activities recorded a sharp decline for completions. Only two new completions were recorded, offering a total space of 56,948 s.m., lower than 60,990 s.m. recorded in H1 2023. As at end of June 2024, there was a total of 24.93 million s.m. existing office space from 2,604 buildings, while another 1.07 million s.m. (41 buildings) in the incoming supply and nearly 0.94 million s.m. (29 buildings) in the planned supply. WP Kuala Lumpur is still the lead contributor for office space with a share of 41.1% (10.26 million s.m.) in the existing market, 52.6% (0.56 million s.m.) in the incoming supply, and 81.2% in the planned supply. The following office buildings were completed in H1 2024:

State	Name of Building	Location/ Mukim/ District	Category	Nett Lettable Area (s.m.)
WP Kuala Lumpur	Menara Felcra @ Semarak 20	Jalan Semarak	Private Building	19,788
Johor	Menara Bank Rakyat @ Coronation Square	Jalan Trus, Johor Bahru	Private Building	37,160
Total	**2 buildings**			**56,948**

Harga

Harga bagi unit pejabat berstrata di negeri-negeri utama secara amnya stabil di seluruh negeri dengan beberapa pengecualian. Di WP Kuala Lumpur, Bangsar South dan Boulevard berjaya memperoleh harga tertinggi yang dipindahmilik antara RM9,400 s.m.p. hingga RM11,968 s.m.p. Beberapa transaksi di Selangor menunjukkan trend yang sama seperti di 19 Sentral dan Melawati Corporation memperoleh harga lebih tinggi, dipindahmilik dalam lingkungan RM7,796 s.m.p. hingga RM9,464 s.m.p.

Price

The prices of stratified office units in major states were generally stable across the states, with several exceptions. In WP Kuala Lumpur, Bangsar South and Boulevard were secured to obtain the highest prices transacted between RM9,400 p.s.m. and RM11,968 p.s.m. Several transactions in Selangor has shown similar trend such as in 19 Sentral and Melawati Corporations obtained higher prices, transacted in the range of RM7,796 p.s.m. to RM9,464 p.s.m.

Sewa

Pasaran sewa ruang pejabat menyaksikan pergerakan bercampur-campur di bangunan terpilih, manakala sebahagian besar yang lain adalah stabil. Pasaran sewa pejabat di WP Kuala Lumpur mencatat pertumbuhan sewa sederhana lebih 6.0%, seperti di Menara Prestige, Campbell Complex dan The Horizon Bangsar South. Namun begitu, beberapa bangunan mengalami penurunan sewa lebih 10.0%, seperti Wisma Boustead dan Bangunan Serbaguna. Di Selangor, Johor dan Pulau Pinang, pasaran sewa ruang pejabat kekal stabil secara keseluruhan. Beberapa kenaikan sewa melebihi 5.0% dicatatkan di Johor Bahru, melibatkan beberapa tingkat seperti Menara Tabung Haji, Wisma Ang, Wisma Daiman, dan Medini 6 Iskandar Puteri. Sementara itu, di Pulau Pinang, beberapa bangunan pejabat, iaitu Wisma Pantai dan Wisma KWSP, menikmati pertumbuhan sewa marginal masing-masing sebanyak 7.1% dan 5.0%.

Rental

The office space rental market witnessed mixed movements in selected buildings, while others were largely stable. The office rental market in WP Kuala Lumpur charted modest rent growth of more than 6.0%, such as in Menara Prestige, Campbell Complex, and The Horizon Bangsar South. Nevertheless, several buildings experienced a rental decrease of more than 10.0%, such as Wisma Boustead and Multi Purpose Buildings. In Selangor, Johor, and Pulau Pinang, the office space rental market has remained stable across the board. Several rental appreciations of more than 5.0% charted in Johor Bahru, such as Menara Tabung Haji, Wisma Ang, Wisma Daiman, and Medini 6 Iskandar Puteri, involved several floors. Meanwhile, in Pulau Pinang, a few office buildings, namely Wisma Pantai and Wisma KWSP, enjoy marginal rental growth of 7.1% and 5.0%, respectively.

2.2.5 Harta Tanah Riadah

Transaksi

Beberapa transaksi harta tanah riadah direkodkan dalam tempoh kajian, dengan nilai terkumpul hampir RM517.99 juta. Transaksi harta tanah riadah terdiri daripada hotel, resort dan chalet. Antara transaksi utama adalah seperti yang disenaraikan di bawah:

2.2.5 Leisure Property

Transaction

Several leisure property transactions were recorded in the review period, with an accumulated worth of nearly RM517.99 million. The leisure property transactions include, hotels, resorts, and chalets. Among the major transactions are as listed below:

No	State	Property	Location	Transaction Year	Consideration (RM)
1	Johor	Hotel Eastmount	Kukup Laut, Pekan Kukup, Pontian	2023	2,900,000
2	Perak	Hotel Syuen	Jalan Sultan Abdul Jalil, Kinta	2024	55,000,000
3	WP Kuala Lumpur	W Hotel	Jalan Ampang	2023	270,000,000
4	Pulau Pinang	Hotel Courtyard	Jalan Macalister	2024	165,000,000
5	Terengganu	Gem Beach Resort	Jalan Kuala Terengganu – Batu Rakit	2023	10,850,000

Aktiviti Pembinaan

Aktiviti pembinaan berada pada tahap pemulihan apabila siap dibina meningkat berbanding tempoh yang sama tahun lepas, apabila tiada hotel siap direkodkan. Pada H1 2024, terdapat tiga hotel baharu siap dibina, menawarkan 637 bilik. Sebaliknya, penawaran baharu dirancang berkurang lebih daripada 50.0% kepada 327 bilik (H1 2023: 733 bilik), manakala tiada hotel mula dibina direkodkan. Sehingga akhir Jun 2024, terdapat 3,546 hotel/resort di seluruh negara yang menawarkan 277,019 bilik; 81 lagi hotel/resort (17,038 bilik) dalam penawaran akan datang, dan 65 hotel/resort (13,380

Construction Activity

Construction activities were on a recovery note. Completions increased as compared to a similar period last year, with no hotel completions recorded. In H1 2024, there were three new hotels completed, offering 637 rooms. In contrast, the new planned supply contracted by more than 50.0% to 327 rooms (H1 2023: 733 rooms), while no hotel starts were recorded. As of end of June 2024, there were 3,546 hotels/resorts across the country offering 277,019 rooms; another 81 hotels/resorts (17,038 rooms) in the incoming supply, and 65 hotels/resorts (13,380 rooms)

bilik) diperingkat penawaran yang dirancang. Hotel/resort yang baharu siap dibina pada H1 2024 adalah seperti berikut:

in the planned supply stage. The newly completed hotels/resorts in H1 2024 are as follows:

State	Name of Hotels/Resorts	Number of Rooms
Johor	Permas City Hotel	150
Sabah	Kapalai Hotel	199
	Citadines Waterfront Kota Kinabalu	288
TOTAL	**3 Hotels/Resorts**	**637**

2.3 HARTA TANAH INDUSTRI

Transaksi

Subsektor industri merekodkan peningkatan dalam aktiviti pasaran. Terdapat 3,822 transaksi bernilai RM13.50 bilion direkodkan pada separuh pertama 2024. Berbanding tempoh yang sama tahun lepas, aktiviti pasaran meningkat sedikit 2.3% dalam bilangan dan 23.4% dalam nilai (H1 2023: 3,735 transaksi bernilai RM10.94 bilion). Selangor terus mendominasi pasaran, dengan 34.1% (1,302 transaksi) daripada jumlah transaksi negara, diikuti Johor (19.2%), Sarawak (7.4%), dan Perak (7.1%). Prestasi mengikut jenis menyaksikan kilang teres membentuk 32.3% (1,233 transaksi), diikuti oleh plot kosong, yang menguasai 26.6% lagi daripada bilangan industri.

2.3 INDUSTRIAL PROPERTY

Transaction

Industrial sub-sector recorded an increase in market activity. There were 3,822 transactions worth RM13.50 billion recorded in the first half of 2024. Compared to a similar period last year, market activity slightly increased by 2.3% in volume and 23.4% in value (H1 2023: 3,735 transactions worth RM10.94 billion). Selangor continued to dominate the market, with 34.1% (1,302 transactions) of the national transaction volume, followed by Johor (19.2%), Sarawak (7.4%), and Perak (7.1%). Performance by type witnessed terraced factories making up 32.3% (1,233 transactions), followed by vacant plots, which dominated another 26.6% of the total industrial volume.

Chart 30

Industrial Transactions Volume H1 2020 – H1 2024

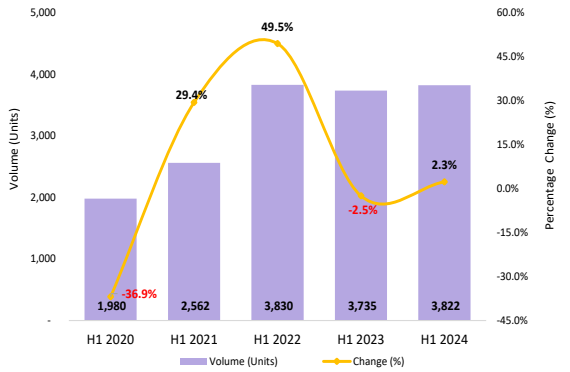
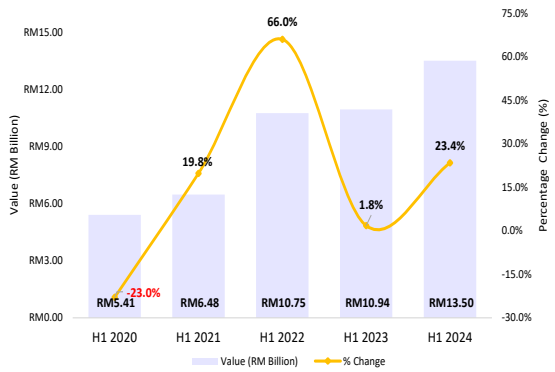


Chart 31

Industrial Transactions Value H1 2020 – H1 2024



Status Pasaran

Keadaan industri siap dibina tidak terjual bertambah baik pada H1 2024 apabila bilangannya semakin berkurangan. Bilangan dan nilai siap dibina tidak terjual menunjukkan penurunan masing-masing sebanyak 7.7% dan 7.0% kepada 746 unit siap dibina tidak terjual dengan jumlah nilai RM0.78 bilion (H2 2023: 808 unit siap dibina tidak terjual bernilai RM0.84 bilion). Sebaliknya, unit dalam pembinaan belum terjual mencatat bilangan lebih tinggi, berjumlah 621 unit, melebihi daripada yang direkodkan pada H2 2023 (457 unit).

Market Status

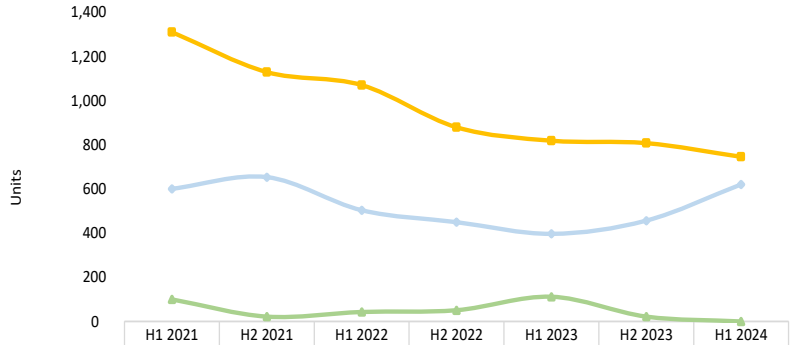
The industrial overhang situation improved in H1 2024 as the numbers gradually decreased. The overhang volume and value indicate a decrease of 7.7% and 7.0% to 746 overhang units with a total value of RM0.78 billion, respectively (H2 2023: 808 overhang units worth RM0.84 billion). In contrast, the unsold under construction units recorded higher, amounting to 621 units, more than recorded in H2 2023 (457 units).

Unit siap dibina tidak terjual mengikut negeri, Sarawak memegang sebahagian besar unit tidak terjual, mendominasi 42.8% bahagian, diikuti Johor (15.7%) dan Perak (10.5%). Mengikut jenis, kilang teres dan berkembar membentuk sebahagian besar daripada unit siap dibina tidak terjual; masing-masing menyumbang lebih 60.0% dan 31.0%. Sebahagian besar daripada siap dibina tidak terjual bagi unit teres adalah di Kuching, Sarawak, menyumbang lebih daripada 25.0% (190 unit), dengan harga antara RM300,001 hingga RM400,000 dan daripada RM500,001 hingga RM600,000. Sementara unit berkembar mendominasi julat harga melebihi RM1 juta, menguasai 21.4% (160 unit) daripada jumlah siap dibina tidak terjual.

Overhang by state, Sarawak held most of the overhang units, dominating with a 42.8% share, followed by Johor (15.7%) and Perak (10.5%). By type, terraced and semi-detached factories formed the bulk of the overhang; each contributed more than 60.0% and 31.0%, respectively. Most of the overhang for terraced units are in Kuching, Sarawak, contributing more than 25.0% (190 units), with prices ranging from RM300,001 to RM400,000 and from RM500,001 to RM600,000. While semi-detached units dominated the price range above RM1 million, capturing 21.4% (160 units) of the overhang total.

Chart 32

Industrial Market Status H1 2021 – H1 2024



	H1 2021	H2 2021	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Overhang	1,311	1,130	1,071	880	819	808	746
Under Construction	601	654	504	450	397	457	621
Not Constructed	100	22	43	51	112	22	0

Aktiviti Pembinaan

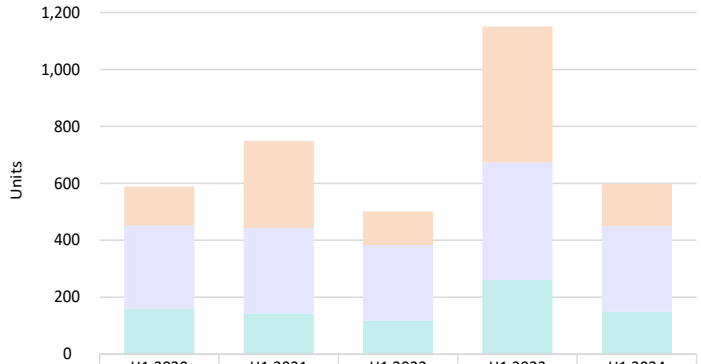
Dari segi pembinaan, subsektor industri kekal rendah. Siap dibina merekodkan 149 unit, mula dibina 301 unit, dan penawaran baharu dirancang 148 unit, masing-masing menunjukkan penurunan berbanding H1 2023. Sehingga Jun 2024, terdapat lebih daripada 122,000 unit industri sedia ada, dengan hampir 4,000 unit dalam penawaran akan datang dan lebih daripada 6,000 unit dalam penawaran yang dirancang. Selangor mendahului semua peringkat pembangunan; penawaran sedia ada, penawaran akan datang dan penawaran yang dirancang, masing-masing menyumbang 34.9%, 31.9% dan 31.8%.

Construction Activity

On the construction front, the industrial sub-sector remains in a low-tone. Completions recorded 149 units, starts 301 units, and new planned supply 148 units, each showing a decline against H1 2023. As of June 2024, there were more than 122,000 existing industrial units, with nearly 4,000 units in the incoming supply and more than 6,000 units in the planned supply. Selangor leads all the development stages; existing stock, incoming supply, and planned supply, contributing 34.9%, 31.9%, and 31.8% respectively.

Chart 33

Industrial Construction Activity H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
New Planned Supply	138	306	118	478	148
Starts	292	300	265	413	301
Completion	159	143	118	260	149

Harga

Harta tanah perindustrian telah menunjukkan peningkatan di seluruh negeri, dengan beberapa kenaikan disaksikan untuk kilang teres. Trend menaik ini boleh dikaitkan dengan peningkatan permintaan untuk gudang dan storan disebabkan oleh pengembangan e-dagang. Harga harta tanah industri di WP Kuala Lumpur dan Selangor menunjukkan trend yang lebih stabil. Di Selangor, kilang teres satu setengah tingkat di Bandar Baru Sri Damansara di Petaling, Taman Perindustrian Meda di Gombak, dan Bandar Teknologi di Hulu Langat menikmati peningkatan modal lebih daripada 7.0%, dengan harga dipindah milik antara RM1.20 juta hingga RM1.97 juta. Begitu juga di Pulau Pinang, jenis harta tanah serupa di Seberang Perai Utara juga mencatat pergerakan menaik sedikit melebihi 3.5% di Kawasan Perindustrian Ringan Usahajaya, Taman Industri Machang Indah, dan Taman Nagasari, dipindah milik pada harga antara RM398,000 hingga RM840,000.

Price

The industrial property has shown an improvement across the states, with some increments witnessed for terraced factories. The upward trend could be attributed to growing demand for warehouses and storage due to the expansion of e-commerce. Prices of industrial property in WP Kuala Lumpur and Selangor showed a more stable trend. In Selangor, one and a half story terraced factories at Bandar Baru Sri Damansara in Petaling, Meda Industrial Park in Gombak, and Bandar Teknologi in Hulu Langat enjoy capital appreciation of more than 7.0%, with prices transacted ranging between RM1.20 million and RM1.97 million. Likewise, in Pulau Pinang, similar property types in Seberang Perai Utara also recorded a slight upward movement above 3.5% in Kawasan Perindustrian Ringan Usahajaya, Taman Industri Machang Indah, and Taman Nagasari, transacted at prices ranging from RM398,000 to RM840,000.

2.4 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian mencatat 38,827 transaksi bernilai RM9.73 bilion, meningkat sebanyak 6.5% dalam bilangan dan 37.8% dalam nilai berbanding H1 2023 (36,447 transaksi bernilai RM7.06 bilion). Dari segi sumbangan kepada pasaran keseluruhan, subsektor ini dikedudukan kedua dengan 19.5% bahagian, manakala hanya 9.2% daripada jumlah nilai transaksi.

2.4 AGRICULTURE PROPERTY

Transaction

The agriculture sub-sector recorded 38,827 transactions worth RM9.73 billion, which increased by 6.5% in volume and 37.8% in value as compared to H1 2023 (36,447 transactions worth RM7.06 billion). In terms of contribution to the overall market, the sub-sector ranked second with 19.5% share, while contribution was only 9.2% of total transaction value.

Prestasi mengikut negeri menyaksikan Kedah dan Perak menyumbang bilangan pasaran lebih tinggi, dengan setiap negeri menyumbang 17.8% (6,903 transaksi) dan 15.6% (6,065 transaksi) daripada jumlah keseluruhan negara. Dari segi nilai, Johor mendahului pasaran dengan 24.6%, diikuti Selangor (18.0%). Terdapat 29 transaksi tanah ladang bernilai RM1.63 bilion. Lima belas di Sabah, tiga di Selangor, masing-masing dua di Kedah, Perak, Pahang dan Sarawak, dan satu di Johor, Negeri Sembilan, dan Melaka. Daripada 29 transaksi, lapan tanah ladang telah dimuktamadkan pada H1 2024, 16 tanah ladang telah dijual pada tahun 2023, dan lima lagi tanah ladang dijual pada tahun 2022, kedua-duanya direkodkan dalam tempoh kajian.

Performance by states saw Kedah and Perak contribute higher market volumes, with each state accounting for 17.8% (6,903 transactions) and 15.6% (6,065 transactions) of the national total. In terms of value, Johor leads the market with 24.6%, followed by Selangor (18.0%). There were 29 estate land transactions worth RM1.63 billion. Fifteen in Sabah, three in Selangor, two each in Kedah, Perak, Pahang and Sarawak, and one each in Johor, Negeri Sembilan, and Melaka. Out of 29 transactions, eight estate lands were concluded in H1 2024, 16 estate lands were sold in 2023, and another five estate lands were sold in 2022; both were recorded in the review period.

Chart 34

Agriculture Transaction Volume Trend H1 2020 – H1 2024

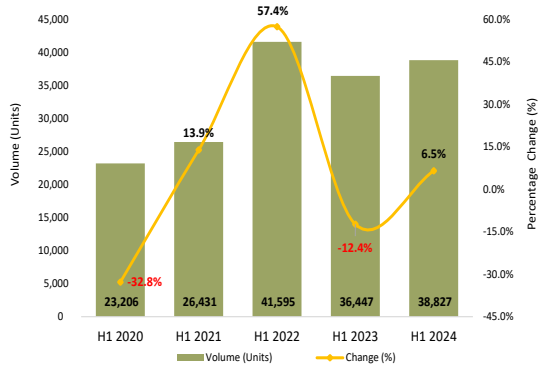
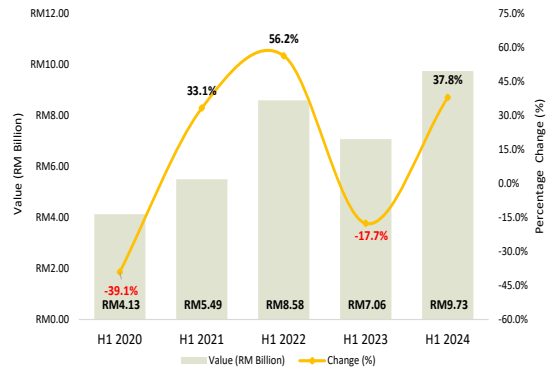


Chart 35

Agriculture Transaction Value Trend H1 2020 – H1 2024



Harga

Harga tanah pertanian secara amnya stabil, dengan kenaikan direkodkan di lokasi strategik yang mempunyai akses yang baik serta berdekatan dengan kawasan pembangunan. Di Wilayah Utara, tanah kelapa sawit di Kinta menyaksikan peningkatan lebih tinggi melebihi 10.0%, dipindahmilik daripada RM163,000 hingga RM235,000 sehektar. Di Wilayah Selatan, tanah kelapa sawit juga mencatat pergerakan positif di Johor, meningkat antara 2.4% hingga 7.9%, kebanyakannya di Kluang, Muar, dan Tangkak, dengan harga antara RM150,000 hingga RM512,000 sehektar. Di Kedah, harga tanah getah secara amnya stabil, dengan harga lebih tinggi direkodkan di Kuala Muda, iaitu antara RM441,000 hingga RM667,000 sehektar. Manakala di Johor, tanah pedalaman getah di Segamat meningkat sebanyak 4.5% dan 6.9%, dipindahmilik antara RM217,000 dan RM259,000 sehektar. Tanah pedalaman padi dua kali tanaman di Kulim juga memperoleh harga yang lebih tinggi, dipindah milik antara RM259,000 hingga RM444,000 sehektar, manakala di Kubang Pasu, dipindah milik antara RM185,000 dan RM236,000 sehektar.

Price

Prices of agricultural land were generally stable, with increases recorded in strategic locations with good accessibility as well as those nearby development areas. In the Northern Region, oil palm lands in Kinta witnessed higher increases by more than 10.0%, transacted from RM163,000 to RM235,000 per hectare. In the Southern Region, oil palm lands also recorded a positive movement in Johor, increasing between 2.4% and 7.9%, mostly in Kluang, Muar, and Tangkak, with prices ranging from RM150,000 to RM512,000 per hectare. In Kedah, prices of rubber lands were generally stable, with higher prices recorded in Kuala Muda, which ranged from RM441,000 to RM667,000 per hectare. While in Johor, interior rubber lands in Segamat rose by 4.5% and 6.9%, transacted between RM217,000 and RM259,000 per hectare. The interior double-cropped paddy lands in Kulim also secured a higher price, transacted between RM259,000 and RM444,000 per hectare, while in Kubang Pasu, were transacted between RM185,000 and RM236,000 per hectare.

3.0 KESIMPULAN

Prestasi pasaran harta tanah pada separuh pertama 2024 terus bertambah baik, didorong oleh aktiviti pasaran yang lebih kukuh, peningkatan dalam status pasaran dan aktiviti pembinaan yang menggalakkan. Pengukuhan aktiviti pasaran didorong oleh prestasi transaksi yang positif di semua subsektor, disokong oleh pelbagai inisiatif yang digariskan oleh kerajaan di bawah Bajet 2024, termasuk menyediakan jaminan sehingga RM10 bilion di bawah Skim Jaminan Kredit Perumahan (SJKP) dan perlanjutan tempoh pengecualian duti setem bagi dokumen pindah milik harta tanah bagi pembelian rumah kali pertama bernilai RM500,000 dan ke bawah sehingga Disember 2025.

Kerajaan telah memperkenalkan beberapa usaha serta projek pemangkin untuk memacu ekonomi tempatan di samping merangsang pengembangan pasaran harta tanah. Ini termasuk menambah baik fleksibiliti syarat-syarat permohonan bagi program Malaysia Rumah Keduaku (MM2H), membangunkan Zon Ekonomi Khas Johor-Singapura (JS-SEZ), dan mewujudkan Zon Kewangan Khas di Forest City. Sebagai tambahan bagi memperkukuh permintaan harta tanah yang positif adalah kesan daripada pembangunan seperti projek Rapid Transit Link (RTS) di Johor, Laluan Rel Pantai Timur (ECRL), dan projek Lebuhraya Pan Borneo di Sabah dan Sarawak.

Peluasan sektor e-dagang, projek perindustrian utama di Wilayah Utara, dan Pelan Induk Perindustrian Baharu (NIMP) 2030 dijangka menggalakkan prestasi pasaran harta tanah perindustrian serta menjadi pemangkin kepada pasaran harta tanah yang lebih kukuh.

3.0 CONCLUSION

The performance of the property market in the first half of 2024 continue to improve, driven by stronger market activity, an improvement in market status, and encouraging construction activity. The strengthening of market activity was driven by a positive performance of transactions in all subsectors, supported by various initiatives outlined by the government under Budget 2024, including providing guarantees of up to RM10 billion under Skim Jaminan Kredit Perumahan (SJKP) and the extension of the stamp duty exemption period for property transfer documents for the purchase of first-time home buyers valued at RM500,000 and below until December 2025.

The government has introduced several efforts and catalytic projects to drive the local economy while simultaneously stimulating the development of the property market. These include improving the flexibility of application requirements for the Malaysia My Second Home (MM2H) program, developing the Johor-Singapore Special Economic Zone (JS-SEZ), and establishing a Special Financial Zone in Forest City. Additionally, bolstering demands for property are positive, impact of developments such as the Rapid Transit Link (RTS) project in Johor, the East Coast Rail Link (ECRL), and the Pan Borneo Highway project in Sabah and Sarawak.

The expansion of the e-commerce sector, major industrial projects in the Northern Region, and the New Industrial Master Plan (NIMP) 2030 are expected to promote the performance of the industrial property market as well as serves as a catalyst for a stronger property market.

JADUAL GAMBARAN KESELURUHAN
OVERVIEW TABLE

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual I / *Table I*
Penunjuk Utama Ekonomi Malaysia
Key Indicators of the Malaysian Economy

Pendapatan Negara dan Pengeluaran Dalam Negeri	2022 RM Bilion/ RM Billion	2022 % Pertumbuhan Growth	2023		H1 2024[P]		National Income and Domestic Poduct
Jumlah Penduduk ('000)	32.60	2.5	33.40	2.1	34.10	1.9	***Total Population ('000)***
Keluaran Dalam Negara Kasar (KDNK) (pada harga malar 2015)	1,514.10	8.9	1,568.00	3.6	798.20	5.1	***Gross Domestic Product (GDP) (2015 constant prices)***
Sektor Utama yang menyumbang kepada KDNK							***Key Sectors Contributing to GDP***
• Pertanian	100.10	1.3	100.80	0.7	48.80	4.5	• Agricultural
• Perlombongan dan kuari	97.00	3.5	97.50	0.5	50.00	4.2	• Mining and quarrying
• Pembuatan	364.10	8.1	366.70	0.7	185.10	3.3	• Manufacturing
• Pembinaan	53.40	5.1	56.70	6.1	31.70	14.6	• Construction
• Perkhidmatan	882.70	11.0	927.90	5.1	473.60	5.4	• Services
- Utiliti (Elektrik, gas)	31.31	3.7	31.99	2.2	16.75	7.4	- Utilities
- Pengangkutan dan penyimpanan	55.15	29.4	62.78	13.8	33.86	10.8	- Transport and storage
- Maklumat dan komunikasi	99.28	5.0	102.83	3.6	52.63	3.0	- Wholesale, and retail trade
- Perdagangan borong dan runcit	110.15	3.8	115.28	4.7	69.89	8.0	- Wholesale, and retail trade
- Penginapan	8.56	132.3	11.05	29.2	6.03	12.4	- Accommodation
- Kewangan dan insurans	79.35	2.6	78.69	-0.8	14.04	14.2	- Finance and insurance
- Harta tanah dan perkhidmatan perniagaan	20.08	29.9	20.94	4.2	26.92	19.2	- Real estate and business services
- Perkhidmatan kerajaan	137.44	4.5	143.87	4.7	72.06	4.7	- Government services
- Perkhidmatan-perkhidmatan lain	45.92	11.8	48.34	5.3	25.02	4.5	- Other services
Pendapatan Negara Kasar (KNK) (pada harga semasa)	1,737.0	15.3	1,770.0	1.9	913.0	5.8	***Gross National Income (GNI) (at current prices)***
Pendapatan Negara Kasar (KNK) (pada harga tetap 2015)	1,484.0	8.30	1,543.1	4.0	789.7	5.1	***Gross National Income (GNI) (2015 constant prices)***
Guna Tenaga dan Buruh Tenaga buruh ('000)	15,769.7		16,366.8		17,148.9		***Employment and Labour*** *Labour force (thousand)*
Penduduk bekerja ('000)	15,155.2		15,813.4		16,591.2		*Employment (thousand)*
Kadar pengangguran (%)	3.9		3.4		3.3		*Unemployment rate (%)*
Indeks Harga Pengguna	127.2		130.4		132.3		
Kadar Inflasi (% perubahan)	3.3		2.5		1.8		

[P] Data Awalan (Preliminary)

Sumber: Unit Perancang Ekonomi
Jabatan Perangkaan Malaysia
Kementerian Sumber Manusia Malaysia

Sumber: Bank Negara Malaysia

Source: Economic Planning Unit
Department of Statistics, Malaysia
Ministry of Human Resource, Malaysia

Source: Central Bank of Malaysia

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual II/ *Table II*
Bilangan Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga
Number of Property Transactions by Sub-Sector and Price Range

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2023							
0 - 100,000	8,765	720	91	11,589	3,036	0	24,201
100,001 - 200,000	10,465	752	75	3,492	1,067	1	15,852
200,001 - 300,000	10,276	858	105	1,387	457	0	13,083
300,001 - 400,000	7,760	873	96	718	277	0	9,724
400,001 - 500,000	5,559	985	80	458	206	0	7,288
500,001 - 600,000	3,089	742	85	304	159	0	4,379
600,001 - 700,000	2,261	716	75	198	107	0	3,357
700,001 - 800,000	1,549	486	68	131	75	0	2,309
800,001 - 900,000	939	362	68	100	76	0	1,545
900,001 - 1,000,000	616	305	47	96	68	0	1,132
1,000,001 & Above	2,582	1,704	957	373	534	4	6,154
Total	**53,861**	**8,503**	**1,747**	**18,846**	**6,062**	**5**	**89,024**
Q2 2023							
0 - 100,000	10,413	561	237	10,524	2,456	1	24,192
100,001 - 200,000	11,081	1,021	180	3,134	967	1	16,384
200,001 - 300,000	11,059	948	112	1,456	440	0	14,015
300,001 - 400,000	8,615	911	95	740	296	0	10,657
400,001 - 500,000	6,629	984	103	465	184	1	8,366
500,001 - 600,000	3,755	893	86	303	136	0	5,173
600,001 - 700,000	2,817	753	99	224	94	0	3,987
700,001 - 800,000	1,706	570	79	165	85	0	2,605
800,001 - 900,000	1,172	473	67	94	76	0	1,882
900,001 - 1,000,000	836	355	47	76	62	0	1,376
1,000,001 & Above	3,029	1,630	883	420	515	2	6,479
Total	**61,112**	**9,099**	**1,988**	**17,601**	**5,311**	**5**	**95,116**
Q3 2023							
0 - 100,000	10,194	837	153	11,765	2,996	1	25,946
100,001 - 200,000	12,547	961	175	3,651	1,084	1	18,419
200,001 - 300,000	13,199	1,230	130	1,590	589	0	16,738
300,001 - 400,000	9,532	1,199	114	940	325	0	12,110
400,001 - 500,000	7,414	1,236	111	650	288	0	9,699
500,001 - 600,000	4,259	1,067	96	378	141	0	5,941
600,001 - 700,000	3,150	962	95	309	130	0	4,646
700,001 - 800,000	2,200	748	88	186	117	0	3,339
800,001 - 900,000	1,380	600	79	126	104	1	2,290
900,001 - 1,000,000	936	339	64	119	69	0	1,527
1,000,001 & Above	3,741	2,229	1,094	474	734	6	8,278
Total	**68,552**	**11,408**	**2,199**	**20,188**	**6,577**	**9**	**108,933**
Q4 2023							
0 - 100,000	8,811	788	145	10,838	2,864	1	23,447
100,001 - 200,000	12,394	871	137	3,641	985	2	18,030
200,001 - 300,000	13,149	1,136	103	1,581	473	0	16,442
300,001 - 400,000	9,669	1,198	94	917	344	0	12,222
400,001 - 500,000	7,223	1,223	157	568	210	1	9,382
500,001 - 600,000	4,347	1,172	113	379	163	0	6,174
600,001 - 700,000	3,228	1,010	82	293	130	0	4,743
700,001 - 800,000	2,265	748	80	173	98	0	3,364
800,001 - 900,000	1,544	581	81	112	96	0	2,414
900,001 - 1,000,000	933	430	103	110	82	0	1,658
1,000,001 & Above	3,498	2,296	1,128	423	710	4	8,059
Total	**67,061**	**11,453**	**2,223**	**19,035**	**6,155**	**8**	**105,935**

Jadual II/ *Table II*
Bilangan Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga
Number of Property Transactions by Sub-Sector and Price

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2024							
0 - 100,000	9,771	611	85	13,155	3,231	1	26,854
100,001 - 200,000	12,095	846	189	3,840	1,130	0	18,100
200,001 - 300,000	11,633	1,106	105	1,574	578	0	14,996
300,001 - 400,000	8,834	1,181	130	825	375	0	11,345
400,001 - 500,000	6,591	1,185	108	546	252	0	8,682
500,001 - 600,000	3,836	1,079	92	294	151	0	5,452
600,001 - 700,000	2,659	941	78	264	130	1	4,073
700,001 - 800,000	1,892	794	50	190	90	0	3,016
800,001 - 900,000	1,404	729	65	109	65	0	2,372
900,001 - 1,000,000	906	480	65	94	76	0	1,621
1,000,001 & Above	3,188	2,385	1,029	444	633	4	7,683
Total	**62,809**	**11,337**	**1,996**	**21,335**	**6,711**	**6**	**104,194**
Q2 2024							
0 - 100,000	9,260	572	131	10,471	2,858	1	23,293
100,001 - 200,000	11,148	957	142	3,099	998	0	16,344
200,001 - 300,000	10,900	1,056	93	1,335	516	0	13,900
300,001 - 400,000	8,059	1,151	95	742	278	0	10,325
400,001 - 500,000	6,193	1,122	105	468	212	1	8,101
500,001 - 600,000	3,870	866	86	314	152	0	5,288
600,001 - 700,000	2,485	839	59	243	127	0	3,753
700,001 - 800,000	1,911	594	80	166	100	0	2,851
800,001 - 900,000	1,320	489	65	116	68	0	2,058
900,001 - 1,000,000	783	350	54	97	87	0	1,371
1,000,001 & Above	3,226	2,204	916	441	640	1	7,428
Total	**59,155**	**10,200**	**1,826**	**17,492**	**6,036**	**3**	**94,712**
H1 2023							
0 - 100,000	19,178	1,281	328	22,113	5,492	1	48,393
100,001 - 200,000	21,546	1,773	255	6,626	2,034	2	32,236
200,001 - 300,000	21,335	1,806	217	2,843	897	0	27,098
300,001 - 400,000	16,375	1,784	191	1,458	573	0	20,381
400,001 - 500,000	12,188	1,969	183	923	390	1	15,654
500,001 - 600,000	6,844	1,635	171	607	295	0	9,552
600,001 - 700,000	5,078	1,469	174	422	201	0	7,344
700,001 - 800,000	3,255	1,056	147	296	160	0	4,914
800,001 - 900,000	2,111	835	135	194	152	0	3,427
900,001 - 1,000,000	1,452	660	94	172	130	0	2,508
1,000,001 & Above	5,611	3,334	1,840	793	1,049	6	12,633
Total	**114,973**	**17,602**	**3,735**	**36,447**	**11,373**	**10**	**184,140**
H1 2024							
0 - 100,000	19,031	1,183	216	23,626	6,089	2	50,147
100,001 - 200,000	23,243	1,803	331	6,939	2,128	0	34,444
200,001 - 300,000	22,533	2,162	198	2,909	1,094	0	28,896
300,001 - 400,000	16,893	2,332	225	1,567	653	0	21,670
400,001 - 500,000	12,784	2,307	213	1,014	464	1	16,783
500,001 - 600,000	7,706	1,945	178	608	303	0	10,740
600,001 - 700,000	5,144	1,780	137	507	257	1	7,826
700,001 - 800,000	3,803	1,388	130	356	190	0	5,867
800,001 - 900,000	2,724	1,218	130	225	133	0	4,430
900,001 - 1,000,000	1,689	830	119	191	163	0	2,992
1,000,001 & Above	6,414	4,589	1,945	885	1,273	5	15,111
Total	**121,964**	**21,537**	**3,822**	**38,827**	**12,747**	**9**	**198,906**

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual III/ *Table III*
Nilai Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga (RM Juta)
Value of Property Transactions by Sub-Sector and Price Range (RM Million)

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2023							
0 - 100,000	530.38	35.29	9.08	495.89	135.19	0.00	1,205.83
100,001 - 200,000	1,637.19	118.86	11.57	506.95	154.04	0.13	2,428.75
200,001 - 300,000	2,628.29	219.95	28.01	346.35	113.75	0.00	3,336.34
300,001 - 400,000	2,749.21	313.20	34.53	252.59	97.63	0.00	3,447.16
400,001 - 500,000	2,541.25	450.42	37.29	207.56	92.68	0.00	3,329.20
500,001 - 600,000	1,717.79	414.93	46.71	168.93	87.59	0.00	2,435.95
600,001 - 700,000	1,479.76	469.49	49.58	128.96	69.64	0.00	2,197.43
700,001 - 800,000	1,171.67	367.74	51.33	98.80	56.32	0.00	1,745.85
800,001 - 900,000	802.21	310.10	58.74	84.72	65.13	0.00	1,320.89
900,001 - 1,000,000	591.43	294.60	45.10	91.01	65.60	0.00	1,087.74
1,000,001 & Above	5,014.21	5,788.56	5,147.80	1,421.57	2,194.43	9.54	19,576.11
Total	**20,863.39**	**8,783.14**	**5,519.73**	**3,803.32**	**3,132.01**	**9.67**	**42,111.26**
Q2 2023							
0 - 100,000	647.49	36.65	14.56	447.32	111.31	0.01	1,257.34
100,001 - 200,000	1,726.48	161.96	28.93	452.42	141.33	0.11	2,511.24
200,001 - 300,000	2,819.17	243.05	28.26	363.13	110.36	0.00	3,563.97
300,001 - 400,000	3,052.98	326.78	34.03	259.31	103.44	0.00	3,776.53
400,001 - 500,000	3,028.53	450.02	47.52	211.28	83.82	0.44	3,821.62
500,001 - 600,000	2,085.94	498.90	48.27	167.24	75.47	0.00	2,875.81
600,001 - 700,000	1,833.74	492.67	67.02	146.95	61.16	0.00	2,601.54
700,001 - 800,000	1,290.09	431.27	59.99	124.28	64.51	0.00	1,970.13
800,001 - 900,000	997.85	403.01	57.47	80.03	65.33	0.00	1,603.69
900,001 - 1,000,000	801.88	340.68	45.55	72.99	59.49	0.00	1,320.60
1,000,001 & Above	5,632.52	4,591.07	4,987.83	933.70	1,795.82	11.34	17,952.28
Total	**23,916.66**	**7,976.05**	**5,419.43**	**3,258.65**	**2,672.05**	**11.91**	**43,254.75**
Q3 2023							
0 - 100,000	627.36	53.24	8.86	510.32	130.03	0.09	1,329.91
100,001 - 200,000	1,951.02	149.50	25.74	530.64	158.18	0.14	2,815.20
200,001 - 300,000	3,371.81	317.32	33.54	396.38	147.09	0.00	4,266.15
300,001 - 400,000	3,375.65	429.07	40.73	331.75	114.53	0.00	4,291.73
400,001 - 500,000	3,395.80	564.94	50.93	295.33	130.28	0.00	4,437.27
500,001 - 600,000	2,371.60	593.86	54.41	208.97	76.96	0.00	3,305.79
600,001 - 700,000	2,059.25	631.40	62.92	199.26	85.05	0.00	3,037.88
700,001 - 800,000	1,662.84	564.89	66.76	139.61	87.87	0.00	2,521.97
800,001 - 900,000	1,177.07	510.89	68.01	108.00	88.75	0.89	1,953.60
900,001 - 1,000,000	899.63	325.85	62.12	114.14	66.50	0.00	1,468.24
1,000,001 & Above	7,469.08	6,389.44	5,416.36	4,852.72	3,498.07	82.16	27,707.83
Total	**28,361.11**	**10,530.40**	**5,890.37**	**7,687.12**	**4,583.31**	**83.28**	**57,135.58**
Q4 2023							
0 - 100,000	557.73	48.23	7.96	467.26	124.97	0.01	1,206.17
100,001 - 200,000	1,941.14	136.70	19.97	528.42	144.02	0.27	2,770.52
200,001 - 300,000	3,362.99	292.45	26.34	395.62	118.48	0.00	4,195.88
300,001 - 400,000	3,418.62	428.22	33.75	321.36	120.43	0.00	4,322.37
400,001 - 500,000	3,305.58	558.82	71.89	257.17	94.91	0.46	4,288.84
500,001 - 600,000	2,420.37	653.48	63.41	209.66	90.21	0.00	3,437.13
600,001 - 700,000	2,112.20	662.86	54.18	189.59	85.24	0.00	3,104.08
700,001 - 800,000	1,709.54	566.16	60.68	130.50	74.25	0.00	2,541.13
800,001 - 900,000	1,316.03	496.04	69.82	95.28	82.21	0.00	2,059.38
900,001 - 1,000,000	895.08	414.79	98.80	105.65	78.42	0.00	1,592.75
1,000,001 & Above	6,748.32	6,761.59	6,601.37	1,221.88	3,463.15	16.84	24,813.15
Total	**27,787.61**	**11,019.36**	**7,108.17**	**3,922.38**	**4,476.29**	**17.58**	**54,331.40**

Jadual III/ *Table III*

Nilai Transaksi Harta Tanah Mengikut Subsektor dan Lingkungan Harga (RM Juta)

Value of Property Transactions by Sub-Sector and Price Range (RM Million)

Time Period & Price Range	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Q1 2024							
0 - 100,000	616.25	40.43	3.99	548.18	148.88	0.01	1,357.75
100,001 - 200,000	1,887.09	132.23	27.02	555.69	163.60	0.00	2,765.63
200,001 - 300,000	2,975.50	285.03	26.19	392.12	145.09	0.00	3,823.92
300,001 - 400,000	3,134.62	420.07	46.10	289.62	131.97	0.00	4,022.37
400,001 - 500,000	3,008.40	540.64	49.42	247.61	114.74	0.00	3,960.81
500,001 - 600,000	2,126.78	601.51	51.87	161.93	83.64	0.00	3,025.74
600,001 - 700,000	1,738.71	617.46	51.55	171.68	85.73	0.63	2,665.75
700,001 - 800,000	1,425.56	601.51	37.87	143.22	67.69	0.00	2,275.86
800,001 - 900,000	1,195.77	614.39	55.92	93.20	55.61	0.00	2,014.90
900,001 - 1,000,000	866.44	463.65	62.77	90.04	73.06	0.00	1,555.97
1,000,001 & Above	6,268.88	8,936.27	6,642.06	3,549.15	3,582.13	25.35	29,003.85
Total	**25,244.00**	**13,253.20**	**7,054.76**	**6,242.43**	**4,652.16**	**26.00**	**56,472.54**
Q2 2024							
0 - 100,000	564.81	36.17	7.28	449.23	130.11	0.06	1,187.64
100,001 - 200,000	1,737.39	146.67	21.45	450.02	143.61	0.00	2,499.15
200,001 - 300,000	2,789.70	272.67	24.27	333.08	129.39	0.00	3,549.11
300,001 - 400,000	2,848.30	409.92	34.53	260.88	98.17	0.00	3,651.81
400,001 - 500,000	2,828.47	513.06	47.81	213.40	95.41	0.45	3,698.60
500,001 - 600,000	2,147.32	484.50	48.40	174.15	84.10	0.00	2,938.47
600,001 - 700,000	1,629.39	551.84	38.60	158.01	82.66	0.00	2,460.50
700,001 - 800,000	1,437.92	449.26	60.59	125.00	76.12	0.00	2,148.89
800,001 - 900,000	1,126.10	417.91	55.98	99.65	58.53	0.00	1,758.16
900,001 - 1,000,000	749.04	337.53	52.01	93.06	83.72	0.00	1,315.37
1,000,001 & Above	6,329.53	6,833.80	6,056.65	1,132.91	3,614.96	1.03	23,968.89
Total	**24,187.98**	**10,453.32**	**6,447.57**	**3,489.40**	**4,596.78**	**1.54**	**49,176.59**
H1 2023							
0 - 100,000	1,177.87	71.94	23.64	943.21	246.50	0.01	2,463.17
100,001 - 200,000	3,363.67	280.83	40.50	959.37	295.37	0.24	4,939.98
200,001 - 300,000	5,447.46	463.00	56.27	709.47	224.11	0.00	6,900.31
300,001 - 400,000	5,802.19	639.98	68.56	511.89	201.07	0.00	7,223.69
400,001 - 500,000	5,569.78	900.44	84.81	418.84	176.50	0.44	7,150.83
500,001 - 600,000	3,803.73	913.83	94.98	336.17	163.06	0.00	5,311.77
600,001 - 700,000	3,313.50	962.15	116.60	275.92	130.80	0.00	4,798.97
700,001 - 800,000	2,461.75	799.01	111.31	223.08	120.83	0.00	3,715.98
800,001 - 900,000	1,800.06	713.10	116.21	164.75	130.47	0.00	2,924.58
900,001 - 1,000,000	1,393.31	635.28	90.66	164.00	125.10	0.00	2,408.34
1,000,001 & Above	10,646.73	10,379.63	10,135.63	2,355.27	3,990.25	20.88	37,528.38
Total	**44,780.05**	**16,759.19**	**10,939.17**	**7,061.97**	**5,804.06**	**21.58**	**85,366.02**
H1 2024							
0 - 100,000	1,181.06	76.60	11.27	997.40	278.99	0.07	2,545.39
100,001 - 200,000	3,624.48	278.90	48.48	1,005.71	307.22	0.00	5,264.78
200,001 - 300,000	5,765.20	557.70	50.45	725.20	274.47	0.00	7,373.02
300,001 - 400,000	5,982.93	829.99	80.63	550.50	230.14	0.00	7,674.19
400,001 - 500,000	5,836.87	1,053.70	97.23	461.01	210.15	0.45	7,659.40
500,001 - 600,000	4,274.10	1,086.01	100.27	336.08	167.75	0.00	5,964.21
600,001 - 700,000	3,368.10	1,169.30	90.14	329.68	168.39	0.63	5,126.25
700,001 - 800,000	2,863.48	1,050.77	98.46	268.23	143.81	0.00	4,424.74
800,001 - 900,000	2,321.87	1,032.30	111.90	192.85	114.14	0.00	3,773.06
900,001 - 1,000,000	1,615.48	801.18	114.78	183.11	156.79	0.00	2,871.34
1,000,001 & Above	12,598.41	15,770.07	12,698.71	4,682.06	7,197.10	26.38	52,972.74
Total	**49,431.98**	**23,706.51**	**13,502.33**	**9,731.83**	**9,248.94**	**27.53**	**105,649.12**

Horizontal and vertical total may not add up to the shown figures due to rounding off.

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual IV / *Table IV*
Bilangan Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa
Number of Property Transactions by State and Time Period

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
W.P. Kuala Lumpur							
Q1 2023	2,863	1,122	32	0	31	0	4,048
Q2 2023	3,034	1,234	33	0	45	1	4,347
Q3 2023	4,041	1,949	46	0	54	1	6,091
Q4 2023	3,814	1,948	40	0	56	0	5,858
Q1 2024	3,413	1,868	33	0	52	1	5,367
Q2 2024	3,235	1,588	57	0	51	0	4,931
H1 2023	5,897	2,356	65	0	76	1	8,395
H2 2023	7,855	3,897	86	0	110	1	11,949
H1 2024	6,648	3,456	90	0	103	1	10,298
W.P. Putrajaya							
Q1 2023	68	8	0	0	0	0	76
Q2 2023	58	6	0	0	0	0	64
Q3 2023	118	22	1	0	0	0	141
Q4 2023	86	13	8	0	0	0	107
Q1 2024	98	3	0	0	0	0	101
Q2 2024	90	13	0	0	0	0	103
H1 2023	126	14	0	0	0	0	140
H2 2023	204	35	9	0	0	0	248
H1 2024	188	16	0	0	0	0	204
W.P. Labuan							
Q1 2023	72	11	3	33	41	0	160
Q2 2023	44	3	2	12	36	0	97
Q3 2023	79	6	5	23	34	1	148
Q4 2023	53	9	5	22	37	0	126
Q1 2024	68	14	2	28	44	0	156
Q2 2024	55	9	5	17	57	1	144
H1 2023	116	14	5	45	77	0	257
H2 2023	132	15	10	45	71	1	274
H1 2024	123	23	7	45	101	1	300
Selangor							
Q1 2023	12,397	2,139	547	993	634	1	16,711
Q2 2023	13,077	2,451	616	844	552	0	17,540
Q3 2023	14,761	2,770	758	1,218	657	1	20,165
Q4 2023	14,800	2,750	669	1,288	703	0	20,210
Q1 2024	14,097	2,651	666	1,228	657	1	19,300
Q2 2024	13,077	2,696	636	953	599	0	17,961
H1 2023	25,474	4,590	1,163	1,837	1,186	1	34,251
H2 2023	29,561	5,520	1,427	2,506	1,360	1	40,375
H1 2024	27,174	5,347	1,302	2,181	1,256	1	37,261
Johor							
Q1 2023	7,497	1,318	304	2,388	591	1	12,099
Q2 2023	10,465	1,820	380	2,185	524	0	15,374
Q3 2023	11,832	2,537	448	2,478	651	1	17,947
Q4 2023	10,767	2,366	441	3,012	805	0	17,391
Q1 2024	9,315	2,662	447	2,498	653	0	15,575
Q2 2024	9,333	2,285	285	1,920	554	1	14,378
H1 2023	17,962	3,138	684	4,573	1,115	1	27,473
H2 2023	22,599	4,903	889	5,490	1,456	1	35,338
H1 2024	18,648	4,947	732	4,418	1,207	1	29,953
Pulau Pinang							
Q1 2023	3,975	958	142	387	279	1	5,742
Q2 2023	4,195	442	160	383	363	0	5,543
Q3 2023	5,153	566	145	432	370	1	6,667
Q4 2023	5,340	556	186	328	321	0	6,731
Q1 2024	4,134	618	112	473	400	0	5,737
Q2 2024	4,109	508	108	362	357	0	5,444
H1 2023	8,170	1,400	302	770	642	1	11,285
H2 2023	10,493	1,122	331	760	691	1	13,398
H1 2024	8,243	1,126	220	835	757	0	11,181

Jadual IV / *Table IV*
Bilangan Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa
Number of Property Transactions by State and Time Period

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Perak							
Q1 2023	6,118	650	111	3,259	219	0	10,357
Q2 2023	6,353	584	163	3,086	108	1	10,295
Q3 2023	7,486	667	106	3,403	125	0	11,787
Q4 2023	7,862	751	156	3,123	136	1	12,029
Q1 2024	6,902	702	122	3,228	164	1	11,119
Q2 2024	7,585	654	150	2,837	127	0	11,353
H1 2023	12,471	1,234	274	6,345	327	1	20,652
H2 2023	15,348	1,418	262	6,526	261	1	23,816
H1 2024	14,487	1,356	272	6,065	291	1	22,472
Negeri Sembilan							
Q1 2023	3,393	292	131	940	120	0	4,876
Q2 2023	4,978	418	174	980	136	0	6,686
Q3 2023	4,004	387	86	1,066	203	1	5,747
Q4 2023	4,734	489	101	1,052	162	0	6,538
Q1 2024	3,442	378	102	926	184	0	5,032
Q2 2024	3,010	337	94	833	157	0	4,431
H1 2023	8,371	710	305	1,920	256	0	11,562
H2 2023	8,738	876	187	2,118	365	1	12,285
H1 2024	6,452	715	196	1,759	341	0	9,463
Melaka							
Q1 2023	2,319	258	88	337	847	1	3,850
Q2 2023	2,244	321	86	304	566	2	3,523
Q3 2023	2,968	367	135	411	831	2	4,714
Q4 2023	2,988	417	128	611	638	0	4,782
Q1 2024	3,358	409	109	448	869	0	5,193
Q2 2024	2,738	328	111	328	771	0	4,276
H1 2023	4,563	579	174	641	1,413	3	7,373
H2 2023	5,956	784	263	1,022	1,469	2	9,496
H1 2024	6,096	737	220	776	1,640	0	9,469
Kedah							
Q1 2023	2,934	334	105	3,591	812	0	7,776
Q2 2023	3,467	378	59	3,145	595	0	7,644
Q3 2023	3,478	355	91	3,313	735	0	7,972
Q4 2023	3,747	449	70	3,248	870	1	8,385
Q1 2024	3,163	348	68	3,831	923	0	8,333
Q2 2024	3,200	323	95	3,072	859	0	7,549
H1 2023	6,401	712	164	6,736	1,407	0	15,420
H2 2023	7,225	804	161	6,561	1,605	1	16,357
H1 2024	6,363	671	163	6,903	1,782	0	15,882
Pahang							
Q1 2023	2,764	255	29	1,324	238	0	4,610
Q2 2023	2,597	308	34	1,169	222	0	4,330
Q3 2023	3,046	300	52	1,506	289	0	5,193
Q4 2023	3,013	377	48	1,249	282	0	4,969
Q1 2024	3,084	284	104	1,652	270	1	5,395
Q2 2024	2,750	231	43	1,267	230	0	4,521
H1 2023	5,361	563	63	2,493	460	0	8,940
H2 2023	6,059	677	100	2,755	571	0	10,162
H1 2024	5,834	515	147	2,919	500	1	9,916
Terengganu							
Q1 2023	3,529	118	7	674	786	0	5,114
Q2 2023	4,732	126	11	755	950	0	6,574
Q3 2023	4,409	111	15	751	1,011	1	6,298
Q4 2023	3,890	121	35	765	910	0	5,721
Q1 2024	4,195	110	9	782	876	1	5,973
Q2 2024	3,485	59	3	714	732	0	4,993
H1 2023	8,261	244	18	1,429	1,736	0	11,688
H2 2023	8,299	232	50	1,516	1,921	1	12,019
H1 2024	7,680	169	12	1,496	1,608	1	10,966

Jadual IV / *Table IV*
Bilangan Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa
Number of Property Transactions by State and Time Period

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Kelantan							
Q1 2023	1,541	112	4	1,453	335	0	3,445
Q2 2023	1,365	99	3	1,091	278	0	2,836
Q3 2023	1,521	128	4	1,422	314	0	3,389
Q4 2023	1,459	137	3	1,316	298	0	3,213
Q1 2024	2,831	166	5	2,829	583	0	6,414
Q2 2024	2,515	182	3	2,314	586	0	5,600
H1 2023	2,906	211	7	2,544	613	0	6,281
H2 2023	2,980	265	7	2,738	612	0	6,602
H1 2024	5,346	348	8	5,143	1,169	0	12,014
Perlis							
Q1 2023	296	55	8	536	116	0	1,011
Q2 2023	283	41	5	558	121	0	1,008
Q3 2023	391	31	11	454	181	0	1,068
Q4 2023	310	32	7	474	151	0	974
Q1 2024	274	53	2	548	208	0	1,085
Q2 2024	201	37	10	432	182	0	862
H1 2023	579	96	13	1,094	237	0	2,019
H2 2023	701	63	18	928	332	0	2,042
H1 2024	475	90	12	980	390	0	1,947
Sabah							
Q1 2023	1,226	284	117	421	373	1	2,422
Q2 2023	1,199	249	94	349	241	0	2,132
Q3 2023	1,723	416	119	522	408	0	3,188
Q4 2023	1,541	401	143	379	293	4	2,761
Q1 2024	1,436	357	101	410	249	1	2,554
Q2 2024	1,297	311	59	515	187	1	2,370
H1 2023	2,425	533	211	770	614	1	4,554
H2 2023	3,264	817	262	901	701	4	5,949
H1 2024	2,733	668	160	925	436	2	4,924
Sarawak							
Q1 2023	2,869	589	119	2,510	640	0	6,727
Q2 2023	3,021	619	168	2,740	574	1	7,123
Q3 2023	3,542	796	177	3,189	714	0	8,418
Q4 2023	2,657	637	183	2,168	493	2	6,140
Q1 2024	2,999	714	114	2,454	579	0	6,860
Q2 2024	2,475	639	167	1,928	587	0	5,796
H1 2023	5,890	1,208	287	5,250	1,214	1	13,850
H2 2023	6,199	1,433	360	5,357	1,207	2	14,558
H1 2024	5,474	1,353	281	4,382	1,166	0	12,656
MALAYSIA							
Q1 2023	53,861	8,503	1,747	18,846	6,062	5	89,024
Q2 2023	61,112	9,099	1,988	17,601	5,311	5	95,116
Q3 2023	68,552	11,408	2,199	20,188	6,577	9	108,933
Q4 2023	67,061	11,453	2,223	19,035	6,155	8	105,935
Q1 2024	62,809	11,337	1,996	21,335	6,711	6	104,194
Q2 2024	59,155	10,200	1,826	17,492	6,036	3	94,712
H1 2023	114,973	17,602	3,735	36,447	11,373	10	184,140
H2 2023	135,613	22,861	4,422	39,223	12,732	17	214,868
H1 2024	121,964	21,537	3,822	38,827	12,747	9	198,906

Jadual V / *Table V*
Nilai Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa (RM Juta)
Value of Property Transactions by State and Time Period (RM Million)

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
W.P. Kuala Lumpur							
Q1 2023	2,344.73	1,089.97	108.78	0.00	169.59	0.00	3,713.06
Q2 2023	2,614.36	1,486.84	101.56	0.00	313.59	5.49	4,521.84
Q3 2023	3,327.99	2,736.79	158.25	0.00	433.38	70.17	6,726.58
Q4 2023	3,094.33	2,751.17	174.01	0.00	434.20	0.00	6,453.72
Q1 2024	2,796.01	4,724.24	518.35	0.00	281.31	12.69	8,332.61
Q2 2024	2,873.51	2,727.27	134.04	0.00	211.40	0.00	5,946.22
H1 2023	4,959.09	2,576.80	210.34	0.00	483.18	5.49	8,234.90
H2 2023	6,422.33	5,487.96	332.27	0.00	867.58	70.17	13,180.30
H1 2024	5,669.52	7,451.52	652.39	0.00	492.71	12.69	14,278.83
W.P. Putrajaya							
Q1 2023	174.27	54.24	0.00	0.00	0.00	0.00	228.50
Q2 2023	60.87	12.04	0.00	0.00	0.00	0.00	72.91
Q3 2023	95.27	24.65	1.22	0.00	0.00	0.00	121.13
Q4 2023	150.53	353.41	4.64	0.00	0.00	0.00	508.58
Q1 2024	63.88	3.66	0.00	0.00	0.00	0.00	67.54
Q2 2024	70.17	33.25	0.00	0.00	0.00	0.00	103.42
H1 2023	235.14	66.28	0.00	0.00	0.00	0.00	301.42
H2 2023	245.80	378.06	5.86	0.00	0.00	0.00	629.71
H1 2024	134.05	36.90	0.00	0.00	0.00	0.00	170.95
W.P. Labuan							
Q1 2023	25.45	5.67	3.74	9.16	10.81	0.00	54.82
Q2 2023	12.61	3.27	5.20	2.15	8.15	0.00	31.39
Q3 2023	25.01	5.91	5.70	6.57	10.36	1.98	55.53
Q4 2023	22.31	6.42	8.70	2.96	6.90	0.00	47.28
Q1 2024	23.47	16.29	7.94	3.37	88.42	0.00	139.48
Q2 2024	21.03	14.13	20.67	6.46	44.84	1.03	108.17
H1 2023	38.05	8.94	8.94	11.31	18.97	0.00	86.21
H2 2023	47.31	12.33	14.40	9.53	17.26	1.98	102.81
H1 2024	44.50	30.43	28.60	9.83	133.26	1.03	247.65
Selangor							
Q1 2023	6,537.73	1,911.02	2,677.49	369.60	592.36	1.23	12,089.44
Q2 2023	7,189.46	2,524.10	2,743.40	289.22	556.04	0.00	13,302.24
Q3 2023	8,182.98	3,199.29	2,841.90	564.76	807.69	1.23	15,597.86
Q4 2023	8,344.99	3,097.12	3,427.44	385.38	902.12	0.00	16,157.05
Q1 2024	7,787.81	3,167.30	3,216.35	1,453.73	955.24	7.66	16,588.10
Q2 2024	7,358.39	2,865.35	3,333.82	298.29	1,191.68	0.00	15,047.53
H1 2023	13,727.19	4,435.13	5,420.89	658.83	1,148.41	1.23	25,391.68
H2 2023	16,527.97	6,296.41	6,269.34	950.14	1,709.81	1.23	31,754.90
H1 2024	15,146.20	6,032.65	6,550.17	1,752.02	2,146.92	7.66	31,635.63
Johor							
Q1 2023	3,184.07	1,009.05	1,041.14	768.56	497.79	1.48	6,502.09
Q2 2023	4,667.73	1,624.60	1,068.18	742.63	337.63	0.00	8,440.77
Q3 2023	5,246.74	1,735.14	1,250.36	3,855.45	453.69	1.03	12,542.41
Q4 2023	5,020.95	1,780.33	1,316.29	963.82	1,313.02	0.00	10,394.40
Q1 2024	4,412.11	2,306.48	1,678.60	1,880.77	1,420.87	0.00	11,698.82
Q2 2024	4,607.86	1,839.39	1,549.58	690.03	1,188.28	0.45	9,875.59
H1 2023	7,851.80	2,633.65	2,109.32	1,511.19	835.42	1.48	14,942.86
H2 2023	10,267.69	3,515.47	2,566.64	4,819.27	1,766.71	1.03	22,936.81
H1 2024	9,019.96	4,145.86	3,228.19	2,570.80	2,609.15	0.45	21,574.42
Pulau Pinang							
Q1 2023	1,745.01	3,175.18	397.77	285.82	515.13	0.13	6,119.04
Q2 2023	1,746.29	340.90	305.15	150.35	244.36	0.00	2,787.04
Q3 2023	2,413.81	464.88	633.14	191.70	599.84	0.09	4,303.46
Q4 2023	2,302.31	455.69	719.04	105.06	277.45	0.00	3,859.56
Q1 2024	1,881.91	617.57	512.79	228.58	380.72	0.00	3,621.57
Q2 2024	1,863.28	951.28	338.62	156.10	354.19	0.00	3,663.46
H1 2023	3,491.29	3,516.08	702.92	436.17	759.49	0.13	8,906.08
H2 2023	4,716.12	920.57	1,352.18	296.76	877.29	0.09	8,163.02
H1 2024	3,745.19	1,568.85	851.41	384.67	734.91	0.00	7,285.03

Jadual V / *Table V*
Nilai Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa (RM Juta)
Value of Property Transactions by State and Time Period (RM Million)

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Perak							
Q1 2023	1,435.30	301.04	185.60	448.77	62.58	0.00	2,433.29
Q2 2023	1,582.94	273.52	131.66	487.56	21.64	0.01	2,497.33
Q3 2023	1,906.53	330.36	170.67	612.92	79.64	0.00	3,100.12
Q4 2023	1,980.29	382.10	232.43	588.88	103.64	1.75	3,289.09
Q1 2024	1,866.01	474.24	126.99	499.45	47.10	0.63	3,014.43
Q2 2024	1,783.10	314.34	160.85	528.11	102.12	0.00	2,888.52
H1 2023	3,018.24	574.56	317.26	936.33	84.22	0.01	4,930.62
H2 2023	3,886.81	712.46	403.10	1,201.80	183.28	1.75	6,389.21
H1 2024	3,649.11	788.58	287.84	1,027.56	149.23	0.63	5,902.95
Negeri Sembilan							
Q1 2023	1,168.08	192.45	362.68	339.41	114.10	0.00	2,176.72
Q2 2023	1,485.12	362.92	263.81	224.29	115.96	0.00	2,452.10
Q3 2023	1,466.73	289.85	156.02	533.64	365.05	0.89	2,812.17
Q4 2023	1,630.77	493.04	349.17	260.12	137.41	0.00	2,870.50
Q1 2024	1,233.37	268.69	195.05	201.89	94.34	0.00	1,993.34
Q2 2024	1,036.76	299.41	209.16	242.09	354.66	0.00	2,142.09
H1 2023	2,653.20	555.38	626.48	563.70	230.06	0.00	4,628.82
H2 2023	3,097.51	782.89	505.19	793.75	502.45	0.89	5,682.68
H1 2024	2,270.13	568.10	404.22	443.98	449.00	0.00	4,135.43
Melaka							
Q1 2023	635.78	147.29	84.08	55.99	174.23	5.65	1,103.02
Q2 2023	672.55	319.53	74.70	60.07	150.48	0.55	1,277.88
Q3 2023	842.58	257.26	147.81	360.09	179.47	5.79	1,792.99
Q4 2023	871.01	250.89	221.91	102.08	173.52	0.00	1,619.41
Q1 2024	833.49	312.23	121.44	147.84	161.70	0.00	1,576.71
Q2 2024	738.99	289.14	193.64	81.07	175.55	0.00	1,478.39
H1 2023	1,308.32	466.82	158.79	116.06	324.71	6.20	2,380.90
H2 2023	1,713.59	508.15	369.72	462.17	352.99	5.79	3,412.40
H1 2024	1,572.48	601.38	315.08	228.92	337.24	0.00	3,055.10
Kedah							
Q1 2023	761.54	100.84	338.15	297.31	207.50	0.00	1,705.34
Q2 2023	862.78	178.33	200.86	321.83	194.45	0.00	1,758.25
Q3 2023	1,103.94	165.82	111.89	340.09	482.22	0.00	2,203.97
Q4 2023	1,020.77	345.51	164.49	564.03	302.84	4.26	2,401.91
Q1 2024	814.48	164.00	139.81	294.67	207.23	0.00	1,620.19
Q2 2024	763.27	237.26	160.25	315.53	214.01	0.00	1,690.31
H1 2023	1,624.32	279.18	539.01	619.14	401.95	0.00	3,463.59
H2 2023	2,124.72	511.33	276.39	904.12	785.06	4.26	4,605.87
H1 2024	1,577.75	401.26	300.06	610.20	421.24	0.00	3,310.50
Pahang							
Q1 2023	640.10	157.15	20.47	583.24	101.79	0.00	1,502.75
Q2 2023	634.26	200.98	252.92	310.79	109.30	0.00	1,508.25
Q3 2023	827.10	256.44	129.46	343.61	103.79	0.00	1,660.41
Q4 2023	808.35	311.08	55.45	277.35	180.92	0.00	1,633.15
Q1 2024	836.23	403.71	242.82	636.57	118.20	2.90	2,240.43
Q2 2024	728.18	192.05	25.65	329.60	106.82	0.00	1,382.30
H1 2023	1,274.36	358.13	273.39	894.03	211.08	0.00	3,011.00
H2 2023	1,635.45	567.52	184.92	620.96	284.71	0.00	3,293.56
H1 2024	1,564.41	595.76	268.47	966.17	225.02	2.90	3,622.73
Terengganu							
Q1 2023	505.79	48.69	12.94	52.26	79.36	0.00	699.04
Q2 2023	599.98	100.90	9.36	57.69	84.15	0.00	852.08
Q3 2023	632.53	76.10	11.94	71.69	94.00	2.10	888.36
Q4 2023	595.48	69.74	9.98	63.31	76.29	0.00	814.80
Q1 2024	616.27	76.24	10.75	67.23	88.18	2.10	860.77
Q2 2024	499.72	29.06	3.05	62.22	67.48	0.00	661.53
H1 2023	1,105.77	149.59	22.30	109.95	163.50	0.00	1,551.12
H2 2023	1,228.01	145.83	21.92	135.00	170.29	2.10	1,703.16
H1 2024	1,115.99	105.30	13.80	129.45	155.66	2.10	1,522.31

Jadual V / *Table V*

Nilai Transaksi Harta Tanah Mengikut Negeri dan Tempoh Masa (RM Juta)

Value of Property Transactions by State and Time Period (RM Million)

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Time Period	Residential	Commercial	Industrial	Agriculture	Development Land	Others	Total
Kelantan							
Q1 2023	256.57	38.59	1.82	91.93	31.17	0.00	420.07
Q2 2023	237.60	38.12	9.98	75.06	36.60	0.00	397.37
Q3 2023	266.17	216.86	11.85	91.20	28.56	0.00	614.64
Q4 2023	249.22	55.00	1.48	82.15	33.14	0.00	421.00
Q1 2024	421.73	69.63	7.55	169.83	50.05	0.00	718.79
Q2 2024	383.55	72.90	0.83	142.05	59.21	0.00	658.54
H1 2023	494.17	76.71	11.80	166.98	67.77	0.00	817.43
H2 2023	515.39	271.86	13.33	173.36	61.70	0.00	1,035.64
H1 2024	805.28	142.53	8.38	311.88	109.26	0.00	1,377.33
Perlis							
Q1 2023	54.53	31.30	4.85	42.04	10.35	0.00	143.08
Q2 2023	65.25	18.50	2.55	43.73	17.21	0.00	147.23
Q3 2023	77.86	15.73	5.32	36.97	20.56	0.00	156.44
Q4 2023	79.95	16.94	6.71	37.69	16.40	0.00	157.69
Q1 2024	67.93	49.49	0.98	44.69	30.97	0.00	194.06
Q2 2024	48.54	20.50	6.62	37.00	15.58	0.00	128.23
H1 2023	119.78	49.80	7.40	85.77	27.56	0.00	290.30
H2 2023	157.81	32.68	12.03	74.65	36.96	0.00	314.13
H1 2024	116.46	69.98	7.60	81.69	46.56	0.00	322.29
Sabah							
Q1 2023	481.40	188.44	146.32	134.51	244.73	1.18	1,196.59
Q2 2023	481.13	158.82	164.82	111.37	171.31	0.00	1,087.45
Q3 2023	773.36	309.01	114.58	243.67	246.87	0.00	1,687.48
Q4 2023	636.15	218.84	288.65	166.71	172.34	2.81	1,485.50
Q1 2024	589.92	224.27	188.97	276.79	253.25	0.01	1,533.21
Q2 2024	556.61	228.38	149.30	138.52	152.79	0.06	1,225.66
H1 2023	962.53	347.27	311.14	245.88	416.04	1.18	2,284.04
H2 2023	1,409.50	527.85	403.23	410.37	419.21	2.81	3,172.97
H1 2024	1,146.53	452.65	338.27	415.31	406.04	0.07	2,758.87
Sarawak							
Q1 2023	913.06	332.22	133.91	324.72	320.52	0.00	2,024.42
Q2 2023	1,003.72	332.67	85.28	381.92	311.18	5.85	2,120.63
Q3 2023	1,172.51	446.31	140.25	434.76	678.21	0.00	2,872.04
Q4 2023	980.19	432.09	127.77	322.86	346.09	8.76	2,217.77
Q1 2024	999.40	375.15	86.34	337.03	474.55	0.00	2,272.47
Q2 2024	855.01	339.60	161.51	462.33	358.17	0.00	2,176.63
H1 2023	1,916.78	664.90	219.19	706.63	631.70	5.85	4,145.05
H2 2023	2,152.70	878.40	268.03	757.62	1,024.30	8.76	5,089.81
H1 2024	1,854.41	714.75	247.85	799.36	832.73	0.00	4,449.10
MALAYSIA							
Q1 2023	20,863.39	8,783.14	5,519.73	3,803.32	3,132.01	9.67	42,111.26
Q2 2023	23,916.66	7,976.05	5,419.43	3,258.65	2,672.05	11.91	43,254.75
Q3 2023	28,361.11	10,530.40	5,890.37	7,687.12	4,583.31	83.28	57,135.58
Q4 2023	27,787.61	11,019.36	7,108.17	3,922.38	4,476.29	17.58	54,331.40
Q1 2024	25,244.00	13,253.20	7,054.76	6,242.43	4,652.16	26.00	56,472.54
Q2 2024	24,187.98	10,453.32	6,447.57	3,489.40	4,596.78	1.54	49,176.59
H1 2023	44,780.05	16,759.19	10,939.17	7,061.97	5,804.06	21.58	85,366.02
H2 2023	56,148.72	21,549.76	12,998.54	11,609.50	9,059.60	100.86	111,466.97
H1 2024	49,431.98	23,706.51	13,502.33	9,731.83	9,248.94	27.53	105,649.12

Horizontal and vertical total may not add up to the shown figures due to rounding off.

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual VI/ *Table VI*
Bilangan Transaksi Harta Tanah Mengikut Kategori Pemberi dan Penerima Pindah Milik
Number of Property Transactions by Category of Transferor and Transferee

Pemberi & Penerima Pindah Milik	W.P. Kuala Lumpur		W.P. Putrajaya		W.P. Labuan		Selangor		Johor		Pulau Pinang		Perak		Negeri Sembilan		Melaka	
	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024
KEDIAMAN																		
Perseorangan & Perseorangan	4,425	5,077	76	96	98	103	18,886	19,979	11,952	11,834	6,001	6,116	6,900	7,367	3,861	3,540	2,905	3,190
% Syer	*75.0*	*76.4*	*60.3*	*51.1*	*84.5*	*83.7*	*74.1*	*73.5*	*66.5*	*63.5*	*73.5*	*74.2*	*55.3*	*50.9*	*46.1*	*54.9*	*63.7*	*52.3*
Pemaju & Perseorangan	496	545	38	77	11	10	3,657	4,701	4,960	5,750	1,322	1,318	4,166	5,426	2,941	2,448	1,463	2,456
	8.4	*8.2*	*30.2*	*41.0*	*9.5*	*8.1*	*14.4*	*17.3*	*27.6*	*30.8*	*16.2*	*16.0*	*33.4*	*37.5*	*35.1*	*37.9*	*32.1*	*40.3*
Syarikat & Perseorangan	719	779	6	12	2	9	2,410	1,916	864	761	668	592	655	380	352	307	148	152
	12.2	*11.7*	*4.8*	*6.4*	*1.7*	*7.3*	*9.5*	*7.1*	*4.8*	*4.1*	*8.2*	*7.2*	*5.3*	*2.6*	*4.2*	*4.8*	*3.2*	*2.5*
Syarikat & Syarikat	132	85	2	3	2	0	403	316	137	255	46	83	567	1,215	1,184	96	11	274
	2.2	*1.3*	*1.6*	*1.6*	*1.7*	*0.0*	*1.6*	*1.2*	*0.8*	*1.4*	*0.6*	*1.0*	*4.5*	*8.4*	*14.1*	*1.5*	*0.2*	*4.5*
Lain-lain	125	162	4	0	3	1	118	262	49	48	133	134	183	99	33	61	36	24
	2.1	*2.4*	*3.2*	*0.0*	*2.6*	*0.8*	*0.5*	*1.0*	*0.3*	*0.3*	*1.6*	*1.6*	*1.5*	*0.7*	*0.4*	*0.9*	*0.8*	*0.4*
Jumlah	**5,897**	**6,648**	**126**	**188**	**116**	**123**	**25,474**	**27,174**	**17,962**	**18,648**	**8,170**	**8,243**	**12,471**	**14,487**	**8,371**	**6,452**	**4,563**	**6,096**
KOMERSIL																		
Perseorangan & Perseorangan	868	1,078	4	1	11	8	1,960	2,369	1,174	1,553	402	551	676	705	287	362	266	352
% Syer	*36.8*	*31.2*	*28.6*	*6.3*	*78.6*	*34.8*	*42.7*	*44.3*	*37.4*	*31.4*	*28.7*	*48.9*	*54.8*	*52.0*	*40.4*	*50.6*	*45.9*	*47.8*
Pemaju & Perseorangan	496	816	2	1	0	0	579	678	1,109	1,990	94	77	88	148	109	63	112	123
	21.1	*23.6*	*14.3*	*6.3*	*0.0*	*0.0*	*12.6*	*12.7*	*35.3*	*40.2*	*6.7*	*6.8*	*7.1*	*10.9*	*15.4*	*8.8*	*19.3*	*16.7*
Syarikat & Perseorangan	696	935	2	4	2	6	1,282	1,449	555	833	287	303	274	276	159	165	116	112
	29.5	*27.1*	*14.3*	*25.0*	*14.3*	*26.1*	*27.9*	*27.1*	*17.7*	*16.8*	*20.5*	*26.9*	*22.2*	*20.4*	*22.4*	*23.1*	*20.0*	*15.2*
Syarikat & Syarikat	265	597	6	10	1	9	747	802	276	561	600	173	147	211	144	115	74	139
	11.2	*17.3*	*42.9*	*62.5*	*7.1*	*39.1*	*16.3*	*15.0*	*8.8*	*11.3*	*42.9*	*15.4*	*11.9*	*15.6*	*20.3*	*16.1*	*12.8*	*18.9*
Lain-lain	31	30	0	0	0	0	22	49	24	10	17	22	49	16	11	10	11	11
	1.3	*0.9*	*0.0*	*0.0*	*0.0*	*0.0*	*0.5*	*0.9*	*0.8*	*0.2*	*1.2*	*2.0*	*4.0*	*1.2*	*1.5*	*1.4*	*1.9*	*1.5*
Jumlah	**2,356**	**3,456**	**14**	**16**	**14**	**23**	**4,590**	**5,347**	**3,138**	**4,947**	**1,400**	**1,126**	**1,234**	**1,356**	**710**	**715**	**579**	**737**
INDUSTRI																		
Perseorangan & Perseorangan	18	28	0	0	2	4	270	323	93	118	52	39	76	100	72	65	36	41
% Syer	*27.7*	*31.1*	*0.0*	*0.0*	*40.0*	*57.1*	*23.2*	*24.8*	*13.6*	*16.1*	*17.2*	*17.7*	*27.7*	*36.8*	*23.6*	*33.2*	*20.7*	*18.6*
Pemaju & Perseorangan	0	0	0	0	0	0	5	15	63	55	1	3	4	6	31	7	24	11
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.4*	*1.2*	*9.2*	*7.5*	*0.3*	*1.4*	*1.5*	*2.2*	*10.2*	*3.6*	*13.8*	*5.0*
Syarikat & Perseorangan	13	23	0	0	2	1	334	373	157	131	61	73	86	71	52	35	39	54
	20.0	*25.6*	*0.0*	*0.0*	*40.0*	*14.3*	*28.7*	*28.6*	*23.0*	*17.9*	*20.2*	*33.2*	*31.4*	*26.1*	*17.0*	*17.9*	*22.4*	*24.5*
Syarikat & Syarikat	34	39	0	0	1	2	545	571	370	425	184	101	98	89	140	85	72	102
	52.3	*43.3*	*0.0*	*0.0*	*20.0*	*28.6*	*46.9*	*43.9*	*54.1*	*58.1*	*60.9*	*45.9*	*35.8*	*32.7*	*45.9*	*43.4*	*41.4*	*46.4*
Lain-lain	0	0	0	0	0	0	9	20	1	3	4	4	10	6	10	4	3	12
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.8*	*1.5*	*0.1*	*0.4*	*1.3*	*1.8*	*3.6*	*2.2*	*3.3*	*2.0*	*1.7*	*5.5*
Jumlah	**65**	**90**	**0**	**0**	**5**	**7**	**1,163**	**1,302**	**684**	**732**	**302**	**220**	**274**	**272**	**305**	**196**	**174**	**220**
PERTANIAN																		
Perseorangan & Perseorangan	0	0	0	0	44	41	1,593	1,912	4,175	4,042	677	661	5,936	5,686	1,725	1,637	593	644
% Syer	*0.0*	*0.0*	*0.0*	*0.0*	*97.8*	*91.1*	*86.7*	*87.7*	*91.3*	*91.5*	*87.9*	*79.2*	*93.6*	*93.8*	*89.8*	*93.1*	*92.5*	*83.0*
Pemaju & Perseorangan	0	0	0	0	1	0	1	1	1	0	2	0	4	12	7	7	0	0
	0.0	*0.0*	*0.0*	*0.0*	*2.2*	*0.0*	*0.1*	*0.0*	*0.0*	*0.0*	*0.3*	*0.0*	*0.1*	*0.2*	*0.4*	*0.4*	*0.0*	*0.0*
Syarikat & Perseorangan	0	0	0	0	0	0	210	225	331	317	65	110	297	262	134	81	38	101
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*11.4*	*10.3*	*7.2*	*7.2*	*8.4*	*13.2*	*4.7*	*4.3*	*7.0*	*4.6*	*5.9*	*13.0*
Syarikat & Syarikat	0	0	0	0	0	4	27	38	52	46	8	49	70	69	46	25	4	27
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*8.9*	*1.5*	*1.7*	*1.1*	*1.0*	*1.0*	*5.9*	*1.1*	*1.1*	*2.4*	*1.4*	*0.6*	*3.5*
Lain-lain	0	0	0	0	0	0	6	5	14	13	18	15	38	36	8	9	6	4
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.3*	*0.2*	*0.3*	*0.3*	*2.3*	*1.8*	*0.6*	*0.6*	*0.4*	*0.5*	*0.9*	*0.5*
Jumlah	**0**	**0**	**0**	**0**	**45**	**45**	**1,837**	**2,181**	**4,573**	**4,418**	**770**	**835**	**6,345**	**6,065**	**1,920**	**1,759**	**641**	**776**
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan	44	53	0	0	74	86	960	993	947	963	419	548	192	241	181	271	1,281	1,527
% Syer	*57.9*	*51.5*	*0.0*	*0.0*	*96.1*	*85.1*	*80.9*	*79.1*	*84.9*	*79.8*	*65.3*	*72.4*	*58.7*	*82.8*	*70.7*	*79.5*	*90.7*	*93.1*
Pemaju & Perseorangan	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*8*	*2*	*6*	*1*	*0*	*0*	*0*	*1*	*4*	*0*	*0*
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.6*	*0.2*	*0.5*	*0.2*	*0.0*	*0.0*	*0.0*	*0.4*	*1.2*	*0.0*	*0.0*
Syarikat & Perseorangan	*14*	*28*	*0*	*0*	*3*	*4*	*160*	*155*	*121*	*157*	*113*	*133*	*124*	*40*	*50*	*40*	*85*	*91*
	18.4	*27.2*	*0.0*	*0.0*	*3.9*	*4.0*	*13.5*	*12.3*	*10.9*	*13.0*	*17.6*	*17.6*	*37.9*	*13.7*	*19.5*	*11.7*	*6.0*	*5.5*
Syarikat & Syarikat	*17*	*20*	*0*	*0*	*0*	*11*	*62*	*87*	*36*	*75*	*100*	*58*	*11*	*9*	*21*	*24*	*37*	*15*
	22.4	*19.4*	*0.0*	*0.0*	*0.0*	*10.9*	*5.2*	*6.9*	*3.2*	*6.2*	*15.6*	*7.7*	*3.4*	*3.1*	*8.2*	*7.0*	*2.6*	*0.9*
Lain-lain	*1*	*2*	*0*	*0*	*0*	*0*	*4*	*13*	*9*	*6*	*9*	*18*	*0*	*1*	*3*	*2*	*10*	*7*
	1.3	*1.9*	*0.0*	*0.0*	*0.0*	*0.0*	*0.3*	*1.0*	*0.8*	*0.5*	*1.4*	*2.4*	*0.0*	*0.3*	*1.2*	*0.6*	*0.7*	*0.4*
Jumlah	**76**	**103**	**0**	**0**	**77**	**101**	**1,186**	**1,256**	**1,115**	**1,207**	**642**	**757**	**327**	**291**	**256**	**341**	**1,413**	**1,640**
LAIN-LAIN																		
Perseorangan & Perseorangan	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0
% Syer	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*0.0*	*0.0*	*0.0*	*33.3*	*0.0*
Pemaju & Perseorangan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
Syarikat & Perseorangan	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
	0.0	*100.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*33.3*	*0.0*
Syarikat & Syarikat	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*0.0*	*0.0*	*33.3*	*0.0*
Lain-lain	1	0	0	0	0	1	1	1	0	1	1	0	0	0	0	0	0	0
	100.0	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*100.0*	*100.0*	*0.0*	*100.0*	*100.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
Jumlah	**1**	**1**	**0**	**0**	**0**	**1**	**1**	**1**	**1**	**1**	**1**	**0**	**1**	**1**	**0**	**0**	**3**	**0**
JUMLAH																		
Perseorangan & Perseorangan	5,355	6,236	80	97	229	242	23,669	25,576	18,341	18,510	7,551	7,915	13,781	14,099	6,126	5,875	5,082	5,754
% Syer	*63.8*	*60.6*	*57.1*	*47.5*	*89.1*	*80.7*	*69.1*	*68.6*	*66.8*	*61.8*	*66.9*	*70.8*	*66.7*	*62.7*	*53.0*	*62.1*	*68.9*	*60.8*
Pemaju & Perseorangan	992	1,361	40	78	12	10	4,242	5,403	6,135	7,801	1,420	1,398	4,262	5,592	3,089	2,529	1,599	2,590
	11.8	*13.2*	*28.6*	*38.2*	*4.7*	*3.3*	*12.4*	*14.5*	*22.3*	*26.0*	*12.6*	*12.5*	*20.6*	*24.9*	*26.7*	*26.7*	*21.7*	*27.4*
Syarikat & Perseorangan	1,442	1,766	8	16	9	20	4,396	4,118	2,029	2,199	1,194	1,211	1,436	1,029	747	628	427	510
	17.2	*17.1*	*5.7*	*7.8*	*3.5*	*6.7*	*12.8*	*11.1*	*7.4*	*7.3*	*10.6*	*10.8*	*7.0*	*4.6*	*6.5*	*6.6*	*5.8*	*5.4*
Syarikat & Syarikat	448	741	8	13	4	26	1,784	1,814	871	1,362	938	464	893	1,594	1,535	345	199	557
	5.3	*7.2*	*5.7*	*6.4*	*1.6*	*8.7*	*5.2*	*4.9*	*3.2*	*4.5*	*8.3*	*4.1*	*4.3*	*7.1*	*13.3*	*3.6*	*2.7*	*5.9*
Lain-lain	158	194	4	0	3	2	160	350	97	81	182	193	280	158	65	86	66	58
	1.9	*1.9*	*2.9*	*0.0*	*1.2*	*0.7*	*0.5*	*0.9*	*0.4*	*0.3*	*1.6*	*1.7*	*1.4*	*0.7*	*0.6*	*0.9*	*0.9*	*0.6*
Jumlah	**8,395**	**10,298**	**140**	**204**	**257**	**300**	**34,251**	**37,261**	**27,473**	**29,953**	**11,285**	**11,181**	**20,652**	**22,472**	**11,562**	**9,463**	**7,373**	**9,469**
	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual VI / *Table VI*
Bilangan Transaksi Harta Tanah Mengikut Kategori Pemberi dan Penerima Pindah Milik
Number of Property Transactions by Category of Transferor and Transferee

Kedah		Pahang		Terengganu		Kelantan		Perlis		Sabah		Sarawak		MALAYSIA		Transferor and Transferee
H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	
																RESIDENTIAL
4,198	4,287	3,404	3,656	6,809	7,030	2,587	5,105	378	347	2,118	2,477	5,137	4,752	79,735	84,956	Individual & Individual
65.6	*67.4*	*63.5*	*62.7*	*82.4*	*91.5*	*89.0*	*95.5*	*65.3*	*73.1*	*87.3*	*90.6*	*87.2*	*86.8*	*69.4*	*69.7*	*% Share*
1,427	1,237	1,193	1,497	422	252	226	193	94	98	24	23	193	222	22,633	26,253	Developer & Individual
22.3	*19.4*	*22.3*	*25.7*	*5.1*	*3.3*	*7.8*	*3.6*	*16.2*	*20.6*	*1.0*	*0.8*	*3.3*	*4.1*	*19.7*	*21.5*	
155	221	294	355	516	189	70	24	85	3	221	183	463	401	7,628	6,284	Company & Individual
2.4	*3.5*	*5.5*	*6.1*	*6.2*	*2.5*	*2.4*	*0.4*	*14.7*	*0.6*	*9.1*	*6.7*	*7.9*	*7.3*	*6.6*	*5.2*	
440	321	377	131	99	2	1	6	0	0	36	7	50	75	3,487	2,869	Company & Company
6.9	*5.0*	*7.0*	*2.2*	*1.2*	*0.0*	*0.0*	*0.1*	*0.0*	*0.0*	*1.5*	*0.3*	*0.8*	*1.4*	*3.0*	*2.4*	
181	297	93	195	415	207	22	18	22	27	26	43	47	24	1,490	1,602	Others
2.8	*4.7*	*1.7*	*3.3*	*5.0*	*2.7*	*0.8*	*0.3*	*3.8*	*5.7*	*1.1*	*1.6*	*0.8*	*0.4*	*1.3*	*1.3*	
6,401	**6,363**	**5,361**	**5,834**	**8,261**	**7,680**	**2,906**	**5,346**	**579**	**475**	**2,425**	**2,733**	**5,890**	**5,474**	**114,973**	**121,964**	**Total**
																COMMERCIAL
300	397	319	284	144	113	147	253	52	42	285	398	783	791	7,678	9,257	Individual & Individual
42.1	*59.2*	*56.7*	*55.1*	*59.0*	*66.9*	*69.7*	*72.7*	*54.2*	*46.7*	*53.5*	*59.6*	*64.8*	*58.5*	*43.6*	*43.0*	*% Share*
47	18	43	46	17	4	29	37	5	11	13	5	37	77	2,780	4,094	Developer & Individual
6.6	*2.7*	*7.6*	*8.9*	*7.0*	*2.4*	*13.7*	*10.6*	*5.2*	*12.2*	*2.4*	*0.7*	*3.1*	*5.7*	*15.8*	*19.0*	
110	138	114	102	25	28	13	23	28	12	176	162	277	310	4,116	4,858	Company & Individual
15.4	*20.6*	*20.2*	*19.8*	*10.2*	*16.6*	*6.2*	*6.6*	*29.2*	*13.3*	*33.0*	*24.3*	*22.9*	*22.9*	*23.4*	*22.6*	
248	93	58	66	43	11	21	19	4	23	49	94	96	154	2,779	3,077	Company & Company
34.8	*13.9*	*10.3*	*12.8*	*17.6*	*6.5*	*10.0*	*5.5*	*4.2*	*25.6*	*9.2*	*14.1*	*7.9*	*11.4*	*15.8*	*14.3*	
7	25	29	17	15	13	1	16	7	2	10	9	15	21	249	251	Others
1.0	*3.7*	*5.2*	*3.3*	*6.1*	*7.7*	*0.5*	*4.6*	*7.3*	*2.2*	*1.9*	*1.3*	*1.2*	*1.6*	*1.4*	*1.2*	
712	**671**	**563**	**515**	**244**	**169**	**211**	**348**	**96**	**90**	**533**	**668**	**1,208**	**1,353**	**17,602**	**21,537**	**Total**
																INDUSTRIAL
26	33	19	34	6	6	1	3	2	1	72	67	122	136	867	998	Individual & Individual
15.9	*20.2*	*30.2*	*23.1*	*33.3*	*50.0*	*14.3*	*37.5*	*15.4*	*8.3*	*34.1*	*41.9*	*42.5*	*48.4*	*23.2*	*26.1*	*% Share*
7	7	1	1	0	0	0	0	1	2	0	1	12	15	149	123	Developer & Individual
4.3	*4.3*	*1.6*	*0.7*	*0.0*	*0.0*	*0.0*	*0.0*	*7.7*	*16.7*	*0.0*	*0.6*	*4.2*	*5.3*	*4.0*	*3.2*	
29	34	13	41	3	3	3	0	4	5	73	50	105	86	974	980	Company & Individual
17.7	*20.9*	*20.6*	*27.9*	*16.7*	*25.0*	*42.9*	*0.0*	*30.8*	*41.7*	*34.6*	*31.3*	*36.6*	*30.6*	*26.1*	*25.6*	
102	86	18	67	8	2	3	5	0	3	64	42	48	42	1,687	1,661	Company & Company
62.2	*52.8*	*28.6*	*45.6*	*44.4*	*16.7*	*42.9*	*62.5*	*0.0*	*25.0*	*30.3*	*26.3*	*16.7*	*14.9*	*45.2*	*43.5*	
0	3	12	4	1	1	0	0	6	1	2	0	0	2	58	60	Others
0.0	*1.8*	*19.0*	*2.7*	*5.6*	*8.3*	*0.0*	*0.0*	*46.2*	*8.3*	*0.9*	*0.0*	*0.0*	*0.7*	*1.6*	*1.6*	
164	**163**	**63**	**147**	**18**	**12**	**7**	**8**	**13**	**12**	**211**	**160**	**287**	**281**	**3,735**	**3,822**	**Total**
																AGRICULTURE
6,577	6,721	2,208	2,556	1,416	1,476	2,532	5,116	1,085	969	590	667	4,862	4,056	34,013	36,184	Individual & Individual
97.6	*97.4*	*88.6*	*87.6*	*99.1*	*98.7*	*99.5*	*99.5*	*99.2*	*98.9*	*76.6*	*72.1*	*92.6*	*92.6*	*93.3*	*93.2*	*% Share*
2	1	5	8	1	0	0	0	1	0	0	0	3	0	28	29	Developer & Individual
0.0	*0.0*	*0.2*	*0.3*	*0.1*	*0.0*	*0.0*	*0.0*	*0.1*	*0.0*	*0.0*	*0.0*	*0.1*	*0.0*	*0.1*	*0.1*	
124	133	205	206	8	9	4	9	3	3	148	142	334	280	1,901	1,878	Company & Individual
1.8	*1.9*	*8.2*	*7.1*	*0.6*	*0.6*	*0.2*	*0.2*	*0.3*	*0.3*	*19.2*	*15.4*	*6.4*	*6.4*	*5.2*	*4.8*	
8	27	32	94	0	3	0	0	0	0	21	114	37	24	305	520	Company & Company
0.1	*0.4*	*1.3*	*3.2*	*0.0*	*0.2*	*0.0*	*0.0*	*0.0*	*0.0*	*2.7*	*12.3*	*0.7*	*0.5*	*0.8*	*1.3*	
25	21	43	55	4	8	8	18	5	8	11	2	14	22	200	216	Others
0.4	*0.3*	*1.7*	*1.9*	*0.3*	*0.5*	*0.3*	*0.3*	*0.5*	*0.8*	*1.4*	*0.2*	*0.3*	*0.5*	*0.5*	*0.6*	
6,736	**6,903**	**2,493**	**2,919**	**1,429**	**1,496**	**2,544**	**5,143**	**1,094**	**980**	**770**	**925**	**5,250**	**4,382**	**36,447**	**38,827**	**Total**
																DEVELOPMENT LAND
1,306	1,609	347	409	1,691	1,575	611	1,166	228	378	530	337	968	862	9,779	11,018	Individual & Individual
92.8	*90.3*	*75.4*	*81.8*	*97.4*	*97.9*	*99.7*	*99.7*	*96.2*	*96.9*	*86.3*	*77.3*	*79.7*	*73.9*	*86.0*	*86.4*	*% Share*
2	0	1	0	0	0	0	0	0	0	0	0	0	0	7	18	Developer & Individual
0.1	*0.0*	*0.2*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.1*	*0.1*	
57	108	90	71	19	23	1	3	6	3	61	82	206	261	1,110	1,199	Company & Individual
4.1	*6.1*	*19.6*	*14.2*	*1.1*	*1.4*	*0.2*	*0.3*	*2.5*	*0.8*	*9.9*	*18.8*	*17.0*	*22.4*	*9.8*	*9.4*	
23	42	20	18	3	3	0	0	0	2	18	15	36	43	384	422	Company & Company
1.6	*2.4*	*4.3*	*3.6*	*0.2*	*0.2*	*0.0*	*0.0*	*0.0*	*0.5*	*2.9*	*3.4*	*3.0*	*3.7*	*3.4*	*3.3*	
19	23	2	2	23	7	1	0	3	7	5	2	4	0	93	90	Others
1.4	*1.3*	*0.4*	*0.4*	*1.3*	*0.4*	*0.2*	*0.0*	*1.3*	*1.8*	*0.8*	*0.5*	*0.3*	*0.0*	*0.8*	*0.7*	
1,407	**1,782**	**460**	**500**	**1,736**	**1,608**	**613**	**1,169**	**237**	**390**	**614**	**436**	**1,214**	**1,166**	**11,373**	**12,747**	**Total**
																OTHERS
0	0	0	0	0	0	0	0	0	0	0	1	0	0	2	1	Individual & Individual
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*50.0*	*0.0*	*0.0*	*20.0*	*11.1*	*% Share*
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Developer & Individual
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	Company & Individual
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*20.0*	*11.1*	
0	0	0	0	0	1	0	0	0	0	0	1	0	0	1	3	Company & Company
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*50.0*	*0.0*	*0.0*	*10.0*	*33.3*	
0	0	0	1	0	0	0	0	0	0	1	0	1	0	5	4	Others
0.0	*0.0*	*0.0*	*100.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*0.0*	*100.0*	*0.0*	*50.0*	*44.4*	
0	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**2**	**1**	**0**	**10**	**9**	**Total**
																TOTAL
12,407	13,047	6,297	6,939	10,066	10,200	5,878	11,643	1,745	1,737	3,595	3,947	11,872	10,597	132,074	142,414	Individual & Individual
80.5	*82.1*	*70.4*	*70.0*	*86.1*	*93.0*	*93.6*	*96.9*	*86.4*	*89.2*	*78.9*	*80.2*	*85.7*	*83.7*	*71.7*	*71.6*	*% Share*
1,485	1,263	1,243	1,552	440	256	255	230	101	111	37	29	245	314	25,597	30,517	Developer & Individual
9.6	*8.0*	*13.9*	*15.7*	*3.8*	*2.3*	*4.1*	*1.9*	*5.0*	*5.7*	*0.8*	*0.6*	*1.8*	*2.5*	*13.9*	*15.3*	
475	634	716	775	571	252	91	59	126	26	679	619	1,385	1,338	15,731	15,200	Company & Individual
3.1	*4.0*	*8.0*	*7.8*	*4.9*	*2.3*	*1.4*	*0.5*	*6.2*	*1.3*	*14.9*	*12.6*	*10.0*	*10.6*	*8.5*	*7.6*	
821	569	505	376	153	22	25	30	4	28	188	273	267	338	8,643	8,552	Company & Company
5.3	*3.6*	*5.6*	*3.8*	*1.3*	*0.2*	*0.4*	*0.2*	*0.2*	*1.4*	*4.1*	*5.5*	*1.9*	*2.7*	*4.7*	*4.3*	
232	369	179	274	458	236	32	52	43	45	55	56	81	69	2,095	2,223	Others
1.5	*2.3*	*2.0*	*2.8*	*3.9*	*2.2*	*0.5*	*0.4*	*2.1*	*2.3*	*1.2*	*1.1*	*0.6*	*0.5*	*1.1*	*1.1*	
15,420	**15,882**	**8,940**	**9,916**	**11,688**	**10,966**	**6,281**	**12,014**	**2,019**	**1,947**	**4,554**	**4,924**	**13,850**	**12,656**	**184,140**	**198,906**	**Total**
100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	*100.0*	*100.0*	

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual VII/ Table VII
Nilai Transaksi Harta Tanah Mengikut Kategori Pemberi Pindah Milik dan Penerima Pindah Milik (RM Juta)
Value of Property Transactions by Category of Transferor and Transferee (RM Million)

Pemberi & Penerima Pindah Milik	W.P. Kuala Lumpur		W.P. Putrajaya		W.P. Labuan		Selangor		Johor		Pulau Pinang		Perak		Negeri Sembilan		Melaka	
	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024
KEDIAMAN																		
Perseorangan & Perseorangan	3,029.81	3,720.54	53.02	51	28.57	35.41	9,099.67	9,939.23	4,457.78	4,755.65	2,340.99	2,433.60	1,485.17	1,647.42	1,003.49	971.06	712.49	800.68
% Syer	*61.1*	*65.6*	*22.5*	*37.7*	*75.1*	*79.6*	*66.3*	*65.6*	*56.8*	*52.7*	*67.1*	*65.0*	*49.2*	*45.1*	*37.8*	*42.8*	*54.5*	*50.9*
Pemaju & Perseorangan	581.90	622.75	45.14	68	6.53	5.98	2,692.31	3,286.53	2,770.24	3,654.94	679.25	744.52	1,224.51	1,674.31	1,430.74	1,172.25	463.09	640.25
	11.7	*11.0*	*19.2*	*50.7*	*17.2*	*13.4*	*19.6*	*21.7*	*35.3*	*40.5*	*19.5*	*19.9*	*40.6*	*45.9*	*53.9*	*51.6*	*35.4*	*40.7*
Syarikat & Perseorangan	915.56	941.49	7.58	8	1.84	2.97	1,538.40	1,261.26	536.72	463.16	393.84	443.46	232.42	134.20	117.45	109.27	81.50	59.52
	18.5	*16.6*	*3.2*	*6.0*	*4.8*	*6.7*	*11.2*	*8.3*	*6.8*	*5.1*	*11.3*	*11.8*	*7.7*	*3.7*	*4.4*	*4.8*	*6.2*	*3.8*
Syarikat & Syarikat	373.01	315.34	6.03	8	0.67	0.00	311.04	554.67	74.79	138.06	33.86	93.16	44.37	80.93	91.83	10.45	41.81	66.45
	7.5	*5.6*	*2.6*	*5.6*	*1.7*	*0.0*	*2.3*	*3.7*	*1.0*	*1.5*	*1.0*	*2.5*	*1.5*	*2.2*	*3.5*	*0.5*	*3.2*	*4.2*
Lain-lain	58.81	69.41	123.37	-	0.44	0.14	85.76	104.52	12.26	8.15	43.36	30.44	31.77	112.26	9.69	7.09	9.44	5.58
	1.2	*1.2*	*52.5*	*0.0*	*1.2*	*0.3*	*0.6*	*0.7*	*0.2*	*0.1*	*1.2*	*0.8*	*1.1*	*3.1*	*0.4*	*0.3*	*0.7*	*0.4*
Jumlah	**4,959.09**	**5,669.52**	**235.14**	**134**	**38.05**	**44.50**	**13,727.19**	**15,146.20**	**7,851.80**	**9,019.96**	**3,491.29**	**3,745.19**	**3,018.24**	**3,649.11**	**2,653.20**	**2,270.13**	**1,308.32**	**1,572.48**
KOMERSIAL																		
Perseorangan & Perseorangan	649.21	949.73	5.77	1	6.58	5.15	1,181.30	1,617.54	600.67	864.69	215.51	301.81	237.73	273.86	115.32	158.55	108.68	134.27
% Syer	*25.2*	*12.7*	*8.7*	*2.8*	*73.6*	*16.9*	*26.6*	*26.8*	*22.8*	*20.9*	*6.1*	*19.2*	*41.4*	*34.7*	*20.8*	*27.9*	*23.3*	*22.3*
Pemaju & Perseorangan	480.77	937.78	5.59	1	0.00	0.00	448.55	502.13	831.39	1,536.94	47.13	63.29	48.69	84.10	103.11	59.06	70.35	70.24
	18.7	*12.6*	*8.4*	*1.5*	*0.0*	*0.0*	*10.1*	*8.3*	*31.6*	*37.1*	*1.3*	*4.0*	*8.5*	*10.7*	*18.6*	*10.4*	*15.1*	*11.7*
Syarikat & Perseorangan	692.58	1,133.74	5.40	8	1.47	4.97	1,134.04	1,546.29	433.48	755.10	211.56	274.52	144.60	133.71	138.40	130.01	78.82	54.66
	26.9	*15.2*	*8.1*	*22.6*	*16.5*	*16.3*	*25.6*	*25.6*	*16.5*	*18.2*	*6.0*	*17.5*	*25.2*	*17.0*	*24.9*	*22.9*	*16.9*	*9.1*
Syarikat & Syarikat	661.11	4,362.03	49.51	27	0.89	20.31	1,628.23	2,311.92	751.04	977.60	3,002.27	652.38	129.31	284.78	189.33	205.12	198.67	337.79
	25.7	*58.5*	*74.7*	*73.1*	*10.0*	*66.7*	*36.7*	*38.3*	*28.5*	*23.6*	*85.4*	*41.6*	*22.5*	*36.1*	*34.1*	*36.1*	*42.6*	*56.2*
Lain-lain	93.15	68.24	0.00	0.00	0.00	0.00	43.00	54.77	17.07	11.54	39.62	276.85	14.23	12.13	9.22	15.36	10.29	4.42
	3.6	*0.9*	*0.0*	*0.0*	*0.0*	*0.0*	*1.0*	*0.9*	*0.6*	*0.3*	*1.1*	*17.6*	*2.5*	*1.5*	*1.7*	*2.7*	*2.2*	*0.7*
Jumlah	**2,576.80**	**7,451.52**	**66.28**	**37**	**8.94**	**30.43**	**4,435.13**	**6,032.65**	**2,633.65**	**4,145.86**	**3,516.08**	**1,568.85**	**574.56**	**788.58**	**555.38**	**568.10**	**466.82**	**601.38**
INDUSTRI																		
Perseorangan & Perseorangan	16.96	38.38	0.00	0.00	1.86	9.06	251.99	344.77	79.14	115.42	36.44	26.65	32.57	36.22	27.91	36.62	18.57	17.73
% Syer	*8.1*	*5.9*	*0.0*	*0.0*	*20.8*	*31.7*	*4.6*	*5.3*	*3.8*	*3.6*	*5.2*	*3.1*	*10.3*	*12.6*	*4.5*	*9.1*	*14.7*	*5.6*
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	19.57	33.73	111.77	103.32	2.49	9.15	2.70	3.62	39.08	18.57	18.43	13.70
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.4*	*0.5*	*5.3*	*3.2*	*0.4*	*1.1*	*0.8*	*1.3*	*6.2*	*4.6*	*14.6*	*4.3*
Syarikat & Perseorangan	25.77	46.44	0.00	0.00	3.78	7.70	714.78	809.00	266.17	263.86	111.78	180.03	57.56	66.07	81.62	42.10	26.30	66.38
	12.3	*7.1*	*0.0*	*0.0*	*42.3*	*26.9*	*13.2*	*12.4*	*12.6*	*8.2*	*15.9*	*21.1*	*18.1*	*23.0*	*13.0*	*10.4*	*20.9*	*21.1*
Syarikat & Syarikat	167.61	567.57	0.00	0.00	3.30	11.84	4,410.53	5,325.03	1,651.69	2,745.01	532.73	605.33	222.77	181.67	468.96	303.50	95.14	212.52
	79.7	*87.0*	*0.0*	*0.0*	*36.9*	*41.4*	*81.4*	*81.3*	*78.3*	*85.0*	*75.8*	*71.1*	*70.2*	*63.1*	*74.9*	*75.1*	*75.5*	*67.4*
Lain-lain	0.00	0.00	0.00	0.00	0.00	0.00	24.03	37.64	0.56	0.57	19.48	30.25	1.66	0.26	8.91	3.43	0.35	4.75
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.4*	*0.6*	*0.0*	*0.0*	*2.8*	*3.6*	*0.5*	*0.1*	*1.4*	*0.8*	*0.3*	*1.5*
Jumlah	**210.34**	**652.39**	**0.00**	**0.00**	**8.94**	**28.60**	**5,420.89**	**6,550.17**	**2,109.32**	**3,228.19**	**702.92**	**851.41**	**317.26**	**287.84**	**626.48**	**404.22**	**126.00**	**315.08**
PERTANIAN																		
Perseorangan & Perseorangan	0.00	0.00	0.00	0.00	11.23	6.07	414.96	473.31	1,081.24	1,141.10	190.32	198.51	663.02	714.51	324.92	327.88	99.35	120.11
% Syer	*0.0*	*0.0*	*0.0*	*0.0*	*99.2*	*61.7*	*63.0*	*27.0*	*71.5*	*44.4*	*43.6*	*51.6*	*70.8*	*69.5*	*57.6*	*73.8*	*85.6*	*52.5*
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.09	0.00	0.05	0.18	0.50	0.00	0.57	0.00	1.08	11.80	3.62	5.40	0.00	0.00
	0.0	*0.0*	*0.0*	*0.0*	*0.8*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.1*	*0.0*	*0.1*	*1.1*	*0.6*	*1.2*	*0.0*	*0.0*
Syarikat & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	148.17	141.77	314.70	239.35	66.54	117.71	176.98	200.84	80.38	78.71	15.20	39.97
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*22.5*	*8.1*	*20.8*	*9.3*	*15.3*	*30.6*	*18.9*	*19.5*	*14.3*	*17.7*	*13.1*	*17.5*
Syarikat & Syarikat	0.00	0.00	0.00	0.00	0.00	3.76	94.09	1,135.98	112.00	1,187.64	173.91	64.50	92.51	94.99	153.23	31.15	0.64	68.38
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*38.3*	*14.3*	*64.8*	*7.4*	*46.2*	*39.9*	*16.8*	*9.9*	*9.2*	*27.2*	*7.0*	*0.6*	*29.9*
Lain-lain	0.00	0.00	0.00	0.00	0.00	0.00	1.56	0.78	2.75	2.71	4.83	3.95	2.73	5.42	1.55	0.85	0.87	0.46
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.2*	*0.0*	*0.2*	*0.1*	*1.1*	*1.0*	*0.3*	*0.5*	*0.3*	*0.2*	*0.7*	*0.2*
Jumlah	**0.00**	**0.00**	**0.00**	**0.00**	**11.31**	**9.83**	**658.83**	**1,752.02**	**1,511.19**	**2,570.80**	**436.17**	**384.67**	**936.33**	**1,027.56**	**563.70**	**443.98**	**116.06**	**228.92**
TANAH PEMBANGUNAN																		
Perseorangan & Perseorangan	93.78	74.89	0.00	0.00	17.05	16.82	469.50	506.54	380.79	415.81	151.54	199.28	39.75	41.62	85.39	104.88	169.04	211.55
% Syer	*19.4*	*15.2*	*0.0*	*0.0*	*89.9*	*12.6*	*40.9*	*23.6*	*45.6*	*15.9*	*20.0*	*27.1*	*47.2*	*27.9*	*37.1*	*23.4*	*52.1*	*62.7*
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59.25	4.00	6.37	1.52	0.00	0.00	0.00	0.48	9.59	0.00	0.00
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*2.8*	*0.5*	*0.2*	*0.2*	*0.0*	*0.0*	*0.0*	*0.2*	*2.1*	*0.0*	*0.0*
Syarikat & Perseorangan	87.35	119.81	0.00	0.00	1.91	1.53	407.75	330.22	221.34	335.75	181.65	272.79	18.70	56.08	90.01	64.18	100.42	79.29
	18.1	*24.3*	*0.0*	*0.0*	*10.1*	*1.1*	*35.5*	*15.4*	*26.5*	*12.9*	*23.9*	*37.1*	*22.2*	*37.6*	*39.1*	*14.3*	*30.9*	*23.5*
Syarikat & Syarikat	280.96	293.36	0.00	0.00	0.00	114.92	258.82	1,003.89	218.24	1,847.55	421.82	206.39	25.77	51.46	30.25	269.72	53.81	43.65
	58.1	*59.5*	*0.0*	*0.0*	*0.0*	*86.2*	*22.5*	*46.8*	*26.1*	*70.8*	*55.5*	*28.1*	*30.6*	*34.5*	*13.1*	*60.1*	*16.6*	*12.9*
Lain-lain	21.09	4.64	0.00	0.00	0.00	0.00	12.34	247.02	11.05	3.68	2.96	56.45	0.00	0.07	23.94	0.65	1.44	2.75
	4.4	*0.9*	*0.0*	*0.0*	*0.0*	*0.0*	*1.1*	*11.5*	*1.3*	*0.1*	*0.4*	*7.7*	*0.0*	*0.0*	*10.4*	*0.1*	*0.4*	*0.8*
Jumlah	**483.18**	**492.71**	**0.00**	**0.00**	**18.97**	**133.26**	**1,148.41**	**2,146.92**	**835.42**	**2,609.15**	**759.49**	**734.91**	**84.22**	**149.23**	**230.06**	**449.00**	**324.71**	**337.24**
LAIN-LAIN																		
Perseorangan & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	5.65	0.00
% Syer	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*0.0*	*0.0*	*0.0*	*91.1*	*0.0*
Pemaju & Perseorangan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
Syarikat & Perseorangan	0.00	12.69	0.00	0.00	0.00	0.00	0.00	0.00	1.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.44	0.00
	0.0	*100.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*7.1*	*0.0*
Syarikat & Syarikat	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63	0.00	0.00	0.11	0.00
	0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*0.0*	*0.0*	*1.8*	*0.0*
Lain-lain	5.49	0.00	0.00	0.00	0.00	1.03	1.23	7.66	0.00	0.45	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	100.0	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*100.0*	*100.0*	*0.0*	*100.0*	*100.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*
Jumlah	**5.49**	**12.69**	**0.00**	**0.00**	**0.00**	**1.03**	**1.23**	**7.66**	**1.48**	**0.45**	**0.13**	**0.00**	**0.01**	**0.63**	**0.00**	**0.00**	**6.20**	**0.00**
JUMLAH																		
Perseorangan & Perseorangan	3,789.75	4,783.55	58.80	52	65.29	72.51	11,417.42	12,881.38	6,599.62	7,292.68	2,934.81	3,159.85	2,458.26	2,713.63	1,557.03	1,598.98	1,113.79	1,284.34
% Syer	*46.0*	*33.5*	*19.5*	*30.2*	*75.7*	*29.3*	*45.0*	*40.7*	*44.2*	*33.8*	*33.0*	*43.4*	*49.9*	*46.0*	*33.6*	*38.7*	*46.8*	*42.0*
Pemaju & Perseorangan	1,062.67	1,560.52	50.74	69	6.62	5.98	3,160.48	3,881.83	3,717.90	5,301.56	730.95	816.96	1,276.98	1,773.83	1,577.03	1,264.87	551.87	724.19
	12.9	*10.9*	*16.8*	*40.1*	*7.7*	*2.4*	*12.4*	*12.3*	*24.9*	*24.6*	*8.2*	*11.2*	*25.9*	*30.0*	*34.1*	*30.6*	*23.2*	*23.7*
Syarikat & Perseorangan	1,721.26	2,254.17	12.98	16	9.01	17.16	3,943.15	4,088.55	1,773.89	2,057.22	965.37	1,288.52	630.27	590.89	507.85	424.28	302.69	299.82
	20.9	*15.8*	*4.3*	*9.5*	*10.4*	*6.9*	*15.5*	*12.9*	*11.9*	*9.5*	*10.8*	*17.7*	*12.8*	*10.0*	*11.0*	*10.3*	*12.7*	*9.8*
Syarikat & Syarikat	1,482.69	5,538.30	55.54	35	4.85	150.83	6,702.72	10,331.48	2,807.77	6,895.86	4,164.58	1,621.75	514.74	694.47	933.60	819.94	390.17	728.80
	18.0	*38.8*	*18.4*	*20.2*	*5.6*	*60.9*	*26.4*	*32.7*	*18.8*	*32.0*	*46.8*	*22.3*	*10.4*	*11.8*	*20.2*	*19.8*	*16.4*	*23.9*
Lain-lain	178.53	142.29	123.37	0	0.44	1.17	167.91	452.39	43.69	27.10	110.37	397.94	50.38	130.14	53.31	27.36	22.39	17.95
	2.2	*1.0*	*40.9*	*0.0*	*0.5*	*0.5*	*0.7*	*1.4*	*0.3*	*0.1*	*1.2*	*5.5*	*1.0*	*2.2*	*1.2*	*0.7*	*0.9*	*0.6*
Jumlah	**8,234.90**	**14,278.83**	**301.42**	**170.95**	**86.21**	**247.65**	**25,391.68**	**31,635.63**	**14,942.86**	**21,574.42**	**8,906.08**	**7,285.03**	**4,930.62**	**5,902.95**	**4,628.82**	**4,135.43**	**2,380.90**	**3,055.10**

Jadual VII / Table VII
Nilai Transaksi Harta Tanah Mengikut Kategori Pemberi Pindah Milik dan Penerima Pindah Milik (RM Juta)
Value of Property Transactions by Category of Transferor and Transferee (RM Million)

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Kedah		Pahang		Terengganu		Kelantan		Perlis		Sabah		Sarawak		MALAYSIA		Transferor and Transferee
H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	
																RESIDENTIAL
1,019.60	1,092.87	763.86	854.66	921.19	981.21	404.04	737.48	87.75	84.67	805.65	1,021.53	1,639.78	1,567.09	27,852.87	30,693.65	Individual & Individual
62.8	*69.3*	*59.9*	*54.6*	*83.3*	*87.9*	*81.8*	*91.6*	*73.3*	*72.7*	*83.7*	*89.1*	*85.5*	*84.5*	*62.2*	*62.1*	*% Share*
497.78	386.75	325.60	505.82	82.92	52.65	67.00	55.32	23.18	28.04	13.69	7.87	63.98	70.30	10,967.87	12,976.28	Developer & Individual
30.6	*24.5*	*25.5*	*32.3*	*7.5*	*4.7*	*13.6*	*6.9*	*19.4*	*24.1*	*1.4*	*0.7*	*3.3*	*3.8*	*24.5*	*26.3*	
46.13	55.47	94.05	102.91	65.66	39.43	18.23	5.31	7.64	1.62	105.03	98.81	179.52	176.62	4,341.57	3,903.47	Company & Individual
2.8	*3.5*	*7.4*	*6.6*	*5.9*	*3.5*	*3.7*	*0.7*	*6.4*	*1.4*	*10.9*	*8.6*	*9.4*	*9.5*	*9.7*	*7.9*	
47.11	21.37	46.24	78.39	4.41	0.82	0.40	2.66	0.00	0.00	28.99	2.62	20.85	32.27	1,125.42	1,404.72	Company & Company
2.9	*1.4*	*3.6*	*5.0*	*0.4*	*0.1*	*0.1*	*0.3*	*0.0*	*0.0*	*3.0*	*0.2*	*1.1*	*1.7*	*2.5*	*2.8*	
13.70	21.28	44.61	22.63	31.60	41.88	4.50	4.50	1.21	2.14	9.18	15.71	12.64	8.14	492.33	453.86	Others
0.8	*1.3*	*3.5*	*1.4*	*2.9*	*3.8*	*0.9*	*0.6*	*1.0*	*1.8*	*1.0*	*1.4*	*0.7*	*0.4*	*1.1*	*0.9*	
1,624.32	**1,577.75**	**1,274.36**	**1,564.41**	**1,105.77**	**1,115.99**	**494.17**	**805.28**	**119.78**	**116.46**	**962.53**	**1,146.53**	**1,916.78**	**1,854.41**	**44,780.05**	**49,431.98**	**Total**
																COMMERCIAL
95.13	122.96	154.73	137.50	45.64	41.71	44.96	89.35	22.50	20.32	133.45	189.74	302.19	301.87	3,919.37	5,210.08	Individual & Individual
34.1	*30.6*	*43.2*	*23.1*	*30.5*	*39.6*	*58.6*	*62.7*	*45.2*	*29.0*	*38.4*	*41.9*	*45.4*	*42.2*	*23.4*	*22.0*	*% Share*
27.32	13.64	29.91	40.48	4.62	2.07	14.77	16.86	3.32	12.14	6.44	4.05	14.61	31.31	2,136.58	3,374.66	Developer & Individual
9.8	*3.4*	*8.4*	*6.8*	*3.1*	*2.0*	*19.3*	*11.8*	*6.7*	*17.3*	*1.9*	*0.9*	*2.2*	*4.4*	*12.7*	*14.2*	
53.09	67.55	83.09	95.95	16.26	20.09	8.94	17.00	14.80	6.11	115.90	135.80	170.77	178.80	3,303.21	4,562.64	Company & Individual
19.0	*16.8*	*23.2*	*16.1*	*10.9*	*19.1*	*11.7*	*11.9*	*29.7*	*8.7*	*33.4*	*30.0*	*25.7*	*25.0*	*19.7*	*19.2*	
88.89	180.52	64.82	301.19	75.26	30.34	7.48	9.71	7.85	17.75	84.21	90.34	162.55	187.61	7,101.42	9,996.36	Company & Company
31.8	*45.0*	*18.1*	*50.6*	*50.3*	*28.8*	*9.8*	*6.8*	*15.8*	*25.4*	*24.3*	*20.0*	*24.4*	*26.2*	*42.4*	*42.2*	
14.74	16.59	25.59	20.64	7.81	11.08	0.55	9.61	1.32	13.67	7.27	32.72	14.78	15.16	298.62	562.76	Others
5.3	*4.1*	*7.1*	*3.5*	*5.2*	*10.5*	*0.7*	*6.7*	*2.7*	*19.5*	*2.1*	*7.2*	*2.2*	*2.1*	*1.8*	*2.4*	
279.18	**401.26**	**358.13**	**595.76**	**149.59**	**105.30**	**76.71**	**142.53**	**49.80**	**69.98**	**347.27**	**452.65**	**664.90**	**714.75**	**16,759.19**	**23,706.51**	**Total**
																INDUSTRIAL
11.74	23.18	7.19	15.63	1.21	4.77	0.23	0.59	0.28	0.45	41.35	40.56	43.01	48.80	570.45	758.82	Individual & Individual
2.2	*7.7*	*2.6*	*5.8*	*5.4*	*34.6*	*1.9*	*7.0*	*3.7*	*5.9*	*13.3*	*12.0*	*19.6*	*19.7*	*5.2*	*5.6*	*% Share*
4.26	5.13	0.65	0.45	0.00	0.00	0.00	0.00	0.55	1.98	0.00	4.17	5.14	8.50	204.62	202.31	Developer & Individual
0.8	*1.7*	*0.2*	*0.2*	*0.0*	*0.0*	*0.0*	*0.0*	*7.4*	*26.1*	*0.0*	*1.2*	*2.3*	*3.4*	*1.9*	*1.5*	
32.64	30.96	6.82	41.98	4.58	4.05	1.59	0.00	0.68	3.74	85.42	67.45	67.36	61.88	1,486.84	1,691.66	Company & Individual
6.1	*10.3*	*2.5*	*15.6*	*20.6*	*29.4*	*13.5*	*0.0*	*9.2*	*49.2*	*27.5*	*19.9*	*30.7*	*25.0*	*13.6*	*12.5*	
490.38	233.84	254.58	210.26	16.00	4.49	9.98	7.79	0.00	1.33	183.08	226.08	103.69	126.46	8,610.42	10,762.73	Company & Company
91.0	*77.9*	*93.1*	*78.3*	*71.7*	*32.5*	*84.6*	*93.0*	*0.0*	*17.5*	*58.8*	*66.8*	*47.3*	*51.0*	*78.7*	*79.7*	
0.00	6.96	4.15	0.16	0.52	0.48	0.00	0.00	5.89	0.09	1.29	0.00	0.00	2.21	66.84	86.81	Others
0.0	*2.3*	*1.5*	*0.1*	*2.3*	*3.5*	*0.0*	*0.0*	*79.6*	*1.2*	*0.4*	*0.0*	*0.0*	*0.9*	*0.6*	*0.6*	
539.01	**300.06**	**273.39**	**268.47**	**22.30**	**13.80**	**11.80**	**8.38**	**7.40**	**7.60**	**311.14**	**338.27**	**219.19**	**247.85**	**10,939.17**	**13,502.33**	**Total**
																AGRICULTURE
521.70	500.04	417.61	463.09	108.30	122.78	163.64	309.52	84.54	79.71	105.01	125.66	571.30	460.38	4,757.13	5,042.68	Individual & Individual
84.3	*81.9*	*46.7*	*47.9*	*98.5*	*94.8*	*98.0*	*99.2*	*98.6*	*97.6*	*42.7*	*30.3*	*80.8*	*57.6*	*67.4*	*51.8*	*% Share*
15.35	0.16	3.37	3.69	0.01	0.00	0.00	0.00	0.44	0.00	0.00	0.00	0.28	0.00	25.35	21.23	Developer & Individual
2.5	*0.0*	*0.4*	*0.4*	*0.0*	*0.0*	*0.0*	*0.0*	*0.5*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.4*	*0.2*	
55.96	66.67	119.81	137.99	0.89	5.36	2.41	1.06	0.16	0.73	68.57	59.01	104.91	91.22	1,154.69	1,180.39	Company & Individual
9.0	*10.9*	*13.4*	*14.3*	*0.8*	*4.1*	*1.4*	*0.3*	*0.2*	*0.9*	*27.9*	*14.2*	*14.8*	*11.4*	*16.4*	*12.1*	
23.61	41.04	324.42	351.37	0.00	0.42	0.00	0.00	0.00	0.00	69.41	230.39	24.56	242.38	1,068.39	3,451.99	Company & Company
3.8	*6.7*	*36.3*	*36.4*	*0.0*	*0.3*	*0.0*	*0.0*	*0.0*	*0.0*	*28.2*	*55.5*	*3.5*	*30.3*	*15.1*	*35.5*	
2.51	2.29	28.82	10.03	0.75	0.89	0.93	1.30	0.63	1.25	2.90	0.25	5.59	5.37	56.41	35.54	Others
0.4	*0.4*	*3.2*	*1.0*	*0.7*	*0.7*	*0.6*	*0.4*	*0.7*	*1.5*	*1.2*	*0.1*	*0.8*	*0.7*	*0.8*	*0.4*	
619.14	**610.20**	**894.03**	**966.17**	**109.95**	**129.45**	**166.98**	**311.88**	**85.77**	**81.69**	**245.88**	**415.31**	**706.63**	**799.36**	**7,061.97**	**9,731.83**	**Total**
																DEVELOPMENT LAND
182.37	221.78	101.04	131.61	157.35	136.88	67.49	109.03	21.10	39.74	117.28	139.95	362.69	341.02	2,416.15	2,691.41	Individual & Individual
45.4	*52.6*	*47.9*	*58.5*	*96.2*	*87.9*	*99.6*	*99.8*	*76.6*	*85.4*	*28.2*	*34.5*	*57.4*	*41.0*	*41.6*	*29.1*	*% Share*
1.27	0.00	1.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.84	75.20	Developer & Individual
0.3	*0.0*	*0.7*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.2*	*0.8*	
74.90	111.49	70.59	72.08	2.84	8.78	0.11	0.23	6.42	1.56	98.36	154.47	212.14	266.16	1,574.51	1,874.41	Company & Individual
18.6	*26.5*	*33.4*	*32.0*	*1.7*	*5.6*	*0.2*	*0.2*	*23.3*	*3.4*	*23.6*	*38.0*	*33.6*	*32.0*	*27.1*	*20.3*	
141.41	78.66	24.46	14.40	1.69	8.88	0.00	0.00	0.00	1.34	192.23	111.26	55.18	225.54	1,704.64	4,271.01	Company & Company
35.2	*18.7*	*11.6*	*6.4*	*1.0*	*5.7*	*0.0*	*0.0*	*0.0*	*2.9*	*46.2*	*27.4*	*8.7*	*27.1*	*29.4*	*46.2*	
2.00	9.32	13.42	6.94	1.63	1.13	0.17	0.00	0.03	3.91	8.18	0.36	1.69	0.00	99.92	336.90	Others
0.5	*2.2*	*6.4*	*3.1*	*1.0*	*0.7*	*0.2*	*0.0*	*0.1*	*8.4*	*2.0*	*0.1*	*0.3*	*0.0*	*1.7*	*3.6*	
401.95	**421.24**	**211.08**	**225.02**	**163.50**	**155.66**	**67.77**	**109.26**	**27.56**	**46.56**	**416.04**	**406.04**	**631.70**	**832.73**	**5,804.06**	**9,248.94**	**Total**
																OTHERS
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	5.66	0.01	Individual & Individual
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*20.3*	*0.0*	*0.0*	*26.3*	*0.1*	*% Share*
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Developer & Individual
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.92	12.69	Company & Individual
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*8.9*	*46.1*	
0.00	0.00	0.00	0.00	0.00	2.10	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.11	2.79	Company & Company
0.0	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*79.7*	*0.0*	*0.0*	*0.5*	*10.1*	
0.00	0.00	0.00	2.90	0.00	0.00	0.00	0.00	0.00	0.00	1.18	0.00	5.85	0.00	13.88	12.04	Others
0.0	*0.0*	*0.0*	*100.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*100.0*	*0.0*	*100.0*	*0.0*	*64.3*	*43.7*	
0.00	**0.00**	**0.00**	**2.90**	**0.00**	**2.10**	**0.00**	**0.00**	**0.00**	**0.00**	**1.18**	**0.07**	**5.85**	**0.00**	**21.58**	**27.53**	**Total**
																TOTAL
1,830.54	1,960.82	1,444.43	1,602.48	1,233.67	1,287.36	680.36	1,245.98	216.18	224.89	1,202.73	1,517.45	2,918.97	2,719.17	39,521.63	44,396.65	Individual & Individual
52.9	*59.2*	*48.0*	*44.2*	*79.5*	*84.6*	*83.2*	*90.5*	*74.5*	*69.8*	*52.7*	*55.0*	*70.4*	*61.1*	*46.3*	*42.0*	*% Share*
545.99	405.68	361.10	550.44	87.55	54.73	81.77	72.18	27.49	42.15	20.13	16.10	84.01	110.10	13,343.26	16,649.68	Developer & Individual
15.8	*12.3*	*12.0*	*15.2*	*5.6*	*3.6*	*10.0*	*5.2*	*9.5*	*13.1*	*0.9*	*0.6*	*2.0*	*2.5*	*15.6*	*15.8*	
262.73	332.15	374.35	450.91	90.24	77.72	31.29	23.60	29.70	13.76	473.27	515.54	734.70	774.68	11,862.74	13,225.26	Company & Individual
7.6	*10.0*	*12.4*	*12.4*	*5.8*	*5.1*	*3.8*	*1.7*	*10.2*	*4.3*	*20.7*	*18.7*	*17.7*	*17.4*	*13.9*	*12.5*	
791.39	555.43	714.53	955.62	97.35	47.04	17.86	20.17	7.85	20.43	557.92	660.75	366.82	814.27	19,610.38	29,889.61	Company & Company
22.8	*16.8*	*23.7*	*26.4*	*6.3*	*3.1*	*2.2*	*1.5*	*2.7*	*6.3*	*24.4*	*24.0*	*8.8*	*18.3*	*23.0*	*28.3*	
32.94	56.44	116.59	63.29	42.31	55.46	6.15	15.41	9.08	21.06	29.99	49.03	40.55	30.88	1,028.01	1,487.91	Others
1.0	*1.7*	*3.9*	*1.7*	*2.7*	*3.6*	*0.8*	*1.1*	*3.1*	*6.5*	*1.3*	*1.8*	*1.0*	*0.7*	*1.2*	*1.4*	
3,463.59	**3,310.50**	**3,011.00**	**3,622.73**	**1,551.12**	**1,522.31**	**817.43**	**1,377.33**	**290.30**	**322.29**	**2,284.04**	**2,758.87**	**4,145.05**	**4,449.10**	**85,366.02**	**105,649.12**	**Total**

Horizontal and vertical total may not add up to the shown figures due to rounding off

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual VIII/ *Table VIII*
Penawaran Unit Kediaman di Malaysia
Supply of Residential Units in Malaysia

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change
W.P. Kuala Lumpur	540,974	552,576	2.1	3,599	5,589	55.3	42,345	49,081	15.9	5,178	6,562	26.7	58,913	66,050	12.1	5,752	9,496	65.1
W.P. Putrajaya	17,896	18,396	2.8	0	0	ND	3,012	2,512	-16.6	0	0	ND	3,252	3,252	0.0	0	0	ND
W.P . Labuan	13,196	13,276	0.6	22	0	-100.0	940	873	-7.1	0	18	ND	216	196	-9.3	0	0	ND
Selangor	1,677,913	1,712,272	2.0	8,874	5,637	-36.5	87,285	82,880	-5.0	9,220	6,524	-29.2	79,020	79,873	1.1	5,877	9,667	64.5
Johor	899,156	916,888	2.0	2,380	2,663	11.9	40,761	40,167	-1.5	3,556	6,882	93.5	51,925	42,944	-17.3	3,932	4,934	25.5
Pulau Pinang	544,549	555,549	2.0	1,072	4,345	305.3	35,016	26,733	-23.7	3,758	1,594	-57.6	14,499	18,640	28.6	1,249	1,969	57.6
Perak	524,175	537,544	2.6	3,625	3,917	8.1	42,029	39,154	-6.8	4,466	4,573	2.4	38,808	41,866	7.9	5,177	2,557	-50.6
Negeri Sembilan	298,980	308,823	3.3	638	1,402	119.7	21,982	16,826	-23.5	1,960	2,337	19.2	25,281	26,784	5.9	901	684	-24.1
Melaka	215,100	217,303	1.0	885	108	-87.8	23,344	25,897	10.9	3,300	3,228	-2.2	14,444	24,467	69.4	1,374	2,621	90.8
Kedah	348,384	354,025	1.6	1,079	1,142	5.8	18,808	17,485	-7.0	1,315	1,256	-4.5	11,160	12,428	11.4	953	1,143	19.9
Pahang	301,217	307,550	2.1	1,232	1,220	-1.0	15,439	13,873	-10.1	2,043	2,625	28.5	32,776	34,245	4.5	1,873	2,924	56.1
Terengganu	109,091	117,688	7.9	250	412	64.8	17,825	11,553	-35.2	444	748	68.5	8,898	8,486	-4.6	279	299	7.2
Kelantan	89,895	91,213	1.5	579	609	5.2	11,117	11,105	-0.1	889	643	-27.7	4,352	3,984	-8.5	1,087	607	-44.2
Perlis	27,223	27,709	1.8	25	49	96.0	1,360	1,056	-22.4	110	96	-12.7	1,732	2,021	16.7	196	137	-30.1
Sabah	239,802	244,999	2.2	2,034	1,518	-25.4	18,641	19,548	4.9	2,568	2,477	-3.5	24,210	20,415	-15.7	0	0	ND
Sarawak	286,985	292,795	2.0	2,118	2,961	39.8	16,508	15,598	-5.5	2,294	1,992	-13.2	7,613	7,990	5.0	2,489	3,467	39.3
MALAYSIA	**6,134,536**	**6,268,606**	**2.2**	**28,412**	**31,572**	**11.1**	**396,412**	**374,341**	**-5.6**	**41,101**	**41,555**	**1.1**	**377,099**	**393,641**	**4.4**	**31,139**	**40,505**	**30.1**

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.
The existing stock, incoming supply and planned supply are as at the end of the half year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual IX / *Table IX*
Penawaran Unit Kedai di Malaysia
Supply of Shop Units in Malaysia

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change
W.P. Kuala Lumpur	32,162	32,734	1.8	0	0	ND	1,107	986	-10.9	35	0	-100.0	979	1,609	64.4	11	0	-100.0
W.P. Putrajaya	38	538	1315.8	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
W.P. Labuan	1,035	1,059	2.3	16	0	-100.0	30	50	66.7	0	0	ND	20	0	-100.0	0	0	ND
Selangor	110,694	114,849	3.8	120	32	-73.3	5,531	5,665	2.4	39	468	1100.0	3,427	3,422	-0.1	367	582	58.6
Johor	94,275	98,808	4.8	700	209	-70.1	5,319	4,901	-7.9	416	526	26.4	5,581	5,130	-8.1	383	239	-37.6
Pulau Pinang	39,177	40,754	4.0	13	114	776.9	1,101	1,084	-1.5	16	107	568.8	1,767	1,809	2.4	24	0	-100.0
Perak	63,219	64,225	1.6	77	28	-63.6	2,342	2,147	-8.3	189	88	-53.4	3,257	3,260	0.1	73	90	23.3
Negeri sembilan	27,211	27,553	1.3	0	5	ND	927	958	3.3	59	147	149.2	2,306	2,332	1.1	28	29	3.6
Melaka	23,211	23,509	1.3	0	8	ND	1,311	1,459	11.3	92	226	145.7	1,278	1,663	30.1	108	116	7.4
Kedah	32,463	33,100	2.0	125	119	-4.8	1,019	853	-16.3	90	32	-64.4	788	790	0.3	47	15	-68.1
Pahang	25,929	26,408	1.8	64	79	23.4	1,248	1,335	7.0	167	161	-3.6	3,326	3,429	3.1	22	111	404.5
Terengganu	8,673	8,921	2.9	33	25	-24.2	920	775	-15.8	5	15	200.0	701	606	-13.6	1	9	800.0
Kelantan	14,429	14,710	1.9	49	123	151.0	1,077	1,088	1.0	134	130	-3.0	665	539	-18.9	25	12	-52.0
Perlis	5,809	5,828	0.3	11	0	-100.0	282	301	6.7	0	1	ND	779	851	9.2	0	6	ND
Sabah	33,009	35,280	6.9	51	34	-33.3	1,841	2,103	14.2	30	124	313.3	2,307	2,135	-7.5	10	128	1180.0
Sarawak	37,539	40,345	7.5	168	157	-6.5	1,233	1,426	15.7	252	138	-45.2	1,272	1,552	22.0	181	276	52.5
MALAYSIA	**548,873**	**568,621**	**3.6**	**1,427**	**933**	**-34.6**	**25,288**	**25,131**	**-0.6**	**1,524**	**2,163**	**41.9**	**28,453**	**29,127**	**2.4**	**1,280**	**1,613**	**26.0**

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.
The existing stock, incoming supply and planned supply are as at the end of the half year.

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual X / *Table X*
Penawaran dan Penghunian Kompleks Perniagaan di Malaysia
Supply and Occupancy of Shopping Complex in Malaysia

State	Total Space (s.m.)		Completion (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024
W.P. Kuala Lumpur	3,265,027	3,471,216	3,219	27,871	2,702,765	2,948,461	82.8	84.9	16,038	62,472	478,578	225,910	0	0	196,691	196,691	0	0
W.P. Putrajaya	79,744	79,744	0	0	67,581	63,031	84.7	79.0	-3,303	-100	29,277	29,277	0	0	0	0	0	0
W.P . Labuan	28,614	28,614	0	0	27,555	27,954	96.3	97.7	0	305	0	0	0	0	0	0	0	0
Selangor	3,953,291	3,953,291	0	0	3,131,372	3,211,335	79.2	81.2	61,774	62,346	331,202	331,202	0	0	0	0	0	0
Johor	2,448,601	2,455,302	0	0	1,715,172	1,760,399	70.0	71.7	23,899	28,061	3,716	3,716	0	0	0	0	0	0
Pulau Pinang	1,838,757	1,864,139	0	0	1,339,553	1,362,340	72.9	73.1	1,073	-3,734	190,552	190,552	0	0	96,421	96,421	0	0
Perak	1,017,360	1,026,504	0	5,310	885,376	908,831	87.0	88.5	51,064	9,580	24,373	10,338	0	3,549	0	0	0	0
Negeri Sembilan	613,611	613,135	8,155	0	418,251	416,105	68.2	67.9	14,776	677	0	7,345	0	7,345	0	0	0	0
Melaka	635,622	635,622	0	0	357,265	401,389	56.2	63.1	-31,336	4,721	57,245	57,245	0	0	0	0	0	0
Kedah	601,899	601,899	0	0	420,136	422,492	69.8	70.2	-3,413	2,669	0	0	0	0	15,045	15,045	0	0
Pahang	459,105	459,105	9,894	0	329,971	340,861	71.9	74.2	5,858	4,812	0	6,276	0	6,276	15,373	15,373	0	0
Terengganu	204,564	210,288	0	5,724	162,456	163,672	79.4	77.8	327	4,550	126,520	120,796	0	0	0	0	0	0
Kelantan	403,475	420,078	0	16,603	327,412	319,918	81.1	76.2	-2,967	-5,130	0	0	0	0	0	0	0	0
Perlis	56,421	60,692	0	0	47,655	48,365	84.5	79.7	609	-3,037	38,527	34,256	0	0	0	0	0	0
Sabah	749,707	796,858	0	0	597,876	638,655	79.7	80.1	29,162	6,848	35,743	44,470	0	0	23,509	23,509	0	0
Sarawak	1,084,230	1,084,230	0	0	828,950	838,219	76.5	77.3	-5,399	8,802	41,676	41,676	0	0	0	0	0	0
MALAYSIA	**17,440,028**	**17,760,717**	**21,268**	**55,508**	**13,359,346**	**13,872,027**	**76.6**	**78.1**	**158,162**	**183,842**	**1,357,409**	**1,103,059**	**0**	**17,170**	**347,039**	**347,039**	**0**	**0**

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.
The existing stock, incoming supply and planned supply are as at the end of the half year.

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual XI / *Table XI*
Penawaran dan Penghunian Pejabat Binaan Khas di Malaysia
Supply and Occupancy of Purpose-Built Office in Malaysia

State	Total Space (s.m.)		Completion (s.m.)		Occupancy (s.m.)		Occupancy Rate (%)		Annual Take-Up Difference (s.m.)		Incoming Supply (s.m.)		Starts (s.m.)		Planned Supply (s.m.)		New Planned Supply (s.m.)	
	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024
W.P. Kuala Lumpur	9,926,371	10,256,778	29,185	19,788	7,297,523	7,362,015	73.5	71.8	60,175	-20,688	978,869	564,971	0	0	761,621	761,621	0	0
W.P. Putrajaya	2,540,853	2,540,853	0	0	2,337,762	2,337,762	92.0	92.0	12,100	0	59,940	59,940	0	0	39,875	39,875	8,330	0
W.P . Labuan	67,051	67,051	0	0	63,067	61,806	94.1	92.2	857	-559	0	0	0	0	0	0	0	0
Selangor	4,641,268	4,652,264	0	0	3,344,585	3,388,003	72.1	72.8	209,602	4,658	60,243	60,243	0	0	10,276	0	0	0
Johor	1,409,618	1,446,778	15,792	37,160	986,359	1,006,362	70.0	69.6	7,537	5,880	181,641	144,481	0	0	33,817	33,817	0	0
Pulau Pinang	1,066,541	1,081,974	0	0	919,723	918,000	86.2	84.8	-2,365	-4,666	76,693	76,693	0	0	44,408	28,975	0	0
Perak	667,897	667,897	14,407	0	617,106	606,144	92.4	90.8	16,651	-11,427	8,767	20,072	0	11,305	0	0	0	0
Negeri Sembilan	344,041	344,041	1,606	0	311,744	314,244	90.6	91.3	491	-262	8,831	8,831	0	0	0	0	0	0
Melaka	410,637	410,637	0	0	339,948	353,682	82.8	86.1	-12,326	0	0	0	0	0	0	0	0	0
Kedah	432,028	432,028	0	0	390,239	392,529	90.3	90.9	354	860	0	0	0	0	0	0	0	0
Pahang	421,719	421,719	0	0	371,596	375,024	88.1	88.9	477	-1,804	36,375	36,375	0	0	4,911	4,911	0	0
Terengganu	429,000	429,000	0	0	415,513	409,516	96.9	95.5	1,600	-5,954	9,704	9,704	0	0	31,760	31,760	0	0
Kelantan	391,077	391,077	0	0	368,416	369,474	94.2	94.5	-186	670	0	0	0	0	0	0	0	0
Perlis	131,038	131,038	0	0	122,542	122,930	93.5	93.8	-4,048	0	25,085	25,085	0	0	0	0	0	0
Sabah	826,013	831,922	0	0	737,747	742,503	89.3	89.3	12,210	8,271	14,744	11,067	0	0	37,498	37,498	0	0
Sarawak	820,737	840,127	0	0	749,016	757,013	91.3	90.1	736	-2,506	63,941	55,925	0	0	0	0	0	0
MALAYSIA	**24,525,889**	**24,945,184**	**60,990**	**56,948**	**19,372,886**	**19,517,007**	**79.0**	**78.2**	**303,865**	**-27,527**	**1,524,833**	**1,073,387**	**0**	**11,305**	**964,166**	**938,457**	**8,330**	**0**

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.
The existing stock, incoming supply and planned supply are as at the end of the half year.

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual XII / *Table XII*
Penawaran unit SOHO di Malaysia
Supply of SOHO units in Malaysia

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change
W.P. Kuala Lumpur	8,528	9,435	10.6	1,110	66	-94.1	4,363	3,947	-9.5	0	0	ND	4,566	5,247	14.9	300	0	-100.0
W.P. Putrajaya	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
W.P. Labuan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Selangor	40,441	46,042	13.8	319	1,117	250.2	14,600	15,959	9.3	0	0	ND	7,463	5,320	-28.7	0	0	ND
Johor	2,843	3,269	15.0	0	0	ND	966	1,486	53.8	0	0	ND	1,990	1,489	-25.2	0	0	ND
Pulau Pinang	3,627	4,257	17.4	0	0	ND	1,863	1,809	-2.9	0	0	ND	626	626	0.0	0	0	ND
Perak	577	1,043	80.8	0	0	ND	1,078	573	-46.8	424	32	-92.5	2,737	3,089	12.9	0	196	ND
Negeri sembilan	104	104	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Melaka	0	0	ND	0	0	ND	352	352	0.0	0	0	ND	0	0	ND	0	0	ND
Kedah	64	0	-100.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Pahang	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Terengganu	0	0	ND	0	0	ND	0	0	ND	0	0	ND	53	53	0.0	0	0	ND
Kelantan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Perlis	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sabah	467	467	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sarawak	405	563	39.0	0	0	ND	72	72	0.0	0	0	ND	0	0	ND	0	0	ND
MALAYSIA	**57,056**	**65,180**	**14.2**	**1,429**	**1,183**	**-17.2**	**23,294**	**24,198**	**3.9**	**424**	**32**	**-92.5**	**17,435**	**15,824**	**-9.2**	**300**	**196**	**-34.7**

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.
The existing stock, incoming supply and planned supply are as at the end of the half year.

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual XIII / *Table XIII*
Penawaran Unit Pangsapuri Khidmat di Malaysia
Supply of Serviced Apartment Units in Malaysia

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change
W.P. Kuala Lumpur	104,609	129,890	24.2	4,360	6,906	58.4	59,561	46,326	-22.2	2,087	3,805	82.3	49,416	51,584	4.4	2,146	2,648	23.4
W.P. Putrajaya	0	1,204	ND	0	0	ND	0	323	ND	0	0	ND	0	940	ND	0	0	ND
W.P. Labuan	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Selangor	97,657	120,110	23.0	3,324	3,875	16.6	54,662	52,236	-4.4	0	1,096	ND	19,957	28,560	43.1	0	7,134	ND
Johor	86,257	99,228	15.0	0	3,724	ND	20,373	18,974	-6.9	1,360	3,894	186.3	41,282	28,281	-31.5	0	802	ND
Pulau Pinang	7,372	9,202	24.8	0	1,013	ND	5,104	6,055	18.6	230	380	65.2	7,460	8,227	10.3	0	588	ND
Perak	1,314	1,567	19.3	0	0	ND	564	710	25.9	136	0	-100.0	1,257	1,221	-2.9	408	0	-100.0
Negeri sembilan	11,285	14,498	28.5	0	0	ND	5,402	2,462	-54.4	273	0	-100.0	733	460	-37.2	0	0	ND
Melaka	6,363	8,850	39.1	0	0	ND	6,528	6,428	-1.5	723	730	1.0	3,738	5,488	46.8	0	0	ND
Kedah	637	637	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Pahang	6,398	7,882	23.2	0	0	ND	370	2,929	691.6	158	42	-73.4	5,994	5,399	-9.9	0	0	ND
Terengganu	132	276	109.1	0	0	ND	0	0	ND	0	0	ND	132	132	0.0	0	0	ND
Kelantan	858	1,694	97.4	0	0	ND	0	0	ND	0	0	ND	1,358	1,358	0.0	0	0	ND
Perlis	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
Sabah	1,913	2,716	42.0	0	0	ND	2,290	2,033	-11.2	0	0	ND	2,378	2,730	14.8	0	0	ND
Sarawak	1,295	1,447	11.7	0	0	ND	966	2,099	117.3	0	416	ND	407	2,414	493.1	288	2,139	642.7
MALAYSIA	**326,090**	**399,201**	**22.4**	**7,684**	**15,518**	**102.0**	**155,820**	**140,575**	**-9.8**	**4,967**	**10,363**	**108.6**	**134,112**	**136,794**	**2.0**	**2,842**	**13,311**	**368.4**

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.
The existing stock, incoming supply and planned supply are as at the end of the half year.

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual XIV / *Table XIV*
Penawaran Unit Industri di Malaysia
Supply of Industrial Units in Malaysia

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change
W.P. Kuala Lumpur	5,138	5,138	0.0	0	0	ND	0	0	ND	0	0	ND	37	37	0.0	0	0	ND
W.P. Putrajaya	48	48	0.0	0	0	ND	0	0	ND	0	0	ND	0	0	ND	0	0	ND
W.P. Labuan	643	649	0.9	0	0	ND	6	41	583.3	0	0	ND	0	0	ND	0	0	ND
Selangor	41,673	42,601	2.2	23	48	108.7	1,796	1,217	-32.2	119	129	8.4	1,797	2,064	14.9	356	74	-79.2
Johor	19,001	19,241	1.3	200	0	-100.0	512	477	-6.8	247	0	-100.0	523	168	-67.9	2	40	1900.0
Pulau Pinang	9,722	9,863	1.5	8	34	325.0	119	292	145.4	0	58	ND	135	24	-82.2	58	0	-100.0
Perak	8,507	8,507	0.0	25	0	-100.0	82	79	-3.7	0	0	ND	324	327	0.9	5	26	420.0
Negeri sembilan	5,574	5,574	0.0	0	0	ND	184	283	53.8	14	99	607.1	597	570	-4.5	15	0	-100.0
Melaka	7,184	7,214	0.4	0	0	ND	803	773	-3.7	0	0	ND	1,783	1,917	7.5	0	0	ND
Kedah	3,873	3,873	0.0	4	0	-100.0	73	86	17.8	8	0	-100.0	339	339	0.0	0	0	ND
Pahang	3,680	3,686	0.2	0	6	ND	28	33	17.9	11	1	-90.9	190	263	38.4	0	8	ND
Terengganu	866	910	5.1	0	1	ND	83	46	-44.6	0	0	ND	66	84	27.3	0	0	ND
Kelantan	630	630	0.0	0	0	ND	5	19	280.0	0	14	ND	44	32	-27.3	0	0	ND
Perlis	296	297	0.3	0	0	ND	22	76	245.5	0	0	ND	158	142	-10.1	18	0	-100.0
Sabah	6,325	6,335	0.2	0	0	ND	162	221	36.4	0	0	ND	319	360	12.9	0	0	ND
Sarawak	7,487	7,585	1.3	0	60	ND	246	171	-30.5	14	0	-100.0	148	166	12.2	24	0	-100.0
MALAYSIA	**120,647**	**122,151**	**1.2**	**260**	**149**	**-42.7**	**4,121**	**3,814**	**-7.4**	**413**	**301**	**-27.1**	**6,460**	**6,493**	**0.5**	**478**	**148**	**-69.0**

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.
The existing stock, incoming supply and planned supply are as at the end of the half year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

Jadual XV / *Table XV*
Bilangan Bilik Hotel
Number of Hotel Rooms

State	Existing Stock			Completion			Incoming Supply			Starts			Planned Supply			New Planned Supply		
	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change	H1 2023	H1 2024	% Change
W.P. Kuala Lumpur	46,184	47,177	2.2	0	0	ND	4,831	3,646	-24.5	0	0	ND	843	1,344	59.4	432	0	-100.0
W.P. Putrajaya	1,769	1,769	0.0	0	0	ND	0	0	ND	0	0	ND	270	270	0.0	0	0	ND
W.P. Labuan	1,697	1,697	0.0	0	0	ND	80	116	45.0	0	0	ND	0	0	ND	0	0	ND
Selangor	24,201	26,089	7.8	0	0	ND	878	0	-100.0	0	0	ND	200	200	0.0	0	0	ND
Johor	31,184	31,334	0.5	0	150	ND	3,087	2,937	-4.9	0	0	ND	3,371	3,178	-5.7	0	0	ND
Pulau Pinang	23,301	24,034	3.1	0	0	ND	3,942	2,970	-24.7	0	0	ND	1,592	1,266	-20.5	0	0	ND
Perak	16,450	16,429	-0.1	0	0	ND	685	835	21.9	0	0	ND	361	664	83.9	301	303	0.7
Negeri sembilan	9,542	9,584	0.4	0	0	ND	1,546	1,498	-3.1	0	0	ND	358	406	13.4	0	0	ND
Melaka	17,877	18,223	1.9	0	0	ND	682	336	-50.7	0	0	ND	1,558	1,558	0.0	0	0	ND
Kedah	13,154	13,154	0.0	0	0	ND	756	756	0.0	0	0	ND	252	430	70.6	0	0	ND
Pahang	25,601	25,624	0.1	0	0	ND	30	0	-100.0	0	0	ND	677	697	3.0	0	14	ND
Terengganu	11,037	11,139	0.9	0	0	ND	860	538	-37.4	0	0	ND	280	280	0.0	0	0	ND
Kelantan	4,360	4,360	0.0	0	0	ND	144	144	0.0	0	0	ND	0	10	ND	0	10	ND
Perlis	1,245	1,245	0.0	0	0	ND	120	120	0.0	0	0	ND	120	120	0.0	0	0	ND
Sabah	23,402	24,019	2.6	0	487	ND	3,217	3,142	-2.3	0	0	ND	2,942	2,957	0.5	0	0	ND
Sarawak	20,387	21,142	3.7	0	0	ND	318	0	-100.0	0	0	ND	0	0	ND	0	0	ND
MALAYSIA	**271,391**	**277,019**	**2.1**	**0**	**637**	**ND**	**21,176**	**17,038**	**-19.5**	**0**	**0**	**ND**	**12,824**	**13,380**	**4.3**	**733**	**327**	**-55.4**

Stok sedia ada, penawaran akan datang dan penawaran yang dirancang sebagaimana diperolehi pada hujung separuh tahun berkenaan.
The existing stock, incoming supply and planned supply are as at the end of the half year.

Sumber: Laporan Stok Pasaran Harta - NAPIC
Source: Property Stock Report - NAPIC

Inventori harta tanah bagi unit siap dibina, mula dibina dan penawaran baru dirancang adalah jumlah terkumpul bagi separuh tahun dan tempoh kajian.
Property inventory for completion, start dan new planned supply are accumulated over the half year.

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual XVI / *Table XVI*
Bilangan & Prestasi Jualan Pelancaran Baru dan Bilangan & Nilai Unit Kediaman yang Tidak Terjual di Malaysia
Number and Sales Performance of New Launches and Number and Value of Unsold Residential Units in Malaysia

State	Newly Launched			Completed		Under Construction		Not Constructed	
	H1 2023[r]	H1 2024[p]		H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024
Malaysia			**Malaysia**						
Units Launched	34,697	22,827	Unsold Units	26,286	22,642	54,844	57,934	7,927	10,010
Units Sold	8,114	5,978	Value (RM Million)	18,303.20	14,240.69	NA	NA	NA	NA
Sales Performance	23.4	26.2							
W.P. Kuala Lumpur			**W.P. Kuala Lumpur**						
Units Launched	2,057	2,605	Unsold Units	3,173	3,051	8,702	5,905	2,865	3,932
Units Sold	245	671	Value (RM Million)	3,327.99	3,062.93	NA	NA	NA	NA
Sales Performance	11.9	25.8							
W.P. Putrajaya			**W.P. Putrajaya**						
Units Launched	338	0	Unsold Units	210	302		411	22	0
Units Sold	44	0	Value (RM Million)	318.63	343.20	NA	NA	NA	NA
Sales Performance	13.0	0.0							
W.P. Labuan			**W.P. Labuan**						
Units Launched	34	0	Unsold Units	46	41	37	95	0	0
Units Sold	0	0	Value (RM Million)	15.04	13.41	NA	NA	NA	NA
Sales Performance	0.0	0.0							
Selangor			**Selangor**						
Units Launched	6,401	3,847	Unsold Units	4,307	2,328	7,944	7,106	1,709	1,428
Units Sold	1,731	1,323	Value (RM Million)	4,086.36	1,849.49	NA	NA	NA	NA
Sales Performance	27.0	34.4							
Johor			**Johor**						
Units Launched	7,248	5,376	Unsold Units	4,717	3,219	4,453	6,305	202	257
Units Sold	2,596	2,057	Value (RM Million)	4,004.24	2,802.24	NA	NA	NA	NA
Sales Performance	35.8	38.3							
Pulau Pinang			**Pulau Pinang**						
Units Launched	4,181	1,232	Unsold Units	2,901	2,400	5,194	4,288	66	1,480
Units Sold	1,044	546	Value (RM Million)	2,402.87	2,022.86	NA	NA	NA	NA
Sales Performance	25.0	44.3							
Perak			**Perak**						
Units Launched	3,932	2,636	Unsold Units	3,333	4,161	8,048	10,922	356	454
Units Sold	520	552	Value (RM Million)	990.88	1,144.72	NA	NA	NA	NA
Sales Performance	13.2	20.9							
Negeri Sembilan			**Negeri Sembilan**						
Units Launched	2,026	1,116	Unsold Units	695	1,475	2,867	2,362	300	621
Units Sold	287	110	Value (RM Million)	368.55	531.07	NA	NA	NA	NA
Sales Performance	14.2	9.9							
Melaka			**Melaka**						
Units Launched	2,399	1,808	Unsold Units	630	514	2,787	3,061	371	550
Units Sold	186	248	Value (RM Million)	241.47	210.14	NA	NA	NA	NA
Sales Performance	7.8	13.7							
Kedah			**Kedah**						
Units Launched	332	523	Unsold Units	619	353	1,680	2,758	6	454
Units Sold	129	24	Value (RM Million)	204.52	143.55	NA	NA	NA	NA
Sales Performance	38.9	4.6							
Pahang			**Pahang**						
Units Launched	2,405	1,617	Unsold Units	619	879	1,828	2,510	276	222
Units Sold	798	274	Value (RM Million)	257.61	343.91	NA	NA	NA	NA
Sales Performance	33.2	16.9							
Terengganu			**Terengganu**						
Units Launched	65	107	Unsold Units	390	250	470	542		0
Units Sold	10	14	Value (RM Million)	141.86	95.69	NA	NA	NA	NA
Sales Performance	15.4	13.1							
Kelantan			**Kelantan**						
Units Launched	392	128	Unsold Units	297	373	2,976	3,407	319	29
Units Sold	30	22	Value (RM Million)	98.53	108.03	NA	NA	NA	NA
Sales Performance	7.7	17.2							
Perlis			**Perlis**						
Units Launched	357	173	Unsold Units	26	6	221	259	0	0
Units Sold	123	15	Value (RM Million)	3.48	2.16	NA	NA	NA	NA
Sales Performance	34.5	8.7							
Sabah			**Sabah**						
Units Launched	1,051	207	Unsold Units	2,555	1,728	4,267	4,260	367	310
Units Sold	255	29	Value (RM Million)	1,074.91	800.01	NA	NA	NA	NA
Sales Performance	24.3	14.0							
Sarawak			**Sarawak**						
Units Launched	1,479	1,452	Unsold Units	1,768	1,562	3,370	3,743	1,068	273
Units Sold	116	93	Value (RM Million)	766.26	767.29	NA	NA	NA	NA
Sales Performance	7.8	6.4							

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC

Total may not add up to the shown figures due to rounding off

Jadual XVII / *Table XVII*
Bilangan Unit Kedai yang Tidak Terjual di Malaysia
Number of Unsold Shop Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024
Malaysia						
Unsold Units	6,362	5,901	2,767	3,131	508	587
Value (RM Million)	5,619.12	5,208.05	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	82	13	0	0	0	0
Value (RM Million)	50.02	4.55	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	9	9	0	0	0	0
Value (RM Million)	34.33	34.33	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	370	355	545	623	75	105
Value (RM Million)	437.50	434.18	NA	NA	NA	NA
Johor						
Unsold Units	1,632	1,311	961	909	95	44
Value (RM Million)	1,680.97	1,306.36	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	123	77	45	14	0	36
Value (RM Million)	79.96	45.68	NA	NA	NA	NA
Perak						
Unsold Units	687	552	128	123	29	92
Value (RM Million)	328.96	248.16	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	432	394	25	120	0	0
Value (RM Million)	276.60	258.83	NA	NA	NA	NA
Melaka						
Unsold Units	230	175	30	24	0	16
Value (RM Million)	178.75	152.50	NA	NA	NA	NA
Kedah						
Unsold Units	296	340	168	125	0	0
Value (RM Million)	204.08	235.31	NA	NA	NA	NA
Pahang						
Unsold Units	461	371	159	215	255	182
Value (RM Million)	325.94	237.15	NA	NA	NA	NA
Terengganu						
Unsold Units	105	91	14	21	0	0
Value (RM Million)	105.03	85.11	NA	NA	NA	NA
Kelantan						
Unsold Units	218	348	47	63	20	34
Value (RM Million)	127.10	228.39	NA	NA	NA	NA
Perlis						
Unsold Units	55	28	27	72	0	0
Value (RM Million)	38.36	20.48	NA	NA	NA	NA
Sabah						
Unsold Units	559	704	417	525	21	54
Value (RM Million)	424.07	475.88	NA	NA	NA	NA
Sarawak						
Unsold Units	1,103	1,133	201	297	13	24
Value (RM Million)	1,327.45	1,261.15	NA	NA	NA	NA

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC

Total may not add up to the shown figures due to rounding off

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual XVIII / *Table XVIII*
Bilangan Unit SOHO yang Tidak Terjual di Malaysia
Number of Unsold SOHO Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024
Malaysia						
Unsold Units	2,343	1,623	6,357	5,367	519	2551
Value (RM Million)	1,448.94	1,078.95	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	871	699	1,650	975	0	0
Value (RM Million)	785.18	620.81	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	932	413	3,472	3,190	296	2551
Value (RM Million)	402.05	194.82	NA	NA	NA	NA
Johor						
Unsold Units	329	345	88	146	223	0
Value (RM Million)	183.01	206.4	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	62	18	1,038	985	0	0
Value (RM Million)	29.94	11.57	NA	NA	NA	NA
Perak						
Unsold Units	11	10	37	0	0	0
Value (RM Million)	4.76	1.33	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Melaka						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pahang						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Terengganu						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sarawak						
Unsold Units	138	138	72	71	0	0
Value (RM Million)	44.0	44.01	NA	NA	NA	NA

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC

Total may not add up to the shown figures due to rounding off

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual XIX / Table XX
Bilangan Pangsapuri Khidmat yang Tidak Terjual di Malaysia
Number of Servised Apartment Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024
Malaysia						
Unsold Units	22,497	21,158	29,528	25,446	6,991	10,855
Value (RM Million)	19,134.64	17,468.33	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	5,450	4,505	12,231	9,072	4,586	5,343
Value (RM Million)	5,151.90	4,307.39	NA	NA	NA	NA
W. P. Putrajaya					0	
Unsold Units	94	84	0	0	0	0
Value (RM Million)	35.38	31.62	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	2,689	2,177	7,010	9,287	167	700
Value (RM Million)	1,546.87	1,344.31	NA	NA	NA	NA
Johor						
Unsold Units	13,366	12,618	5,866	3,519	1,097	587
Value (RM Million)	11,725.71	10,830.08	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	358	270	377	381	0	934
Value (RM Million)	483.93	367.74	NA	NA	NA	NA
Perak						
Unsold Units	0	125	243	0	0	0
Value (RM Million)	0.00	64.53	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	0	874	2,071	569	0	0
Value (RM Million)	0.00	360.11	NA	NA	NA	NA
Melaka						
Unsold Units	27	43	266	298	101	0
Value (RM Million)	13.09	19.82	NA	NA	NA	NA
Kedah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Pahang						
Unsold Units	82	76	1,332	1,533	724	2,247
Value (RM Million)	31.69	34.41	NA	NA	NA	NA
Terengganu						
Unsold Units	99	92	0	0	0	0
Value (RM Million)	42.79	39.80	NA	NA	NA	NA
Kelantan						
Unsold Units	240	225	0	0	272	733
Value (RM Million)	65.58	42.3	NA	NA	NA	NA
Perlis						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Sarawak						
Unsold Units	92	69	132	787	44	311
Value (RM Million)	37.70	26.22	NA	NA	NA	NA

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC

Total may not add up to the shown figures becouse of rounding up

JABATAN PENILAIAN & PERKHIDMATAN HARTA

Jadual XX / Table XIX
Bilangan Unit Industri yang Tidak Terjual di Malaysia
Number of Unsold Industrial Units in Malaysia

State	Completed		Under Construction		Not Constructed	
	H1 2023	H1 2024	H1 2023	H1 2024	H1 2023	H1 2024
Malaysia						
Unsold Units	819	746	397	621	112	0
Value (RM Million)	984.64	780.05	NA	NA	NA	NA
W. P. Kuala Lumpur						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Putrajaya						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
W. P. Labuan						
Unsold Units	0	0	0	0	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Selangor						
Unsold Units	45	45	23	213	40	0
Value (RM Million)	105.81	105.81	NA	NA	NA	NA
Johor						
Unsold Units	216	117	123	130	10	0
Value (RM Million)	497.81	163.72	NA	NA	NA	NA
Pulau Pinang						
Unsold Units	0	7	8	25	0	0
Value (RM Million)	0.00	22.40	NA	NA	NA	NA
Perak						
Unsold Units	54	78	36	12	0	0
Value (RM Million)	43.12	59.63	NA	NA	NA	NA
Negeri Sembilan						
Unsold Units	41	40	40	121	0	0
Value (RM Million)	22.75	22.23	NA	NA	NA	NA
Melaka						
Unsold Units	10	9	0	0	0	0
Value (RM Million)	9.69	8.72	NA	NA	NA	NA
Kedah						
Unsold Units	0	20	20	10	0	0
Value (RM Million)	0.00	9.98	NA	NA	NA	NA
Pahang						
Unsold Units	84	50	0	0	0	0
Value (RM Million)	55.69	38.38	NA	NA	NA	NA
Terengganu						
Unsold Units	14	14	0	0	0	0
Value (RM Million)	4.95	4.95	NA	NA	NA	NA
Kelantan						
Unsold Units	0	0	26	26	0	0
Value (RM Million)	0.00	0.00	NA	NA	NA	NA
Perlis						
Unsold Units	10	0	0	12	0	0
Value (RM Million)	5.03	0.00	NA	NA	NA	NA
Sabah						
Unsold Units	21	47	33	0	34	0
Value (RM Million)	17.96	128.67	NA	NA	NA	NA
Sarawak						
Unsold Units	324	319	88	72	28	0
Value (RM Million)	221.83	215.56	NA	NA	NA	NA

Sumber: Laporan Status Pasaran Harta Tanah - NAPIC
Source: Property Market Status Report - NAPIC

Total may not add up to the shown figures becouse of rounding up

KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH TENGAH

Separuh Pertama 2024

CENTRAL REGION PROPERTY MARKET REPORT

First Half 2024

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

Jabatan Penilaian dan Perkhidmatan Harta
Kementerian Kewangan Malaysia
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Valuation and Property Services Department
Ministry Of Finance Malaysia
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Jabatan Penilaian dan Perkhidmatan Harta
Aras 9, Perbendaharaan 2,
No. 7, Persiaran Perdana, Presint 2
Pusat Pentadbiran Putrajaya
62592 Putrajaya
Telefon : 03 - 8886 9000
Telefaks : 03 - 8886 9002
Emel : jpph@jpph.gov.my

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

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

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

Cawangan-cawangan Jabatan
Penilaian dan Perkhidmatan Harta

Branch offices of The Valuation and
Property Services Department

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

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GLOSSARY

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

101° 00' T
101° 20' T
101° 40' T
102° 00' T
3° 40' U
3° 20' U
3° 00' U
2° 40' U
PERAK
PAHANG
U
SKALA 1 : 750 000
PETUNJUK
Lebuhraya
Jalan Persekutuan
Jalan Negeri
Jalan Kereta Api
Sempadan Antarabangsa
Sempadan Negeri
Sempadan Daerah
Ibu Negara
Ibu Negeri
Ibu Daerah
Bandar / Pekan
Sabak
Sg. Besar
SABAK BERNAM
Sekinchan
Tg. Karang
K. Selangor
Asam Jawa
KUALA SELANGOR
Bestari Jaya
Kg. Baru
Ijok
SELANGOR
Bukit Fraser
Kalumpang
Kerling
K. Kubu Baharu
Peretak
HULU SELANGOR
Rasa
Batang Kali
Ulu Yam
Bkt. Beruntong
Berendah
Rawang
GOMBAK
Bandar Baharu Selayang
WILAYAH PERSEKUTUAN KUALA LUMPUR
KUALA LUMPUR
Kapar
Meru
PETALING
SHAH ALAM
Subang Jaya
Klang
Bandar Sultan Suleiman
KLANG
Pelabuhan Klang
HULU LANGAT
Sg. Kembangan
Cyberjaya
WILAYAH PERSEKUTUAN PUTRAJAYA
Bandar Baharu Bangi
Semenyih
Broga
Bandar Sri Putra
Beranang
KUALA LANGAT
Dengkil
Telok Datok
Bandar Sri Ehsan
SEPANG
Bandar Baharu Salak Tinggi
Salak
NEGERI SEMBILAN
Morib
Sepang
Tg. Sepat
Sg. Pelek
SELAT MELAKA
(STRAITS OF MELAKA)
SEMENANJUNG MALAYSIA
THAILAND
PERLIS
KEDAH
PULAU PINANG
KELANTAN
TERENGGANU
PERAK
PAHANG
SELANGOR
W.P. KUALA LUMPUR
W.P. PUTRAJAYA
NEGERI SEMBILAN
MELAKA
JOHOR
INDONESIA
SINGAPORE
WILAYAH PERSEKUTUAN PUTRAJAYA
PRESINT 1
PRESINT 2
PRESINT 3
PRESINT 4
PRESINT 5
PRESINT 6
PRESINT 7
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PRESINT 9
PRESINT 10
PRESINT 11
PRESINT 12
PRESINT 13
PRESINT 14
PRESINT 15
PRESINT 16
PRESINT 17
PRESINT 18
PRESINT 19
PRESINT 20
PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN

CENTRAL REGION

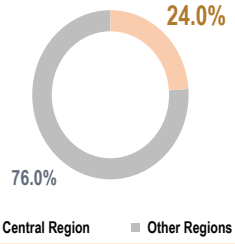
MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (H1 2024 vs H1 2023)

▲ 11.6% Volume **47,763** transaction Value **RM46.09** billion ▲ 35.8%

	Residential	Commercial	Industrial	Agriculture	Development Land & Others
Volume	34,010 units	8,819 units	1,392 units	2,181 units	1,361 units
Value	RM20.95 billion	RM13.50 billion	RM7.20 billion	RM1.75 billion	RM26.60 billion
Volume Change	8.0%	26.7%	13.4%	18.7%	7.7%
Value Change	10.7%	91.0%	27.9%	165.9%	62.4%

Market Share between Regions (Volume)



Construction Activity

Completion	11,226	32	11,964	48
Starts	13,086	468	4,901	129
New Planned Supply	19,163	582	9,782	74

Unsold Starts

Overhang	5,681 units @ RM5.26 billion	377 units @ RM0.47 billion	7,878 units @ RM6.50 billion	45 units @ RM0.01 billion
Unsold Under Construction	13,422	623	22,524	213
Unsold Not Constructed	5,360	105	8,594	0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH TENGAH

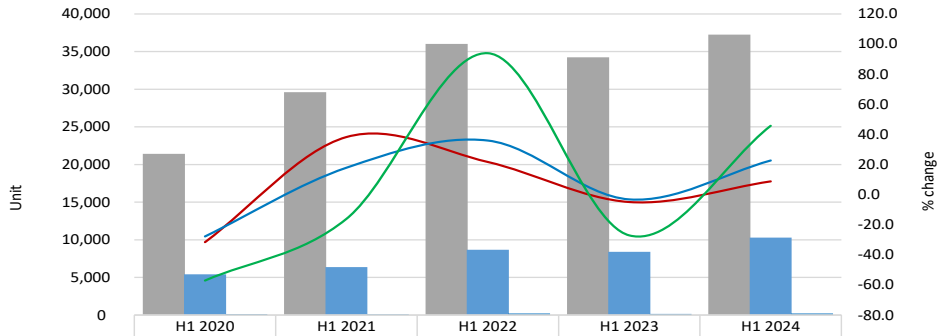
Prestasi pasaran harta tanah Wilayah Tengah bertambah baik pada H1 2024, ditunjukkan oleh peningkatan aktiviti pasaran. Wilayah ini mencatatkan 47,763 transaksi bernilai RM46.09 bilion, masing-masing meningkat sebanyak 11.6% dan 35.8% berbanding H1 2023. Digabungkan, ketiga-tiga negeri ini membentuk 24.0% dan 43.6% daripada bilangan dan nilai transaksi negara.

1.0 CENTRAL REGION PROPERTY MARKET OVERVIEW

The Central Region property market performance improved in H1 2024, as indicated by the increase in market activities. The region registered 47,763 transactions worth RM46.09 billion, which increased by 11.6% and 35.8% in volume and value, respectively as compared to H1 2023. Combined, these three states formed 24.0% and 43.6% of the national volume and value of transactions.

Chart 1

Overall Property Transactions Volume Trend H1 2020 – H1 2024



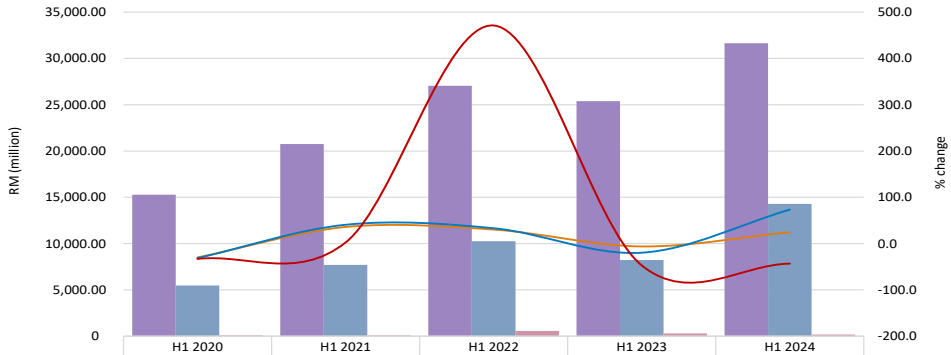
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Selangor	21,419	29,609	36,026	34,251	37,261
Kuala Lumpur	5,413	6,380	8,671	8,395	10,298
Putrajaya	118	99	192	140	204
Selangor	-31.6	38.2	21.7	-4.9	8.8
Kuala Lumpur	-27.8	17.9	35.9	-3.2	22.7
Putrajaya	-57.1	-16.1	93.9	-27.1	45.7

Dari segi bilangan transaksi, ketiga-tiga negeri menunjukkan aliran menaik. Putrajaya meningkat sebanyak 45.7%, diikuti oleh Kuala Lumpur (22.7%) dan Selangor (8.8%).

In terms of transaction volume, all three states showed an upward trend. Putrajaya increased by 45.7%, followed by Kuala Lumpur (22.7%) and Selangor (8.8%).

Chart 2

Overall Property Transactions Volume Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Selangor	15,277.53	20,761.13	27,056.75	25,391.68	31,635.63
Kuala Lumpur	5,471.18	7,697.83	10,251.42	8,234.90	14,278.83
Putrajaya	97.33	99.69	569.49	301.42	170.95
Selangor	-30.0	35.9	30.3	-6.2	24.6
Kuala Lumpur	-31.3	40.7	33.2	-19.7	73.4
Putrajaya	-33.1	2.4	471.3	-47.1	-43.3

Daripada segi nilai transaksi, Kuala Lumpur dan Selangor masing-masing meningkat 73.4% dan 24.6%, manakala Putrajaya merosot 43.3%.

In terms of transaction value, Kuala Lumpur and Selangor increased by 73.4% and 24.6%, respectively, whereas Putrajaya declined by 43.3%.

Chart 3

Overall Property Transactions Volume Breakdown by State H1 2024

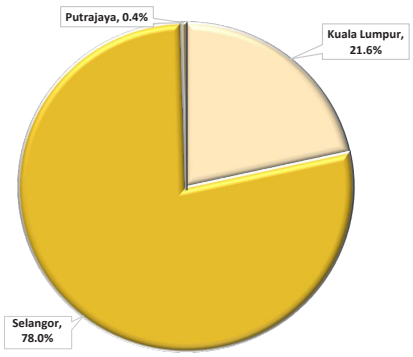
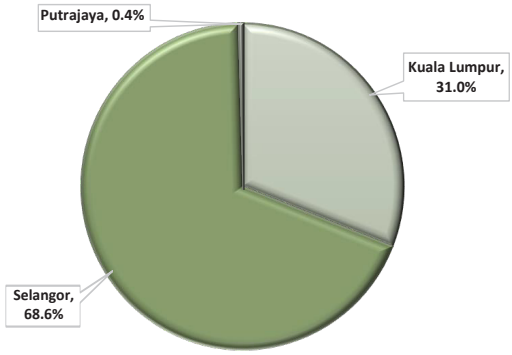


Chart 4

Overall Property Transactions Value Breakdown by State H1 2024



Mengikut negeri, Selangor mendominasi keseluruhan transaksi harta tanah dengan 78.0% dalam bilangan (37,261 transaksi) dan 68.6% dalam nilai (RM31.64 bilion) daripada jumlah keseluruhan transaksi Wilayah Tengah.

By state, Selangor dominated the region's overall property transactions, with 78.0% in volume (37,261 transactions) and 68.6% in value (RM31.64 billion) of the total transactions in the Central Region.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector H1 2024

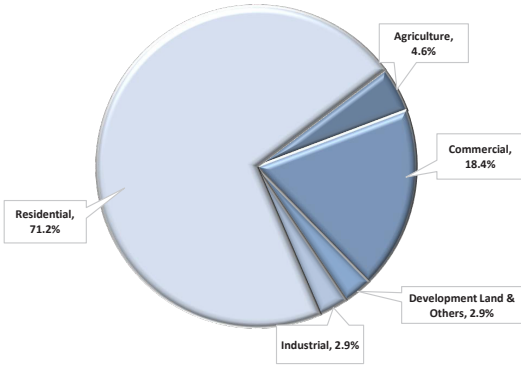
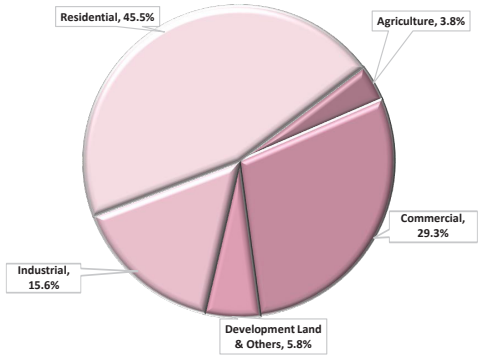


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2024



Mengikut subsektor, kediaman terus mendominasi transaksi harta tanah di wilayah ini, menyumbang 71.2% (34,010 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman mendominasi nilai transaksi harta tanah keseluruhan dengan syer 45.5%.

By sub-sector, residential continued to dominate the region's property transactions, contributing 71.2% (34,010 transactions) of the total. Likewise, the residential sub-sector dominated the region's overall property transaction value with a 45.5% share

Table 1

Summary of Prominent Sales in H1 2024

No.	Property	Location	Transaction Year	Consideration (RM)
PURPOSE-BUILT OFFICE				
1.	Bangunan Majlis Peguam @ Bar Council	No. 13, 15 & 17, Leboh Pasar Besar, Leboh Ampang	2024	16,000,000
2.	Southbank Boutique Office	Blok 3, Jalan Klang Lama	2023	22,137,050
3.	Wisma Rapid	Wisma Rapid, Jalan 30/70a, Desa Sri Hartamas	2023	32,390,000
4.	Blok 3517	Blok 3517, Jln Tenokrat 5, Cyberjaya	2023	22,600,000
5.	Jaya Square	Lot 7343, Jaya Square, Jln SS 17/2, SS 17	2023	28,000,000
6.	Menara Serba Dinamik	Precint 3.4, Persiaran Perbandaran, Sek. 14 Shah Alam	2023	38,000,000
SHOPPING COMPLEX				
7.	Brem Mall	Brem Mall, Jalan Kepong, Kuala Lumpur	2023	70,000,000
8.	Kelana Jaya Urban Centre	PT 67, LDP, Kelana Jaya Urban Centre, Selangor	2023	155,000,000
9.	Giant Kinrara	Perumahan Kinrara, Selangor	2023	130,000,000
10.	Giant USJ	Persiaran Subang Permai, Ss 13 Subang Jaya, Selangor	2023	80,000,000
HOTEL				
11.	W Hotel	Jalan Ampang, Kuala Lumpur	2023	270,000,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Subsektor kediaman merupakan subsektor utama untuk semua negeri. Putrajaya, Kuala Lumpur dan Selangor masing-masing merekodkan peningkatan sebanyak 49.2%, 12.7% dan 6.7% dalam bilangan transaksi.

2.0 PROPERTY MARKET ACTIVITY

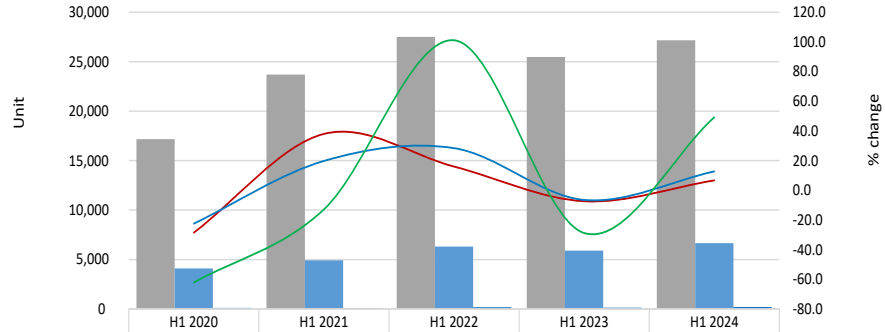
2.1 RESIDENTIAL PROPERTY

Transaction

The residential sub-sector was the main sub-sector for all states. Putrajaya, Kuala Lumpur, and Selangor recorded an increase of 49.2%, 12.7%, and 6.7% in the volume of transactions respectively.

Chart 7

Residential Property Transactions Volume Trend H1 2020 – H1 2024



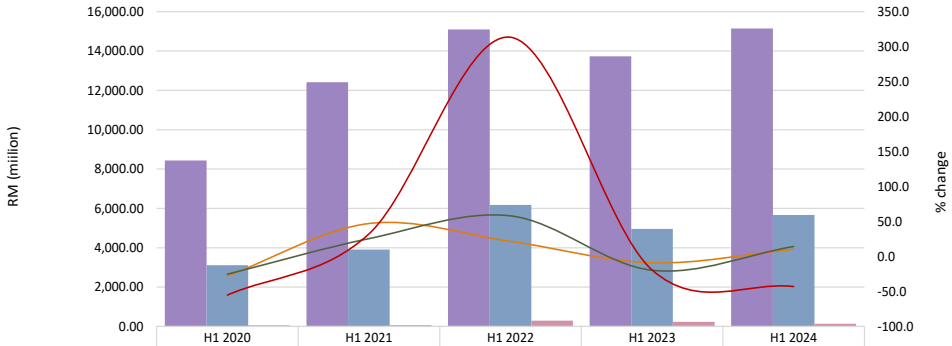
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Selangor	17,180	23,710	27,501	25,474	27,174
Kuala Lumpur	4,100	4,911	6,307	5,897	6,648
Putrajaya	101	88	177	126	188
Selangor	-28.5	38.0	16.0	-7.4	6.7
Kuala Lumpur	-22.5	19.8	28.4	-6.5	12.7
Putrajaya	-62.2	-12.9	101.1	-28.8	49.2

Dari segi nilai transaksi, Kuala Lumpur dan Selangor masing-masing merekodkan peningkatan sebanyak 14.3% dan 10.3%, manakala Putrajaya menurun sebanyak 43.0%.

In terms of transaction value, Kuala Lumpur and Selangor recorded an increase of 14.3% and 10.3%, respectively, whereas Putrajaya decreased by 43.0%.

Chart 8

Residential Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Selangor	8,436.91	12,413.79	15,094.76	13,727.19	15,146.20
Kuala Lumpur	3,114.05	3,908.29	6,178.02	4,959.09	5,669.52
Putrajaya	53.28	70.46	291.30	235.14	134.05
Selangor	-27.8	47.1	21.6	-9.1	10.3
Kuala Lumpur	-25.3	25.5	58.1	-19.7	14.3
Putrajaya	-55.2	32.2	313.4	-19.3	-43.0

Pelancaran Baharu

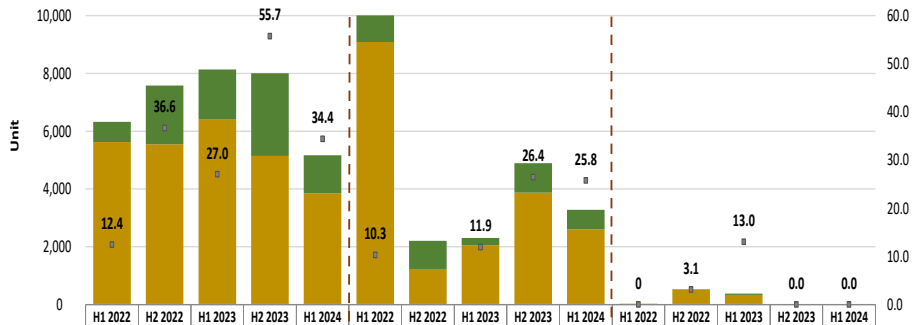
Pasaran utama di Wilayah Tengah menyaksikan prestasi merosot bagi pelancaran baharu di Selangor dan Putrajaya, manakala peningkatan bagi Kuala Lumpur. Kuala Lumpur mencatat 2,605 pelancaran baharu, meningkat sebanyak 26.6% berbanding H1 2023 (2,057 unit), sementara Selangor menurun sebanyak 39.9% kepada 3,847 unit (H1 2023: 6,401 unit). Putrajaya mencatatkan tiada unit pelancaran baharu berbanding 338 unit pada H1 2023.

New Launches

The Central Region primary market declined for new launches in Selangor and Putrajaya, while it increased in Kuala Lumpur. Kuala Lumpur recorded 2,605 new launches, an increase of 26.6% compared to H1 2023 (2,057 units), meanwhile Selangor decreased by 39.9% to 3,847 units (H1 2023: 6,401 units). Putrajaya recorded nil units of new launches compared to 338 units in H1 2023.

Chart 9

Residential Newly Launch and Sales Performance



	Selangor					Kuala Lumpur					Putrajaya				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unit Sold	698	2,032	1,731	2,863	1,323	934	970	245	1,023	671	0	16	44	0	0
Unit Launches	5,625	5,551	6,401	5,141	3,847	9,088	1,236	2,057	3,870	2,605	28	519	338	0	0
Sales Performance (%)	12.4	36.6	27.0	55.7	34.4	10.3	78.5	11.9	26.4	25.8	0.0	3.1	13.0	0.0	0.0

Status Pasaran

Situasi unit kediaman siap dibina tidak terjual menyaksikan pergerakan bercampur dalam tempoh kajian. Kuala Lumpur dan Selangor masing-masing mencatat 3,051 unit, dan 2,328 unit, berkurang 13.7% dan 31.6% berbanding H2 2023 (Kuala Lumpur 3,535 unit; Selangor 3,405 unit). Sementara, unit siap dibina tidak terjual di Putrajaya mencatat peningkatan 120.4% kepada 302 unit, berbanding H2 2023 (137 unit).

Unit dalam pembinaan belum terjual di Wilayah Tengah meningkat 6.4% (13,422 unit) berbanding H2 2023 (12,620 unit). Sementara unit belum dibina belum terjual meningkat sebanyak 11.6% (5,360 unit) berbanding H2 2023 (4,804 unit).

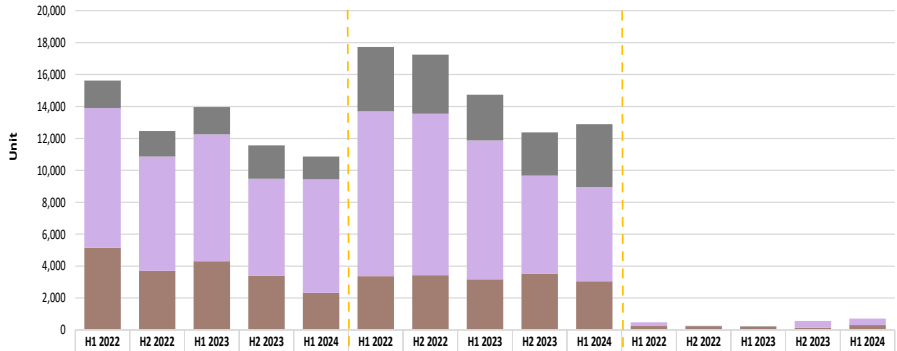
Market Status

The residential overhang situation saw mixed movements in the review period. Kuala Lumpur and Selangor charted 3,051 units and 2,328 units, respectively, reduced by 13.7% and 31.6% compared to H2 2023 (Kuala Lumpur 3,535 units; Selangor 3,405 units). Meanwhile, overhang unit in Putrajaya increase 120.4% to 302 units, compared to H2 2023 (137 units).

The unsold under construction units in the Central Region increased by 6.4% (13,422 units) compared to H2 2023 (12,620 units). Meanwhile, the unsold not constructed units increased by 11.6% (5,360 units) compared to H2 2023 (4,804 units).

Chart 10

Residential Overhang and Unsold Units H1 2022 – H1 2024



	Selangor					Kuala Lumpur					Putrajaya				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unsold Not Constructed	1,718	1,598	1,709	2,090	1,428	4,030	3,700	2,865	2,714	3,932	0	25	22	0	0
Unsold Under Construction	8,750	7,160	7,944	6,068	7,106	10,321	10,120	8,702	6,128	5,905	229	0	0	424	411
Overhang	5,156	3,698	4,307	3,405	2,328	3,371	3,429	3,173	3,535	3,051	245	231	210	137	302

Aktiviti Pembinaan

Unit siap dibina di Wilayah Tengah merekodkan penurunan 10.0% pada H1 2024 (11,226 unit) berbanding H1 2023 (12,473 unit). Mengikut negeri, Kuala Lumpur meningkat 55.3% berbanding H1 2023, manakala Selangor menunjukkan penurunan 36.5%.

Begitu juga unit mula dibina, Kuala Lumpur merekodkan peningkatan 26.7% manakala Selangor menunjukkan penurunan 29.2%. Walaubagaimanapun, penawaran baharu dirancang di Kuala Lumpur dan Selangor masing-masing menikmati peningkatan 65.1% dan 64.5% berbanding H1 2023.

Unit siap dibina, mula bina dan penawaran baharu dirancang di Putrajaya kekal tiada pada H1 2024.

Construction Activity

The Central Region completion recorded a 10.0% decrease in H1 2024 (11,226 units) compared to H1 2023 (12,473 units). By state, Kuala Lumpur increased by 55.3% compared to H1 2023, while Selangor showed a decrease of 36.5%.

Likewise, starts, Selangor, and Kuala Lumpur recorded an increase of 26.7%, while Selangor showed a decline of 29.2%. However, new planned supply in Kuala Lumpur and Selangor enjoyed an increase of 65.1% and 64.5%, respectively, against H1 2023.

Completion, starts, and new planned supply units in Putrajaya remained nil in H1 2024.

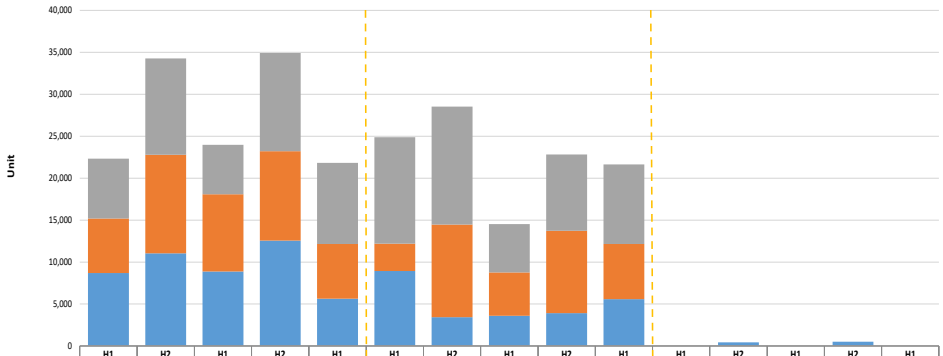
Table 2

Construction Activity of Residential in Central Region H1 2024

Stage of Development / State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply (units)	1,712,272	552,576	18,396
Incoming Supply (units)	82,880	49,081	2,512
Planned Supply (units)	79,873	66,050	3,252

Chart 11

Residential Construction Activity Trend H1 2022 – H1 2024



	Selangor					Kuala Lumpur					Putrajaya				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	7,129	11,493	5,877	11,716	9,667	12,696	14,073	5,752	9,089	9,496	0	0	0	0	0
Starts	6,504	11,749	9,220	10,645	6,524	3,259	11,031	5,178	9,818	6,562	0	0	0	0	0
Completion	8,697	11,044	8,874	12,574	5,637	8,939	3,435	3,599	3,917	5,589	0	428	0	500	0

Harga

Harga harta tanah kediaman dalam H1 2024 menunjukkan pergerakan bercampur-campur secara keseluruhan. Harta tanah kediaman bagi unit bertanah dan bertingkat tinggi di kawasan utama dan stabil menyaksikan peningkatan modal marginal.

Teres dua tingkat di skim yang mantap seperti Bandar Setia Alam, Elmina West dan USJ 2 di Daerah Petaling, Selangor masing-masing menikmati peningkatan 8.0%, 6.9% dan 6.9%. Sementara itu, teres dua tingkat di Kuala Lumpur juga, menyaksikan peningkatan yang sama masing-masing sebanyak 4.8%, 4.4% dan 4.2% direkodkan di Wangsa Melawati, Taman Megah Kepong dan Taman Bukit Maluri.

Di segmen kediaman bertingkat tinggi, prestasi kukuh telah direkodkan. Di Kuala Lumpur, pangsapuri/ kondominium yang terletak berdekatan pusat bandar dan dilengkapi jaringan jalan yang baik menunjukkan peningkatan antaranya Menara Warisan (16.4%), Mon'T Kiara Aman (13.3%) dan Residensi Holmes (14.8%). Sementara itu, pangsapuri / kondominium di Selangor seperti Taman Pandan Indah, Juta Mines Condo dan Taman Kajang Utama, masing-masing

Price

The residential property price in H1 2024 showed mixed movements across the board. Residential properties for landed and high-rise unit in prominent and established area witnessed a marginal capital appreciation.

Double storey terraces in established schemes such as Bandar Setia Alam, Elmina West, and USJ 2 in the District of Petaling, Selangor, enjoyed an increase of 8.0%, 6.9%, and 6.9% respectively. Meanwhile, double storey terraces in Kuala Lumpur also saw a similar increase of 4.8%, 4.4%, and 4.2% in Wangsa Melawati, Taman Megah Kepong, and Taman Bukit Maluri, respectively.

In the high-rise residential segment, strong performances were recorded. In Kuala Lumpur, apartments/ condominiums located in prominent areas served with efficient road linkages, indicating an increase, including Menara Warisan (16.4%), Mon'T Kiara Aman (13.3%), and Residensi Holmes (14.8%). Meanwhile, apartments / condominiums in Selangor namely Taman Pandan Indah, Juta Mines Condo, and Taman Kajang Utama, witnessed an increase of 9.7%, 9.0%, and 9.0%,

menyaksikan peningkatan 9.7%, 9.0% dan 9.0%. Walau bagaimanapun, terdapat penurunan di skim terpilih bagi rumah teres, pangsapuri dan kondominium di wilayah ini.

respectively. However, there were instances of declines in selected schemes for terraced houses, apartments and condominiums in the region.

Indeks Harga Rumah

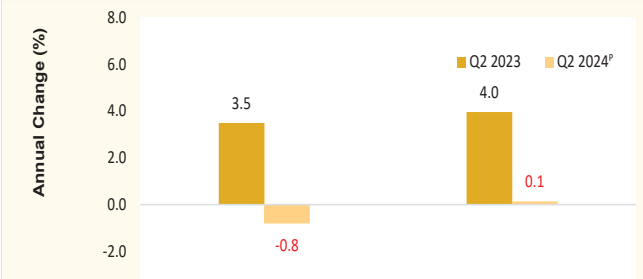
Indeks Harga Rumah untuk Kuala Lumpur dan Selangor masing-masing berada pada 196.6 mata dan 220.8 mata. Harga purata semua rumah Selangor adalah RM535,390 pada Q2 2024[P], meningkat daripada RM534,788 pada Q2 2023, manakala Kuala Lumpur berada pada RM780,728 menurun daripada RM786,956 pada Q2 2023.

House Price Index

The all House Index for Kuala Lumpur and Selangor stood at 196.6 points and 220.8 points, respectively. The average all house price for Selangor stood at RM535,390 in Q2 2024[P], an increase from RM534,788 in Q2 2023, while Kuala Lumpur stood at RM780,728, a decrease from RM786,956 in Q2 2023.

Chart 12

All House Price Index Annual Changes Q2 2023 & Q2 2024[P]



YEAR		KUALA LUMPUR	SELANGOR
Q2 2023	Index Point	198.2	220.5
	Average House Price	RM786,956	RM534,788
Q2 2024[P]	Index Point	196.6	220.8
	Average House Price	RM780,728	RM535,390

Sewa

Pasaran sewa kediaman di Wilayah Tengah pada umumnya stabil.

Kadar pulangan purata untuk rumah teres dua tingkat di Wilayah Tengah adalah antara 1.2% dan 9.4%. Di Daerah Petaling Selangor, teres dua tingkat di Taman Lestari Perdana @ Puchong, USJ 2, dan Taman Puncak Jalil masing-masing meningkat 12.1%, 9.3% dan 7.9% dengan sewa mencecah RM1,300 - RM1,700 sebulan, RM1,500 - RM2,400 sebulan dan RM1,300 - RM1,700 sebulan. Sementara itu, kadar pulangan purata bagi pangsapuri/ kondominium di seluruh wilayah ini berada dalam lingkungan 1.2% hingga 8.9%.

Rental

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

The average rental yield for double storey terrace houses in the Central Region was between 1.2% and 9.4%. In the District of Petaling, Selangor, double storey terraces in Taman Lestari Perdana @ Puchong, USJ 2, and Taman Puncak Jalil increased by 12.1%, 9.3%, and 7.9%, fetching a rental of RM1,300 - RM1,700 per month, RM1,500 - RM2,400 per month and RM1,300 - RM1,700, per month, respectively. Meanwhile, the average rental yield for apartments/ condominiums across the region was in the range of 1.2% to 8.9%.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Lebih banyak aktiviti pasaran direkodkan apabila jumlah transaksi di Kuala Lumpur, Selangor dan Putrajaya masing-masing meningkat 46.7%, 16.5% dan 14.3%.

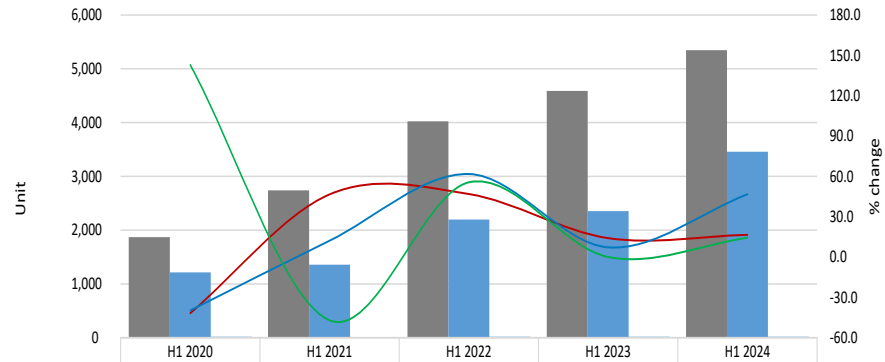
2.2 COMMERCIAL PROPERTY

Transaction

More market activity was recorded as the transaction volume in Kuala Lumpur, Selangor, and Putrajaya increased by 46.7%, 16.5% and 14.3%, respectively.

Chart 13

Commercial Property Transactions Volume Trend H1 2020 – H1 2024



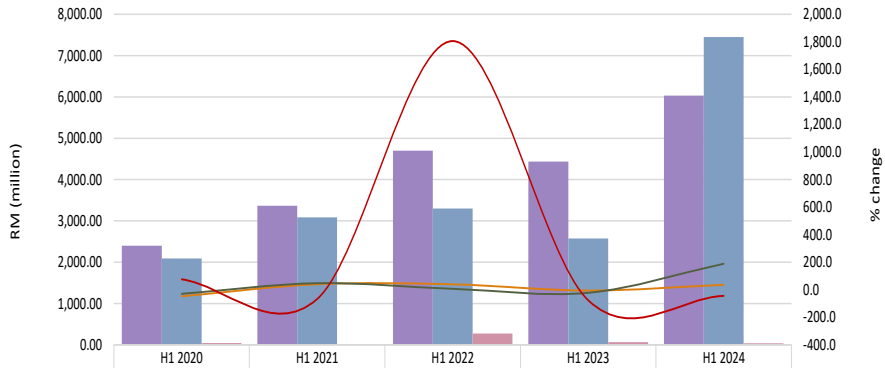
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Selangor	1,870	2,741	4,025	4,590	5,347
Kuala Lumpur	1,212	1,359	2,198	2,356	3,456
Putrajaya	17	9	14	14	16
Selangor	-41.8	46.6	46.8	14.0	16.5
Kuala Lumpur	-39.8	12.1	61.7	7.2	46.7
Putrajaya	142.9	-47.1	55.6	0.0	14.3

Dari segi nilai transaksi, Kuala Lumpur dan Selangor masing-masing merekodkan peningkatan sebanyak dua kali ganda dan 36.0%, manakala Putrajaya menurun sebanyak 44.3%.

In terms of transaction value, Kuala Lumpur and Selangor recorded an increase of more than double and 36.0% respectively, whereas Putrajaya decreased by 44.3%.

Chart 14

Commercial Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Selangor	2,398.88	3,366.54	4,702.83	4,435.13	6,032.65
Kuala Lumpur	2,089.89	3,085.09	3,299.57	2,576.80	7,451.52
Putrajaya	44.05	14.53	276.89	66.28	36.90
Selangor	-47.5	40.3	39.7	-5.7	36.0
Kuala Lumpur	-29.3	47.6	7.0	-21.9	189.2
Putrajaya	76.2	-67.0	1,805.7	-76.1	-44.3

a. Kedai

Transaksi

Subsektor kedai merekodkan 2,151 transaksi bernilai RM3.62 bilion pada H1 2024, mencakupi 24.4% dalam bilangan dan 26.8% dalam nilai transaksi harta tanah komersial dalam wilayah ini.

Selangor terus memacu pasaran kedai di wilayah ini dengan 1,793 transaksi bernilai RM2.70 bilion, masing-masing menyumbang 83.4% dan 74.4% daripada bilangan dan nilai transaksi kedai. Kuala Lumpur menguasai sebanyak 16.2% syer bagi bilangan transaksi dan 24.8% bagi nilai transaksi kedai. Diikuti oleh Putrajaya dengan syer pasaran sebanyak 0.4% bagi bilangan transaksi dan 0.8% bagi nilai transaksi kedai Wilayah Tengah

Status Pasaran

Keadaan unit kedai siap dibina tidak terjual bertambah baik di Selangor dan Kuala Lumpur kecuali Putrajaya tiada pergerakan direkodkan. Selangor (355 unit) menurun 5.1% (H2 2023: 374 unit) dan Kuala Lumpur (13 unit) menurun 43.5% (H2 2023: 23 unit). Sementara itu, Putrajaya kekal 9 unit. Daripada segi nilai, Kuala Lumpur dan Selangor masing-masing menurun 43.5% (H2 2023: RM8.05 juta) dan 1.1% (H2 2023: RM439.14 juta), manakala Putrajaya kekal RM34.33 juta.

Bagi unit dalam pembinaan belum terjual, di Selangor meningkat 35.1% berbanding H2 2023 (H2 2023: 461 unit). Sementara itu Kuala Lumpur dan Putrajaya tiada unit dalam pembinaan belum terjual. Begitu juga, tiada unit kedai belum dibina belum terjual bagi Kuala Lumpur dan Putrajaya, manakala Selangor merekodkan 105 unit pada H1 2024.

a. Shop

Transaction

The shop sub-sector recorded 2,151 transactions worth RM3.62 billion in H1 2024, accounting for 24.4% in volume and 26.8% in value of commercial property transactions in the region.

Selangor continued to drive the sub-sector in the region with 1,793 transactions worth RM2.70 billion, accounting for 83.4% and 74.4%, respectively, of the shop transaction volume and value. Kuala Lumpur took up 16.2% of the market share in transaction volume and 24.8% of the transaction value of the shop. Followed by Putrajaya with a market share of 0.4% in transactions volume and 0.8% in terms of transaction value of the shop in the Central Region.

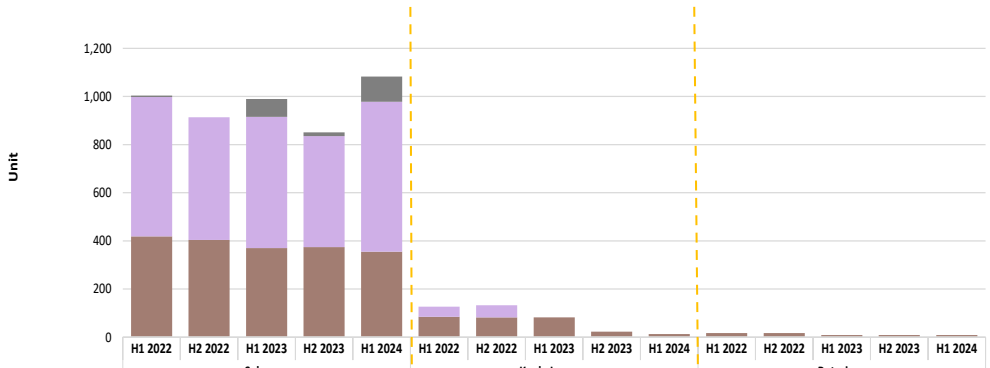
Market Status

The shop overhang situation improved in Selangor and Kuala Lumpur, except for Putrajaya, where no movement was recorded. Selangor (355 units) decreased by 5.1% (H2 2023: 374 units), and Kuala Lumpur (13 units) decreased by 43.5% (H2 2023: 23 units). Meanwhile, Putrajaya stagnated at 9 units. In terms of value, Kuala Lumpur and Selangor decreased by 43.5% (H2 2023: RM8.05 million), and 1.1% (H2 2023: RM439.14 million) respectively, while Putrajaya remained at RM34.33 million.

For unsold under construction units, Selangor increased by 35.1% compared to H2 2023 (H2 2023: 461 units). Meanwhile, Kuala Lumpur and Putrajaya have no unsold under construction units. Likewise, Kuala Lumpur and Putrajaya, were unencumbered with any unsold not constructed units, while Selangor recorded 105 units in H1 2024.

Chart 15

Shop Overhang and Unsold Units H1 2022 – H1 2024



	Selangor					Kuala Lumpur					Putrajaya				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unsold Not Constructed	6	0	75	16	105	0	0	0	0	0	0	0	0	0	0
Unsold Under Construction	579	510	545	461	623	42	51	0	0	0	0	0	0	0	0
Overhang	419	404	370	374	355	85	82	82	23	13	17	17	9	9	9

Aktiviti Pembinaan

Secara amnya, aktiviti pembinaan di Wilayah Tengah mengalami penurunan berbanding separuh tahun sebelumnya (H1 2023). Unit siap dibina di Selangor (32 unit) menurun sebanyak 73.3% (H1 2023: 120 unit) sementara itu, Kuala Lumpur dan Putrajaya kekal tiada pada H1 2024.

Mula dibina di Selangor menunjukkan peningkatan empat digit kepada 468 unit berbanding dengan H1 2023 (mula dibina 39 unit). Manakala Kuala Lumpur dan Putrajaya tiada aktiviti mula dibina direkodkan pada H1 2024.

Begitu juga dengan penawaran baharu dirancang, Selangor menunjukkan peningkatan sebanyak 58.6% kepada 582 unit, berbanding dengan H1 2023 (penawaran baharu dirancang 367 unit). Manakala Kuala Lumpur dan Putrajaya tiada aktiviti penawaran baharu dirancang direkodkan pada H1 2024.

Construction Activity

Generally, construction activities in the Central Region took a downturn against the preceding half (H1 2023). Completion in Selangor (32 units) decreased by 73.3% (H1 2023: 120 units), while Kuala Lumpur, and Putrajaya remained nil in H1 2024.

Starts in Selangor showed an increase of four-digits to 468 units compared to H1 2023 (start 39 units). Meanwhile, there were no activities in Kuala Lumpur or Putrajaya in H1 2024.

Similarly, with new supply planned, Selangor showed an increase of 58.6% to 582 units compared to H1 2023 (new supply planned at 367 units). Meanwhile, Kuala Lumpur and Putrajaya recorded no activities for the new planned supply in H1 2024.

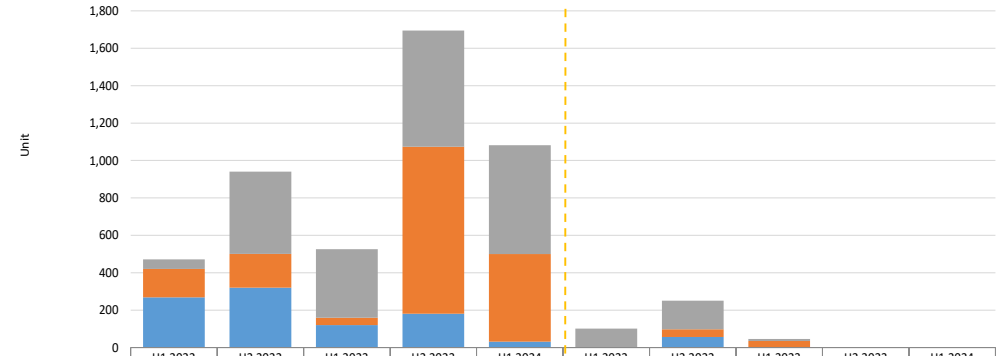
Table 3

Construction Activity of Shop in Central Region H1 2024

Stage of Development / State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply (units)	114,849	32,734	538
Incoming Supply (units)	5,665	986	0
Planned Supply (units)	3,422	1,609	0

Chart 16

Shop Construction Activity Trend H1 2022 – H1 2024



	Selangor					Kuala Lumpur				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	51	439	367	621	582	101	153	11	0	0
Starts	152	181	39	893	468	0	41	35	0	0
Completion	268	320	120	181	32	0	57	0	0	0

Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Di Kuala Lumpur, kedai tiga tingkat di Taman Sri Rampai, Setapak (10.6%) dan Taman Tun Dr Ismail, Kuala Lumpur (5.6%) masing-masing dipindahmilik daripada RM1.63 juta ke RM1.80 juta dan RM5.70 juta ke RM6.65 juta.

Di Selangor, kedai tiga tingkat di Taman Kenanga (Salak Perdana Business Park), Sepang dan Taman Ijok Utama, Kuala Selangor mencatat peningkatan masing-masing sebanyak 4.3% dan 3.9% dengan lingkungan harga dari RM710,000 hingga RM870,000. Manakala kedai dua tingkat di Taman Bayu Tinggi, Klang dan Taman Melawati, Gombak masing-masing mencatat kenaikan 5.6% dan 4.7%, dipindahmilik antara RM830,000 hingga RM2.00 juta.

Sewa

Sewa tingkat bawah kedai umumnya stabil dengan beberapa kenaikan di kawasan komersial terpilih. Di kawasan pusat bandar Kuala Lumpur, kenaikan 7.2% dicatatkan di Jalan Padang Belia, Brickfields dengan kadar sewa RM3,850 - RM5,800 sebulan. Sewa tingkat bawah kedai di Daerah Petaling, Selangor direkodkan antara RM2,500 hingga RM8,000 sebulan.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Pangsapuri khidmat/ SOHO di Wilayah Tengah merekodkan sebanyak 4,415 transaksi bernilai RM3.39 bilion, membentuk 50.1% daripada jumlah transaksi dan 25.1% daripada jumlah nilai harta tanah komersial dalam wilayah ini.

Prestasi pasaran wilayah merekodkan peningkatan 29.2% dalam bilangan (H1 2023: 3,418 transaksi) dan 52.0% dalam nilai (H1 2023: RM2.23 bilion). Mengikut negeri, Kuala Lumpur menyumbang jumlah pasaran tertinggi kepada jumlah wilayah dengan 53.7% (2,369 transaksi) syer pasaran.

Status Pasaran

Keadaan unit Pangsapuri khidmat/ SOHO siap dibina tidak terjual, dalam pembinaan belum terjual dan unit belum dibina belum terjual menunjukkan pergerakan bercampur-campur di Wilayah Tengah. Kuala Lumpur

Price

The prices of shops showed mixed movement, with increases and decreases charted in several areas. In Kuala Lumpur, three storey shops in Taman Sri Rampai Mukim Setapak (10.6%) and Taman Tun Dr Ismail Mukim Kuala Lumpur (5.6%), were transferred from RM1.63 million to RM1.80 million, and RM5.70 million to RM6.65 million, respectively.

In Selangor, three storey shops in Taman Kenanga (Salak Perdana Business Park), Sepang, and Taman Ijok Utama, Kuala Selangor recorded an increase of 4.3% and 3.9%, respectively, with transaction prices ranging from RM710,000 to RM870,000. While two storey shops in Taman Bayu Tinggi, Klang, and Taman Melawati, Gombak recorded an increase of 5.6% and 4.7%, respectively, which transacted between RM830,000 and RM2.00 million.

Rental

Rental of ground floor shops were generally stable, with several increases in selected commercial areas. In the central town area of Kuala Lumpur, an increase by of 7.2% was recorded in Jalan Padang Belia, Brickfields, with a rental rate at of RM3,850 - RM5,800 per month. Rental of ground floor shops in the District of Petaling, Selangor, recorded ranging ranges from RM2,500 to RM8,000 per month.

b. Serviced Apartment/ SOHO

Transaction

Serviced apartments/ SOHO in the Central Region recorded 4,415 transactions worth RM3.39 billion, formed representing 50.1% in volume and 25.1% in value of commercial property transactions in the region.

The Region's market performance recorded an increase of 29.2% in volume (H1 2023: 3,418 transactions) and 52.0% in value (H1 2023: RM2.23 billion). By state, Kuala Lumpur contributed higher the highest market volume to the region, total with 53.7% (2,369 transactions) of total market share.

Market Status

The serviced apartments/ SOHO overhang, unsold under construction, and unsold not constructed units showed mixed movement in the Central Region. Kuala Lumpur recorded a lower overhang at 5,204 units, while

merekodkan siap dibina tidak terjual yang lebih rendah pada 5,204 unit, manakala Selangor merekodkan peningkatan kepada 2,590 unit, dan Putrajaya kekal pada 84 unit, pada H1 2024.

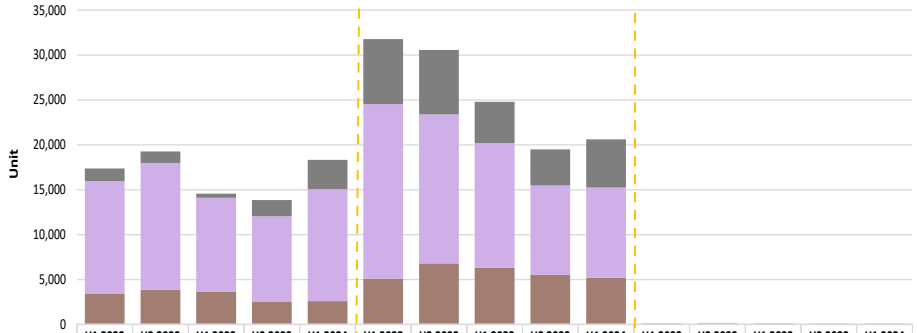
Selangor recorded an increased at 2,590 units, and Putrajaya remained at 84 units in H1 2024.

Begitu juga, unit dalam pembinaan belum terjual di Wilayah Tengah meningkat sebanyak 15.5% kepada 22,524 unit (H2 2023: 19,507 unit), dan unit belum dibina belum terjual, juga meningkat 48.1% kepada 8,594 unit (H2 2023: 5,803 unit).

Similarly, unsold under construction units in the Central Region increased by 15.5% to 22,524 units (H2 2023: 19,507 units), and unsold not constructed units also increased by 48.1% to 8,594 units (H2 2023: 5,803 units).

Chart 17

Serviced Apartment/ SOHO Overhang and Unsold Units H1 2023 – H1 2024



	Selangor					Kuala Lumpur					Putrajaya				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unsold Not Constructed	1,412	1,299	463	1,799	3,251	7,242	7,164	4,586	4,004	5,343	0	0	0	0	0
Unsold Under Construction	12,565	14,099	10,482	9,546	12,477	19,415	16,585	13,881	9,961	10,047	155	163	0	0	0
Overhang	3,386	3,870	3,621	2,494	2,590	5,108	6,800	6,321	5,515	5,204	0	0	94	84	84

Aktiviti Pembinaan

Secara amnya, situasi aktiviti pembinaan di Wilayah Tengah mengalami peningkatan berbanding tempoh yang sama tahun sebelumnya (H1 2023). Unit siap dibina di Selangor (4,992 unit) meningkat sebanyak 37.0% (H1 2023: 3,643 unit) diikuti Kuala Lumpur 27.5% (H1 2023: 5,470).

Mula dibina di Kuala Lumpur merekodkan 3,805 unit, manakala penawaran baharu dirancang, sebanyak 2,648 unit. Begitu juga di Selangor mula dibina merekodkan sebanyak 1,096 unit dan penawaran baharu dirancang, sebanyak 7,134 unit.

Sebaliknya, situasi berbeza di Putrajaya kekal tiada di semua peringkat pembangunan pada H1 2024.

Construction Activity

Generally, the construction activity situation in the Central Region increased as compared to the corresponding period (H1 2023). Completion in Selangor (4,992 units), increased by 37.0 % (H1 2023: 3,643 units), followed by Kuala Lumpur at 27.5% (H1 2023: 5,470).

Starts in Kuala Lumpur recorded 3,805 units, while the new planned supply was 2,648 units. Likewise, in Selangor, starts recorded at 1,096 units and new planned supply at 7,134 units.

Contrarily, the situation differs in Putrajaya, which remained nil in all stages of developments in H1 2024.

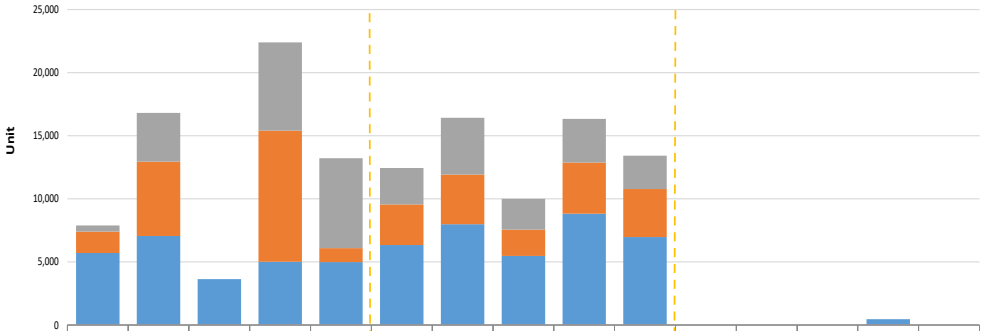
Table 4

Construction Activity of Serviced Apartment/ SOHO in Central Region H1 2024

Stage of Development / State	Kuala Lumpur	Selangor	Putrajaya
Existing Supply (units)	139,325	166,152	1,204
Incoming Supply (units)	50,273	68,195	323
Planned Supply (units)	56,831	33,880	940

Chart 18

Serviced Apartment / SOHO Construction Activity Trend H1 2022– H1 2024



	Selangor					Kuala Lumpur					Putrajaya				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	492	3,856	0	6,994	7,134	2,889	4,498	2,446	3,466	2,648	0	0	0	0	0
Starts	1,697	5,893	0	10,375	1,096	3,227	3,936	2,087	4,050	3,805	0	0	0	0	0
Completion	5,702	7,059	3,643	5,021	4,992	6,332	7,985	5,470	8,825	6,972	0	0	0	458	0

Harga

Harga pangsapuri khidmat dan SOHO di Wilayah Tengah menyaksikan pergerakan bercampur secara menyeluruh. Pangsapuri khidmat di Eko Residence, Arcoris Mont Kiara dan Four Seasons Place di Kuala Lumpur masing-masing meningkat 10.7%, 10.1% dan 6.1%.

Dalam perkembangan yang sama, pangsapuri khidmat Residensi Kenwingston @ USJ 1, Verde Residence dan Perla @ Ara Sentral di Daerah Petaling, Selangor masing-masing meningkat sebanyak 7.3%, 7.0% dan 6.3%.

Sewa

Pasaran sewa pangsapuri khidmat pada umumnya stabil. Kenaikan sewa dilihat di Dataran Emerald @ Emerald Avenue di Gombak (9.7%), Urban 360 di Gombak (9.3%), Novum di Kuala Lumpur (12.5%) dan KL Gateway di Kuala Lumpur (12.1%), masing-masing dengan sewa mencecah antara RM1,100-RM1,500 sebulan, RM1,400-RM2,000 sebulan, RM2,200-RM3,000 sebulan dan RM2,500-RM3,250 sebulan. Sementara itu unit SOHO di Marc Residences, di Kuala Lumpur mencatat kadar sewa tertinggi RM4,000-RM4,200 sebulan.

c. Kompleks Perniagaan

Transaksi

Dalam tempoh kajian, empat transaksi direkodkan: Brem Mall di Kuala Lumpur; Kelana Jaya Urban Centre, Giant Kinrara dan Giant USJ di Selangor. Perjanjian jualbeli bagi Brem Mall, Kelana Jaya Urban Centre, Giant Kinrara dan Giant USJ ditandatangani pada 2023, tetapi semuanya disempurnakan dalam H1 2024.

Price

Prices of serviced apartments and SOHO in the Central Region saw mixed movement across the board. Serviced apartments namely Eko Residence, Arcoris Mont Kiara, and Four Seasons Place in Kuala Lumpur, increased by 10.7%, 10.1% and 6.1%, respectively.

On a similar note, serviced apartments, namely Residensi Kenwingston @ USJ 1, Verde Residence, and Perla @ Ara Sentral in the District of Petaling, Selangor increased by 7.3%, 7.0%, and 6.3%, respectively.

Rental

The serviced apartment's rental market was generally stable. The increment in rental saw at Dataran Emerald @ Emerald Avenue in Gombak (9.7%), Urban 360 in Gombak (9.3%), Novum in Kuala Lumpur (12.5%), and KL Gateway in Kuala Lumpur (12.1%), fetching rental of RM1,100-RM1,500 per month, RM1,400-RM2,000 per month, RM2,200-RM3,000 per month and RM2,500-RM3,250 per month, respectively. Meanwhile, SOHO unit Marc Residences, in Kuala Lumpur recorded the highest rental rate at RM4,000-RM4,200 per month.

c. Shopping Complex

Transaction

The review period recorded four transactions: Brem Mall in Kuala Lumpur; Kelana Jaya Urban Centre, Giant Kinrara and Giant USJ in Selangor. The sale and purchase agreement for Brem Mall, Kelana Jaya Urban Centre, Giant Kinrara and Giant USJ were signed in 2023 and was executed on H1 2024.

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga di Wilayah Tengah kekal stabil dengan kadar penghunian keseluruhan yang lebih tinggi dalam tempoh kajian. Selangor dan Kuala Lumpur mencatat peningkatan sedikit kadar penghunian masing-masing pada 81.2% dan 84.9% berbanding H2 2023 (Selangor: 79.7%, Kuala Lumpur: 83.8%) Sebaliknya, Putrajaya mencatat kadar penghunian lebih rendah iaitu pada 79.0% berbanding H2 2023 (79.2%).

Occupancy and Space Availability

The performance of the retail sub-sector in the Central Region remained stable with a higher overall occupancy rate in selected compexes. Selangor and Kuala Lumpur recorded a slight increase of occupancy rate at 81.2% and 84.9%, respectively compared to H2 2023 (Selangor: 79.7%, Kuala Lumpur: 83.8%). In contrast, Putrajaya recorded a lower occupancy rate of 79.0% compared to H2 2023 (79.2%).

Chart 19

Supply and Occupancy of Shopping Complex

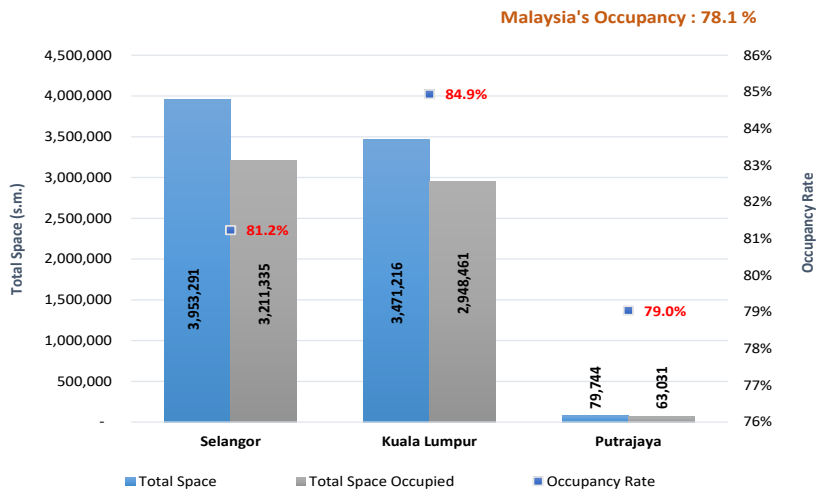


Table 5

Pertinent Movements in Shopping Complex

No.	Shopping Complex	Estimated Space (s.m.)	Tenant
1.	Viva Shopping Mall	612	Move In
2.	The Gardens Mall	1,557	Move In
3.	Suria KLCC	528	Move In
4.	SB Mall	12,986	Move In
		1,933	Move Out
5.	The Curve	1,018	Move In
		1,171	Move Out
6.	Anggerik Mall	771	Move In
7.	SACC	627	Move In
8.	GM Klang Wholesale City	705	Move Out

Aktiviti Pembinaan

Di Wilayah Tengah, hanya satu bangunan baru siap dibina direkodkan iaitu Bloomsvale Mall, Jalan Puchong, Kuala Lumpur yang menawarkan 27,871 m.p. ruang niaga ke dalam pasaran.

Construction Activity

In the Central Region, only one new completion was recorded which is Bloomsvale Mall, Jalan Puchong, Kuala Lumpur offering 27,871 s.m of retail space into the market.

Table 6

Construction Activity of Shopping Complex in Central Region H1 2024

Stage of Development / State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply	155 complexes (3,953,291 s.m)	114 complexes (3,471,216 s.m)	3 complexes (79,744 s.m)
Incoming Supply	5 complexes (331,202 s.m)	6 complexes (225,910 s.m	2 complexes (29,277 s.m)
Planned Supply	0	3 complexes (196,691 s.m)	0

Sewa

Secara amnya, sewa ruang niaga adalah stabil bagi kebanyakan kompleks membeli-belah. Suria KLCC di Kuala Lumpur mengekalkan keunggulannya, dengan julat sewa tertinggi daripada RM377 s.m.p. hingga RM2,227 s.m.p. sebulan. Di kawasan utama pusat bandar, pertumbuhan sewa yang positif direkodkan di Intermark Mall, dengan kadar sewa antara RM38 s.m.p. hingga RM1,345 s.m.p. sebulan.

Sementara itu, di Selangor julat sewa tertinggi direkodkan di Giant Hypermarket, Seksyen 13, Shah Alam dan diikuti oleh Giant Hypermarket, Kota Damansara dengan kadar sewa masing-masing RM23 s.m.p. hingga RM955 s.m.p. dan RM20 s.m.p. hingga RM807 s.m.p. sebulan.

Rental

Generally, the rental of retail space was stable for most shopping complexes. Suria KLCC in Kuala Lumpur sustained its prominence, fetching the highest rental range from RM377 p.s.m. to as high as RM2,227 p.s.m. per month. In the central town prime area, positive rental growth was recorded at Intermark Mall, with rental ranges from RM38 p.s.m. to RM1,345 p.s.m. per month.

Meanwhile, in Selangor, the highest rental ranges were recorded in Giant Hypermarket, Seksyen 13, Shah Alam and followed by Giant Hypermarket, Kota Damansara, with rental ranges from RM23 p.s.m. to RM955 p.s.m. and RM20 p.s.m. to RM807 p.s.m. per month, respectively.

d. Pejabat Binaan Khas

Transaksi

Dalam tempoh kajian, enam transaksi direkodkan: Bangunan Majlis Peguam @ Bar Council di Kuala Lumpur, Southbank Boutique Office, Wisma Rapid, Blok 3517 di Cyberjaya, Jaya Square dan Menara Serba Dinamik di Selangor. Perjanjian jualbeli bagi Southbank Boutique Office, Wisma Rapid, Blok 3517, PT14 dan Bangunan Serba Dinamik ditandatangan pada 2023 dan disempurnakan dalam H1 2024

Penghunian dan Ketersediaan Ruang

Prestasi pejabat binaan khas di Wilayah Tengah kekal stabil dengan kadar penghunian keseluruhan yang menurun marginal iaitu 75.0% berbanding 75.1% pada H2 2023. Selangor tetap teguh dengan kadar penghunian meningkat sedikit kepada 72.8% berbanding H2 2023 (72.6%). Sebaliknya, Kuala Lumpur mencatatkan kadar penghunian lebih rendah pada 71.8% berbanding H2 2023 (72.1%), manakala Putrajaya kekal tidak berubah pada H1 2024.

c. Purpose-built Office

Transaction

The review period recorded six transactions: Bangunan Majlis Peguam @ Bar Council in Kuala Lumpur, Southbank Boutique Office, Wisma Rapid, Blok 3517 in Cyberjaya, Jaya Square, and Menara Serba Dinamik in Selangor. The sale and purchase agreement for Southbank Boutique Office, Wisma Rapid, Blok 3517, PT14, and Bangunan Serba Dinamik were signed in 2023 and concluded in H1 2024.

Occupancy and Space Availability

The performance of purpose-built offices in the Central Region remained stable, with the overall occupancy rate showing a marginal decrease of 75.0% as compared to 75.1% in H2 2023. Selangor remained firm as the occupancy rate slightly increased to 72.8%, compared to H2 2023 (72.6%). Contrarily, Kuala Lumpur recorded a lower occupancy rate of 71.8% compared to H2 2023 (72.1%), while Putrajaya remains unchanged in H1 2024.

Chart 20

Supply and Occupancy of Purpose-built Office

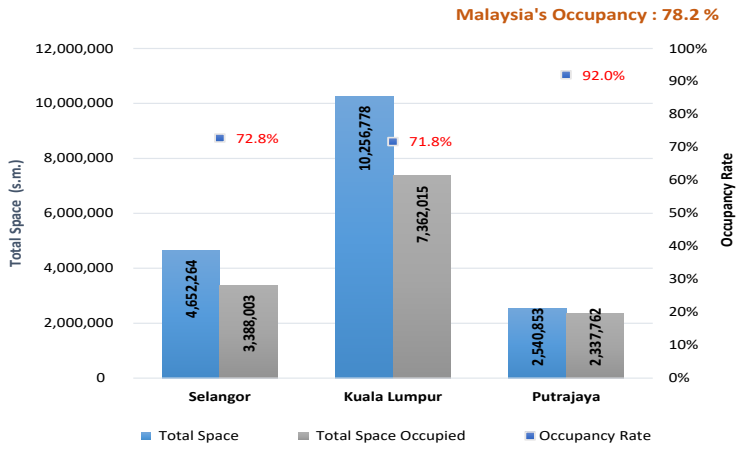


Table 7

Pertinent Movements in Purpose-built Office

No.	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1.	Hampshire Place Office	1,629	Move Out
2.	Menara Perak	1,942	Move In
		1,044	Move Out
3.	Wisma Genting	2,055	Move In
4.	Menara Dato' Onn	13,216	Move Out
5.	Menara BRDB	2,212	Move In
6.	The Horizon, Bangsar South (Tower 5, Avenue 7)	5,997	Move In
7.	UOA Corporate Tower	4,571	Move In
8.	Wisma UOA Damansara	1,645	Move In
9.	Wisma UOA Damansara II	2,073	Move Out
		1,809	Move In
10.	8 First Avenue	4,091	Move in
11.	Quill 9	1,891	Move out
12.	Puchong Financial Corporate Centre Tower 4 (PFCC)	2,434	Move out

Aktiviti Pembinaan

Hanya satu bangunan baru siap dibina dicatatkan dalam tempoh kajian iaitu Menara Felcra @ Semarak20 di Kuala Lumpur. Perincian bangunan seperti di bawah:

Construction Activity

Only one new completion was recorded in the review period, namely Menara Felcra @ Semarak20 in Kuala Lumpur. The details are as below:

Table 8

Completion of Purpose-Built Office in Central Region

State	Name of Building	Location	Category	Net Lettable Area (sq. metre)
WP KL	Menara Felcra @ Semarak20	Jalan Semarak	Private Building	19,788

Table 9

Construction Activity of Purpose-Built Office in Central Region

Stage of Development / State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply	277 units (4,652,264 s.m.)	466 units (10,256,778 s.m.)	47 units (2,540,853 s.m.)
Incoming Supply	3 units (60,243 s.m.)	11 units (564,971 s.m.)	3 units (59,940 s.m.)
Planned Supply	0	19 units (761,621 s.m.)	3 units (39,875 s.m.)

Sewa

Secara amnya, penyewaan ruang pejabat stabil bagi kebanyakan bangunan pejabat. Di kawasan segitiga emas, Menara Prestige, Jalan Pinang mencatat pertumbuhan sewa pada 9.6% dengan kadar sewa dari RM67.28 s.m.p. hingga RM91.49 s.m.p.

Di Selangor, kadar sewa ruang pejabat kekal stabil. Kadar sewar ruang pejabat tertinggi direkodkan di Damansara Uptown dengan kadar sewa daripada RM40.90 s.m.p. hingga RM138.89 s.m.p.

e. Harta Tanah Riadah

Tempoh kajian menyaksikan transaksi W Hotel yang terletak di Jalan Ampang, Kuala Lumpur ditandatangan pada 2023, tetapi disempurnakan dalam H1 2024.

Bagi aktiviti pembinaan, sehingga H1 2024, terdapat 470 hotel (75,035 bilik) penawaran sedia ada, 16 lagi hotel (3,646 bilik) dalam penawaran akan datang dan 10 hotel (1,814 bilik) dalam penawaran yang dirancang.

2.3 HARTA TANAH INDUSTRI

Transaksi

Subsektor industri menyumbang 2.9% daripada keseluruhan aktiviti pasaran di Wilayah Tengah. Prestasi pasaran wilayah ini mencatatkan peningkatan dalam bilangan 13.4% kepada 1,392 transaksi (H1 2023: 1,228 transaksi) dan nilai 27.9% kepada RM7.20 billion (H1 2023: RM5.63 bilion).

Rental

Generally, rentals of office space were stable for most office buildings. In the golden triangle area, Menara Prestige, Jalan Pinang recorded rental growth of 9.6% with rentals ranging from RM67.28 p.s.m to RM91.49 p.s.m.

In Selangor, office space rental rates remained stable. The highest rental rate for office space was recorded in Damansara Uptown, with rentals ranging from RM40.90 p.s.m. to RM138.89 p.s.m.

e. Leisure Property

The review period witnessed the transaction of the W Hotel located at Jalan Ampang, Kuala Lumpur, which was signed in 2023 but concluded in H1 2024.

For construction activities, as at of H1 2024, there were 470 hotels (75,035 rooms) in the existing supply, another 16 hotels (3,646 rooms) in the incoming supply, and 10 hotels (1,814 rooms) in the planned supply.

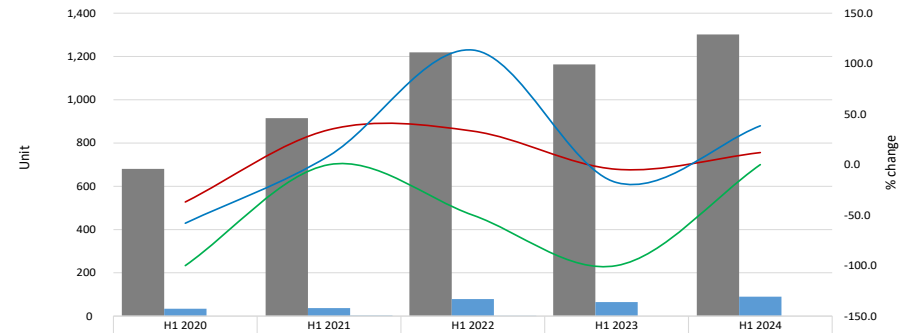
2.3 INDUSTRIAL PROPERTY

Transaction

The industrial sub-sector contributed a marginal portion of 2.9% to the overall market activity in the Central Region. The region's market performance recorded an increase of 13.4% in volume to 1,392 transactions (H1 2023: 1,228 transactions) and 27.9% in value to RM7.20 billion (H1 2023: RM5.63 billion).

Chart 21

Industrial Property Transactions Volume Trend H1 2020 – H1 2024



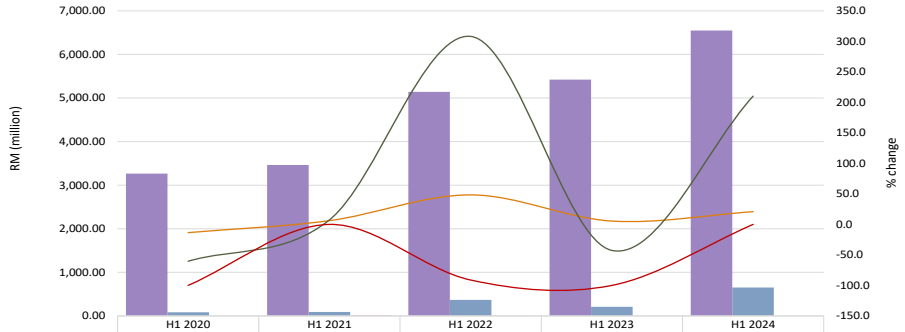
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Selangor	680	915	1,219	1,163	1,302
Kuala Lumpur	34	37	79	65	90
Putrajaya	0	2	1	0	0
Selangor	-37.0	34.6	33.2	-4.6	12.0
Kuala Lumpur	-58.0	8.8	113.5	-17.7	38.5
Putrajaya	-100.0	0	-50.0	-100	0.0

Dari segi nilai transaksi, Kuala Lumpur dan Selangor masing-masing meningkat sebanyak 38.5% dan 12.0%, manakala Putrajaya tidak ada aktiviti direkodkan.

In terms of transaction value, Kuala Lumpur and Selangor increased by 38.5% and 12.0%, respectively, while in Putrajaya, no activities were recorded.

Chart 22

Industrial Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Selangor	3,264.53	3,464.76	5,140.37	5,420.89	6,550.17
Kuala Lumpur	83.75	89.89	366.87	210.34	652.39
Putrajaya	0.00	14.70	1.30	0.00	0.00
Selangor	-13.5	6.1	48.4	5.5	20.8
Kuala Lumpur	-60.3	7.3	308.1	-42.7	210.2
Putrajaya	-100.0	0.0	-91.2	-100.0	0.0

Status Pasaran

Wilayah Tengah mengekalkan unit harta tanah siap dibina tidak terjual seperti H2 2023. Selangor merekodkan 45 unit, sementara itu Kuala Lumpur dan Putrajaya kekal sifar.

Begitu juga, unit dalam pembinaan belum terjual di Wilayah Tengah meningkat sebanyak 37.4% kepada 213 unit (H2 2023: 155 unit). Sebaliknya, unit belum dibina belum terjual di Wilayah Tengah kekal tiada rekod pada H1 2024.

Market Status

The Central Region overhang units were sustained as of H2 2023. Selangor recorded 45 units, while Kuala Lumpur and Putrajaya remained at nil.

Similarly, unsold under construction units in the Central Region increased by 37.4% to 213 units (H2 2023: 155 units). On the contrary, unsold not constructed units in Central Region remained nil in H1 2024.

Aktiviti Pembinaan

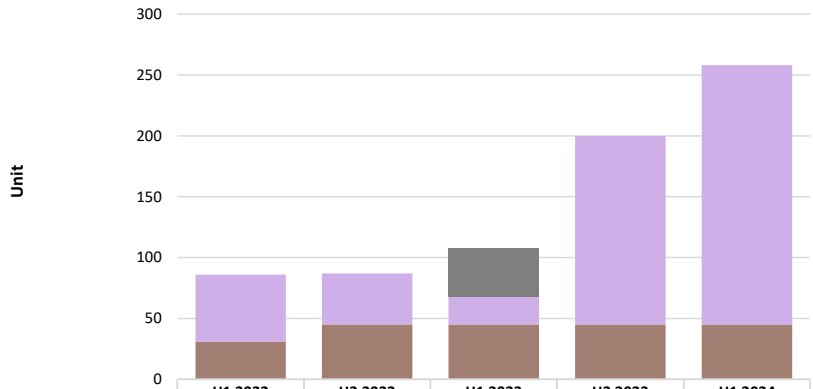
Unit siap dibina, unit mula dibina dan penawaran baharu dirancang di Selangor menunjukkan prestasi sederhana. Unit siap dibina dan unit mula dibina masing-masing meningkat lebih dari dua kali ganda dan 8.4%, manakala penawaran baru dirancang menurun 79.2%. Tiada aktiviti pembinaan direkodkan di Kuala Lumpur dan Putrajaya.

Construction Activity

The completion units, starts and new planned supply in Selangor were moderated. Completion and starts increased by more than double and 8.4%, respectively, while new planned supply decreased by 79.2%. There was no new construction activity recorded in Kuala Lumpur and Putrajaya.

Chart 23

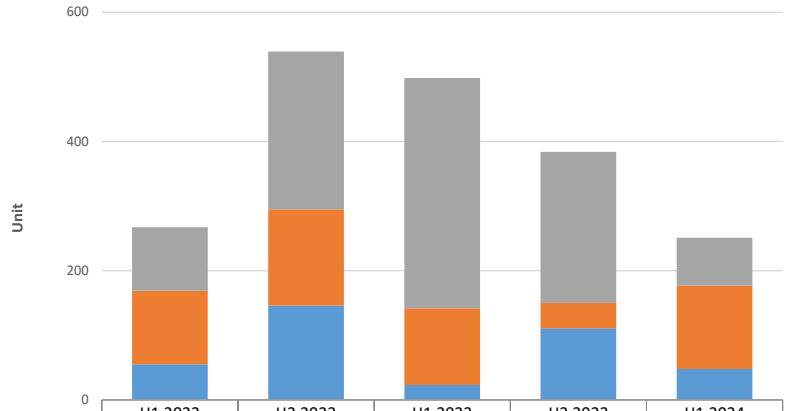
Industrial Overhang and Unsold Units H1 2022 – H1 2024



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
	Selangor				
Unsold Not Constructed	0	0	40	0	0
Unsold Under Construction	55	42	23	155	213
Overhang	31	45	45	45	45

Chart 24

Industrial Construction Activity Trend H1 2022 – H1 2024



	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	98	244	356	234	74
Starts	114	149	119	39	129
Completion	55	146	23	111	48

Table 9

Construction Activity of Industrial in the Central

Region / Stage of Development \ State	Selangor	Kuala Lumpur	Putrajaya
Existing Supply (units)	42,601	5,138	48
Incoming Supply (units)	1,217	0	0
Planned Supply (units)	2,064	37	0

3.0 PROPERTY HIGHTLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Descriptions	Current Development Status
1.	Light Rail Transit (LRT3)	• Total Length - 37.0 km • Link Bandar Utama with Johan Setia in Klang • Travel Time: 60 minutes • No. of stations: 20 • Expected to be completed by Feb 2024.	Under Construction: 93.9%
2.	East Coast Rail Link (ECRL)	• This east and west coast rail network connecting Kota Bharu, Kelantan to Port Klang, Selangor. • The new ECRL alignment for Section C commences from Mentakab, Gombak, Serendah, Puncak Alam, Kapar to Port Klang. • The distance from Mentakab to Port Klang is 204 km. • The project expected to be completed by December 2026	Stage of completion: 67% (overall construction) and 26% for Selangor
3.	Lebuhraya Pantai Barat (LPB) / West Coast Expressway (WCE)	• The West Coast Expressway (WCE). • Involves the Selangor State Line of 93.8 kilometers and the Perak State line of 139.2 kilometers. • The construction is divided into 11 packages, of which seven are in Selangor and the others are in Perak. • In Selangor, the first six packages are completed and open to traffic. While for Package 7, namely Assam Jawa Elevated Interchange to Tanjung Karang Elevated Interchange is currently under construction. It is divided into Package 7A (19.5 kilometers) and Package 7B (10.0 kilometers). • Package 7 is expected to be completed by 2026.	Under Construction: Package 7A: 100% Package 7B: 44% Expected to be completed on March 2026
4.	East Klang Valley Expressway (EKVE)	• The EKVE starts from Sg Long at the SILK Highway in the south to Ukay Perdana in the north. The 39 km spans are a dual carriageway with a closed toll system that accommodates five (5) toll plazas at this interchange; 1. Sg. Long Interchange 2. Bandar Mahkota Cheras Interchange 3. Hulu Langat Interchange 4. Ampang Interchange 5. Ukay Perdana Interchange • The project was delayed due to several legal and civil disputes and is expected to be fully completed by end of 2025.	Under Construction: 91%

No.	Infrastructure Projects	Descriptions	Current Development Status
5.	Flood Mitigation Projects in Sungai Langat	• The flood mitigation project in Sg. Langat involves two phases; ○ Flood Mitigation Plan for Sungai Langat Phase 1; in the process of acquiring land and is expected to be completed in 2027. ○ Flood Mitigation Plan for Sungai Langat Phase 2; the project is expected to begin this year and be fully completed in 2030.	Constructed by phase
6.	Construction of New Water Plant Facility	• To ensure adequate reserve margin for clean water supply in Selangor, several new plants will be constructed, including: 1. Rasau Water Supply Scheme Phase 1 – expected to be completed by 2025. 2. Rasau Water Supply Scheme Phase 2 – expected to be completed by 2028. 3. Langat Water Supply Scheme Phase 2 – expected to be completed by 2030. 4. Labohan Dagang Water Supply Scheme Phase 2 – expected to be completed by 2029. 5. Pulau Ketam Desalination Plant – expected to be completed by 2026.	Constructed by phase
7.	Sungai Rasau Water Supply Scheme	• In respond to issued with the quality of raw water, the Selangor State Government is implementing the Sg Rasau Water Scheme Project. This is considered to be the biggest Off-River Storage Facility (ORS) project in the country. • Details of project: ○ Stage 1 is expected to produce clean water supply to Pulau Indah, Port Klang Free Zone (PKFZ), Pulau Ketam, Taman Bukit Lipat Kajang, Seksyen 16, Bukit Rajah Industrial - North Port, Bukit Tinggi & Botanik, Bandar Puteri & Putera 2, Taman Sri Andalas, Taman Sentosa, Bayu Perdana, Bandar Klang, Teluk Gedung, Persiaran Raja Muda Musa, Sobena Jaya, Pandamaran, Jalan Tengku Badar and up to Sijangkang (Kuala Langat). ○ Stage 2 is expected to produce clean water supply to Klang and Petaling regions.	Under Construction Expected to be completed: State 1: 2024 Stage 2: 2028
8.	Integrated Development Region in South Selangor (IDRISS) Project	• The Selangor government has introduced five incentives to drive investments into its Integrated Development Region in South Selangor (IDRISS). • IDRISS is a strategic economic development effort in southern Selangor that includes various aspects, including education, housing, investment, and transportation, covering an area of 40,000 acres in the district of Sepang and Kuala Langat. • They comprise a special premium scheme, interest-free installment payment for development charges, tax exemption for vacant land assessment, a 50% discount on the vacant building assessment tax, and business license fee exemption.	Site clearing & Land conversion process.
9.	MRT Circle Line (MRT 3)	• Total Length: 50.8 km • No of Stations: 33 (26 elevated and 7 underground) • The circle line is from Bukit Kiara to PPUM • Link densely populated areas such as Mont Kiara, Segambut, KL Metropolis, Titiwangsa, Setapak, Setiawangsa, Ampang, Salak South, Pandan Indah, Pantai Dalam, Cheras and University Malaya.	Land acquisition process is expected to start in stages from 2024.

3.2 Mega Project

No.	Commercial Projects	Descriptions	Current Status
1.	Central Park Damansara, Damansara Perdana	• Location: Jalan PJU 8/8, Damansara Perdana • Total land area: 10.687 acres (4.3249 hectares) • The detail of development is as below: ○ D'Clover Residences @ Central Park Damansara - land area: 3.27 acres - 1 block of 46 storey building with 593unit services residence. - Selling price starting at RM918,500 to RM1,130,360 - Expected to be completed by 2027 ○ D'Terra Residences @ Central Park Damansara - land area: 3.747 acres - 1 block of 49 storey building with 767 units services residence. - Selling price starting at RM749,870 to RM979,330 - Expected to be completed by January 2027 ○ D'Teserra Residences @ Central Park Damansara - land area: 3.67 acres - 1 block of 49 storey building with 671 units services residence. - Selling price starting at RM899,140 to RM1,122,660 - Expected to be completed by January 2027 ○ D'Vine Residences @ Central Park Damansara - Land area: 2.54 acres - 1 block of 46 storey building with 1,450 units Affordable Service Apartment - Selling price at RM270,000 - Expected to be completed by September 2026	**Phase 1** Under construction 30% **Phase 2** Under construction 35% **Phase 3** Under construction 35% **Phase 5** Under construction 35%
2.	Suria Garden @ Puchong	• Location: Jalan Puchong Utama 2, Taman Puchong Utama, Puchong, Selangor • Land area: 5.69 acres • Consists of 3 towers of multi-storey service apartments with a total of 972 units. • The detail total units per block are as below : ○ Tower 1 - 444 units of 28 storey service apartment, ○ Tower 2 - 374 units of 27 storey service apartment, ○ Tower 3 - 146 units of 14 storey affordable service apartment (RSKU) and 8 units service apartment. • Built up area : ○ Type A - 81.38 sqm ○ Type B - 85.18 sqm ○ RSKU - 51.65 sqm • Selling price starts from RM516,800 to RM657,556 and RSKU at RM270,000. • Estimated completion phase 1: May 2027	Under construction 85%

No.	Commercial Projects	Descriptions	Current Status
3.	Gravit8, Klang	• Gravit8 is a mixed development project involving apartments, corporate offices, a shopping mall and a hotel which is estimated to cover approximately 15 acres of freehold land in Kota Bayu Emas, South Klang. • The development phase includes: ○ **First Phase:** - 22 office shop units with the size of 4,909 to 18,190 square feet. ○ **Second Phase** - Two tower buildings called Nordica and Andria. - A total of 374 units of serviced apartments. - Price: RM510,883 - RM787,606 - Built-up area: 952 to 1,206 square feet. - There are also 42 affordable housing units with an area of 551 square feet which will be sold at a price of RM270,000.00 per unit. ○ **Third Phase** - Development such as offices, boutique hotels, grocery stores, shopping mall.	**Phase 1:** Completed **Phase 2:** Phase 2A & 2B Completed Phase 2C The Tresor Stage of completion 100% CCC: 1 April 2024 **Phase 3:** Future Project
4.	Bandar Bukit Raja, Klang	• The scheme located in Bandar Bukit Raja which offers easy access to major highways such as West Coast Expressway, NKVE, Shahpadu Highway and Federal Highway. • Located in a strategic location close to BBR Townpark, Columbia Asia Hospital, AEON Bukit Raja, Terminal Bus Klang Central, schools, commercial centre (Taipan BBR) and other facilities. • Details of development: ○ Bandar Bukit Raja 2 Fasa R1A (Nadira) - Nadira is divided into two phases namely Phase R1A-1 and Phase R1A-2. - The development consists of 242 units of two-storey terrace houses ▪ Phase R1A-1 – 119 units, ▪ Phase R1A-2 – 123 units, - Built up area: 177 - 207 square meter - Price starts from RM783,888 – RM1,067,888. ○ Bandar Bukit Raja Fasa R11B2 (Lyra) - Lyra development consists of 156 units of 2-storey terrace houses. - Built up area: 161 - 213 square meter	Stage of completion: 100% CCC: 10 Mei 2024 Stage of completion: 100% with CCC dated 23 Oct 2023
5.	Interpoint, Bandar Bukit Tinggi	• The scheme is situated in Bandar Bukit Tinggi and provides easy access to highways such as KESAS Highway, NKVE, SKVE, and Federal Highway. • Details of development: ○ Serviced apartment consisting of 998 units, 36 shop units and 30 units office. ○ Divided into 3 blocks: - Tower A: 332 unit (35 floors) - Tower B: 344 unit (34 floors) - Tower C: 322 unit (33 floors) ○ Serviced Apartment • Built up area: 722 - 1,207 squares feet • Price: RM 423,800 – RM 841,850 ○ Shop units: • Built up area: 1,690 - 2,917 square feet • Price: RM1,288,500– RM2,553,088 ○ Office: • Built up area: 667 - 850 square feet • Price: RM 386,860 – RM 495,000 • Expected to be completed by Mac, 2027.	Stage of completion: 30%

No.	Commercial Projects	Descriptions	Current Status
6.	Ferrous Fasa A10-01, Alam Impian	• The Alam Impian plan provides convenient access highways, including the Federal Highway, KESAS Highway, Elite Highway, and Lebuhraya Kemuning – Shah Alam (LKSA). • Details of development: - 136 units of 2-storey terrace houses. - Built up area: 1,897 - 2,146 square feet. - Price: RM 843,800 – RM 1,283,800. - Expected to be completed by October 2025.	Stage of completion: 20%
7.	Desa Arowana, Jeram	• Located at Pekan Kuala Sungai Buloh, Kuala Selangor. Access is available via the Klang-Teluk Intan, LATAR, and WCE highways. • Details of development: ○ Phase 1: - 106 units of single storey terraced house - 254 units of 2-storey terrace house ○ Phase 2: - 175 units of 2-storey terrace house. ○ Single storey terraced house: - Price: RM368,000 – RM 529,000 - Land area 130.06 square meter - Floor area: 105.07 square meter ○ 2-storey terraced house - Price: RM 550,000 – RM 663,000 - Land area: 167.62 square meter - Floor area: 226.96 square meter • Expected to be completed by May 2026	Stage of completion: 10%
8.	Astrum Jelatek/ Ampang	• Location: Jalan Ampang/Jalan Jelatek • Land area: 2.5212 hectares • Developer: Green Stone Development Sdn Bhd • Composition of development: 6 towers comprise of 5,228 units of Rumah Selangorku with a price at RM230,000 per unit. • Floor area: 26.02 square meters (280 square feet) (Studio type). • Expected to be completed by October 2026.	Under construction 30%
9.	Traders Park @ Cheras Selatan 2	• Location: Bandar Cheras, Hulu Langat • Land area: 2.2267 hectares. • Developer: SCP Balakong Sdn Bhd • Consists of 3 blocks of 27-storey serviced apartments with a total of 899 units. The detail total units per block are as below: ○ Blok A – 297 units, ○ Blok B – 297 units, ○ Blok C – 305 units. • Size unit: 51.28 – 79.80 square meters. • Price Launch: RM314,000 and above • Expected to be completed in 2025.	Under construction: 85%
10.	Mutiara Hills, Semenyih	• The total project area covers 485.60 hectares which consists of mixed development which is divided into 3 development sectors, consisting of residential, Rumah Selangorku residential program as well as business hubs. • Pearl Hills is also equipped with the development of recreation areas, school complexes, synagogues, halls and petrol stations. • Details of development: ○ Residential - Involves 5 phases in stages - Double storey terrace houses: 814 units - Rumah Selangorku: 810 units ○ Business - Shop/office 2 & 3 Floors: 33 units ○ Petrol Station	Phase 1A: Completion 100% (30 April 2024)

No.	Commercial Projects	Descriptions	Current Status
11.	Residensi Begonia Selangorku @ Eco Majestic	• Location: This project is part of the development of the existing project scheme at Eco Majestic, which is located near the Kajang-Seremban Highway and connects the LEKAS Highway to Jalan Semenyih. • Land area: 3.440 hectares • Development consists of 3 blocks of 30 storey with the total units are 933 condominium units. • Details of development: ○ Block A – 317 units ○ Block B – 308 units ○ Block C – 308 units • This project is also providing the facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Built up area: 1,045 square feet • Price: RM250,000	Under Construction: 35% completed Expected to be completed in 2026
12.	Residensi Oleander Selangorku @ Eco Majestic	• Location: Selangorku Oleander Residency @ Eco Majestic is part of the development in the existing project scheme at Eco Majestic. • Land area: 48,563.50 meter squares • Development consists of 4 blocks of 30 storey with the total unit is 1,200 units condominium. • This project also provides facilities such as a playground, prayer hall, gymnasium, management office, swimming pool & 24-hour security. • Built up area: 1,045 square feet • Price: RM250,000.	Under Construction: 35% completed Expected to be completed in 2026
13.	Se'Duduk D'Kajang	• Location: Semenyih, Hulu Langat • Land area: 6.92 acres • Details of development: ○ 1,220 units Serviced Apartment and 25 commercial units. ○ Type A - Built up area 1,000 square feet - Three bedrooms and two bathrooms - Launch price @ RM 400,000 ○ Type B - Studio unit - Built up area 550 square feet - Launch price @ RM 270,000. • Expected to be completed in 2027.	Stage of Completions: 10% (Clearing Site & Piling)
14.	Anja Residence, Bangi	• Location: Bandar Baru Bangi, Hulu Langat • Land area: 4.02 acres • Details of development: ○ 900 units Serviced Apartment and 37 commercial units ○ Built up area from 550 – 1,019 square feet ○ Price @ RM 490,000 – RM 600,000. • Expected to be completed in 2027.	Stage of Completions 10% (Clearing Site & Piling)

No.	Commercial Projects	Descriptions	Current Status
15.	Serenia City	• This project consists of 3 new phases that is Serenia Amalia, Serenia Aiora and Serenia Ariya. • Location: Jalan Pintas Dengkil - Putrajaya (FT29), Bandar Serenia, Sepang. • Developer: Sime Darby Property (Serenia City) Sdn Bhd. • Details of development: ○ **Serenia Amalia:** • 202 units of town house and 230 units single storey terrace house. • Price: ▪ RM250,000.00 – RM300,000.00 for terrace house. ▪ RM42,000.00 – RM100,000.00 for town house • Built up area: ▪ Terrace house: 65.03 square meters ▪ Town house 65.03 – 69.68 square meters • This phase is under the initiative project of affordable housing Rumah Selangorku. ○ **Serenia Aiora:** • 273 units of double storey terrace house. • Land area: ▪ Intermediate/end lot: 6.10 x 21.34 meter ▪ Cornet lot: 6.60 x 21.33 meter • Built up area: ▪ Intermediate unit: 173.36 square meters ▪ End unit: 179.95 square meters ▪ Corner unit: 198.07 square meters • Price: ▪ Intermediate unit: RM702,888 – RM745,888 ▪ End unit: RM869,888 - RM910,888 ▪ Corner unit: RM1,121,888 - RM1,162,888 ▪ ○ **Serenia Ariya:** • 324 units of double storey terrace house. • Land area: 6.10 x 21.33 meter • Built up area: 147.62 – 207.63 square meters • Price: RM750,888.00 - RM1,501,888.00. ○ **Serenia Anisa:** • 408 units of double storey terrace house. • Land area: (6.70 meter x 21.33) meter – (10.66 meter x 21.33 meter) • Built up area: 181.24 – 287.24 square meters • Price: RM805,888 – RM2,407,888. ○ **Serenia Aqila:** • 72 units of double storey semi-detached house. • Land area: 12.19 meter x 24.38 meter • Built up area: 281.47 square meters • Price: RM1,712,888 – RM2,760,888.	**Serenia Amalia:** Completed with CCC **Serenia Aiora:** Completed with CCC: 28 November 2023 **Serenia Ariya:** Completed by February 2023 (A9-1 & A9-2) **Serenia Anisa:** Expected to be completed in February 2025 **Serenia Aqila:** Expected to be completed in October 2024
16.	Compass, Kota Seri Langat	• Compass @ Kota Seri Langat is an integrated industrial and logistics hub development located in Kota Seri Langat, Kuala Langat District, Selangor. • The development can be connected via the West Coast Expressway via a special junction as well as a connection to Jalan Langat. • This development offers larger land plot sizes ranging from 9,290.00 square meters to 92,903.00 square meters. • The following is a brief description of the development, namely: ○ Covers 80.93 hectares for the Integrated Industrial Park ○ Easy access via direct junction to the West Coast Expressway (WCE) ○ Permanent Tenure Land ○ Location close to cities, ports and major airports ○ 24-hour security control system • Expected to be completed in May 2025.	Start Construction 21%

No.	Commercial Projects	Descriptions	Current Status
17.	M Senyum @ Salak Tinggi	• M Senyum is 40.5 hectares (100 acres) landed residential development located at Salak Tinggi. • The development comprising a total of 1,176 units of double storey terrace which are: ○ Camellia ○ Camellia 2 ○ Rosalia ○ Rosalia 2 ○ Wisteria (coming soon) ○ Wisteria 2 (coming soon) ○ Shoplot (coming soon) **Camellia (Phase 1A)** - 262 units of double storey terrace house. - Land Area: 6.096 x 18.28 meter - Selling Price: RM546,000 – RM731,000. - Expected completion by May 2025 **Camellia 2 (Phase 1B)** - 270 units of double storey terrace house. - Land Area : (6.096 x 18.28 meter) and (6.096 x 21.33 meter) - Selling Price: RM592,000 – RM837,000 - Expected completion by August 2025 **Rosalia (Phase 2A)** - 139 units of double storey terrace house - Land Area: (6.096 x 21.33 m) - Selling Price: RM719,000 – RM925,000. - Expected completion by Dec 2025 **Rosalia 2 (Phase 2B)** - 270 units of double storey terrace house - Land Area :(6.096 x 18.28 m) and (6.096 m x 21.33 m) - Selling Price: RM672,000 – RM929,000 - Expected Date of Completion: April 2026 **Wisteria (Phase 3A)** - 150 units of double storey terrace house. - Land Area: (6.096 m x 18.28 m) - Selling Price: RM551,000 – RM766,000 - Expected Date of Completion: September 2026 **Wisteria 2 (Phase 3B)** - 195 units of double storey terrace house. - Land Area: (6.096 m x 18.28 m) - Selling Price: RM555,000 – RM780,000 - Expected Date of Completion: December 2026	Under construction Phase 1A 99% Phase 1B 68% Phase 2A 76% Phase 2B 40% Phase 3A 16% Phase 3B 3%
18.	Tropicana Aman	• Gemala Residence ○ Development type: 116 units of double storey terrace house (superlink). ○ Land area: (9.75 x 22.86 meter) – (9.75 meter x 26.51) ○ Built up area: 245.99 – 265.69 square meters ○ Price: RM1,540,800 – RM2,055,800. ○ Expected completion by February 2025	Under Construction: 95% completed
19.	Gamuda Cove	• **Maya Bay** ○ Development type: 972 units of service apartment. ○ Built up area: 51.09 – 89.92 square meters ○ Price: RM465,800 – RM731,800. • **Mio Spring** ○ The scheme development consists of 2 phases of 618 units double-storey terrace houses. The composition is divided into: • Phase 1E-1: 296 Units • Phase 1E-2: 322 Units ○ Land area: (6.096 x 19.81 meter) – (10.36 x 18.28 meter) ○ Built up area: 171.59 – 257.99 square meters ○ Price: RM780,000 – RM2,501,952. ○ Project status: 30 % ○ Expected completion: January 2026 (1E-1) ○ Expected completion: February 2026 (1E-2).	Completed by 02 February 2024 Under Construction: 30% completed.

No.	Commercial Projects	Descriptions	Current Status
20.	Sejati Lakeside 2	• Sejati Lakeside 2 ○ Sejati Lakeside 2 is another project after completion of Sejati Lakeside (418 units of 2 storey terrace and 2 storey semi-detached in 3 phase) under Paramount Property Sdn. Bhd. ○ Development type: 234 units of double storey semi-detached house. ○ Development type: consists of 2 phases of 234 units double-storey semi-detached houses. The composition is divided into: • Phase 1 – 122 units, • Phase 2 – 112 units, ○ Land area: (10.972 x 22.860 meter) – (10.972 x 24.382 meter) ○ Built up area: 223.62 – 284.19 square meters ○ Price: RM1,484,400 – RM2,082,800. ○ Expected completion: November 2024 (Phase 1) & June 2025 (Phase 2).	Under Construction: 50% (Phase 1) 15% (Phase 2)
21.	Urban Renewal Program - Kampung Sungai Baru Redevelopment Project	• Land Acquisition Under the Land Acquisition Act 1960 (Act 486) for the Kampung Sungai Baru Redevelopment Project, Bandar Kuala Lumpur on 38 land titles and 72 strata titles which have been gazette under Section 4 with No. Gazette 9400 dated 18 June 2021 and Section 8 with No. Gazette 9412 dated 21 June 2021. • It's located in Kampung Sungai Baru, a suburb of Kampung Baru, Kuala Lumpur.	Land acquisition process: Completed Construction stage: 0%
22.	Urban Renewal Program - Flat Rajawali, Jalan Desa Aman	• This project will redevelop 1 block of Rajawali Flat from 80 units to 2- block condominium with 693 units. • All existing owners will acquire one new condominium unit (House Replacement) with this "Key-to-key Home Swap Redevelopment Concept" without involving any costs to the owner. • Built up area 900 square feet with 3 bedrooms, 2 bathrooms and 1 carpark bay. • With luxurious condominium facilities such as recreation spaces, sports venues, swimming pools, community halls and others.	Land acquisition process: Completed Construction stage: 0%
23.	Merdeka 118	• Location: Jalan Hang Jebat, Kuala Lumpur • Land area: 7.6 hectares • The development was divided into three phases. ○ **Phase 1** : Iconic Merdeka towers with 118 floors and the surrounding infrastructure; ○ **Phase 2** : 118 Mall and Merdeka Boulevard @ 118 linear park; ○ **Phase 3** : Three residential towers. • Upon completion, the Merdeka 118 tower will be the region's tallest at 678.90 meter. The Chart 118 represents the number of floors in the building. • Spanning over 3.1 million square feet of floor area, the Merdeka 118 tower includes 1.7 million square feet of net lettable area of premium Grade-A rentable office space.	Phase 1: 100% Completed with CCC dated 22/12/2023. Launched at 9 January 2024 Phase 2: Under Construction
24.	Pavilion Damansara Heights	• Location: Jalan Damanlela, Damansara Heights, Kuala Lumpur. • Land area: 16 acres • The integrated development project comprises of three blocks of luxurious residences, nine blocks of corporate towers and the 1.2 million square feet retail mall. • **Phase 1** : 533,361 square feet net lettable area; • **Phase 2** : 529,353 square feet net lettable area; • The mall will also offer 1,800 car park bays for its customers	Phase 1: Completed and open to the public on 9 October 2023. Phase 2: 75% (under construction)

No.	Commercial Projects	Descriptions	Current Status
25.	Tun Razak Exchange	• Location: Jalan Tun Razak, Kuala Lumpur • Land area: 28.3 hectares • The master plan includes a total of 30 buildings with a combined gross floor area of 24 million square feet spread across the office, retail, hotel, residences and cultural offerings. • The entire TRX development is anticipated to have a gross development value of more than RM40 billion. ➢ **The Exchange TRX** ○ Land area: 17 acres ○ The development consists a hotel, an office building, a two million square foot shopping mall (The Exchange TRX), and six residential towers with a combined 3,800 residential units (known as TRX Residences). ➢ **The Exchange 106** ○ Height: 445.5 meter ○ The tallest building in TRX and one of the tallest in Malaysia; ○ It has 106 floors with massive column-free floor plates ranging from 28,000 to 34,000 square feet; ○ Phase 1 of The Exchange TRX is made up of the retail podium, which comprises two levels and roughly 70 retail shops. ○ Phase 1 will be focused on food and beverage (F&B), and service-related offerings and combined with The Exchange TRX, will create over 1.5 million square feet of retail space within the TRX master plan.	Completed; ▪ Menara Exchange 106 ▪ TRX Residence A ▪ TRX Residence B ▪ TRX Mall ▪ Menara Affin ▪ Menara TS Law ▪ Menara IQ ▪ Menara Prudential Under Construction: ▪ Menara Golden Eagle ▪ Kimpton Hotel .
26.	Bukit Bintang City Centre (BBCC)	• Location: Jalan Hang Tuah, Bukit Bintang, Pudu. • Land area: 19.4 acres • Gross Development value: RM8.7 billion • The leasehold project features 1.4 million square feet retail mall, six luxury residential towers, strata offices, hotels and an 80-storey signature tower. • The development was divided into three phases. **Phase 1** ○ Lifestyle mall; ○ 43-storey strata office tower; ○ An entertainment hub; ○ Hotel; ○ A live event hall that can accommodate about 2,500 people; and ○ Two towers of serviced apartments; **Phase 2** ○ One office tower; and ○ Three residential suite towers; **Phase 3** ○ BBCC signature tower.	**Phase 1** (Completed): ▪ Lucentia Residence ▪ SWNK Houze ▪ The Stride @BBCC **Phase 2 and 3:** Under construction and expected completion by 2025.
27.	Terra @ Precinct 8	• Location: Precinct 8, Putrajaya • A lakeside mixed development with component of luxury apartment, services apartment, waterfront retail, retail mall including offices and event hall • Expected completion - 2024	Under construction with 60% completion

No.	Commercial Projects	Descriptions	Current Status

28.	Residensi Sakura	• Located at Precinct 11, Putrajaya
		• Tenure: Freehold
		• The project comprises 463 units of condominium with the size ranging from 828 - 2,120 square feet
		• Price ranging
		  ○ Block 1: RM350,000.00-RM980,000.00
		  ○ Block 2: RM457,000.00- RM978,000.00
		• Expected date of completion by January 2026.
			Under construction : 90%.

29.	Teja (Fasa 1)	• Located at Precinct 16, Putrajaya
		• The project comprises 28 units of 2½ storey terraced strata house with freehold tenure.
		  ○ Type A: 16 units
		  ○ Type B: 12 units
		• Land Area from 1,432 - 3,563 square feet
		• Build up area from 2,944 – 3,753 square feet
		• Selling priced start from RM1,386,000.00 to RM2,981,000.00
		• Expected date of completion by January 2025.
			Under Construction: 30%

3.3 State Government Policy

State	Descriptions
Selangor	**1. Rumah Idaman** • Rumah Idaman is an initiative and formula by MBI Selangor and the Selangor State Government to provide a solution for home ownership for Selangor citizens. The objective is to achieve the Selangor State Housing Policy by providing "A Perfect Home for A Family". • It is an upgraded Rumah Selangorku with better specifications and interior fixtures and fittings like tile, furniture, etc. offered to B40 and M40 that do not own a house yet.
	2. Skim Smart Rental and Skim Smart Rental Ownership to Stay (2Stay • Was introduced in 2020 and continues until 2024 • This programme is affordable rental for a maximum of a 5 years rental period with the option to transition to a rent-to-own scheme. • Tenants are eligible for a 30% rebate of their total rent payment. • The rental of Rumah Selangorku Harapan and Rumah Idaman units is aimed at helping those who find it difficult to get a bank loan to buy their first house as well as helping the low-income group (B40) to own a home for less than RM200,000. • Rumah Selangorku Harapan and Rumah Idaman units are equipped with air conditioning, kitchen cabinets, clothes cabinets and water heaters. • Through the Selangor Budget 2023, the State Government has agreed to allocate RM115 million for the purchases of 500 additional units and aim to prepare up to the year 2025 as much as 3,000 units of the Smart Rental Scheme. • To realize the target of 3,000 Smart Rent Scheme units up to year 2025, the proposed purchase of the Rent Smart Scheme will continue in the year 2024 with a target of 810 units with an additional allocation of RM220 million.
	3. Skim Ceria Home Repair Programme • This scheme was introduced to repair a house for B40 group which is the property which is considered are not suitable for occupied. • Selangor State Government has allocated RM10 million for the year 2024.

State	Descriptions
Selangor	4. Selangor Affordable Homes (Rumah Selangorku 3.0) • This policy is provided to supersede the Selangorku 2.0 and have been implemented since 2 April 2018. • This policy still maintained its objective as "Satu Keluarga Satu Kediaman Yang Sempurna". • Previously Rumah Selangorku have been classified into various types of units, depending on the income level. • Under the Rumah Selangorku 3.0 initiative which was launched in January 2023, there are some changes in the aspect of development zones, development components, specifications, development control and enforcement. • The development has been categorised into 4 zones as follows: - Zone 1: High Density Area - Zone 2: Urban Area - Zone 3: Sub-Urban Area - Zone 4: Rural Area • The components of developments as follows: <table><tr><th>Types</th><th>Minimum Area/ No of Rooms</th><th>Selling Price (RM)</th></tr><tr><td>Solo</td><td>450 square feet / 1 Room</td><td>114,750.00</td></tr><tr><td>Duo</td><td>600 square feet / 2 Rooms</td><td>153,000.00</td></tr><tr><td>Trio</td><td>750 square feet / 3 Rooms</td><td>191,250.00</td></tr><tr><td>Quad</td><td>900 square feet / 3 Rooms</td><td>229,500.00</td></tr><tr><td>Quad (terraced)</td><td>900 square feet (20' x 60')</td><td>250,000.00</td></tr></table>• Rumah Selangorku 3.0 also offers an option for singles with a 1-room unit of 450 square feet at a price of RM114,750 for singles aged 30 and under and still working in the city centre. **5. Integrated Development Region in South Selangor (IDRISS)** • Government Incentives towards IDRISS development project such as follows: - Special premium scheme - Interest free instalment of development charge - Exemption of vacant land Assessment Rate - 50% off for building Assessment Rate **6. Housing Quota for Single Mother** • Selangor State Government provides a special quota for single mother to own a property via Rumah Selangorku scheme. • This will be realised between the cooperation of Lembaga Perumahan Hartanah Selangor (LPHS) and the developer. **7. Restoration Of Abandoned Housing Projects** • The Selangor State Government through the Selangor Housing and Property Board (LPHS) has taken proactive steps in overcoming abandoned projects problem by ensuring the restoration of abandoned housing projects with the establishment of the Jawatankuasa Pemulihan Projek Terbengkalai (JPPT) for the purpose of discussion and cooperation of all parties involved. • A total of 178 abandoned projects involving 36,342 buyers were recorded to date. The Selangor State Government has successfully completed as many as 101 housing projects in the State of Selangor involving 39,476 housing units since 2007. • In 2024, the State Government has also allocated RM18 million into the Selangor State Tabung Pemulihan Projek Terbengkalai (TEPAT) to accelerate the restoration of abandoned housing projects. • The State Government expects to restore more abandoned projects in Selangor. For example, the state government has spent approximately RM11.4 million to develop infrastructure facilities in the Projek Pembesaran Kampung Koskan in Serendah and Desa Mawar in Kuala Selangor which has been abandoned for more than 20 years. The infrastructure repair works have been fully completed and the residents of the village can now enjoy the new infrastructure facilities. • In addition to using the available remaining TEPAT Fund, the State Government with the cooperation of the Ministry of Housing and Local Government (KPKT) has agreed to restore three (3) abandoned projects in Selangor under the provisions of the Inisiatif Belanjawan 2023 Pemulihan Projek Perumahan Swasta Terbengkalai amounting to RM7.25 million. It consists of two projects i.e. one at Taman Meru Makmur in Klang and another at Pangsapuri Impian Meru, Klang.

State	Descriptions
Selangor	**8. Task Force for Initiative of Issuing Strata Title for Housing and Property** • The State Government plans to establish a committee/ task force to resolve issues related to issuance of strata title for apartments that have been occupied for a long time without strata ownership. • This committee/ task force will be coordinated jointly by the Selangor Housing and Property Board (LPHS) and Selangor Land and Mines Office (Pejabat Tanah dan Galian Selangor) and given an allocation of RM200,000 from the State Government to resolve issues related to the issuance of strata title. **9. Strata Community Rewang Programme, Empowering The PPR Community and Smart Rental Scheme (Program Rewang Komuniti Strata, Memperkasakan Komuniti PPR dan Skim Smart Sewa)** • The Strata Community Rewang Programme is a programme that strengthen the role of the community among the residents in the apartments. An estimated RM500,000 will be allocated for this programme. This programme is expected to last for two (2) days and one (1) night with maximum community participation through various events such as gotong royong, sports, cultural performances and so on. • A provision of RM300,000 under the Baikpulih Projek Perumahan Rakyat will be allocated for programmes that are capable for empowering the PPR community and Smart Rent Scheme as well as promotions related to affordable housing. **10. Rumah Kerajaan Prihatin untuk golongan B40** • This programme is intended to help the B40 group and the less capable to have a comfortable and safe residence through the implementation of the Program Bantuan Rumah Kerajaan Prihatin. There are two (2) types of assistance under this programme, namely home improvement and assistance to build a new house, which are subject to the conditions set upon. • In 2023, the Selangor State Government will have spent RM1.994 million to help 38 families. This programme continues in 2024 with an allocation of RM2 million and is placed under the Portfolio Pembasmian Kemiskinan. The main focus will be given to home improvement assistance applications to ensure more people can be assisted and reap benefits from the existing provisions.

KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH SELATAN

Separuh Pertama 2024

SOUTHERN REGION PROPERTY MARKET REPORT

First Half 2024

JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
VALUATION AND PROPERTY SERVICES DEPARTMENT

KEMENTERIAN KEWANGAN
MINISTRY OF FINANCE

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

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

Cawangan-cawangan Jabatan
Penilaian dan Perkhidmatan Harta

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

Valuation and Property Services Department
Ministry Of Finance
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Valuation and Property Services Department
Level 9, Perbendaharaan 2,
No. 7, Persiaran Perdana, Precinct 2
Pusat Pentadbiran Putrajaya
62592 Putrajaya
Telephone : 03 - 8886 9000
Telefax : 03 - 8886 9002
E-mail : jpph@jpph.gov.my

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

Branch offices of The Valuation and
Property Services Department

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

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

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2 Property Market Activity

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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
DPRJ	-	Dasar Perumahan Rakyat Johor
RIBJ	-	Dasar Rumah Impian Bangsa Johor
DRMBJ	-	Dasar Rumah Mampu Biaya Johor
RMMJ	-	Rumah Mampu Milik Johor

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PETUNJUK
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Jalan Negeri
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Sempadan Antarabangsa
Sempadan Negeri
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Ibu Negeri
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WILAYAH PERSEKUTUAN KUALA LUMPUR
SELANGOR
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JEMPOL
KUALA PILAH
SEREMBAN
PORT DICKSON
REMBAU
TAMPIN
ALOR GAJAH
JASIN
MELAKA
MELAKA TENGAH
TANGKAK
SEGAMAT
JOHOR
KLUANG
MERSING
MUAR
BATU PAHAT
KOTA TINGGI
KULAI
PONTIAN
JOHOR BAHRU
SINGAPORE
LAUT CHINA SELATAN (SOUTH CHINA SEA)
SELAT MELAKA (STRAITS OF MELAKA)
SEMENANJUNG MALAYSIA
PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN

SOUTHERN REGION

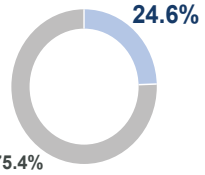
MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (H1 2024 vs H1 2023)

▲ 5.3% Volume **48,885** transaction Value **RM28.76** billion ▲ 31.0%

	Residential	Commercial	Industrial	Agriculture	Development Land & Others
Volume	31,196 units	6,399 units	1,148 units	6,953 units	3,189 units
Value	RM12.86 billion	RM5.32 billion	RM3.95 billion	RM3.24 billion	RM3.40 billion
Volume change	1.0%	44.5%	-1.3%	-2.5%	14.4%
Value change	8.9%	45.4%	36.4%	48.1%	24.0%

Market Share between Regions (Volume)



Construction Activity

Completions	4,173	222	3,724	0
Starts	12,447	899	4,624	99
New Planned Supply	8,239	384	802	40

Unsold Status

Overhang	5,208 units @ RM3.54 billion	1,880 units @ RM1.72 billion	13,880 units @ RM11.42 billion	166 units @ RM0.19 billion
Unsold Under Construction	11,728	1,053	4,532	251
Unsold Not Constructed	1,428	60	587	0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH SELATAN

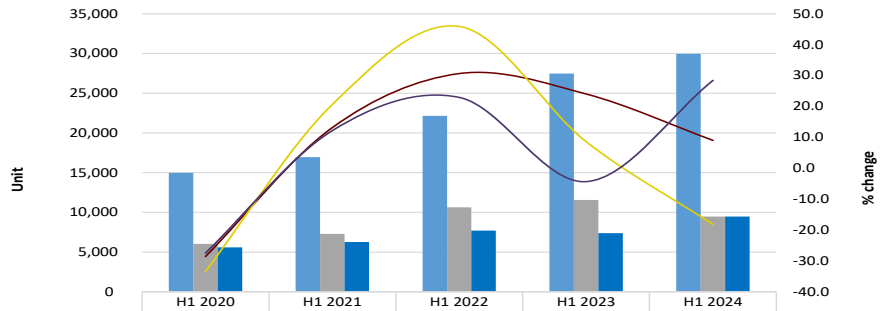
Prestasi pasaran harta tanah di Wilayah Selatan mencatatkan 48,885 transaksi bernilai RM28.76 bilion, masing-masing meningkat sebanyak 5.3% dan 31.0% dalam bilangan dan nilai berbanding H1 2023.

1.0 SOUTHERN REGION PROPERTY MARKET OVERVIEW

The Southern Region property market performance registered 48,885 transactions worth RM28.76 billion, increased by 5.3% and 31.0% in volume and value, respectively, as compared to H1 2023.

Chart 1

Overall Property Transactions Volume Trend H1 2020 – H1 2024



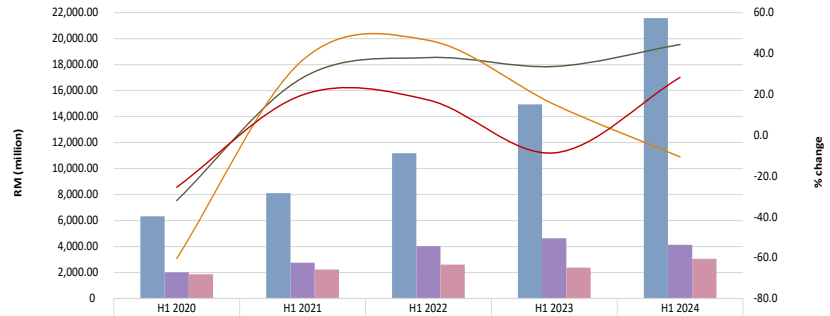
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Johor	14,981	16,952	22,148	27,473	29,953
Negeri Sembilan	6,047	7,296	10,645	11,562	9,463
Melaka	5,588	6,269	7,707	7,373	9,469
Johor	-28.6	13.2	30.7	24.0	9.0
Negeri Sembilan	-33.4	20.7	45.9	8.6	-18.2
Melaka	-27.5	12.2	22.9	-4.3	28.4

Prestasi pasaran harta tanah di Melaka meningkat sebanyak 28.4%, diikuti oleh Johor 9.0%. Sementara itu, Negeri Sembilan mencatatkan sedikit penurunan kepada 18.2%.

Property market performance in Johor increased by 28.4%, followed by Johor 9.0%. Meanwhile Negeri Sembilan shown slightly down at 18.2%.

Chart 2

Overall Property Transactions Value Trend H1 2020 – H1 2024



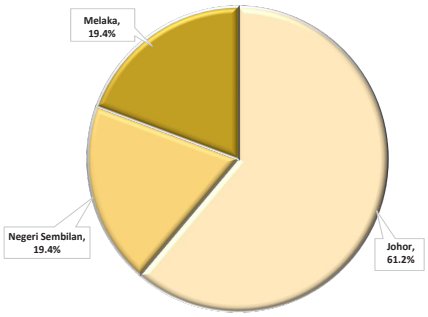
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Johor	6,327.89	8,105.45	11,183.29	14,942.86	21,574.42
Negeri Sembilan	2,010.56	2,748.31	4,024.13	4,628.82	4,135.43
Melaka	1,858.93	2,225.03	2,607.52	2,380.90	3,055.10
Johor	-32.0	28.1	38.0	33.6	44.4
Negeri Sembilan	-60.4	36.7	46.4	15.0	-10.7
Melaka	-25.5	19.7	17.2	-8.7	28.3

Trend menaik yang serupa dilihat pada nilai transaksi. Johor mengalami kenaikan sebanyak 44.4%, diikuti oleh Melaka 28.3% dan manakala Negeri Sembilan menunjukkan sedikit penurunan kepada 10.7%.

A similar upward trend was seen in transaction value. Johor increased by 44.4%, followed by Melaka at 28.3% and Negeri Sembilan has shown a slight decline at 10.7%.

Chart 3

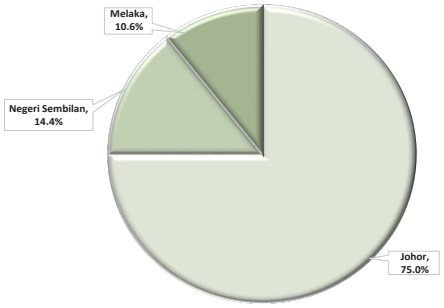
Overall Property Transactions Volume Breakdown by State H1 2024



Johor menguasai keseluruhan bilangan transaksi harta tanah dengan 61.2% (29,953 transaksi) dan 75.0% (RM21.6 bilion) daripada jumlah transaksi.

Chart 4

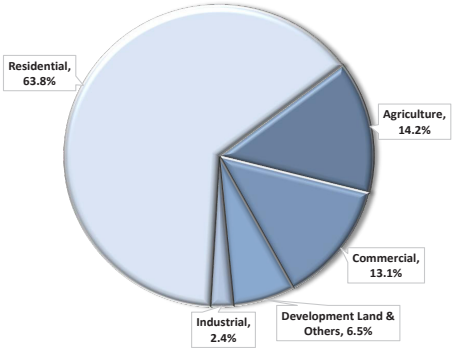
Overall Property Transactions Value Breakdown by State H1 2024



Johor dominated the region's overall property transaction volume with 61.2% (29,953 transactions) and 75.0% (RM21.6 billion) of the total transaction value.

Chart 5

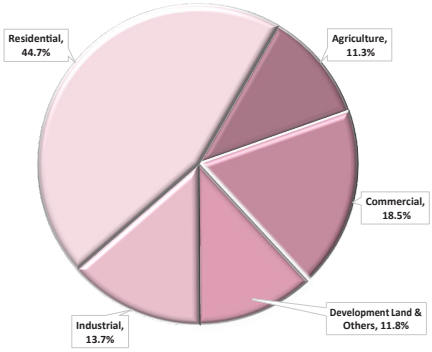
Overall Property Transactions Volume Breakdown by Sub-sector H1 2024



Berdasarkan subsektor, kediaman terus menguasai transaksi harta tanah di wilayah ini, menyumbang 63.8% (31,196 transaksi) daripada jumlah keseluruhan. Begitu juga, subsektor kediaman menguasai nilai transaksi harta tanah keseluruhan dengan syer 44.7% (RM12.86 bilion).

Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2024



By sub-sector, residential continued to dominate the region's property transactions, contributing 63.8% (31,196 transactions) of the total. Likewise, the residential sub-sector dominated the region's overall property transaction value with 44.7% (RM12.86 billion).

Table 1

Summary of Prominent Sales in H1 2024

No.	Property	Location	Transaction Year	Consideration Price
		HOTEL		
1.	Hotel Eastmount	Kukup Laut, Pekan Kukup, Serkat, Pontian	2023	RM2,900,000
		INDUSTRIES		
2.	Industrial Land (102,558.00 square metres)	Persiaran Mega, Taman Perindusrian Nusa Cemerlang, Pulai	2024	RM132,470,000
3.	Industrial Land (80,940.00 square metres)	Kawasan Perindustrian Tanjung Langsat, Perindutrian Tanjung Langsat	2023	RM44,880,000
4.	Detached Factory (28,328.00 square metres)	Jalan Bayu, Perindustrian Tampoi	2023	RM146,000,000
5.	Industrial Land (244,000.00 square metres)	Persiaran Mega, Taman Perindustrian Nusa Cemerlang	2023	RM315,166,000
6.	Detached Factory (77,880.00 square metres)	Jalan Persiaran Teknologi, Taman Teknologi Johor	2023	RM125,100,000
7.	Industrial Land (67,306.00 square metres)	Persiaran Mega, Taman Perindustrian Nusa Cemerlang	2023	RM86,940,000
8.	Industrial Land (100,160.00 square metres)	Jalan Kargo 1, I-Park Senai Airport City (SAC), Tebrau	2023	RM 62,532,000
9.	Industrial Land (43,711.00 square metres)	Persiaran Mega, Taman Perindustrian Nusa Cemerlang	2023	RM59,713,000
10.	Industrial Land (97,125.00 square metres)	I-Park Senai Airport City (SAC), Tebrau, Johor	2023	RM57,499,000
11.	Industrial Land (38,815 square metres)	Persiaran Mega, Taman Perindustrian Nusa Cemerlang	2023	RM53,061,000
12.	Detached Factory (40,469.00 square metres)	Jalan Gangsa, Kawasan Perindustrian Pasir Gudang	2023	RM48,000,000
13.	Industrial Land (80,940.00 square metres)	Kawasan Perindustrian Tanjung Langsat, Perindutrian Tanjung Langsat	2023	RM44,800,000
14.	Industrial Land (35,786.00 square metres)	Jalan Lingkaran Teknologi, Nusajaya Tech Park	2023	RM44,299,000
15.	Industrial Land (80,940.00 square metres)	Jalan Rumbia 7, Perindustrian Tanjung Langsat	2023	RM33,106,000
16.	Detached Factory (13,852.00 square metres)	Jalan SILC 1/3, SILC Nusajaya	2023	RM30,000,000
17.	Detached Factory (20,516.00 square metres)	Off Jalan Nilai – Pajam, Nilai Fasa 11 (Blok D)	2023	RM30,000,000
		ESTATE		
18.	Stan Plantations (758.75 hectares)	Off Lebuhraya Segamat – Kuantan, Ser-min, Segamat	2023	RM239,028,000
19.	Lian Seng Estate (202.62 hectares)	1606, Kampung Maju, Pondok Batang, Rim, Jasin, Melaka	2023	RM61,627,000
20.	Taipan Plantation (105.17 hectares)	Lot 558 (20014), Jalan Ayer Kuning/ Batang Melaka, Air Kuning, Tampin	2022	RM19,677,000
		BULK TRANSFER		
21.	Eight Lots of Agriculture Land (106,205.00 square metres)	Jalan Kampung Asahan – Relau, Tangkak	2024	RM6,270,000
22.	Five Lots of Commercial Land (53,314.00 square metres)	Jalan Melaka Raya, Bandar Melaka Seksyen 43, Melaka Tengah	2024	RM36,180,000
		OTHERS		
23.	Eight Lots of Commercial Land (3,883,864.00 square metres)	Jalan Sungai Tiram, Johor Bahru	2024	RM528,200,000
24.	Building Category Land with Commercial Zoning (95,872.79 square metres)	Jalan Tun Razak – Jalan Kolam Air, Johor Bahru, Johor	2023	RM151,316,000
25.	Six Lots of Mixed Development Land (3,037,187.00 square metres)	Estate Linsum, Jalan Seremban - Tampin (Next to Taman Tuanku Jaafar dan Taman Pinggiran Senawang)	2023	RM215,500,000
26.	Six Lots of Mixed Development Land (358,301.00 square metres)	Estate Linsum, Jalan Seremban - Tampin (Next to Taman Tuanku Jaafar dan Taman Pinggiran Senawang)	2023	RM90,400,000
27.	Commercial Land (95,660.00 square metres)	Jalan Mutiara, Kawasan Perindustrian Nilai 3	2023	RM56,400,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Harta tanah kediaman adalah subsektor utama bagi wilayah. Terdapat 31,196 transaksi bernilai RM12.86 bilion, ini menunjukkan kenaikan sekadar 1.0% dalam bilangan dan 8.9% dalam nilai berbanding H1 2023. Melaka dan Johor mencatat kenaikan dalam bilangan sebanyak 33.6% dan 3.8%, sementara nilai masing-masing sebanyak 20.2% dan 14.9%. Sebaliknya, Negeri Sembilan mencatatkan sedikit penurunan dalam bilangan dan nilai sebanyak 22.9% dan 14.4% berbanding H1 2023.

2.0 PROPERTY MARKET ACTIVITY

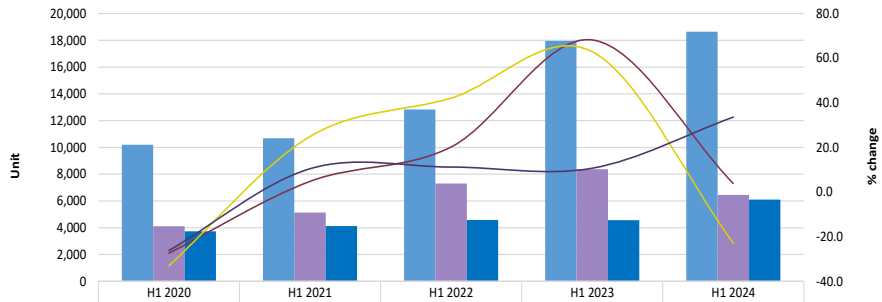
2.1 RESIDENTIAL PROPERTY

Transaction

Residential property was the main sub-sector for the region. There were 31,196 transactions worth RM12.86 billion, a mere increase of 1.0% in volume and 8.9% in value against H1 2023. Melaka dan Johor recorded an increase of 33.6% and 3.8% in volume, while 20.2% and 14.9% in values, respectively. Contrarily, Melaka recorded a slight decrease in volume and value of 22.9% and 14.4% compared to H1 2023.

Chart 7

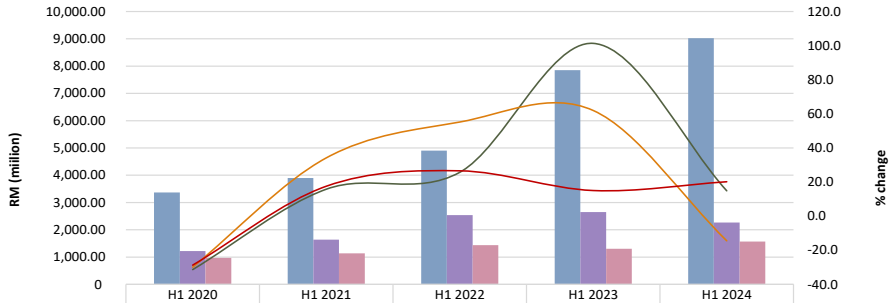
Residential Property Transactions Volume Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Johor	10,193	10,681	12,836	17,962	18,648
Negeri Sembilan	4,115	5,139	7,305	8,371	6,452
Melaka	3,733	4,123	4,586	4,563	6,096
Johor	-27.4	4.8	20.2	68.2	3.8
Negeri Sembilan	-33.1	24.9	42.1	62.9	-22.9
Melaka	-26.2	10.4	11.2	10.7	33.6

Chart 8

Residential Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Johor	3,367.94	3,899.85	4,901.90	7,851.80	9,019.96
Negeri Sembilan	1,220.98	1,638.00	2,542.08	2,653.20	2,270.13
Melaka	967.64	1,137.40	1,440.44	1,308.32	1,572.48
Johor	-31.3	15.8	25.7	101.3	14.9
Negeri Sembilan	-29.9	34.2	55.2	62.0	-14.4
Melaka	-28.7	17.5	26.6	15.0	20.2

Pelancaran Baharu

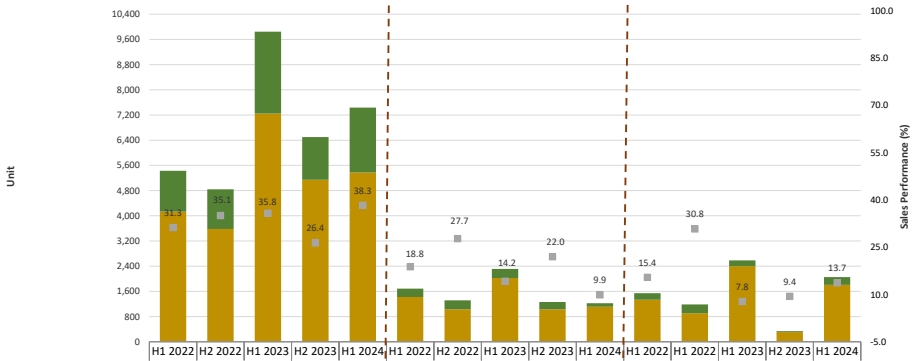
Keseluruhan pasaran utama di Wilayah Selatan adalah menurun disebabkan berlaku penurunan pelancaran baharu berbanding H1 2023. Negeri Sembilan mencatat penurunan tertinggi iaitu 44.9% kepada 1,116 unit berbanding H1 2023 (2,026 unit), disusuli dengan Johor sebanyak 25.8% kepada 5,376 (H1 2023: 7,248 unit) dan Melaka sebanyak 24.6% kepada 1,808 unit (H1 2023: 2,399 unit).

New Launches

The overall primary market in the Southern Region moderated due to decline of new launches compared H1 2023. Negeri Sembilan recorded the highest decreased by 44.9% to 1,116 units against H1 2023 (2,026 units), followed by Johor at 25.8% to 5,376 units (H1 2023: 7,248 units) and Melaka by 24.6% to 1,808 units H1 2023 (2,399 units).

Chart 9

Residential Newly Launch and Sales Performance H1 2022 to H1 2024



	Johor					Negeri Sembilan					Melaka				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H1 2022	H1 2023	H2 2023	H1 2024
Unit Sold	1,293	1,257	2,596	1,357	2,057	267	286	287	227	110	206	279	186	29	248
Unit Launches	4,134	3,584	7,248	5,142	5,376	1,420	1,031	2,026	1,034	1,116	1,336	905	2,399	307	1,808
Sales Performance (%)	31.3	35.1	35.8	26.4	38.3	18.8	27.7	14.2	22.0	9.9	15.4	30.8	7.8	9.4	13.7

Status Pasaran

Situasi kediaman siap dibina tidak terjual agak baik terutama bagi Johor yang mencatat pengurangan tertinggi sebanyak 23.9% disusuli dengan Melaka 3.4%. Sementara itu, Negeri Sembilan mencatat sebaliknya iaitu kenaikan sebanyak 25.3% berbanding jumlah tidak terjual pada H2 2023.

Situasi dalam pembinaan belum terjual di Melaka merekodkan pengurangan sebanyak 2.0%, manakala Johor dan Negeri Sembilan pula mencatat peningkatan masing-masing sebanyak 30.9% dan 19.4% berbanding pada H2 2023.

Belum dibina belum terjual di Melaka mencatat rekod penurunan tertinggi sebanyak 13.1% disusuli Negeri Sembilan 4.6%. Sebaliknya, Johor merekodkan peningkatan tiga kali ganda berbanding pada H2 2023.

Market Status

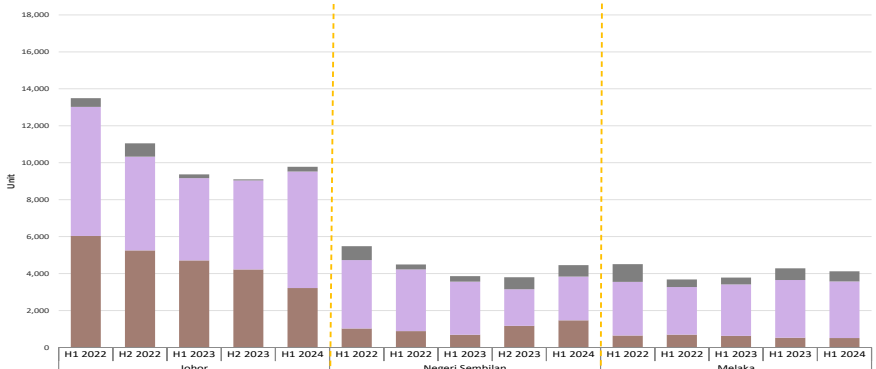
The overhang housing situation improved, especially for Johor, which recorded the highest decrease of 23.9%, followed by Melaka at 3.4%. Meanwhile, Negeri Sembilan recorded the opposite, an increase of 25.3% compared to the number of unsold in H2 2023.

The unsold under construction situation in Melaka recorded a reduction of 2.0%, while Johor and Negeri Sembilan recorded an increase of 30.9% and 19.4% respectively, compared to H2 2023.

The unsold not constructed in Melaka recorded the highest decrease of 13.1%, followed by Negeri Sembilan at 4.6%. In contrast, Johor recorded an increase of more than two-fold compared to H2 2023.

Chart 10

Residential Overhang and Unsold Units H1 2022 – H1 2024



	Johor					Negeri Sembilan					Melaka				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H1 2022	H1 2023	H2 2023	H1 2024	H1 2022	H1 2022	H1 2023	H1 2023	H1 2024
Unsold Not Constructed	469	724	202	57	257	749	272	300	651	621	961	411	371	633	550
Unsold Under Construction	6,985	5,071	4,453	4,817	6,305	3,704	3,339	2,867	1,978	2,362	2,901	2,578	2,787	3,123	3,061
Overhang	6,040	5,258	4,717	4,228	3,219	1,031	886	695	1,177	1,475	651	697	630	532	514

Aktiviti Pembinaan

Aktiviti pembinaan adalah agak memberansangkan. Siap dibina di Negeri Sembilan merekodkan melebihi dua kali ganda dan di Johor sebanyak 11.9% berbanding H1 2023. Melaka sebaliknya, menunjukkan penurunan sebanyak 87.8%.

Mula bina di monopoli oleh Johor dengan mencatat peningkatan tertingi iaitu 93.5%, manakala Melaka pula memonopoli di peringkat penawaran baharu dirancang, dengan rekod tertinggi sebanyak 90.8% bagi wilayah ini berbanding H1 2023.

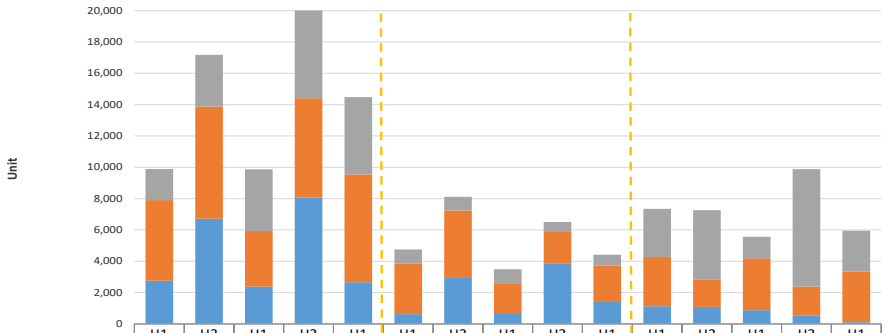
Construction Activity

Construction activities are quite exciting. The completion in Negeri Sembilan recorded more than double and in Johor by 11.9% as compared H1 2023. Melaka on the other hand, showed a decrease of 87.8%.

Johor monopolizes the start stage, recording the highest increase of 93.5%, while Melaka monopolizes the new planned supply stage with the highest record of 90.8% for this region compared to H1 2023.

Chart 11

Residential Construction Activity Trend H1 2022 – H1 2024



	Johor					Negeri Sembilan					Melaka				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	1,984	3,292	3,932	5,992	4,934	890	872	901	587	684	3,080	4,436	1,374	7,503	2,621
Starts	5,150	7,163	3,556	6,336	6,882	3,241	4,309	1,960	2,051	2,337	3,144	1,732	3,300	1,826	3,228
Completion	2,756	6,723	2,380	8,076	2,663	626	2,936	638	3,873	1,402	1,127	1,095	885	552	108

Table 2

Residential Construction Activity in The Southern Region H1 2024

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	916,888	308,823	217,303
Incoming Supply (units)	40,167	16,826	25,897
Planned Supply (units)	42,944	26,784	24,467

Harga

Harga amnya stabil dengan pertumbuhan marginal diperhatikan di lokasi terpilih. Rumah teres satu tingkat di Negeri Sembilan mencatat peratus perubahan harga tertinggi di wilayah ini iaitu 12.9%, disebabkan kedudukan skim yang strategik terletak di Pekan Bahau yang merupakan kawasan tumpuan serta permintaan bukan hanya dari kalangan Bumiputera sahaja.

Sementara itu, harga purata di Johor dan Melaka, bagi jenis harta tanah yang sama secara keseluruhannya adalah stabil dan kurang 10.0% pada tempoh kajian.

Price

Prices were generally stable with a marginal growth observed in selected locations. Single-storey terrace houses in Negeri Sembilan recorded the highest price change percentage in the region at 12.9% the strategic position of the scheme in Pekan Bahau which is a focus area, as well as the high demand not only from Bumiputera.

Meanwhile, the average price in Johor and Melaka for the similar type of property as a whole was stable and below 10.0% throughout the review period.

Indeks Harga Rumah

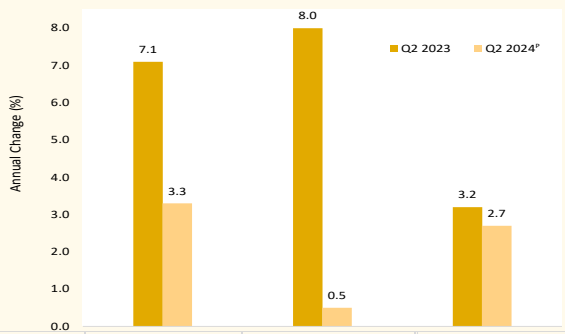
Semua negeri mencatat pertumbuhan marginal Indeks Harga Semua Rumah antara 0.5% hingga 3.3% berbanding Q2 2023.

House Price Index

All states recorded marginal growth in All House Price Index ranging between 0.5% and 3.3% compared with Q2 2023.

Figure 12:

All House Price Index Annual Changes Q2 2023 & Q2 2024^{P}



YEAR		JOHOR	NEGERI SEMBILAN	MELAKA
Q2 2023	Index Point	263.6	236.1	206.0
	Average House Price	RM411,362	RM316,970	RM227,164
Q2 2024^{P}	Index Point	272.3	237.3	211.5
	Average House Price	RM424,976	RM318,503	RM233,255

Sewa

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

Rumah teres dua tingkat di Bandar Layangkasa, Johor Bahru mencatatkan kenaikan purata perubahan sewa tertinggi di wilayah ini sebanyak 30% (RM1,000 sebulan kepada antara RM1,000 hingga RM1,600 sebulan) disebabkan oleh kedudukan berhadapan jalan Lebuhraya Senai – Desaru yang memudahkan laluan keluar masuk dan menjadi kawasan tumpuan serta permintaan sewaan yang tinggi. Manakala, di Negeri Sembilan dan Melaka secara keseluruhannya adalah stabil dalam tempoh kajian.

Rental

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

A two-storey terrace house in Bandar Layangkasa, Johor Bahru recorded the highest average rental change in the region of 30% (RM1,000 per month to between RM1,000 and RM1,600 per month) due to located frontage road of the Senai - Desaru Expressway, facilitates access and becomes a focus area as well as in high rentals demand. Meanwhile, in Negeri Sembilan and Melaka as a whole it was stable during the review period.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Harta tanah komersial di Wilayah Selatan merekodkan 6,399 transaksi bernilai RM5.32 bilion, meningkat sebanyak 44.5% dalam bilangan dan 45.4% dalam nilai berbanding H1 2023. Bilangan transaksi di Johor, Melaka dan Negeri Sembilan masing-masing meningkat 57.6%, 27.3% dan 0.7%.

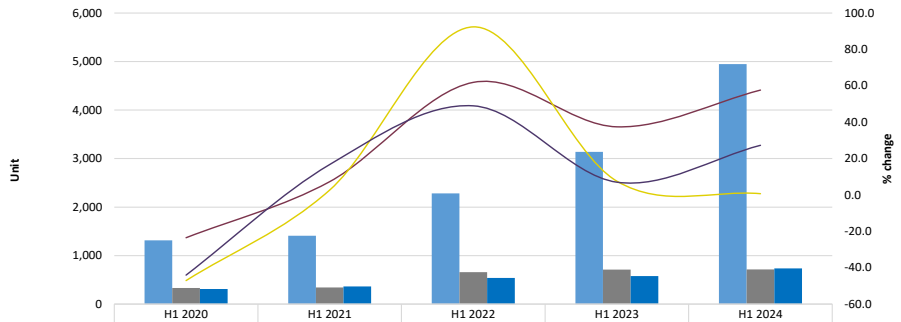
2.2 COMMERCIAL PROPERTY

Transaction

The commercial property in the Southern Region recorded 6,399 transactions worth RM5.32 billion, increased by 44.5% in volume and 45.4% in value against H1 2023. Transaction volume in Johor, Melaka and Negeri Sembilan increased by 57.6%, 27.3% and 0.7%, respectively.

Chart 13

Commercial Property Transactions Volume Trend H1 2020 – H1 2024



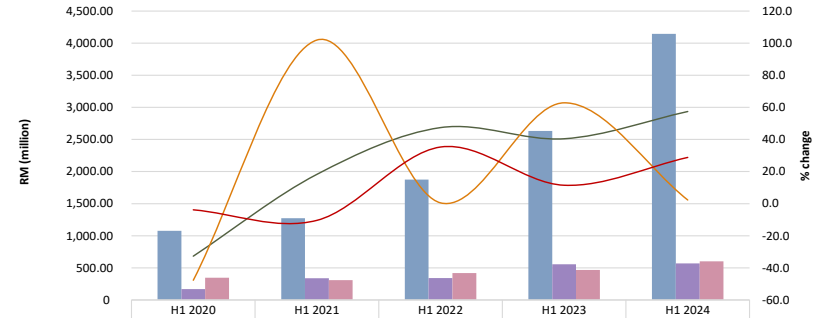
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Johor	1,314	1,410	2,283	3,138	4,947
Negeri Sembilan	334	343	660	710	715
Melaka	311	363	541	579	737
Johor	-23.5	7.3	61.9	37.5	57.6
Negeri Sembilan	-47.1	2.7	92.4	7.6	0.7
Melaka	-44.1	16.7	49.0	7.0	27.3

Dari segi nilai, Johor menunjukkan peningkatan nilai sebanyak 57.4%, diikuti dengan Melaka dan Negeri Sembilan sebanyak 28.8% dan 2.3% berbanding H1 2023.

In terms of value, Johor has shown an increase of 57.4%, followed by Melaka and Negeri Sembilan by 28.8% and 2.3% compared to H1 2023.

Chart 14

Commercial Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Johor	1,075.90	1,272.46	1,875.29	2,633.65	4,145.86
Negeri Sembilan	167.97	339.23	341.05	555.38	568.10
Melaka	345.48	309.59	418.74	466.82	601.38
Johor	-32.7	18.3	47.4	40.4	57.4
Negeri Sembilan	-47.7	102.0	0.5	62.8	2.3
Melaka	-3.8	-10.4	35.3	11.5	28.8

a. Kedai

Transaksi

Subsektor kedai menguasai bilangan pasaran komersial Wilayah Selatan pada H1 2024 dengan 44.6% syer pasaran. Johor penyumbang transaksi tertinggi di Wilayah Selatan dengan 1,966 transaksi bernilai RM1.96 bilion berbanding H1 2023 (1,637 transaksi bernilai RM1.41 bilion). Negeri Sembilan dikedudukan kedua dengan jumlah 486 transaksi bernilai RM378.66 juta (H1 2023: 470 transaksi bernilai RM381.30 juta) dan Melaka dengan 399 transaksi bernilai RM232.09 juta (H1 2023: 375 transaksi bernilai RM232.16 juta).

Status Pasaran

Kedai siap dibina tidak terjual bagi Wilayah Selatan adalah bertambah baik kerana terdapat penurunan terhadap unit tidak terjual. Johor mencatatkan penurunan tertinggi sebanyak 13.6% disusuli dengan Melaka 8.9% dan Negeri Sembilan 4.1%.

Kedai dalam pembinaan belum terjual juga bertambah baik, kecuali bagi Negeri Sembilan yang menunjukkan pertambahan melebihi dua kali ganda pada tempoh kajian. Manakala bagi belum dibina belum terjual pula, Johor juga merekodkan pertambahan bilangan daripada 30 unit pada H2 2023 kepada 44 unit.

a. Shop

Transaction

The shop sub-sector dominated the volume of the Southern Region commercial market in H1 2024 with 44.6% of market share. Johor contributed the highest number of transactions in the Southern Region, with 1,966 transactions worth RM1.96 billion compared to H1 2023 (1,637 transactions worth RM1.41 billion). Negeri Sembilan came in second with a total of 486 transactions worth RM378.66 million (H1 2023: 470 transactions worth RM381.30 million) and Melaka with 399 transactions worth RM232.09 million (H1 2023: 375 transactions worth RM232.16 million).

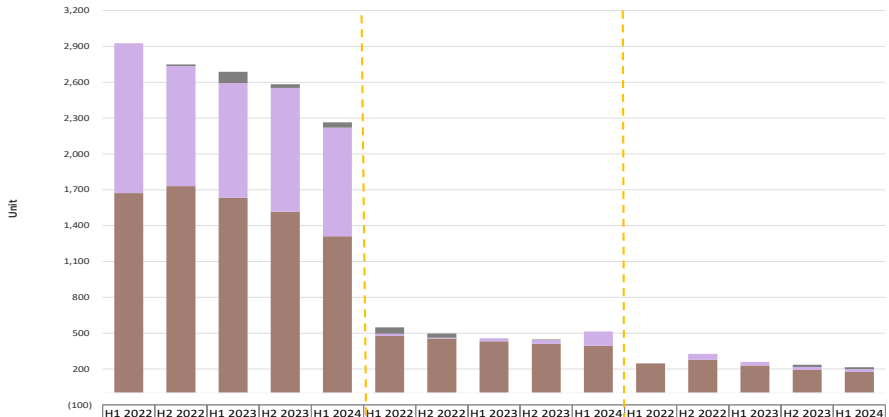
Market Status

Shop overhang in the Southern Region improved as there was a decrease in unsold units. Johor recorded the highest decrease of 13.6%, followed by Melaka at 8.9% and Negeri Sembilan at 4.1%.

Unsold under construction shops also improved, except for Negeri Sembilan which showed an increase more than two-fold during the review period. Meanwhile, Johor also recorded an increase in the number of unsold not constructed from 30 units in H2 2023 to 44 units.

Chart 15

Shop Overhang and Unsold Units H1 2022 – H1 2024



	Johor					Negeri Sembilan					Melaka				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unsold Not Constructed	0	13	95	30	44	54	35	0	6	0	0	0	0	19	16
Unsold Under Construction	1,254	1,005	961	1,036	909	18	7	25	30	120	0	50	30	25	24
Overhang	1,672	1,731	1,632	1,517	1,311	477	455	432	411	394	247	277	230	192	175

Aktiviti Pembinaan

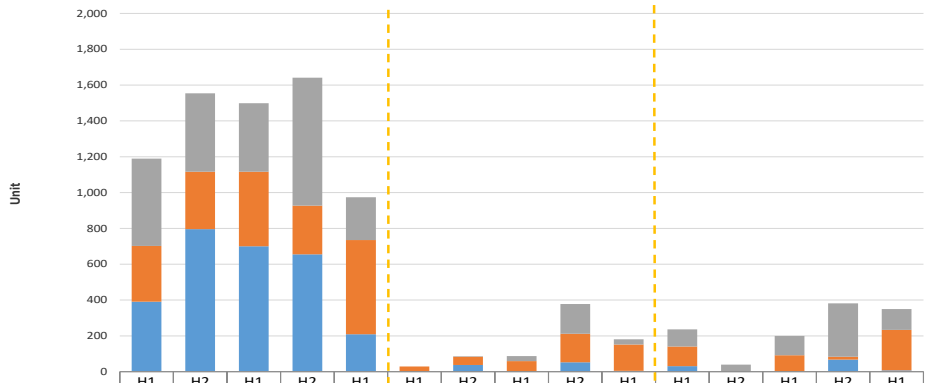
Secara keseluruhan, aktiviti pembinaan di Wilayah Selatan adalah sederhana. Negeri Sembilan dan Melaka menyaksikan peningkatan dalam setiap peringkat pembinaan di wilayah ini. Siap dibina masing-masing menyumbang sebanyak 5 unit dan 8 unit (H1 2023: 0 unit). Mula dibina masing-masing mencatatkan peningkatan dua kali ganda dan penawaran baharu dirancang sebanyak 3.6% dan 7.4% berbanding negeri Johor.

Construction Activity

Overall, construction activities in the Southern Region were moderate. Negeri Sembilan and Melaka saw an increase in every stage of construction in the region. In the completion stage, Negeri Sembilan and Melaka contributes 5 units and 8 units (H1 2023: nil) respectively. Starts stage recorded more than double and new planned supply by 3.6% and 7.4%, respectively compared to the state of Johor.

Chart 16

Shop Construction Activity Trend H1 2022 – H1 2024



	Johor					Negeri Sembilan					Melaka				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	488	438	383	714	239	0	2	28	166	29	95	40	108	298	116
Starts	311	320	416	272	526	29	46	59	159	147	110	0	92	16	226
Completion	391	796	700	655	209	0	38	0	53	5	31	0	0	68	8

Table 3

Shop Construction Activity in Southern Region H1 2024

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	98,808	27,553	23,509
Incoming Supply (units)	4,901	958	1,459
Planned Supply (units)	5,130	2,332	1,663

Harga dan Sewa

Dalam subsektor komersial, harga kedai secara keseluruhan bagi wilayah ini menunjukkan pergerakan stabil di mana purata perubahan harga berada di bawah 10%. Jenis harta tanah kedai dua tingkat bagi wilayah ini menyaksikan transaksi yang agak aktif berbanding jenis kedai yang lain.

Sewaan tingkat bawah kedai di wilayah ini juga umumnya stabil. Peningkatan sewa tertinggi dicatatkan di Taman Tasik Indah, Kluang di Johor sebanyak 20.8% dengan sewa antara RM1,300 hingga RM1,600 sebulan (H1 2023: RM1,100 hingga RM1,300 sebulan) disebabkan oleh permintaan sewaan dalam skim perumahan dan kawasan sekitar yang agak aktif seperti Taman Kluang Perdana, Taman Bukit Perdana.

Price and Rental

In the commercial sub-sector, shop prices as a whole for this region show a stable movement where the average price change is below 10%. The two-storey shop property type for this region saw relatively active transactions compared to other types.

Rental of ground floor shops in the region was also generally stable. Taman Tasik Indah, Kluang in Johor recorded the highest increase of 20.8% with a rental between RM1,300 and RM1,600 per month (H1 2023: between RM1,100 and RM1,300) due to rental demand in the housing scheme and surrounding areas that are relatively active, such as Taman Kluang Perdana, Taman Bukit Perdana.

b. Pangsapuri Khidmat/ SOHO

Transaksi

Pangsapuri khidmat/ SOHO mencatatkan 2,641 transaksi bernilai RM1.66 juta, membentuk 41.3% daripada bilangan transaksi dan 31.2% daripada jumlah nilai keseluruhan tanah komersial di Wilayah Selatan. Mengikut negeri, Johor menyumbang bilangan pasaran tertinggi dalam dengan 93.6% (2,473 transaksi).

Status Pasaran

Secara umumnya, pangsapuri khidmat/ SOHO disemua peringkat sama ada siap dibina tidak terjual, dalam pembinaan belum terjual atau belum dibina belum terjual di wilayah ini menunjukkan perkembangan yang sederhana berbanding pada H2 2023.

Negeri Sembilan telah mencatatkan penurunan tertinggi di peringkat siap dibina tidak terjual sebanyak 35.2%. Johor dan Melaka pula masing-masing mencatatkan penurunan di peringkat dalam pembinaan belum terjual sebanyak 25.0% dan 12.4% dalam tempoh kajian.

b. Serviced Apartment/ SOHO

Transaction

Serviced apartments/ SOHO recorded 2,641 transactions worth RM1.66 million, which formed 41.3% of the transactions volume and 31.2% of the total commercial property value in the Southern Region. By state, Johor contributed the highest market volume with 93.6% (2,473 transactions).

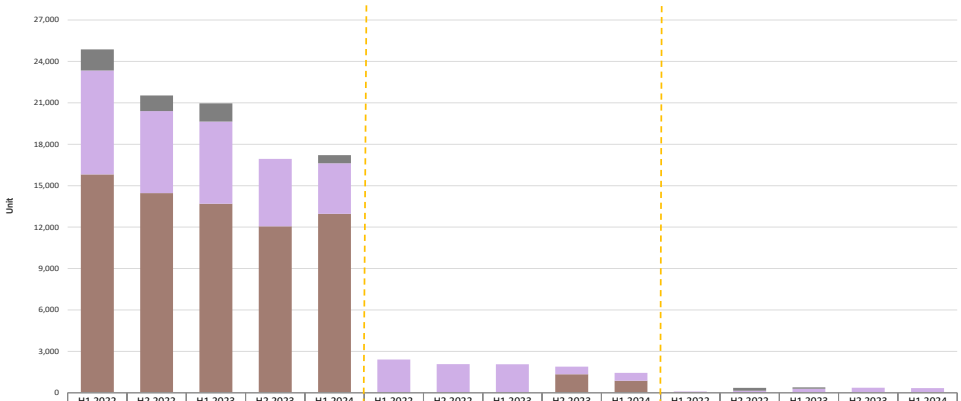
Market Status

Generally, serviced apartments/ SOHOs in all stages whether overhang, unsold under construction, or unsold not constructed in the region showed moderate performance compared to H2 2023.

Negeri Sembilan recorded the highest decrease in overhang at 35.2%. Johor and Melaka recorded a decrease in unsold under construction by 25.0% and 12.4% respectively during the review period.

Chart 17

Serviced Apartment/ SOHO Overhang and Unsold Units H1 2022 – H1 2024



	JOHOR					NEGERI SEMBILAN					MELAKA				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unsold Not Constructed	1,522	1,129	1,320	0	587	0	0	0	0	0	0	213	101	0	0
Unsold Under Construction	7,529	5,939	5,954	4,888	3,665	2,413	2,075	2,071	546	569	43	92	266	340	298
Overhang	15,816	14,463	13,695	12,057	12,963	0	0	0	1,348	874	58	58	27	24	43

Aktiviti Pembinaan

Aktiviti pembinaan pangsapuri khidmat/ SOHO berada dalam nada perlahan bagi wilayah ini.

Johor merekodkan data di semua peringkat pembinaan di wilayah ini berbanding dua negeri lain terutama di peringkat mula dibina dengan bilangan data sebanyak 3,894 unit.

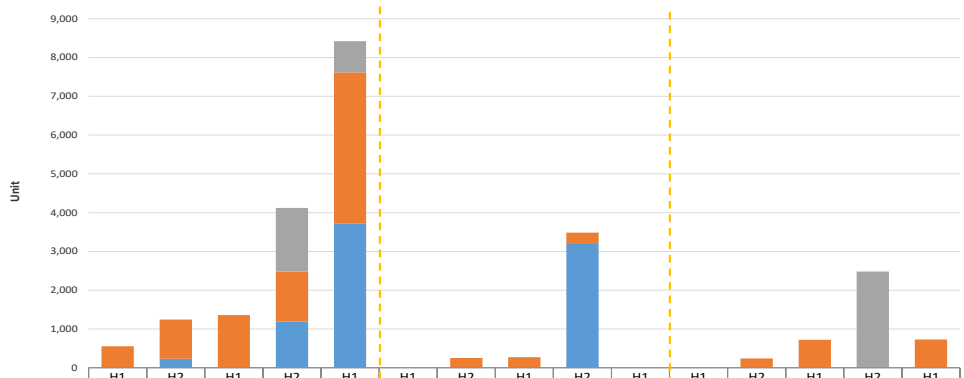
Construction Activity

Serviced apartments/ SOHO construction activity remained on a low tone for the region.

Johor recorded data at all stages of construction in this region compared to the other two states, especially at the start stage with a total of 3,894 units.

Chart 18

Serviced Apartment/ SOHO Construction Activity Trend H1 2022 – H1 2024



	Johor					Negeri Sembilan					Melaka				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	0	0	0	1,639	802	0	0	0	0	0	0	0	0	2,480	0
Starts	556	1,012	1,360	1,293	3,894	0	252	273	273	0	0	240	723	0	730
Completion	0	232	0	1,190	3,724	0	0	0	3,213	0	0	0	0	0	0

Table 4

Serviced Apartment/ SOHO Construction Activity in Southern Region H1 2024

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	102,497	14,602	8,850
Incoming Supply (units)	20,460	2,462	6,780
Planned Supply (units)	29,770	460	5,488

Harga dan Sewa

Harga pangsapuri khidmat/ SOHO di Wilayah Selatan menunjukkan pergerakan bercampur dan masih stabil. Peratusan penurunan purata perubahan harga bagi wilayah adalah antara 4.5% hingga 8.0%, manakala kenaikan adalah antara 2.5% hingga 10.0%. Yadin Impiana, Seremban mencatatkan penurunan tertinggi bagi keluasan unit purata 96 semeter persegi, manakala kenaikan tertinggi di PD Perdana Condo Resort, Port Dickson dengan perubahan harga kepada RM143,000 (H1 2023: antara RM130,000).

Pasaran sewa wilayah pada umumnya stabil dengan beberapa pengecualian. Citywoods Apartment di Johor Bahru memperoleh kenaikan sewaan tertinggi bagi wilayah ini sebanyak 23.4% disebabkan kedudukannya yang strategik dan berhampiran bandar Johor Bahru serta kemudahan fasiliti seperti Hospital, bangunan kerajaan dan sebagainya.

Price and Rental

Prices of serviced apartments/ SOHO in the Southern Region have shown mixed and stable movements. The average percentage decrease in price changes for this region ranged from 4.5% to 8.0%, while the increase ranged from 2.5% to 10.0%. Yadin Impiana, Seremban, recorded the highest decrease for the average unit area of 96 square meters, while the highest increase was in PD Perdana Condo Resort, Port Dickson, with a price change to RM143,000 (H1 2023: RM130,000).

The regional rental market is generally stable with a few exceptions. Citywoods Apartment in Johor Bahru obtained the highest rental increase for this region of 23.4% due to its strategic location and proximity to the city of Johor Bahru and facilities such as Hospitals, government buildings and so on.

c. Kompleks Perniagaan

Transaksi

Tiada transaksi direkodkan di Wilayah Selatan dalam tempoh kajian ini.

Penghunian dan Ketersediaan Ruang

Prestasi subsektor niaga adalah meningkat. Kadar penghunian purata di Johor, Negeri Sembilan dan Melaka masing-masing meningkat sedikit pada 71.7% (H2 2023: 70.6%), 67.9% (H2 2023: 67.7%) dan 63.1% (H2 2023: 62.4%).

c. Shopping Complex

Transaction

No transactions were recorded in the Southern Region during the review period.

Occupancy and Space Availability

The performance of the retail sub-sector increased. The average occupancy rate for Johor, Negeri Sembilan, and Melaka showed a slight increase at 71.7% (H2 2023: 70.6%), 67.9% (H2 2023: 67.7%) and 63.1% (H2 2023: 62.4%).

Chart 19

Supply and Occupancy of Shopping Complex H1 2024

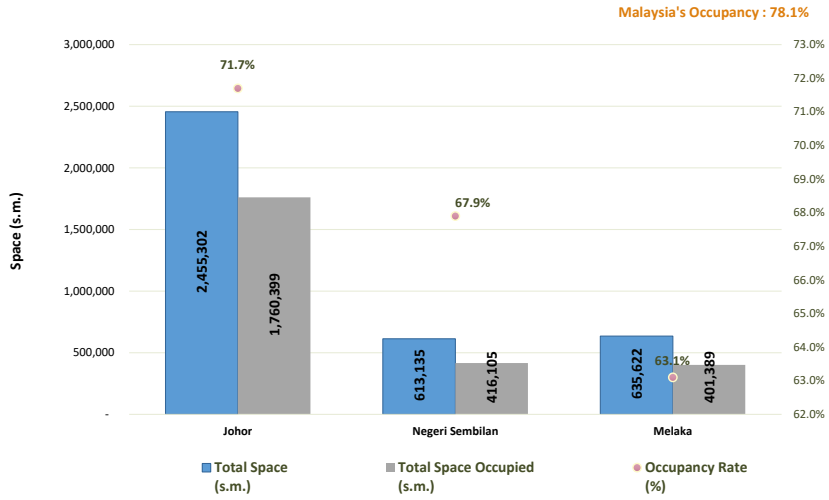


Table 5

Pertinent Movements in Shopping Complex H1 2024

Nos.	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Kluang Junction	11,584.21	Move In

Aktiviti Pembinaan

Tiada bangunan siap dibina direkodkan di Wilayah Selatan dalam tempoh kajian.

Construction Activity

No completed buildings were recorded during the review period for this region.

Table 6

Shopping Complex Construction Activity in Southern Region H1 2024

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply	156 buildings (2,455,302 s.m.)	94 buildings (613,135 s.m.)	31 buildings (635,622 s.m.)
Incoming Supply	1 buildings (3,716 s.m.)	1 building (7,345 s.m.)	2 buildings (57,245 s.m.)
Planned Supply	0	0	0

Sewa

Sewaan ruang niaga di wilayah ini sebahagian besarnya stabil dengan beberapa pengecualian. The Summit Signature, Batu Pahat merekodkan kenaikan peratus perubahan sewa di setiap tingkat bangunannya. Ini disebabkan oleh pembaharuan penyewaan dan semakan kadar sewa serta lokasinya yang berhampiran dengan Pasaraya Target dan Orchid Event Space.

Rental

Rentals of retail space in this region were largely stable across the board, with a few exceptions. The Summit Signature, Batu Pahat, recorded an increase in the percentage of rental changes on each floor of the building. This follows the renewal of the rental and a review of the rental rate, as well as its location near the Target Supermarket and Orkid Event Space.

d. Pejabat Binaan Khas

Transaksi

Tiada transaksi direkodkan di Wilayah Selatan dalam tempoh kajian ini.

Penghunian dan Ketersediaan Ruang

Segmen pejabat binaan khas menunjukkan prestasi yang menurun dan kekal di Wilayah Selatan. Kadar penghunian dicatatkan menurun di Johor pada 69.6% (H2 2023: 71.0%) dan Negeri Sembilan pada 91.3% (H2 2023: 91.4%). Sementara itu, Melaka kekal pada 86.1.6% (H2 2023: 86.1%).

d. Purpose-built Office

Transaction

No transactions were recorded in the Southern Region during the review period.

Occupancy and Space Availability

The purpose-built office segment showed downtrends and static performance in the Southern Region. Occupancy rates recorded a slight decrease in Johor at 69.6% (H2 2023: 71.0%) and Negeri Sembilan at 91.3% (H2 2023: 91.4%). Meanwhile, Melaka maintains 86.1.6% (H2 2023: 86.1%).

Chart 20

Supply and Occupancy of Purpose-built Office H1 2024

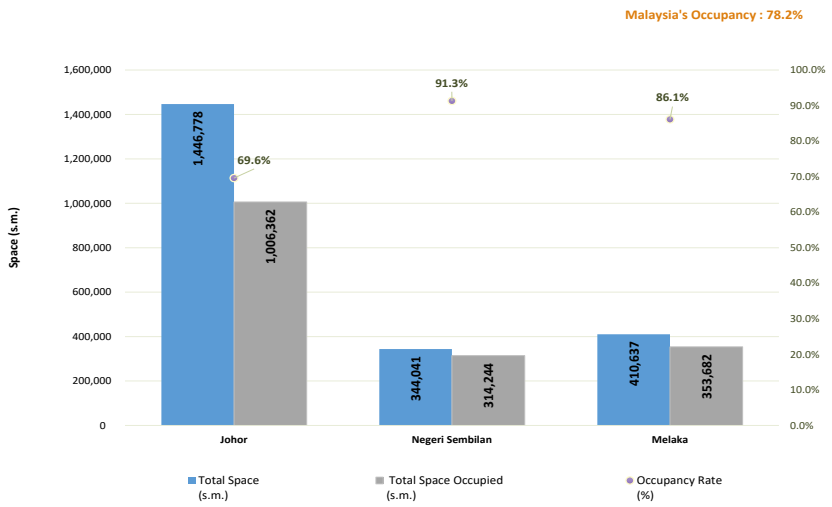


Table 7

Pertinent Movements in Purpose- Built Office H1 2024

Nos.	Purpose- Built Office	Estimated Space (s.m.)	Tenant Movement
1	Wisma Sunway, Iskandar Puteri	5,650	Move In

Aktiviti Pembinaan

Tiada pembinaan bangunan siap dibina direkodkan di Wilayah Selatan dalam tempoh kajian ini

Construction Activity

No completed buildings were recorded during the review period for this region.

Table 8

Purpose-built Office Construction Activity in Southern Region H1 2024

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply	221 buildings (1,446,778 s.m.)	109 buildings (344,041 s.m.)	82 buildings (410,637 s.m.)
Incoming Supply	5 buildings (144,481 s.m.)	3 buildings (8,831 s.m.	0
Planned Supply	1 building (33,817 s.m.)	0	0

Sewa

Amnya, sewaan ruang pejabat adalah stabil bagi kebanyakan bangunan. Bangunan bertaraf pelaburan di lokasi yang baik dengan jarak yang dekat atau di dalam pusat bandar adalah antara yang mempunyai kelebihan daya saing dan memperoleh sewa yang tinggi.

Peratus perubahan peningkatan dan penurunan sewaan adalah berada di bawah 10.0% bagi wilayah ini. Tingkat satu Plaza Lian Hoe, Batu Pahat dengan keluasan purata 53 semeter persegi mencatatkan peningkatan tertinggi 9.7% dengan sewaan antara RM6.40 hingga RM7.55 semeter persegi sebulan (H1 2022: antara RM6.02 hingga RM6.67 semeter persegi sebulan).

Rental

Generally, office space rentals are stable for most buildings. Investment grade buildings in good locations with proximity or within the town centre are among those with a competitive edge and fetched higher rental rate.

The percentage of increase and decrease in rent changes ranged is below 10.0% for this region. The first floor of Plaza Lian Hoe, Batu Pahat, with an average area of 53 square meters, recorded the highest increase of 9.7% with rental rates ranging from RM6.40 to RM7.55 per square meter per month (H1 2022: between RM6.02 and RM6.67 per square meter per month).

e. Harta Tanah Riadah

Transaksi

Terdapat satu transaksi riadah di rekodkan dalam tempoh kajian iaitu Hotel Eastmount di Kukup Laut, Pekan Kukup, Serkat, Pontian. Transaksi ini di pindahmilik pada tahun 2023 dengan harga balasan RM2,900,000.

Aktiviti Pembinaan

Terdapat satu bangunan riadah yang telah siap dibina dalam tempoh kajian bagi wilayah ini iaitu Permas City Hotel di Bandar Baru Permas, Johor Bahru dengan menawarkan sebanyak 150 bilik dalam komposisi pembinaannya.

e. Leisure Property

Transaction

There was one leisure transaction recorded throughout the review period, namely the Hotel Eastmount di Kukup Laut, Pekan Kukup, Serkat, Pontian. The transaction has been transferred in 2023 with a consideration of RM2,900,000.

Construction Activity

There is one leisure building that has been completed during the review period for this region, which is Hotel Permas City in Bandar Baru Permas, Johor Bahru, which offers 150 rooms in its construction composition.

Table 9

Leisure Construction Activity in Sourthern Region H1 2024

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply	485 buildings (31,334 rooms)	144 buildings (9,584 rooms)	177 buildings (18,223 rooms)
Incoming Supply	12 buildings (2,937 rooms)	4 buildings (1,498 rooms)	1 buildings (336 rooms)
Planned Supply	8 buildings (3,178 rooms)	4 buildings (406 rooms)	5 buildings (1,558 rooms)

2.3 HARTA TANAH INDUSTRI

Transaksi

Prestasi pasaran harta tanah industri merekodkan sedikit penurunan sebanyak 1.3% dalam bilangan (H1 2023: 1,163 transaksi) dan peningkatan sebanyak 36.4% dalam nilai (H1 2023: RM2.9 bilion).

Namun demikian, Johor mendahului dalam aktiviti pasaran industri dengan 732 transaksi (63.8% daripada jumlah keseluruhan transaksi wilayah) diikuti Melaka dengan 220 transaksi (19.2% daripada jumlah keseluruhan transaksi wilayah) dan Negeri Sembilan sebanyak 196 transaksi (17.0% daripada jumlah keseluruhan transaksi wilayah).

2.3 INDUSTRIAL PROPERTY

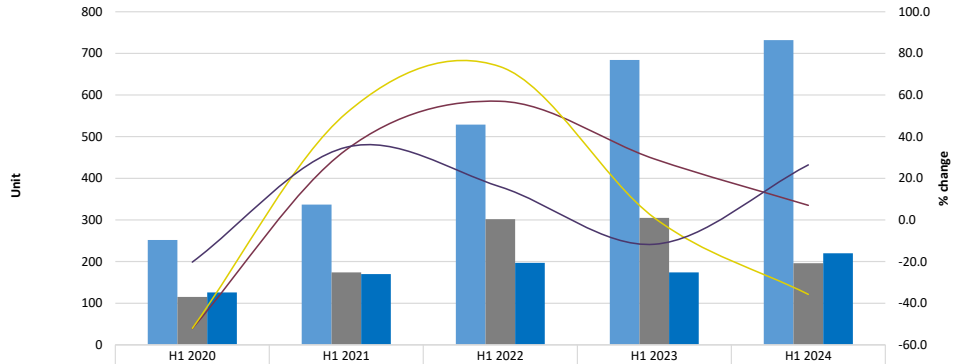
Transaction

The performance of the industrial property market recorded a slight decrease of 1.3% in the number of transactions (H1 2023: 1,163 transactions) and an increase of 36.4% in value (H1 2023: RM2.9 billion).

Nevertheless, Johor leads in industrial market activity with 732 transactions (63.8% of the total transactions in the region), followed by Melaka with 220 transactions (19.2% of the total transactions in the region) and Negeri Sembilan with 196 transactions (17.0% of the total transactions in the region).

Chart 21

Industrial Property Transactions Volume Trend H1 2020 – H1 2024



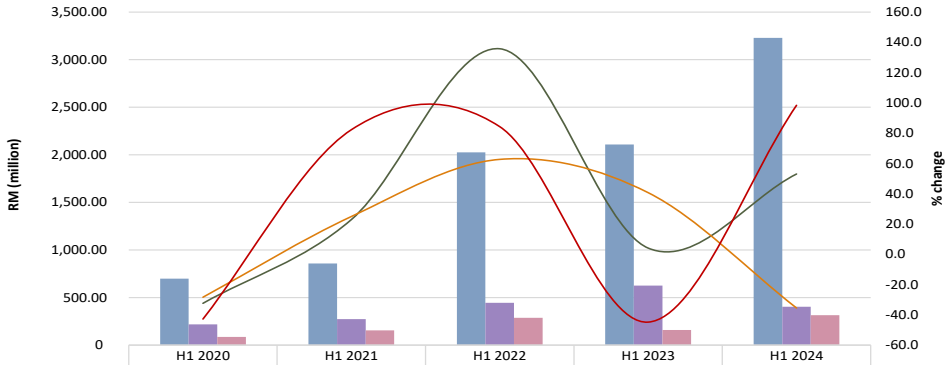
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Johor	252	337	529	684	732
Negeri Sembilan	115	174	302	305	196
Melaka	126	170	197	174	220
Johor	-52.2	33.7	57.0	29.3	7.0
Negeri Sembilan	-52.1	51.3	73.6	1.0	-35.7
Melaka	-20.3	34.9	15.9	-11.7	26.4

Dari segi nilai transaksi, Melaka telah menunjukkan peningkatan tertinggi sebanyak 98.4% dan diikuti oleh Johor 53.0%. Namun begitu, Negeri Sembilan menunjukkan penurunan sebanyak 35.5% berbanding pada H1 2023.

In terms of transaction value, Melaka showed the highest increase of 98.4%, followed by Johor 53.0%. However, Negeri Sembilan showed a decrease of 35.5% compared to H1 2023.

Chart 22

Industrial Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Johor	698.87	859.18	2,025.88	2,109.32	3,228.19
Negeri Sembilan	218.94	273.59	445.17	626.48	404.22
Melaka	85.68	156.20	287.91	158.79	315.08
Johor	-32.4	22.9	135.8	4.1	53.0
Negeri Sembilan	-28.3	25.0	62.7	40.7	-35.5
Melaka	-42.8	82.3	84.3	-44.8	98.4

Status Pasaran

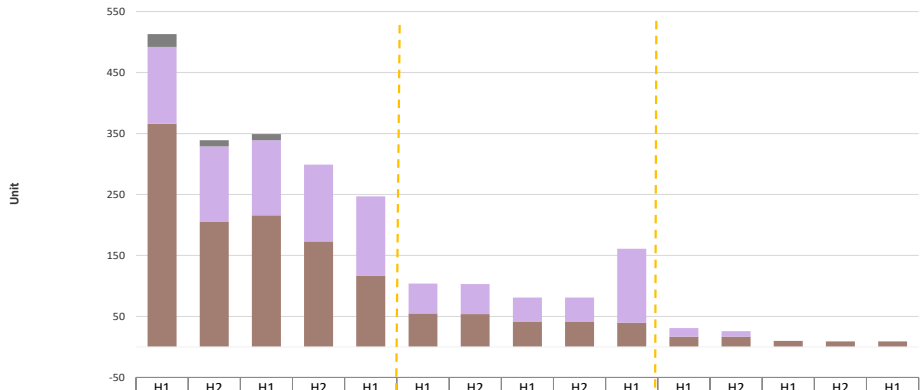
Wilayah Selatan menyaksikan situasi pasaran harta tanah industri yang sederhana apabila terdapat pengurangan di dalam jumlah unit tidak terjual di peringkat siap dibina tidak terjual, manakala peningkatan di peringkat dalam pembinaan belum terjual. Pengurangan tertinggi direkodkan di Johor sebanyak 32.4%, manakala peningkatan tertinggi pula direkodkan di Negeri Sembilan iaitu melebihi dua kali ganda berbanding H2 2023.

Market Status

The Southern Region showed a moderate industrial property market situation as there was a reduction in the number of unsold units in the overhang stage, while an increase in unsold under construction. The highest decrease was recorded in Johor by 32.4%, while the highest increase was recorded in Negeri Sembilan which is more than two-fold compared to H2 2023.

Chart 23

Industrial Overhang and Unsold Units H1 2022 – H1 2024



	Johor					Negeri Sembilan					Melaka				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unsold Not Constructed	21	10	10	0	0	0	0	0	0	0	0	0	0	0	0
Unsold Under Construction	126	124	123	126	130	49	49	40	40	121	14	9	0	0	0
Overhang	366	205	216	173	117	55	54	41	41	40	17	17	10	9	9

Aktiviti Pembinaan

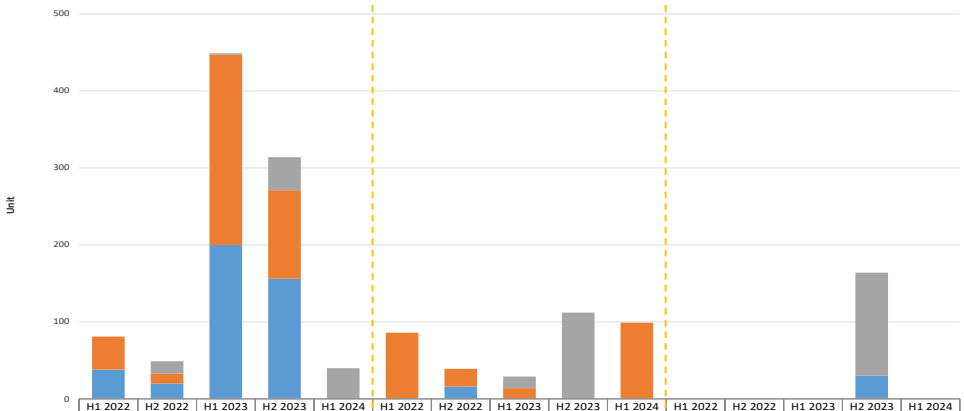
Aktiviti pembinaan harta tanah industri kekal perlahan. Namun begitu, Johor merupakan penyumbang data di peringkat penawaran baharu dirancang, meningkat kepada 40 unit berbanding H1 2023 (2 unit). Begitu juga peringkat mula dibina di Negeri Sembilan meningkat daripada 14 unit (H1 2023) kepada 99 unit dalam tempoh kajian.

Construction Activity

Industrial property construction activities remained low. Nevertheless, Johor is a data contributor on the new planned supply stage, increased to 40 units as compared to H1 2023 (2 units). Similarly, starts stage in Negeri Sembilan increased from 14 units (H1 2023) to 99 units throughout the review period.

Chart 24

Industrial Construction Activity Trend H1 2022 – H1 2024



	Johor					Negeri Sembilan					Melaka				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	0	16	2	43	40	0	0	15	112	0	0	0	0	134	0
Starts	43	13	247	115	0	86	23	14	0	99	0	0	0	0	0
Completion	38	20	200	156	0	0	16	0	0	0	0	0	0	30	0

Table 10

Industrial Activity in Southern Region H1 2024

Stage of Development / State	Johor	Negeri Sembilan	Melaka
Existing Supply (units)	19,241	5,574	7,214
Incoming Supply (units)	477	283	773
Planned Supply (units)	168	570	1,917

Harga

Harga harta tanah industri kebanyakannya stabil di seluruh wilayah. Johor mencatatkan kenaikan dan penurunan tertinggi purata perubahan harga di wilayah ini.

Kilang satu setengah tingkat di Eco Business Park 1, Johor Bahru mencatatkan kenaikan 9.1% dengan harga purata RM2,750,000 (H1 2024: RM2,500,000). Sebaliknya, penurunan tertinggi dicatatkan di Taman Industri Sri Sulong, Batu Pahat sebanyak 8.3% dengan harga purata RM715,000 (H1 2024: RM780,000) dalam tempoh kajian ini.

Price

Industrial property prices were mostly stable throughout the region. Johor recorded the highest increase and decrease in average price changes in the region.

A one and a half storey factory in Eco Business Park 1, Johor Bahru, recorded an increase of 9.1% with an average price of RM2,750,000 (H1 2024: RM2,500,000). In contrast, the highest decrease was recorded in Taman Industri Sri Sulong, Batu Pahat, by 8.3% with an average price of RM715,000 (H1 2024: RM780,000) throughout the review period.

2.4 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian telah menyumbangkan syer sebanyak 14.2% kepada jumlah keseluruhan pasaran di Wilayah Selatan. Terdapat 6,953 transaksi bernilai RM3.24 bilion, menurun sebanyak 2.5% dalam bilangan, manakala nilai meningkat 48.0% berbanding H1 2023.

Segmen bilangan transaksi dan nilai bagi setiap negeri di wilayah ini menunjukkan trend yang bercampur. Walau bagaimanapun, Melaka mencatatkan peningkatan tertinggi bagi kedua-dua segmen sebanyak 21.1% dan 97.2% berbanding H1 2023.

2.4 AGRICULTURE PROPERTY

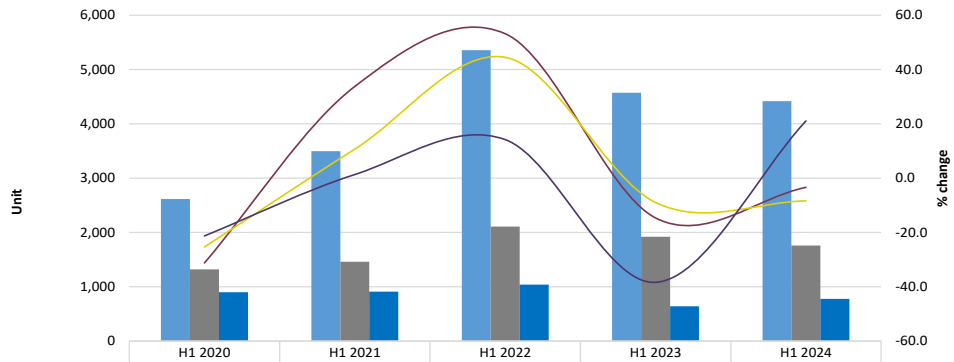
Transaction

The agriculture sub-sector contributed a share of 14.2% to the total Southern Region market. There were 6,953 transactions worth RM3.24 billion, a decrease of 2.5% in volume, while value saw an increase of 48.0% compared to H1 2023.

Segments of transaction volume and value for each state in the region show mixed trends. However, Melaka recorded the highest increase for both segments, which was 21.1% and 97.2% compared to H1 2023.

Chart 25

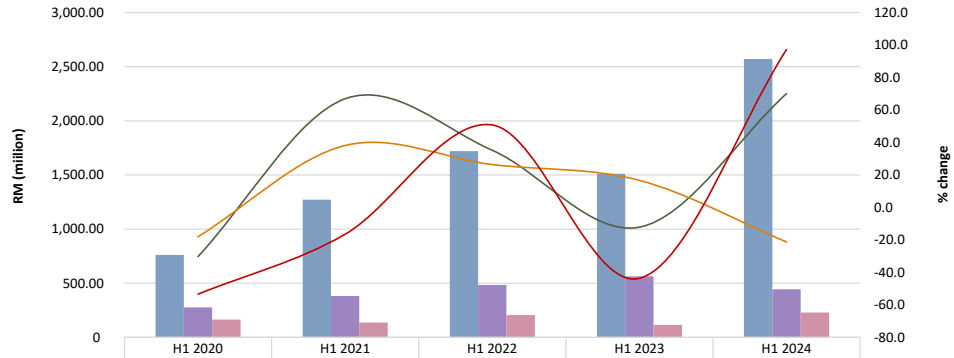
Agriculture Property Transactions Volume Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Johor	2,614	3,497	5,358	4,573	4,418
Negeri Sembilan	1,319	1,460	2,109	1,920	1,759
Melaka	899	911	1,040	641	776
Johor	-31.2	33.8	53.2	-14.7	-3.4
Negeri Sembilan	-25.4	10.7	44.5	-9.0	-8.4
Melaka	-21.3	1.3	14.2	-38.4	21.1

Chart 26

Agriculture Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Johor	761.82	1,271.71	1,719.95	1,511.19	2,570.80
Negeri Sembilan	276.68	382.24	483.02	563.70	443.98
Melaka	163.57	136.57	205.99	116.06	228.92
Johor	-30.3	66.9	35.2	-12.1	70.1
Negeri Sembilan	-18.1	38.2	26.4	16.7	-21.2
Melaka	-53.4	-16.5	50.8	-43.7	97.2

3.0 PROPERTY HIGHTLIGHTS

3.1 Infrastructure Development

No.	Infrastructure Projects	Description	Current Development Status
1.	Electric Double Tracking Project (EDTP), Johor	• The 192-kilometre track from Gemas in Negeri Sembilan to Johor Bahru Sentral in Johor. • Commenced construction since 2016. • Estimating Cost: RM9.55 billion • Descriptions: - The line will provide Malaysia with electrified tracks that connect Johor Bahru in Johor to Padang Besar in Perlis. - 13 stations, conecting from Gemas – Segamat – Genuang – Labis – Bekok – Paloh – Kluang – Mengkibol – Renggam – Layang-Layang – Kulai – Kempas Baru – Johor Sentral	Under Construction Project status: 97.0% completed (The project is expected to be complete in 2026)
2.	Rail Transit System (RTS), Johor	• Linking Johor Bahru with Singapore. • Revised alignment will connect Bukit Chagar in Johor Bahru and Woodlands North in Singapore. • Length: 4 kilometres track (2.3 kilometres in Malaysia and 1.7 kilometres in Singapore). • Developer/ Concessionaire: Malaysia Rapid Transit System Sdn Bhd • Operating Company: RTS Operation Sdn Bhd (RTSO). Joint Operating Company between Prasarana Malaysia Berhad and SMRT Corporation Ltd from Singapore. • Estimating Cost: RM10 billion • Descriptions: - The target of the project is to reduce traffic congestion on the Johor Embankment by at least 35%. - Estimated 10,000 passengers/ hour in each direction. - The groundbreaking ceremony was held at the Bukit Chagar station construction site on 22 November 2020. Completed the land acquisition process in April 2021. - Two phase development: a) Phase 1: Development Phase, starting from year 2021 – 2024. b) Phase 2: Testing and Installations Phase, starting from year 2025 – 2026.	Under Construction Project status: 78.0% completed (The project is expected to be complete in 2026)
3.	Maharani Energy Gateway	• Located in the waters of the Straits of Malacca approximately 1 to 3 nautical miles from Jeti Parit Unas, Jeti Parit Bakar, Jeti Parit Kedondong and Tanjung Toho, Muar • Land area: 3,250 acres (1,315.228 hectares) • Descriptions: • The project known as a deep sea port and energy hub involving the creation of three man-made islands and a Liquefied Natural Gas (LNG) Terminal. a) Plot A: with an area of 1,500 acres (607.0285 hectares) which will be used for ship-to-ship transfer (STS) operations, Marine activities and Oil and Gas Storage. b) Plot B: with an area of 1,500 acres (607.0285 hectares) which will be used for ship-to-ship transfer (STS) operations, Marine activities and Oil and Gas Storage. c) Plot C: with an area of 200 acres (80.9371 hectares) that will be used for ship repair operations (Ship Repair & Facilities). d) Plot D: with an area of 40.038 acres (16.2028 hectares) for Heavy Industrial site for Regas Station Site for gas storage and Trestle Site for gas pipeline from Floating LNG Terminal	Under Construction Project status: 5% completed (Developing a Ship Bunker Center along the Malacca Straits) (The project is expected to be complete in 2030)

No.	Infrastructure Projects	Description	Current Development Status
4.	Upgrading Jalan Batu Pahat – Ayer Hitam – Kluang FT 050 Phase 3A (U-Turn Median And Related Works)	• Location: Jalan Batu Pahat – Ayer Hitam. • The project starts from Parit Sempadan, Batu Pahat (Section 21) to the bridge across Lebuhraya Plus (Section 34.5). • Estimated cost: RM250 million (RMK 11) • Project has commenced on 26 Oktocer 2021 • Descriptions: • Construction of a 13.5-kilometer road divider with 3 U-turns, widening of existing road shoulders, upgrading of intersections and construction of 3 new overpasses.	Under Construction Project status: 56.0% completed (The project is expected to be complete in 2024)

5.	Upgrading Jalan Muar – Tangkak – Segamat	• Location: Shortcut lane from Matriculation College to Tangkak Industrial Area
		• Project length: 7.5 – 8.0 kilometres and involves 92 lots
		• Estimated cost: RM183 million
		• Land area: 126.0066 acre (50.9823 hectares)
		• Descriptions:
		  • The target of the project is to reduce Segamat - Muar travel time without going through the city and congestion in Bandar Tangkak. Especially during peak times and festive seasons
		  • Help to increase socio-economic development and industrial and also become the main link between Muar, Tangkak and Segamat.
			Under Construction
			Project status: 5% completed (Site clearing)
			
			(The project is expected to be complete in 2025)

6.	New Road Project Connecting Jalan Olak Batu (J206) Through Tanjung Sembrong Estate to Federal Road (FT 050), Parit Raja, Batu Pahat, Johor	• Locations: Jalan Olak Batu – Jalan Ayer Hitam Batu Pahat • Project length: 3.5 kilometers and involves part of the land for 2 (two) lots which is Tanah Ladang owned by The Batu Pahat Plantation Sdn. Bhd. • Estimated cost: RM52 million (RMK 12) • Descriptions: - Land Acquisition was gazetted through Section 4 Gazette on 8 December 2022 and followed by Section 8 Gazette on 2 November 2023.	Under Construction (The project is expected to be complete in 2025)
7.	New Road Project from the Rim Junction (M27) to Kampung Ulu Jasin Junction (M2), Mukim Jasin	• Locations: Mukim Jasin, Jasin District • Project length: 3.45 kilometres • Estimated cost: RM35.2 million	Under Construction Project status: 43.0% completed (The project is expected to be complete in 2025)
8.	Solok Ayer Limau - Kampung Jeram Masjid Tanah road project	• Construction of a new road from Solok Ayer Limau to Kampung Jeram Masjid Tanah • Total length: 3 kilometres • Estimated cost: RM36.0 million • Developer: Jabatan Kerja Raya (JKR) Malaysia • Descriptions: - Project has commenced on 2021	Under Construction Project status: 92.0% completed (The project is expected to be complete in 2024)
9.	Sungai Duyong Flood Mitigation Plan Project	• This project has involved 225 individual lot • Project length: Jajaran Sungai Duyong (8.1 kilometres), Sungai Ayer Molek (5.0 kilometres) and Sungai Ayer Panas (6.0 kilometres) • Estimated cost: RM117.0 million	Under Construction Project status: 41.0% completed (The project is expected to be complete in 2026)
10.	Alor Gajah Flood Mitigation Plan Project Phase 1	- Locations: Mukim Kelemak, Alor Gajah District - Estimated cost: RM17.015 million - Project has commenced on August 2022	Under Construction Project status: 83.0% completed (The project is expected to be complete in 2024)

No.	Infrastructure Projects	Description	Current Development Status
11.	Sungai Chempedak Flood Miligation Plan, Jelebu, Negeri Sembilan	- Locations: Sungai Chempedak, Jelebu • Involving 55 individual lots • Project length: 8 kilometres • Estimated cost: RM10 million • Descriptions: - The construction of Chempedak River flood mitigation can solve the problem and risk of flooding in residential areas around Jelebu District. - Construction details are as follows: a. Construction of flood wall - 100m b. Precast concrete Flood Wall Height 3m (RHS) c. Widening and protection of existing river bank tire construction along 4400m Upgrading seven (7) MTB bridges along the project route i. 20m x 7m ii. 20m x 3.5m d. Installation of bank protection Gabion Mattress Installation of bank protection (Sand Fill Mattress).	Under Construction Project status: 5.0% completed (Preliminary work is in progress)
12	Sungai Chempedak Flood Miligation Plan, Jelebu, Negeri Sembilan	• Locations: Kampung Gagu Jelebu, Jelebu. • Involving 78 individual lots • This project connects a new road from Gagu village to Ulu Beranang • Project length: 14 kilometres • Estimated cost: RM25 million • Descriptions: - This new road will shorten the travel time and distance of residents around Jelebu district through Kg. Go to Ulu Beranang to go to Pekan Beranang, Bandar Nilai, Kajang and Semenyih. The journey from Kampung Gagu to Ulu Beranang takes about 40 minutes with a distance of 38 km through the existing road.	Under Construction Project status: 5.0% completed (Preliminary work is in progress)
13.	Ngoi-Ngoi Water Treatment Plant Construction Project Phase 2	• This project will accommodate the development needs of Malaysia Vision Valley (MVV) covering an area of 153,000 hectares involving the districts of Seremban and Port Dickson especially in area Nilai and Sendayan. • Estimated cost: RM347.25 million. • Period project: Years 2021 until 2023 through Pengurusan Aset Air Berhad (PAAB) financing for the development of a new water supply in Negeri Sembilan.	Under Construction Project status: 90% completed (Expected to be complete by 2024)

3.2 Mega Project

<table>
<tr><th>No.</th><th>Infrastructure/ Mega Projects</th><th>Description</th><th>Current Development Status</th></tr>
<tr><td>1.</td><td>Coronation Square, Johor</td><td>
• This project is located between Jalan Trus and Jalan Abdullah Ibrahim, Mukim Bandar Johor Bahru, Johor Bahru
• Land area: 9.58 acres (3.88 hectares)
• Estimating cost: RM4 billion
• Developer: Coronade Properties Sdn Bhd
• Descriptions:
- First project under the Ibrahim International Business District (IIBD) transformation plan. Developed by Johor Corporation (JCorp) and the Johor State Government. Has been launch on November 2015 by DYMM Sultan Ibrahim Almarhum Sultan Iskandar.
- Comprise six towers; a hotel, a residences, an office, medical suites, two serviced apartment towers and a shopping mall.

- Phase 1
a) Bank Rakyat Tower
➢ Owned by Bank Rakyat.
➢ Has 39 floors.
➢ 100% completed and CCC on 26 June 2024
➢ Intended as a digital business hub for banking and entrepreneurial transactions.

b) Medical Suites
➢ Operated by KPJ Healthcare Berhad.
➢ Has 25 floors.
➢ 75% completed and expected to be fully completed by the end of 2024.
</td><td>Under Construction
Project status: 65% completed

(The project is expected to be complete in 2028)</td></tr>
<tr><td>2.</td><td>Taman Pulai Mutiara 2</td><td>
- This project is located next to Taman Pulai Mutiara (New Township) which is approximately 2 km from Jalan Johor Bahru - Pontian and 28 kilometers from Johor Bahru city center.
- Land area: 136 hectares
- Developer: Amber Land Berhad
- Description:
• This project has been launches on October 2019 and focus on affordable landed properties.
• This project involves the construction of 4,500 residential units but a total of 2,663 new units are launched according to the following phases;
<table>
<tr><th>No</th><th>Phase</th><th>Type of Building</th><th>Date of Launch</th><th>Total Launched</th><th>Price (RM) From</th><th>Land Area (s.q.)</th><th>Built-up Area (s.q.)</th><th>Status Construc-tion</th></tr>
<tr><td>1.</td><td>A1A</td><td>2/T</td><td>12/2019</td><td>392</td><td>379,780</td><td>1,170</td><td>1,670</td><td>CCC</td></tr>
<tr><td>2.</td><td>A2A</td><td>2 ½ /T</td><td>10/2019</td><td>199</td><td>433,500</td><td>1,170</td><td>1,998</td><td>CCC</td></tr>
<tr><td>3.</td><td>A1B</td><td>2/T</td><td>6/2020</td><td>163</td><td>395,675</td><td>1,170</td><td>1,670</td><td>CCC</td></tr>
<tr><td>4.</td><td>A2B</td><td>2 ½ /T</td><td>6/2020</td><td>201</td><td>433,500</td><td>1,170</td><td>1,998</td><td>CCC</td></tr>
<tr><td>5.</td><td>A1C</td><td>2/T</td><td>10/2020</td><td>184</td><td>395,675</td><td>1,170</td><td>1,670</td><td>CCC</td></tr>
<tr><td>6.</td><td>A1D</td><td>2/T</td><td>2/2021</td><td>184</td><td>395,675</td><td>1,170</td><td>1,670</td><td>CCC</td></tr>
<tr><td>7.</td><td>A2C</td><td>2 ½ /T</td><td>8/2021</td><td>177</td><td>433,500</td><td>1,170</td><td>1,998</td><td>UC</td></tr>
<tr><td>8.</td><td>A5</td><td>2/SO</td><td>7/2021</td><td>104</td><td>568,480</td><td>1,540</td><td>3,080</td><td>UC</td></tr>
<tr><td>9.</td><td>A6A</td><td>2/T</td><td>11/2021</td><td>214</td><td>395,675</td><td>1,170</td><td>1,670</td><td>UC</td></tr>
<tr><td>10.</td><td>A6B</td><td>2/T</td><td>3/2022</td><td>236</td><td>395,675</td><td>1,170</td><td>1,670</td><td>UC</td></tr>
<tr><td>11.</td><td>A6C</td><td>2/T</td><td>11/2022</td><td>175</td><td>530,000</td><td>1,170</td><td>1,670</td><td>UC</td></tr>
<tr><td>12.</td><td>A8A</td><td>2/T Kluster</td><td>11/2022</td><td>254</td><td>663,390</td><td>2,240</td><td>2,076</td><td>UC</td></tr>
<tr><td>13.</td><td>A9</td><td>2/SO</td><td>12/2022</td><td>142</td><td>828,800</td><td>1,540</td><td>3,080</td><td>UC</td></tr>
<tr><td>14.</td><td>A3</td><td>Apartment (RMBC)</td><td>12/2022</td><td>609</td><td>150,000</td><td>-</td><td>1,000</td><td>UC</td></tr>
<tr><td>15.</td><td>A8B</td><td>2/T Kluster</td><td>5/2023</td><td>256</td><td>631,800</td><td>2,240</td><td>2,076</td><td>UC</td></tr>
<tr><td colspan="5">Total Unit</td><td>3,490</td><td colspan="3"></td></tr>
</table>
Nota:
CCC - Certificate of completion and compliance
UC - Under Construction
</td><td>Under Construction
Project status: 65% completed

(The project is expected to be complete in 2024)</td></tr>
</table>

<table>
<tr><th>No.</th><th>Infrastructure/ Mega Projects</th><th>Description</th><th>Current Development Status</th></tr>
<tr><td>3.</td><td>Space Residency</td><td>
• Locations: Jalan Harimau, Taman Abad, Johor Bahru. Next to KSL City Mall and Holiday Villa.
• Land area: 2.37 acres
• Developer: Vistana Tropika Sdn Bhd
• Holding Company: Linbaq Holding Sdn Bhd
• Launching date: 30 Jun 2019
• Descriptions:
- Mixed Development (Service Apartment, Hotel & Retails) development type
- Total units: 995 serviced apartment units + 29 commercial lots + 338 hotel rooms
- Sales performance:100% sold
- Phases of development
a) Phase 1:
➢ 1 block of Hotel Tower (NOVOTEL)
➢ 22 floors + 338 rooms
➢ Project status: 80% completed
b) Phase 2:
➢ 2 blocks of Serviced Apartment
➢ 47 floors + 995 units
➢ Stating price from RM576,000 – RM1.4 million
➢ Unit type:
<table>
<tr><th>Type</th><th>Area</th></tr>
<tr><td>Type A</td><td>645 sqft</td></tr>
<tr><td>Type B</td><td>745 sqft</td></tr>
<tr><td>Type B1</td><td>737 sqft</td></tr>
<tr><td>Type C</td><td>880 sqft</td></tr>
<tr><td>Type C1</td><td>907 sqft</td></tr>
<tr><td>Penthouse</td><td>1,289 – 2,026 sqft</td></tr>
</table>
c) Podium Block:
➢ 12 floors Podium, including:
• 1 floor of hotel recreation facilities and serviced apartments.
• 3 floors of hotel facilities and parking
• 6 levels of multi-storey car park
• 1 floor of business space (14 shop units) and hotel facilities
• 1 floor of hotel facilities & parking
</td><td>
Under Construction

(The project is expected to be complete in end of 2024)

Project status: Phase 1, 80% completed

Project status: Phase 2, 70% completed
</td></tr>
<tr><td>4.</td><td>Sime Darby Industrial Park, Pagoh University Town</td><td>
• This project is known as Sime Darby Industrial Park which involves the sale of 142 medium industrial plots.
• It is part of the Pagoh University Town development which is located at the strategic location of Jalan Muar - Pagoh and near the Pagoh Toll Plaza.
• Developer: Sime Darby Property
• Descriptions:
- A total of 20 companies have signed SPAs for the purchase of non-bumiputera plots
- Phase 1:
➢ 42 industrial plots (25 units for non-bumiputera and 17 units for bumiputera)
➢ Land areas between 4,318.78 square metres to 6,712.54 square metres
➢ Price range between RM26.00 per square feet to RM30.00 per square feet
- Phase 2 and Phase 3
➢ 20 and 30 industrial plots.
➢ Land areas between 4,046.73 square metres to 5,897.25 square metres.
➢ Price range between RM26.00 per square feet to RM30.00 per square feet.
- Selling performance until Q2 2024: 95.2% (Phase 1), Sold out (Phase 2) and 59.4% (Phase 3)
</td><td>
Under Construction
Project status: 20% completed (Earthworks have been carried out)

(The project is expected to be complete in 2024)
</td></tr>
</table>

No.	Infrastructure/ Mega Projects	Description	Current Development Status
5.	Primer City (Formely known as NewPark Kluang)	• This project is located at KM 4.5, Jalan Kluang-Air Hitam which is close to the Kluang Federal Building • Land area: 40 hectares • Developer: Maju Padu Development Sdn Bhd • Descriptions: - Change name to Bandar Primer on 5 Mac 2024 - Project component contains two to four floors of business centers, resort-concept hotels, individual office spaces, convention halls, drive-through restaurants, hypermarkets, family entertainment centers, cinemas and educational hubs. - There are also new government buildings under construction which are: ➢ Inland Revenue Board (IRB) ➢ Kluang Municipal Council ➢ Kluang District and Land Office **Phase 1**: 90.94 acres (36.802 hectares) a) IRB Building ➢ 9 floors with green building concept ➢ Land area: 20,230 square metre ➢ Built-up area: 5,311 square metre ➢ Project status: 100% completed and start operate on May 2019 b) Kluang Municipal Council building ➢ 9 floors ➢ Land area: 20,230 square metre ➢ Built-up area: 15,102.37 square metre ➢ Planning approval: 26 September 2019 ➢ Project status: 65% completed c) Kluang District and Land Office ➢ Planning approval: 26 September 2019 ➢ Project status: Initial stage for earthworks d) LOTUS Hypermarket ➢ Land area: 20,230 square metre ➢ Built-up area: 7,053.59 square metre ➢ Project status: 100% completed and CCC on 5 October 2023 e) Two storey Shop/ Office ➢ Phase A: 70 units ➢ Phase B: 114 units ➢ Project status: 50% completed f) Resort Hotel and Service Apartment ➢ Not constructed yet **Phase 2**: 156.62 acres (63.382 hectares) ➢ Still in the planning stage	Under Construction
6.	Ibrahim Technopolis (IBTEC)	• Sedenak, Kulai • Land Area: 7,290 acres • Descriptions: - This project combines digital infrastructure with the use of clean and green energy throughout the municipality. - IBTEC's proposed development is phased (within a period of 25 years) including the proposed improvement of the existing road Jalan Parit Panjang JKR J107, the new FELDA Bukit Batu bypass road and the proposed new intersection of Sedenak Utara to Lebuhraya PLUS. - IBTEC Phase 1 Development includes the Data Center sector located in the Sedenak Tech Park (STeP) I and II cluster - (STeP I and STeP II).	Under Construction Project status: Phase 1, STeP (Bridge Data Centre: 100% completed), while Phase 2 and 3 is under construction.

No.	Infrastructure/ Mega Projects	Description	Current Development Status
7.	Pasir Gudang Hospital	- LocationL Bandar Seri Alam, Pasir Gudang - Description: • This hospital will be equipped with: ➢ 304 beds ➢ 8 operating rooms and outpatient treatment ➢ 65 consultation rooms ➢ Daily treatment center ➢ 30 dialysis chairs ➢ Drive-thru pharmacy ➢ 16 delivery rooms ➢ 34 nurse's quarters ➢ Almost 1,000 car parking spaces	Under Construction Project status: 83.6% completed (The project is expected to be complete in 2025)
8.	Melaka Waterfront Economic Zone (M-WEZ)	- The project has an area of 25,000 acres along 33 kilometers (17,500 acres: Development Zone and 7,500 acres: Control Zone) - The development composition of this project consists of five major developments: a) Melaka Harbourfront • Ports • Trade • Hydropiant Center b) Smart Logistic Nucleus • Logistics Hub • Container and Cargo Management Office c) Digital Satellite Township • M-WEZ Tower • Hotels and Offices • Housing and Business d) Central Eco Business Park • Free Trade Zone • CIQ complex • Customs and Immigration Management Office e) Trade Nucleus New Township • Mixed Trade Hub • Maritime Activities • Research Development Center (R&D Center) 4r - M-WEZ will comprise the Kuala Linggi International Port (KLIP) as the oil and gas industry services hub, the Tanjung Bruas Port as the container port and Melaka Gateway as the Melaka.	Under Construction (In reclamation phases)
9.	The Sail Melaka	• Location: Kota Laksamana, Malacca • Land area: 245 acres • Developer: Sheng Tai International Sdn Bhd • Estimated cost: RM6.5 billion • Descriptions: • Nine linked towers with a total built-up of 991,096 square meter; • 3,259 units of high-end condotels; • Three hotel towers; 61-storey, 5-star and 6- with a total of 2,584 units; • A million square feet luxury shopping mall; • One block of business suites as well as Melaka-Nanjing themed cultural square with 65 shop lots; • 330 meter (internal perimeter) sky ring that will connect the nine towers; • A four-million-sq-meter convention and exhibition centre; • An Illuminating Sky Garden; and • The Moon, a 360° elliptical-shaped experiential centre. • Unit area for apartments is 344 sq ft, 422 sq ft and 604 sq ft per unit and price per unit is starting from RM800,000 and above.	Under Construction Project status: 45% completed (The project is expected to be complete in 2024)

No.	Infrastructure/ Mega Projects	Description	Current Development Status
10.	Ion Forte Green City	• Location: KM 14.5, Jalan Tasik, Ayer Keroh, Melaka. It is within the first and oldest golf course in Melaka • Groundbreaking Ceremony on 12 January 2021 • Land area: 9.2 hectares • Developer: Collaboration between NCT Group of Companies (NCT Group) and Ayer Keroh Country Club (AKCC). • Descriptions: - Consists of five precincts consisting of luxury serviced residences, health suites, clubhouses and commercial complexes. a) Precinct 1: Club House, Commercial complexes, Service Aparment, Condotel and commercial lot b) Precinct 2: Service Suite and commercial lot c) Precinct 3: Condotel and commercial lot d) Precinct 4: Health Suite, commercial lot and Retirement Villa e) Precinct 5: Servive Suite, commercial lot and Water Theme Park - The first phase of development has started in 2021 with development of Condotel, Precint 1 - and is expected to be completed by 2024	Under Construction (The project is expected to be fully completed within 10 years)
11.	Scientex 2, Durian Tunggal	• Location: Mukim Durian Tunggal which can be reached via Jalan Durian Tunggal - Simpang Gading • Land area: 65.82 hectares • Descriptions: - Elements of development: a) Phase 1A1 - 234 units 2 storey terrace (18 'x 65') b) Phase 1A2 - 196 units 2 storey terrace (18'x 65') c) Phase 1B1 – 331 units 2 storey RMM (16' x 60') d) Phase 1B2 – 192 units 2 storey RMM (16' x 60') e) Phase 1B3 – 128 units 2 storey RMM (16' x 60') f) Phase 2B1 – 15 units 2 storey terrace Low Cost (16' x 60') g) Phase 2B2 – 212 units 2 storey terrace Medium Cost (16' x 60') h) Phase 2A1 – 271 units 2 storey terrace (18' x 65') i) Phase 3A – 39 units Shop office (20' x 70')	Under Construction Project status: 100% completed (Phase 1 & 2) & 70% completed (Phase 3A) (The project is expected to be completed in 2024)

No.	Infrastructure/ Mega Projects	Description	Current Development Status
12	Scientex Bandar Jasin	• Location: Mukim Jasin Tunggal which can be reached via Jalan Muar - Melaka • Land area: 46.67 hectares • Descriptions: - Consists 3 phases as follows: a) Phase 1 ➢ Phase 1A1- 192 units 2 storey terrace house (18 'x 65') ➢ Phase 1A2– 162 units 2 storey terrace house (18 'x 65') ➢ Phase 1A1A– 170 units 2 storey affordable house (16' x 60') ➢ Phase 1B1– 118 units 2 storey affordable house (16' x 60') ➢ Phase 1B2– 175 units 2 storey affordable house (16' x 60') ➢ Phase 1B3– 210 units 2 storey affordable house (16' x 60') ➢ Phase 1B4– 159 units 2 storey medium cost house (16'x60') b) Phase 2 ➢ Phase 2A1– 232 units 2 storey terrace house (18' x 65') ➢ Phase 2A2 – 240 units 2 storey terrace house (18' x 65') c) Phase 3 ➢ Phase 3A – 52 units 2 storey shop office (22' x 70') ➢ Phase 3B – 50 units 2 storey shop office (22'x70') ➢ Phase 3C – 41 units 2 storey shop office (22'x70') ➢ Phase 3C – 15 units 2 storey affordable shop office (20'x70') ➢ Phase 3C – 2 units 2 storey shop office (Types of strata property) (25'x70')	Under Construction Project status: 100% completed (Phase 1A1 and 2A1), 75% completed (Phase 2A2), 55% completed (Phase 1B2) and 75% completed (Phase 1B3)
13.	Scientex Jasin Mutiara	• Location: Mukim Air Panas which can be reached via Jalan off Jalan Bemban - Jasin • Land area: 63.87 hectares • Descriptions: - Consists 3 phases as follows: a) Phase 1 ➢ Phase 1A1 - 291 units 2 storey terrace house (18 'x 65') ➢ Phase 1A2 - 231 units 2 storey terrace house (18 'x 65') ➢ Phase 1A3 - 211 units 2 storey terrace house (16 'x 60') ➢ Phase 1B1 – 204 units 2 storey affordable terrace house (16 'x 60') ➢ Phase 1B2 – 188 units 2 storey medium cost terrace house – RMM (16 'x 60') ➢ Phase 1B3 – 235 units 2 storey terrace house (16 'x 60') b) Phase 2 ➢ Phase 2A1– 244 units 2 storey terrace house (18' x 65') ➢ Phase 2A2 – 281 units 2 storey terrace house (18' x 65') ➢ Phase 2B – 206 units 2 storey medium terrace house (16' x 60') c) Phase 3 ➢ Phase 3A1 – 63 units 2 storey shop office (20' x 70')	Under Construction Project status: 72.0% Project status: 72.0% Project status: 10.0% Project status: 10.0% Project status: 45.0%

No.	Infrastructure/ Mega Projects	Description	Current Development Status
14.	Harbour City	• Location: Malacca Island, Section 43, Mukim Malacca City, Central Melaka District. • Land area: 6 acres • Developer: Hatten Group Sdn Bhd • Descriptions: - A 6-storey shopping mall with over 800 shop lots - 3 hotel blocks with different themes and - a 500,000 sq ft Water Theme	Under Construction Project status: 85% completed
15.	Taman Anjung, Sungai Petai	• Location: • Taman Anjung Sungai Petai is located in Mukim Sungai Petai which can be reached via Lebuh AMJ • Land area: 57.55 hectares • Developer: TEOBROS Development Sdn. Bhd. • Project status: 65% completed (Phase 1), 20% completed (Phase 2 – 138 units of 1 storey terrace house) and 55% completed for shops & 1 storey terrace house, 20% completed for detached & Semi Detached house, also 35% completed for 1 storey terrace house (Phase 3)Descriptions: - Consists 4 phases as follows: a) Phase 1 ➢ 140 units: 1 storey terrace house (22 'x 70') ➢ 52 units: 1 storey twin house (40'x80') ➢ 56 units: 1 storey affordable house (20'x65') ➢ 73 units: 1 storey low cost terrace house (20'x55') ➢ 79 units: 1 storey low cost terrace house (20'x55') b) Phase 2 ➢ 24 units: 2 storey shop office (22'x 65') ➢ 138 units: 1 storey terrace house (22'x70') ➢ 69 units: 1 storey affordable house (20'x65') ➢ 98 units: 1 storey low cost terrace house (20'x55') c) Phase 3 ➢ 16 units: 2 storey shop office (22'x 70') ➢ 57 units: 2 storey terrace house (22'x70') ➢ 200 units: 1 storey terrace house (22'x70') ➢ 32 units: 2 storey twin house (40'x80') ➢ 70 units: 1 storey twin house (40'x80') ➢ 1 unit: 1 storey detached house (5,000 sq ft) ➢ 50 units: 1 storey affordable house (20'x65') ➢ 93 units: 1 storey terrace house (22'x65') d) Phase 4 ➢ 11 units: 2 storey shop office (22'x 65') ➢ 12 units: 1 storey affordable shop office (22'x65') ➢ 110 units: 1 storey terrace house (22'x70') ➢ 49 units: 1 storey affordable house (20'x65')	Under Construction

No.	Infrastructure/ Mega Projects	Description	Current Development Status
16.	Molek Residence	- Locations: Ayer Molek which can be reached via Lebuh Jalan Tun Kudu - Developer: Paduwan Realty Sdn. Bhd. - Project status: 65% completed for Phase 1 and 35% completed for Phase 2 - Descriptions: • Consists 15 phases as follows: a) Phase 1 ➢ 1 unit 2 storey detached house - project status: 55.0% completed ➢ 82 units: 2 storey terrace house (22 'x 75') - project status: 72.5% completed ➢ 147 units: 2 storey terrace house (22 'x 70') - project status: 72.5% completed ➢ 52 units: 2 storey terrace house (20 'x 70') - project status: 72.5% completed ➢ 26 units: 2 storey Semi Detached house (40'x 105') - project status: 72.5% completed ➢ 2 units: 2 storey Detached house (22 'x 75') - project status: 45.0% completed ➢ 83 units: 2 storey terrace house (22 'x 75') - project status: 68.0% completed ➢ 179 units: 2 storey terrace house (22 'x 70') - project status: 68.0% completed ➢ 34 units: 2 storey semi Detached house (40'x 105') - project status: 62.5% completed b) Phase 2 ➢ 152 units: 2 storey terrace house (20 'x 70') - project status: 100.0% completed ➢ 126 units: 2 storey terrace house (20 'x 70') - project status: 60.0% completed c) Phase 3: Future development ➢ 2 storey terrace house, 2 storey semi-detached house and 2 storey detached house d) Phase 4: Future development ➢ 2 storey terrace house e) Phase 5: Future development ➢ 2 storey terrace house f) Phase 6: Future development ➢ 2 storey terrace houses, 2 storey semi-detached houses and 2 storey detached houses g) Phase 7 – 12: Future development ➢ 2 storey terrace house h) Phase 13 – 14: Future development ➢ 2 storey shop office i) Phase 15: Future development ➢ 2 storey shop office ➢ 1 unit commercial building	Under Construction (The project is expected to be completed in 2030)

No.	Infrastructure/ Mega Projects	Description	Current Development Status
17.	Botani Parkland City	• Locations: Located in Mukim Jasin which can be reached via Lebuh Jasin Selatan • Project Length: 93.26 Hectares - Descriptions: Consists 4 phases as follows: a) Presint 1 • Phase 1A ➢ 1 storey terrace house: 206 units (22'x70') ➢ 1 storey Cluster house: 82 units (CCC) ➢ 1 storey semi Detached house: 14 units (40'x75') - Project status: 100% completed ➢ 2 storey shop office: 102 units (22'x70') - Project status: 95.0% completed • Phase 1B ➢ 1 storey terrace house: 16 units (22'x70') - Project status: 50.0% completed ➢ 1 storey Cluster house: 4 units (22'x70') - Project status: 70.0% completed ➢ 2 storey terrace house: 263 units (22'x70') - Project status: 60.0% completed ➢ 2 storey Cluster house 115 units - Project status: 70.0% completed ➢ 2 storey semi detached house: 24 units (40 x 75) - Project status: 55.0% completed ➢ 2 storey detached house: 4 units - Project status: 35% completed b) Presint 2 • Phase 3A ➢ 1 storey Cluster House, Type A: 120 units - Project status: 60.0% completed ➢ 1 storey Cluster House, Type A1: 8 units - Project status: 40.0% completed ➢ 1 storey Cluster House, Type A2: 4 units - Project status: 50.0% completed ➢ 1 storey detached house, Type A: 1 unit - Project status: 20.0% completed ➢ 1 storey detached house, Type B: 3 units - Project status: 10.0% completed c) Presint 3 • Phase 4A ➢ 1 storey Cluster House, Type A: 52 units (30'x80') ➢ 1 storey Cluster House, Type A1: 8 units (32'x80') ➢ 1 storey terrace house, Type B: 335 units (20'x75') ➢ 1 storey terrace house, Type B1: 48 units (20'x80') - Project status: 50.0% completed d) Presint 4 • Phase 2A ➢ 1 storey affordable terrace house: 218 units (20'x65') - Project status: 75.0% completed ➢ 1 storey medium terrace house: 175 units (20'x60') - Project status: 75.0% completed ➢ 1 storey detached house: 1 unit - Project status: 75.0% completed • Phase 2B ➢ 1 storey affordable house: 171 units (20'x65') ➢ 1 storey medium cost: 211 units (20'x60') - Project status: 60.0% completed	Under Construction

No.	Infrastructure/ Mega Projects	Description	Current Development Status
18.	Nexus Seremban 2	• Location: KLIA/ KLIA2 Road – Bukit Nenas Seremban Road, Negeri Sembilan, about 9 kilometers from Seremban 2 City • Land area: 8.66 hectares • Developer: Seremban Two Holdings Sdn Bhd • Descriptions: - 2-storey shop office: 147 units - 2-storey office: 19 units - Basement: 1 level of Parking lots with starting price of RM1.5 million per units.	Under Construction Project status: 30% completed
19.	Upgrading Hospital Tuanku Ampuan Najihah (HTAN)	• Location: Hospital Tuanku Ampuan Najihah, Kuala Pilah • Land area: 1.7 hectare • Estimated cost: RM139.35 million • Descriptions: - The construction started on March 2021 - The project involves construction of a new 6-storeys hospital extension building with additional floor area of 22,700 square meters.	Under Construction Project status: 85% completed (The project is expected to be complete in August 2024)
20.	Hamilton City	• Location: Nilai, Negeri SembilanLand area: 2,723-acre • Project status: In the process of site clearance • Description: - The city is a full-fledged managed industrial township in MVV 2.0, focusing on medium to heavy manufacturing-based industries to drive direct investments into the development, as well as to generate socio-economic improvement in the township - Divided into four phases a) Phases 1, 2 and 4 ➢ Focusing on medium and heavy industrial activities. b) Phase 3 ➢ Light industry comprising detached and semi-detached factories with a managed industrial park concept. - Expected to create job opportunities for the 740,000 of population living within and around the township.	Under Construction Project status: 5% completed (In the process of site clearance) (The project is expected to be complete in 2029)
21.	Scientex Seremban	• Location: Jalan Labu Lama, about 6 kilometre from Seremban City • Land area: 43.926 hectares • Developer : Scientex Park (M) Sdn Bhd • Descriptions: - 365 units of double storey terrace house - 233 units of one storey affordable house	Under Construction Project status: 80% completed (2 storey terrace house – Tulip Type)
22.	Sutera Aman @ S2 Heights	• This project is located in Jalan Felda Sendayan, about 10 kilometres from Bandar Seremban City • Land area: 41.21 hectares • Developer: Seremban Two Holdings Sdn Bhd • Descriptions: - Phase 1 ➢ 2 storey terrace house: 308 units	Under Construction Project status: 20% completed

3.3 State Government Policy and Initiative

<table>
<tr><th>No.</th><th>State</th><th>Details</th></tr>
<tr><td rowspan="2">1.</td><td rowspan="2">Johor</td><td>• Special Economic Zone (SEZ) Johor - Singapore
- The Johor-Singapore Special Economic Zone (JS-SEZ) will be developed in the Iskandar Malaysia and Pengerang areas with an area of 3,505 square kilometers
- JS-SEZ involves six (6) local authorities (PBT) namely Johor Bahru, Iskandar Puteri, Pasir Gudang, Kulai and Kota Tinggi
- It involves the electricity and electronics sector, medicine, pharmaceutical, aviation, specialty chemicals, logistics, health, education, financial sector and business services, energy, digital economy, tourism, food, agricultural technology, creative industry, halal industry and manufacturing
- The Johor Government and the Federal Government are very committed to ensure that this JS-SEZ agreement can be finalized and signed with Singapore at the end of 2024.</td></tr>
<tr><td>• Special Financial Zone (SFZ) in Forest City
- The state government will establish a Special Financial Zone (SFZ) in Forest City in an effort to boost investment and economic activities in Johor
- Some attractive incentives will also be added in the area compared to incentives for existing special zones
- Additional incentives include a special tax rate of 15% to industries in Forest City, multiple entry visas and a fast lane for immigration between the special zone and Singapore.</td></tr>
<tr><td>2.</td><td>Melaka</td><td>• Malay Quota Maintenance Policy, Code A in the State of Melaka
- This policy was enforced on 01 April 2024 through the implementation of Melaka State Land Development Circular Number 1/2024.
- Among the contents found in the policy are as follows:
a) General Application Conditions
➢ Allowed Development Components for Malay quota release (Code A) are the following categories:
<table>
<tr><th rowspan="2">Nos</th><th>a) CATEGORY: RESIDENTIAL</th></tr>
<tr><th>GENERAL CONDITIONS</th></tr>
<tr><td>1</td><td>All open quota residential building lots (Code B) <u>have been sold out</u></td></tr>
<tr><td>2</td><td>Residential building components in the category of Happy Homes, Prosperous Homes and Affordable Homes (Type A) <u>are not allowed</u></td></tr>
<tr><td>3</td><td>Quota Lot of Malays (Code A) who wish to apply for relief have been registered with the Malacca Housing Authority <u>not less than six (6) months</u> from the application being submitted to the JKBB secretariat</td></tr>
<tr><td>4</td><td>The Residential Building has been completed and has obtained a Certificate of Completion (CCC) <u>not less than one (1) year</u> from a Registered Architect</td></tr>
<tr><td>5</td><td>The property has been advertised in local Malay language newspapers and radio broadcasts <u>no less than six (6) times</u> and has participated in real estate exhibitions no less than one (1) time</td></tr>
</table>
<table>
<tr><th rowspan="2">Nos</th><th>b) CATEGORY: RESIDENTIAL</th></tr>
<tr><th>GENERAL CONDITIONS</th></tr>
<tr><td>1</td><td>All open quota commercial building lots (Code B) <u>have been sold out</u></td></tr>
<tr><td>2</td><td>Commercial building components in the category of Affordable Commercial Building <u>are not allowed</u></td></tr>
<tr><td>3</td><td>Quota Lot of Malays (Code A) who wish to apply for relief have been registered with the Malacca Housing Authority <u>not less than six (6) months</u> from the application being submitted to the JKBB secretariat</td></tr>
<tr><td>4</td><td>The Commercial Building has been completed and has obtained a Certificate of Completion (CCC) <u>not less than one (1) year</u> from a Registered Architect</td></tr>
<tr><td>5</td><td>The property has been advertised in local Malay language newspapers and radio broadcasts <u>no less than six (6) times</u> and has participated in real estate exhibitions no less than one (1) time</td></tr>
</table></td></tr>
</table>

No.	State	Details

Nos	c) CATEGORY: RESIDENTIAL GENERAL CONDITIONS
1	All open quota industrial building lots (Code B) **have been sold out**
2	Industrial building components in the category of Affordable Commercial Building **are not allowed**
3	Quota Lot of Malays (Code A) who wish to apply for relief have been registered with the Malacca Housing Authority **not less than six (6) months** from the application being submitted to the JKBB secretariat
4	The Industrial Building lots has been 75% completed and has obtained a Certificate from a Registered Architect, while for vacant industrial lots has confirmed by the Local Authority (PBT) and individual title issued by the District Land Administrator.
5	The property has been advertised in local Malay language newspapers and radio broadcasts **no less than six (6) times** and **has participated in real estate exhibitions no less than one (1) time**

b) Quota Release Application Stage

- The percentage release rate of the remaining unsold Malay quota (Code A) is requested in stages as per the table below:

Component of Development	Stages and General Conditions	Unit Rates Can Request For Exceptions (%)	Quota Balance Must Be Maintained (%)
Residential Building	**Stage 1:** CCC not less than 1 year	20%	30%
	Stage 2: CCC not less than 2 year	50%	
	Stage 3: CCC not less than 5 year	100%	
Commercial Building	**Stage 1:** CCC not less than 6 year	20%	Subject to State Authority
	Stage 2: CCC not less than 2 year	50%	
	Stage 3: CCC not less than 5 year	100%	
Industrial Lot	Industrial Lot Building Construction (75% complete)	100%	Subject to State Authority
	Industrial Lot (Land Only) after individual/ strata title is issued		

c) Quota Release Contribution Charge Rate (RCCR)

- The Quota Release Contribution charge rate is as follows:

Development Component	General Conditions	Charge Rate (CSPK) (%)
Residential Building	Property Market Value of **RM400,000.00 and below per unit**	10%
	Property Market Value of **RM400,001.00 and above per unit**	8%
Commercial Building	The Property Holding Period **does not exceed** 5 years from the CCC certificate received	10%
	The Property Holding Period **not less than** 5 years from the CCC certificate received	8%
Industrial Lots	The Property Holding Period **does not exceed** 5 years from the individual/ strata title has received	10%
	The Property Holding Period **not less than** 5 years from the individual/ strata title has received	8%

No.	State	Details
3.	Negeri Sembilan	• **Implementation of Negeri Sembilan Housing Policy (NSHP) Improvement Year 2024** • Setting the sales rate for Serviced Apartment type housing to non-citizens is a minimum of RM650,000.00 per unit • Negeri Sembilan Government through the Housing Division, Negeri Sembilan Government Secretary's Office has implemented improvements to the Negeri Sembilan Housing Policy (NSHP) to ensure it remains relevant considering current changes. The implementation of this Policy is effective from 24 January 2024. a) Designation for **Affordable Homes (RMM) Type A** with improvements as follows:

Nos.	Item	RMM Type A	
		Landed Housing and Mixed Housing	**High Rise Strata Housing**
1.	Percentage Build	20%	20%
2.	Per Unit Price	Until RM110,000.00	Until RM80,000.00
3.	Land Area	20' x 60'	-
4.	Built Area	Minimum 900 sqft (incuding parking bay with maximum area of 100 sqft or 10 feet x 10 feet)	Minimum 850 sqft (incuding parking bay with maximum area of 100 sqft or 10 feet x 10 feet)
5.	Build Width	Minimum 20 feet	-
6.	Type of residential bulding	Only for one storey terrace house	-
7.	Number of bedroom	3 bedrooms	3 bedrooms
8.	Number of Bathrooms	2 bathrooms (one in the bedroom + one bathroom in the outer space)	2 bathrooms (one in the bedroom + one bathroom in the outer space)
9.	Townhouse	Not allowed	Not allowed

b) Maintain the designation for **Affordable Homes (RMM) Type B** as follows:

Nos.	Item	RMM Type A	
		Landed Housing and Mixed Housing	**High Rise Strata Housing**
1.	Percentage Build	15%	15%
2.	Per Unit Price	Until RM250,000.00	Until RM250,000.00
3.	Land Area	20' x 66'	-
4.	Built Area	Minimum 1,000 sqft	Minimum 1,000 sqft
5.	Build Width	Minimum 20 feet	-
6.	Type of residential bulding	One or two storey terrace house	-

c) Designation of **Affordable Homes (RMM) Type C for Landed Housing** Development with the following improvements:

Nos.	Item	Landed Housing Development	
		RMM Type C (i)	**RMM Type C (ii)**
1.	Percentage Build	15%	15%
2.	Per Unit Price	Until RM400,000.00	Until RM450,000.00
3.	Land Area	20' x 70'	20' x 70'
4.	Built Area	Minimum 1,200 sqft	Minimum 1,600 sqft
5.	Build Width	Minimum 20 feet	Minimum 20 feet
6.	Type of residential bulding	One or two storey terrace house	Only two storey terrace house

No.	State	Details
		d) Determination of **Affordable Homes (RMM) Type C for Mixed Housing Development (Landed Housing)** with improvements as follows:

Nos.	Item	Mixed Residential Development	
		RMM Type C (i)	RMM Type C (ii)
1.	Percentage Build	15%	15%
2.	Per Unit Price	Until RM400,000.00	Until RM450,000.00
3.	Land Area	20' x 70'	20' x 70'
4.	Built Area	Minimum 1,200 sqft	Minimum 1,600 sqft
5.	Build Width	Minimum 20 feet	Minimum 20 feet
6.	Type of residential bulding	One or two storey terrace house	Only two storey terrace house

- **Continuation of Determination of Premium Discount Method for Land Development**
  - State government has taken steps to encourage land development in Negeri Sembilan by implementing premium discounts for land development as follows:
    a) Extension of premium discount incentive for land development starting 1 January 2024
    b) This discount is only for land development
    c) Implementation as follows:
    d) The 25% premium discount (within 30 days) and 15% discount (within 60 days) is amended to 15% only for a period of 30 days from the date of receipt of Notice 5A or 7tg from the District Land Administrator

- **Implementation of Development Charge Regulations (Negeri Sembilan) 2023 and Implementation Guide for Negeri Sembilan Development Charges**
  - The progress charge method (Nigeria Sembilan) was approved by the Negeri Sembilan Government Meeting (MMKN) on 18 October 2023
  - This progress charge regulation was gazette on 21 March 2024 and the application of this regulation comes into force on 1 January 2024.
  - The progress charge method is as follows:
    a) Land Use Change

City Council	Municipal Council	District Council	Malaysia Vision Valley (MVV) Area
15% x increase in land value	15% x increase in land value	10% x increase in land value	15% x increase in land value

    b) Density Change

City Council	Municipal Council	District Council	Malaysia Vision Valley (MVV) Area
15% x increase in land value	15% x increase in land value	10% x increase in land value	15% x increase in land value

    c) Floor Area Change (plot ratio)

City Council	Municipal Council	District Council	Malaysia Vision Valley (MVV) Area
15% x increase in land value	15% x increase in land value	10% x increase in land value	15% x increase in land value

3.4 State Government Current Issues of Property

No.	State	Details
1.	Johor	• **Provision of affordable houses for the people of Johor either by ownership or rent** - Many developments that exist in Johor will provide economic spillover to the state of Johor. - Therefore, in addition to affordable housing and PPR, one of the state government's efforts to ensure that housing developers can provide homes at affordable prices to the people of Johor is to provide affordable homes for the people of Johor either through ownership or rental. It is a very important agenda in state government administration. - Most of these residential developments are promoted by private developers. In addition, this development is also provided by the Johor State GLC. - In order to ensure that housing developers can provide housing at affordable prices to the people of Johor, the State Government has already introduced the Johor Affordable Housing Policy which requires developers to build 60% of the free market housing component which is equivalent to building 40% of their affordable houses. - These Affordable Homes are also sold at prices starting from RM50,000 up to RM300,000 and this figure is much cheaper when compared to the price that should be sold at the market price - The types of housing construction projects that Johor can afford include: a) Component 40 % of Affordable Homes built by developers. b) Affordable houses built by the Johor State Government through the State GLC. c) Houses built by Central Government GLCs such as PR1MA and SPNB d) Transit houses or Government rental houses under the Johor State Government as well as the People's Housing Project or PPR under the KPKT. e) New house construction aid scheme namely Poor People's Housing Program (PPRT) under the Ministry of Rural and Regional Development and SPNB People Friendly Houses under the Ministry of Local Government Development. Rumah Kasih Johor Program under the Johor State Government.
		• **Loosen up the conditions of the Malaysian Second Home Program (MM2H) and increase rental rates in Singapore** - The relaxation of the conditions of the Malaysian Second Home Program (MM2H) and the increase in rental rates in Singapore have had a positive impact on the economy of the state of Johor, especially in the property sector - Here are some aspects that need to be paid attention to: a) Increase in Property Sales: Since the relaxation of MM2H conditions and the increase in rental rates in Singapore, property sales in Johor have increased. Many workers from Singapore and Singaporeans themselves buy real estate in this state. The relaxation of MM2H conditions is expected to further stimulate the real estate sector and help solve the problem of unsold properties. b) High Demand for Real Estate: With the latest revision to MM2H which reduced the minimum age limit to 30 years and eased the financial conditions of the state of Johor it is expected that there will be higher demand in the real estate sector. This means more investment activities and property purchases in the state of Johor. c) Encouragement to the Real Estate Industry: The announcement of the relaxation of MM2H conditions was welcomed by the state government, especially in helping to overcome the problem of unsold properties. With this, the real estate sector in Johor will continue to grow and benefit the state's economy. d) In conclusion, the relaxation of MM2H conditions and the increase in rental rates in Singapore have had a positive effect on property sales in Johor and the tourism sector in general.

No.	State	Details
2.	Melaka	• **Sufficient water supply project until 2050 through the following projects:** a) The Jernih Riverside Water Reservoir (TAPS) construction project in Alor Gajah District with a total reservoir capacity of 13,000 million liters. b) Melaka TAPS Construction Project in Tasik Biru Chinchin, Jasin District with a reservoir capacity of 25,000 liters. This project will be started in September 2023 and will be completed in 2026 which is abstracted through Sungai Kesang to Tasik Biru with a project cost of RM350 million ringgit. c) Krubong – Durian Tunggal Flood Mitigation Pool Upgrade Project as a Dual-Functional Flood Mitigation Pool and State Water Resource with a project cost of 603.7 million ringgit. d) Groundwater Resource Mapping and Development Project with a project cost of 3.8 million ringgit.
		• **Housing Facilities** **a) Affordable Housing Scheme** The State Government always encourages home ownership among the people of Malacca. Accordingly, the State Government provides 48,966 units of which 12,464 units have been completed, 18,509 units are under construction and 17,993 units have been approved and are in planning **b) People's Housing Program Scheme (PPR)** Through this scheme, 5 People's Housing Program projects have been implemented containing 1,818 units in Sungai Putat, Krubong, Tehel, Tangga Batu and Klebang and a new project in Bukit Katil with 20 units will be built in 2024. c) The State Government agreed to implement the Own Rent Scheme for tenants in PPR Tehel and Krubong and its implementation will be extended to PPR Tangga Batu, Klebang and Bukit Katil in 2024. **d) Rumahku Melaka Program** The Poor People's Housing Program scheme, which was previously known as Rumah Prihatin, has been rebranded as Rumahku Melaka Program which is supervised by the Melaka Housing Board. This program offers the construction of house units equipped with three bedrooms, one bathroom, living room and kitchen estimated at RM50,000 per unit. This program is under the corporate social responsibility (CSR) of the Melaka Housing Authority (Lembaga Perumahan Melaka - LPM) and it is given priority to the asnaf group, disaster victims and those who have been struck by misfortune with an allocation of 3 million ringgit. **e) Transit House Program** This program is provided for temporary use. There are 10 Transit House units that have been prepared in Kampung Padang Flats. Two (2) single house units have been developed and handed over in the states of Tanjung Bidara and Paya Rumput and will be expanded in each state in stages **f) The Bumiputera Property Fund** is an alternative to help the B40 group in the State of Melaka obtain housing loans to own their own houses and properties managed by Melaka Finance House.
		• **Industrial Area Readiness** • The State Government is preparing high impact industrial areas, including the following; **a) Mcorp Hi Tech Park i**s a new urban development in an area of 5,000 acres in Alor Gajah District involving the following industrial zones; i) Industrial development based on semiconductors, electricity and electronics; ii) Industries based on global distribution centers, logistics and warehousing; iii) Automotive industry, aerospace and shipping components; iv) Industrial and pharmaceutical facilities

No.	State	Details
		Phase 1 development covering an area of 2,692.4 acres involves the cooperation of the private sector with an estimated cost of 2.1 billion ringgit a) The German Technology Park (GTP) will be developed in an area of over 900 acres in Ayer Keroh. The development of phase 1 of 304 acres with a joint venture with the private sector is estimated to cost 227.8 million ringgits b) Elkay Industrial Area 2.0 offers Medium Industrial Development in the fields of Electric Vehicles and pharmaceuticals as well as High-Tech Industry which is a continuation of the 500-acre Phase 1 industrial area with an estimated Development cost of 424.6 million ringgit c) Melaka Seaside Economic Zone (M-Wez) has been given a new name which is Malacca Strait Seaside Economic Zone (SM-WEZ) in the 25,000 acres sea embankment area which includes 6 nuclei namely: i) Controlled Zone ii) Port of Malacca iii) Smart Logistics Nucleus iv) Digital Satellite Municipality v) Central Eco Business Park vi) Trade Nucleus vii) Halal Industry Development as the First Halal Industry Center in Malaysia through the Melaka Halal Hub in Serkam which provides factory space to assist in the process of obtaining Halal certification and Good Manufacturing Practices as well as promotional services on digital platforms.
		• **Effective Telecommunications System** • Free wi-fi connection at 20 public hotspots with a fee RM500 thousand ringgit for a period of 2 years. Focus areas include Taming Sari Tower, Klebang Square, Ayer Keroh Leypark Station, Sungai Melaka Square, Melaka Zoo, Selat Mosque and others. • The State Government also obliges housing developers to provide telecommunications sites in their respective project areas.
		• **Improvement of the Road Network system** • The Melaka State Government continues to improve road connections and new projects approved by the Federal Government for the year 2024 • The State Government has implemented the **No Right Turn** initiative from September 2023 to overcome traffic congestion during peak hours. This initiative is implemented in stages starting at the Hang Jebat Stadium intersection at Sungai Udang - Paya Rumput - Ayer Keroh (SPA Lebuh) and will continue to be implemented at the Melaka Mall Intersection, Kandang - Sungai Duyong Intersection and Petronas Ayer Keroh Intersection • The Melaka Car Free Zone has been implemented involving a 2.3 kilometer long route in the area around Bandar Hilir which involves the route at the Red Building, in front of Menara Taming Sari and the Declaration of Independence Memorial which will be closed to vehicles from 6pm to 12 midnight every Saturday. Melaka Car Free Zone has received the Gold Award and the Excellence Award for the Health and Wellbeing category related to Relaxation @ Bandar Hilir.
		• **Tourist Attraction Program** - The Year of Visiting Melaka 2024 will introduce Lucky Draw Coupons to tourists who stay at selected hotels in Melaka for 2 nights. Lucky draw every 3 months throughout Tahun Melawat Melaka 2024 - TMM2024. The prize provided is 4 cars based on the terms and conditions set - TMM2024 Discount Coupons are given throughout the year 2024 for tourist attractions in Melaka. - TMM2024 Family Package which includes 4 tourist locations namely Melaka River Cruise, Taming Sari Tower, Melaka Museum and Gallery as well as Melaka Zoo and Bird Park. - Various tour packages such as Heritage Packages and Golf Packages.

<table>
<tr><th>No.</th><th>State</th><th>Details</th></tr>
<tr><td>3.</td><td>Negeri Sembilan</td><td>

Implementation of Negeri Sembilan Land Regulations (Tax Revision, 2006) (Amendment) 2022

The Negeri Sembilan Government meeting which convened on 28 September 2022 and 31 May 2023 has decided to amend the Land Tax Rate Schedule, Negeri Sembilan Land Rules (Tax Review 2006) related to land tax rates for Malay Reserve Land and Customary Land as follows;

a) Malay Reserve Land
<table>
<tr><th>Category / Land Use</th><th>Annual Tax Rate, 2006 (Before Amendment)</th><th>Annual Tax Rate, 2022 (After Amendment)</th></tr>
<tr><td>Malay Reserve Land</td><td>Half (1/2) of annual tax rate for residential building</td><td>Half (1/2) of other annual tax in the above annual tax as applicable</td></tr>
</table>
b) Customary Land
<table>
<tr><th>Category / Land Use</th><th>Annual Tax Rate, 2006 (Before Amendment)</th><th>Annual Tax Rate, 2022 (After Amendment)</th></tr>
<tr><td>Customary Land</td><td>Half (1/2) of annual tax rate for residential building</td><td>Half (1/2) of other annual tax in the above annual tax as applicable</td></tr>
</table>

Setting Quota of 30% Ownership of local and Bumiputera citizens/ companies for industrial development category

The Negeri Sembilan Government Meeting (MMKNS) on 19 August 2020 held in relation to the Policy, Procedure and Investment Incentive Amendment Paper in Negeri Sembilan has decided to improve the policy for the industry/ enterprise category regarding 30% ownership by citizens/ locals. companies and set only 30% of the development area to be allocated to local companies including Bumiputera.
Land development that involves the development of the industrial/enterprise category must be set a quota of 30% of industrial/ enterprise lots developed for the ownership of local people/ companies and Bumiputera.
However, the price discount of 10% from the sale price is only subject to Bumiputera Lots.

Review of the premium payment rate when the application to change the actual condition of the land in the agricultural category is approved under section 124(1) of the National Land Code (ACT 828)

The set premium rate is at a nominal rate of RM500.00 per lot. The Negeri Sembilan Government Council (MMKN) decided to agree to set the premium payment rate after being approved to change the actual conditions of agricultural category land at RM100.00 per acre as below;

a) The premium rate of the application for conversion of real conditions of land in the agricultural category under Section 124(1) of the KTN or other land development approvals under Sections 124A, 204A-H. And 197 & 76 KTN which caused the conversion of real conditions of land in the agricultural category is RM 100.00 per acre
b) The premium payment rate on the approval of land development applications under Sections 124A, 204A-H and 197 & 76 KTN, which allows the maintenance of real conditions in the agricultural category remains at a nominal rate of RM500.00 per lot.
c) Exempted from premium payment on the approval of the application to park the category and the express conditions of the land in the agricultural category under Section 124(1) of the KTN or the approval of other land development under Sections 124A, 204A-H and 197 & 76 of the KTN which cause the occurrence of the category parking and real conditions of land in the agricultural category.

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

KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH UTARA

Separuh Pertama 2024

NORTHERN REGION PROPERTY MARKET REPORT

First Half 2024

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

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

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

Cawangan-cawangan Jabatan
Penilaian dan Perkhidmatan Harta

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

Valuation and Property Services Department
Ministry Of Finance
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Valuation and Property Services Department
Level 9, Perbendaharaan 2,
No. 7, Persiaran Perdana, Precinct 2
Pusat Pentadbiran Putrajaya
62592 Putrajaya
Telephone : 03 - 8886 9000
Telefax : 03 - 8886 9002
E-mail : jpph@jpph.gov.my

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

Branch offices of The Valuation and
Property Services Department

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

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

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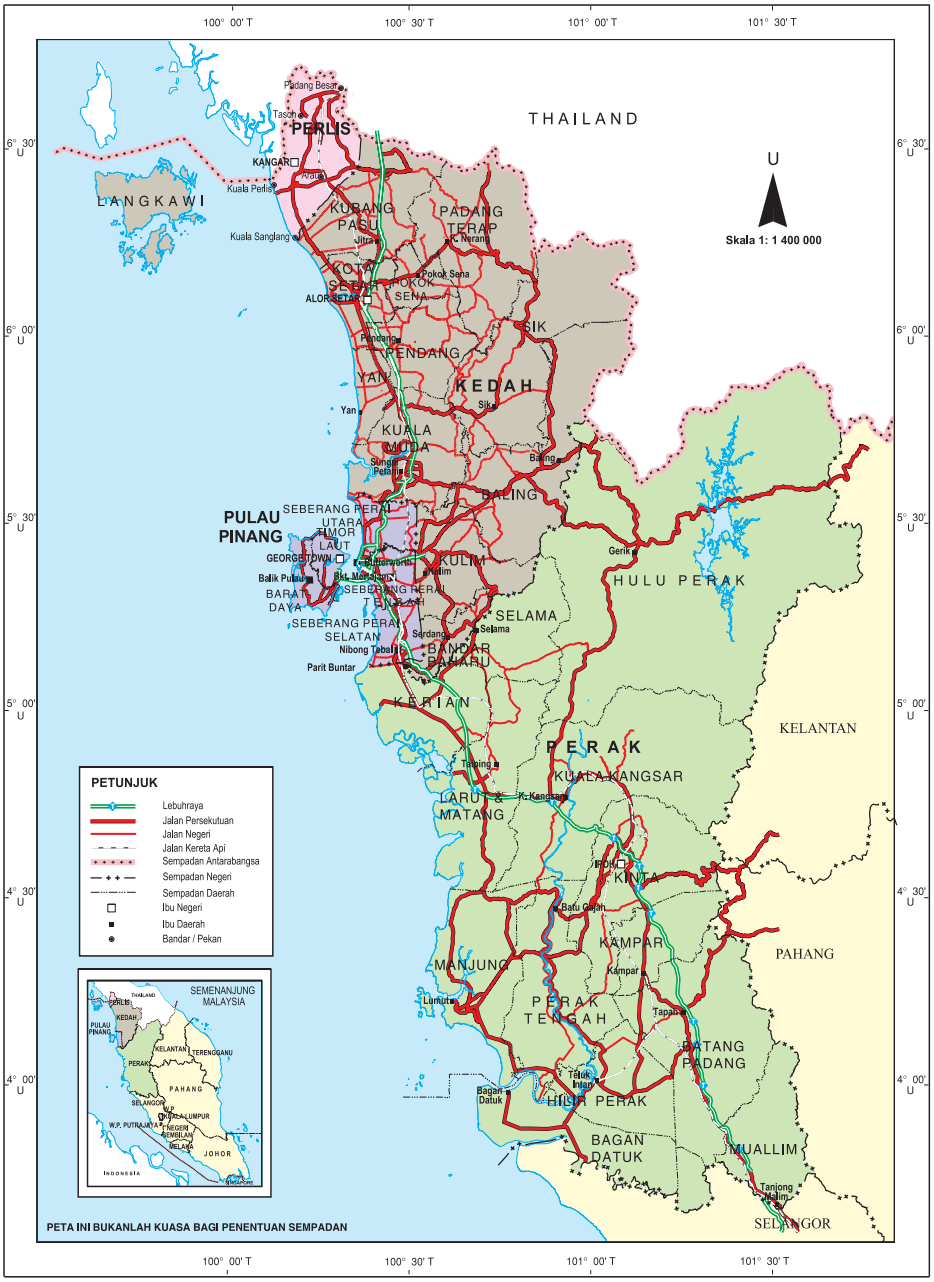
1 Northern Region Property Market Overview

2 Property Market Activity

3 Property Highlights

GLOSSARY

Apt	-	Apartment
AOR	-	Average Occupancy Rate
ARR	-	Average Room Rate
BNM	-	Bank Negara Malaysia
CBD	-	Central Business District
CCC	-	Certificate of Completion & Compliance
EDTP	-	Electrified Double Railway Track Project
FDI	-	Foreign Direct Investment
GDP	-	Gross Domestic Product
GFA	-	Gross Floor Area
IRDA	-	Iskandar Regional Development Authority
JPPH	-	Jabatan Penilaian dan Perkhidmatan Harta
KVMRT	-	Klang Valley Mass Rapid Transit
LRT	-	Light Rail Transit
MRT	-	Mass Rapid Transit
NAPIC	-	National Property Information Centre
NA	-	Not Available
p.m.t.	-	per metric tonne
p.s.f.	-	per square foot
p.s.m.	-	per square metre
SA	-	Serviced Apartment
SD	-	Semi-Detached House
SOHO	-	Small Office Home Office
SOVO	-	Shop Office Versatile Office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ALOR SETAR
POKOK SENA
Pokok Sena
SIK
PENDANG
YAN
Pendang
KEDAH
Sik
Yan
KUALA MUDA
Sungai Petani
Bandar
BALING
PULAU PINANG
SEBERANG PERAI UTARA
SEBERANG PERAI TIMOR LAUT
GEORGETOWN
Balik Pulau
BARAT DAYA
Bkt. Mertajam
SEBERANG PERAI TENGAH
SEBERANG PERAI SELATAN
Nibong Tebal
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Kampar
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Lumut
PERAK TENGAH
Tapah
BATANG PADANG
Tetak Intan
Bagan Datuk
HILIR PERAK
BAGAN DATUK
MUALLIM
Tanjong Malim
SELANGOR
PETUNJUK
Lebuhraya
Jalan Persekutuan
Jalan Negeri
Jalan Kereta Api
Sempadan Antarabangsa
Sempadan Negeri
Sempadan Daerah
Ibu Negeri
Ibu Daerah
Bandar / Pekan
SEMENANJUNG MALAYSIA
THAILAND
PERLIS
KEDAH
PULAU PINANG
KELANTAN
TERENGGANU
PERAK
PAHANG
SELANGOR
W.P. KUALA LUMPUR
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NEGERI SEMBILAN
MELAKA
JOHOR
INDONESIA
SINGAPORE
PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN

NORTHERN REGION

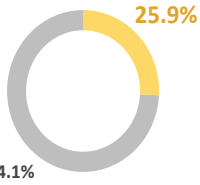
MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (H1 2024 vs H1 2023)

▲4.3% Volume **51,482** transaction Value **RM16.82** billion ▼-4.4%

	Units	Value	Units Change	Value Change
Residential	29,568	RM9.09 Billion	7.1%	10.1%
Commercial	3,243	RM2.83 Billion	-5.8%	-36.0%
Industrial	667	RM1.45 Billion	-11.4%	-7.6%
Agriculture	14,783	RM2.1 Billion	-1.1%	1.3%
Development Land & Others	3,221	RM1.35 Billion	23.2%	6.2%

Market Share between Regions (Volume)



	Residential	Commercial	Industrial	Agriculture	Development Land & Others
Construction Activity					
Completions	9,453	261	1,013	34	
Starts	7,519	228	380	58	
New Planned Supply	5,806	111	588	26	
Unsold Status					
Overhang	6,920 units @ RM3.31 billion	997 units @ RM0.55 billion	466 units @ RM0.46 billion	105 units @ RM0.09 billion	
Unsold Under Construction	18,227	334	1,366	47	
Unsold Not Constructed	2,388	128	934	0	

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH UTARA

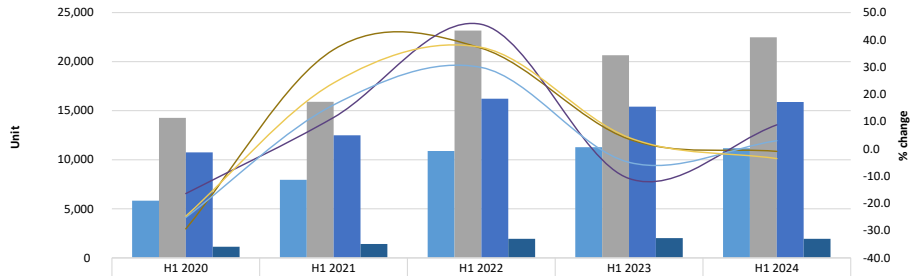
Prestasi pasaran harta tanah Wilayah Utara adalah sederhana pada H1 2024. Bilangan dan nilai transaksi menunjukkan prestasi bercampur - campur berbanding dengan H1 2023. Wilayah ini mencatatkan 51,482 transaksi bernilai RM16.8 bilion, menunjukkan peningkatan 4.3% dalam bilangan berbanding H1 2023 tetapi nilai menurun 4.4%. Digabungkan, keempat-empat negeri dalam wilayah ini membentuk masing-masing 25.9% dan 15.9% daripada bilangan dan nilai transaksi negara.

1.0 NORTHERN REGION PROPERTY MARKET OVERVIEW

The performance of the Northern Region property market was moderate in H1 2024. The volume and value of transactions showed a mixed performance compared to H1 2024. The region registered 51,482 transactions worth RM16.8 billion, showing a 4.3% increase in volume compared to H1 2023 but value decreased by 4.4%. Combined, these four states within the region formed 25.9% and 15.9% of the national volume and value transactions, respectively.

Chart 1

Overall Property Transactions Volume Trend H1 2020 – H1 2024



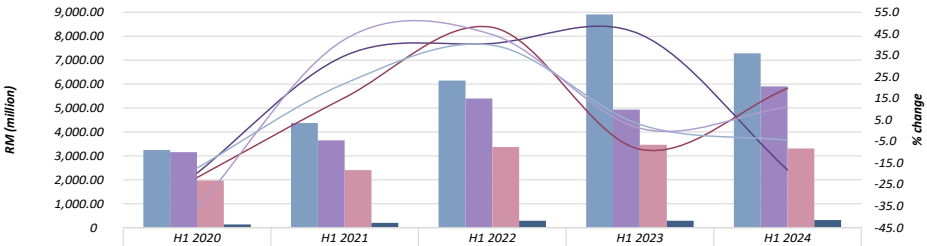
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pulau Pinang	5,836	7,959	10,898	11,285	11,181
Perak	14,266	15,907	23,174	20,652	22,472
Kedah	10,757	12,491	16,222	15,420	15,882
Perlis	1,138	1,413	1,939	2,019	1,947
Pulau Pinang	-29.3	36.4	36.9	3.6	-0.9
Perak	-16.4	11.5	45.7	-10.9	8.8
Kedah	-25.2	16.1	29.9	-4.9	3.0
Perlis	-24.7	24.2	37.2	4.1	-3.6

Aktiviti pasaran harta tanah di Perak dan Kedah menunjukkan trend kenaikan pada tempoh kajian, masing-masing meningkat (8.8%) dan 3.0%. Sementara dua negeri yang lain menunjukkan trend sebaliknya, menurun 3.6% di Perlis dan 0.9% di Pulau Pinang.

The property market activity for Perak and Kedah, showed an upward trend in the review period, increased (8.8%) and 3.0%, respectively. Meanwhile another two states showed the opposite trend, contracted 3.6% in Perlis and 0.9% in Pulau Pinang.

Chart 2

Overall Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pulau Pinang	3,245.48	4,375.51	6,149.19	8,906.08	7,285.03
Perak	3,159.35	3,644.46	5,393.66	4,930.62	5,902.95
Kedah	1,975.91	2,409.01	3,365.56	3,463.59	3,310.50
Perlis	139.37	198.43	287.02	290.30	322.29
Pulau Pinang	-19.7	34.8	40.5	44.8	-18.2
Perak	-21.7	15.4	48.0	-8.6	19.7
Kedah	-17.3	21.9	39.7	2.9	-4.4
Perlis	-35.9	42.4	44.6	1.1	11.0

Nilai transaksi menunjukkan pergerakan bercampur-campur yang sama dalam pada tempoh kajian. Perak meningkat sebanyak 19.7% dan diikuti Perlis (11.0%), manakala Pulau Pinang dan Kedah mengalami penurunan masing-masing sebanyak 18.2% dan 4.4%.

Transaction values showed similar a mixed movement in the review period. Perak increased by 19.7% and followed by Perlis (11.0%), while Pulau Pinang and Kedah experienced a drop of 18.2% and 4.4%, respectively.

Chart 3

Overall Property Transactions Volume Breakdown by State H1 2024

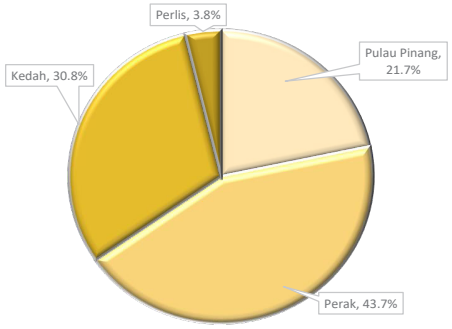
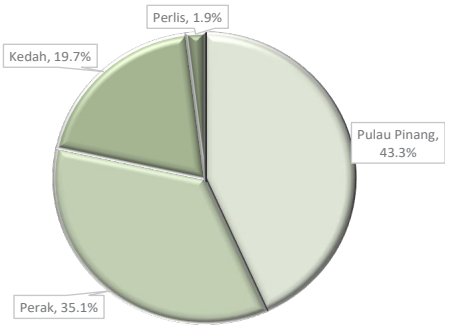


Chart 4

Overall Property Transactions Value Breakdown by State H1 2024



Mengikut negeri, Perak mencatat bilangan transaksi harta tanah tertinggi (22,472 transaksi) yang menyumbang 43.7% daripada jumlah keseluruhan transaksi di Wilayah Utara. Walau bagaimanapun, daripada segi nilai transaksi, Pulau Pinang mendahului wilayah ini dengan 43.3% (RM7.29 bilion) daripada jumlah keseluruhan.

By state, Perak recorded the highest volume of transactions (22,472 transactions), which contributed 43.7% of the Northern Region total transactions. However, in terms of transaction value, Pulau Pinang led the region with 43.3% (RM7.29 billion) of the total.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector H1 2024

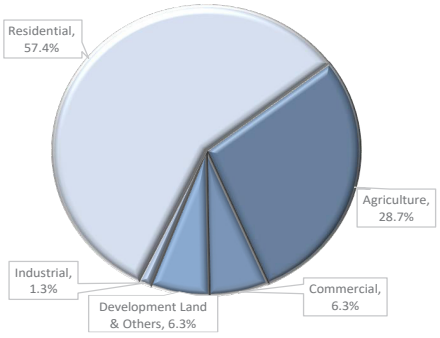
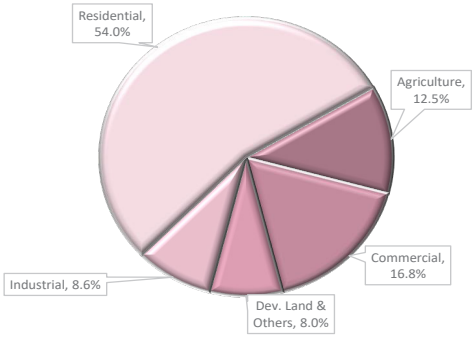


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2024



Di Wilayah Utara, transaksi bagi subsektor kediaman merupakan pindahmilik paling aktif, mencatatkan 57.4% (29,568 transaksi) daripada jumlah keseluruhan transaksi. Penyumbang utama transaksi kediaman adalah negeri Perak, Pulau Pinang dan Kedah. Begitu juga, subsektor kediaman menguasai nilai transaksi harta tanah keseluruhan wilayah ini dengan 54.0%.

For the Northern Region, residential property continued to be the most actively transacted sub-sector, representing 57.4% (29,568 transactions) of the total transactions. The main contributors to residential transactions were Perak, Pulau Pinang and Kedah. Likewise, the residential sub-sector dominated the region's overall property transaction value with 54.0%.

1.1 PROMINENT SALES

Table 1

Summary of Prominent Sales Recorded in H1 2024

No.	Property	Location	Transaction Year	Consideration (RM)
		Purpose-Built Office		
1.	LHDN Building	Lebuh Sungai Pinang, George Town, Pulau Pinang	2023	174,099,000
2.	Purpose-Built Office	Jalan Raja, Kota Setar, Kedah	2023	4,100,000
		Shopping Complex		
1.	Perda City Mall	Jalan Perda Timur, Bandar Perda, Seberang Perai Tengah, Pulau Pinang	2024	160,000,000
		Estate		
1.	Estate Land (44.77 hectares)	Sungai Limau, Jalan Selama, Selama, Perak	2023	16,357,000
2.	Estate Land (58.23 hectares)	RTP Langkor, Kuala Kangsar, Perak	2023	8,770,000
3.	Estate Land (47.99 hectares)	Jalan Kampung Baru Kejai, Baling, Kedah	2023	11,620,000
		Other Types		
1.	Hotel Courtyard	Jalan Macalister, Georgetown, Pulau Pinang	2024	165,000,000
2.	Hotel Syuen	Jalan Sultan Abdul Jalil, Kinta, Perak	2024	55,000,000
		Industrial		
1.	Vacant Land (First Grade) (Land area – 43,250 square metres)	Kawasan Industri Valor, Seberang Perai Selatan, Pulau Pinang	2023	60,520,000

2.0 AKTIVITI PASARAN HARTA

2.1 HARTA TANAH KEDIAMAN

Transaksi

Bilangan transaksi subsektor kediaman bertambah baik bagi negeri Perak dan Pulau Pinang, meningkat 16.2% dan 0.9%, manakala Perlis dan Kedah mengalami sebaliknya. menurun masing-masing sebanyak 18.0% dan 0.6%.

Dari segi nilai transaksi, negeri Perak menunjukkan kenaikan sebanyak 20.9%, diikuti oleh negeri Pulau Pinang sebanyak 7.3%. Sebaliknya, negeri yang lain menunjukkan trend penurunan, didahului Kedah (2.9%) dan Perlis (2.8%).

2.0 PROPERTY MARKET ACTIVITY

2.1 RESIDENTIAL PROPERTY

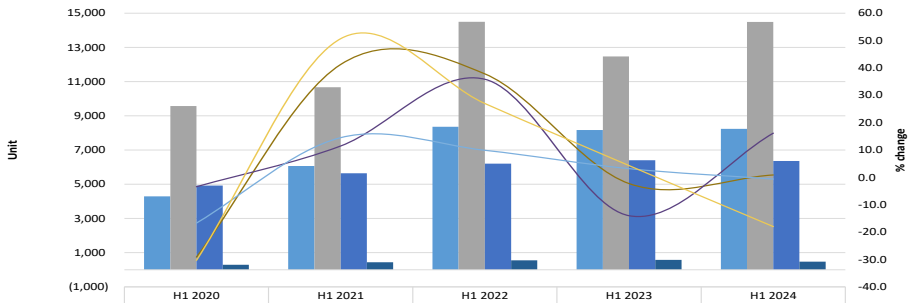
Transaction

The transaction volume for residential sub-sector improved for Perak and Pulau Pinang, which increased by 16.2% and 0.9%, while Perlis and Kedah experienced the opposite, dropped by 18.0% and 0.6%, respectively.

In terms of transaction value, Perak showed an increase of 20.9%, followed by Pulau Pinang by 7.3%. Contrarily, another two states showed a downward trend, led by Kedah (2.9%), and Perlis (2.8%).

Chart 7

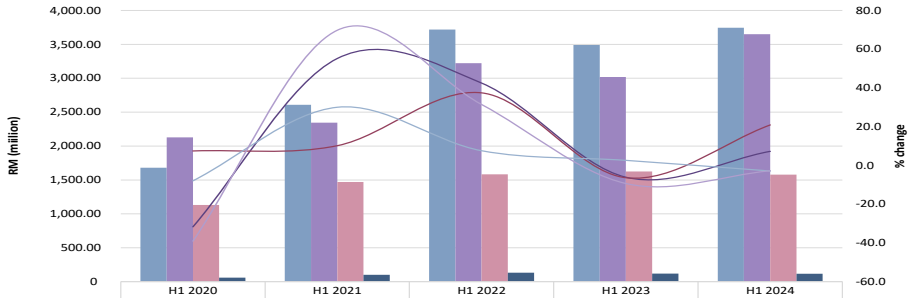
Residential Property Transactions Volume Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pulau Pinang	4,293	6,064	8,358	8,170	8,243
Perak	9,573	10,672	14,499	12,471	14,487
Kedah	4,928	5,644	6,203	6,401	6,363
Perlis	290	437	555	579	475
Pulau Pinang	-29.1	41.3	37.8	-2.2	0.9
Perak	-3.4	11.5	35.9	-14.0	16.2
Kedah	-16.7	14.5	9.9	3.2	-0.6
Perlis	-30.3	50.7	27.0	4.3	-18.0

Chart 8

Residential Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pulau Pinang	1,680.58	2,608.47	3,717.43	3,491.29	3,745.19
Perak	2,127.56	2,344.38	3,222.72	3,018.24	3,649.11
Kedah	1,131.41	1,471.25	1,582.89	1,624.32	1,577.75
Perlis	59.19	100.49	132.11	119.78	116.46
Pulau Pinang	-31.7	55.2	42.5	-6.1	7.3
Perak	7.5	10.2	37.5	-6.3	20.9
Kedah	-7.9	30.0	7.6	2.6	-2.9
Perlis	-39.1	69.8	31.5	-9.3	-2.8

Pelancaran Baharu

Prestasi pasaran utama di wilayah ini adalah sederhana berbanding H1 2023. Pelancaran baharu di Kedah meningkat sebanyak 57.5% manakala Pulau Pinang, Perlis dan Perak masing-masing menurun sebanyak 70.5%, 51.5% dan 33.0%.

Mengikut jenis harta tanah, rumah teres dua hingga tiga tingkat membentuk sebahagian besar pelancaran baharu di Pulau Pinang. Rumah teres setingkat pula membentuk sebahagian besar pelancaran baharu di Kedah. Sementara itu di Perlis, rumah berkembar setingkat merupakan penyumbang utama manakala kondominium/pangsapuri merupakan penyumbang utama kepada unit baharu dilancar di Perak.

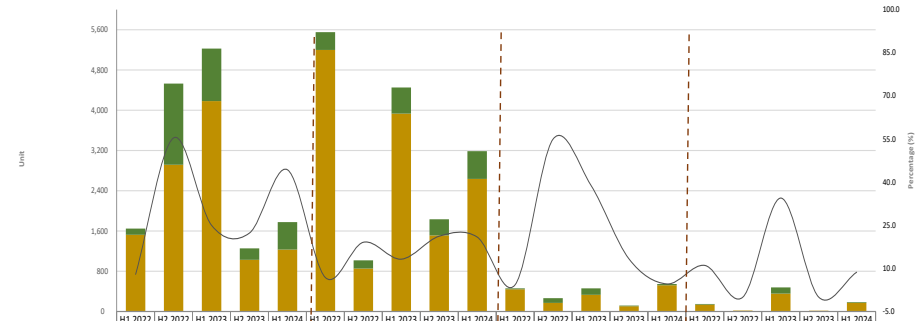
New Launches

The performance of the primary market in the region is moderate compared to H1 2023. New launches in Kedah increased by 57.5% while Pulau Pinang, Perlis and Perak decreased by 70.5%, 51.5% and 33.0% respectively.

By property type, two to three storey terraced houses formed the bulk of the new launches in Pulau Pinang. Single storey terraced houses make up the majority of new launches in Kedah. Meanwhile in Perlis, single storey semi-detached houses were the main contributors while condominiums/ apartments were the main contributors to newly launched units in Perak.

Chart 9

Residential Newly Launch and Sales Performance H2 2022 – H1 2024



	Pulau Pinang					Perak					Kedah					Perlis				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unit Sold	121	1,615	1,044	229	546	354	163	520	321	552	19	94	129	14	24	15	0	123	0	15
Unit Launches	1,526	2,916	4,181	1,027	1,232	5,198	854	3,932	1,511	2,636	441	171	332	105	523	136	19	357	15	173
Sales Performance (%)	7.9	55.4	25.0	22.3	44.3	6.8	19.1	13.2	21.2	20.9	4.3	55.0	38.9	13.3	4.6	11.0	0.0	34.5	0.0	8.7

Status Pasaran

Keadaan unit kediaman siap dibina tidak terjual kekal mencabar di Wilayah Utara. Perak merekodkan bilangan unit kediaman siap dibina tidak terjual tertinggi dalam negara, menyumbang 18.4% (4,161 unit) daripada jumlah keseluruhan. Di Kedah, bilangan unit dan nilai siap dibina tidak terjual terus meningkat pada tempoh kajian. Walaubagaimanapun, prestasi siap dibina tidak terjual di Perak dan Pulau Pinang bertambah baik apabila bilangan dan nilai menurun. Sementara itu, di Perlis prestasi siap dibina tidak terjual kekal tidak berubah.

Unit tidak terjual dalam pembinaan di Perak meningkat kepada 10,922 unit berbanding H2 2023. Walau bagaimanapun, keadaan unit tidak terjual di Perlis, Pulau Pinang dan Kedah telah berkurang masing-masing sebanyak 23.4%, 15.8% dan 10.7%. Keadaan unit belum dibina belum terjual kekal mencabar di Pulau Pinang, Perak dan Kedah kerana merekodkan bilangan belum terjual yang lebih tinggi berbanding H2 2023. Tiada unit belum terjual di Perlis.

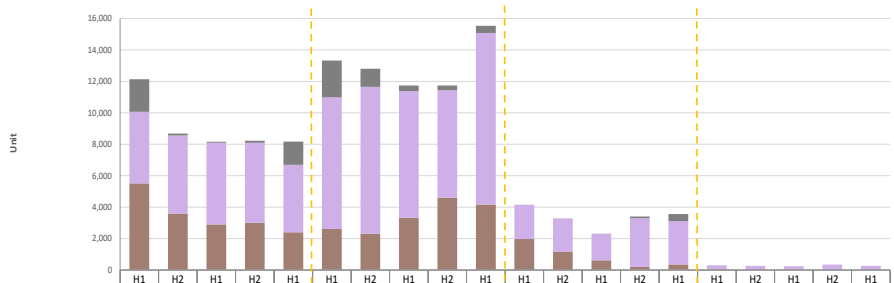
Market Status

The residential overhang situation remained challenging in the Northen Region. Perak recorded the highest number of residential overhang units in the country, accounting for 18.4% (4,161 units) of the national total. In Kedah, the number and value of overhang continued to increase in the review period. Nevertheless, the overhang performance in Perak and Pulau Pinang showed improved as the overhang units and value contracted. Meanwhile, in Perlis the overgang performance remained unchanged.

Unsold under construction in Perak increased to 10,922 units compared to H2 2023. However, the situation in Perlis, Pulau Pinang, and Kedah eased as unsold unit were reduced by 23.4%, 15.8% and 10.7% respectively. Unsold not constructed situation remains challenging in Pulau Pinang, Perak, and Kedah, as these states recorded a higher number of units compared to H2 2023. There were no unsold units in Perlis.

Chart 10

Residential Overhang and Unsold Units H1 2022 – H1 2024



	Pulau Pinang					Perak					Kedah					Perlis				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unsold Not Constructed	2,075	113	66	126	1,480	2,344	1,151	356	299	454	6	6	6	119	454	0	0	0	0	0
Unsold Under Construction	4,551	4,969	5,194	5,093	4,288	8,372	9,338	8,048	6,841	10,922	2,170	2,104	1,680	3,090	2,758	252	236	221	338	259
Overhang	5,508	3,593	2,901	3,001	2,400	2,611	2,312	3,333	4,598	4,161	1,971	1,174	619	199	353	47	29	26	6	6

Aktiviti Pembinaan

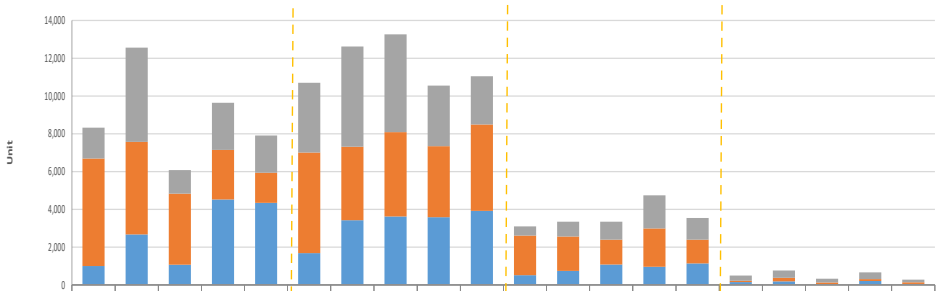
Aktiviti pembinaan berbeza-beza antara negeri-negeri di Wilayah Utara. Bilangan siap dibina bagi semua negeri meningkat berbanding dengan H1 2023. Mula dibina di semua negeri menurun kecuali Perak yang meningkat 2.4%. Penawaran baharu dirancang bagi negeri Pulau Pinang dan Kedah masing-masing meningkat sebanyak 57.6% dan 19.9% manakala Perak dan Perlis masing-masing menurun sebanyak 50.6% dan 30.1%.

Construction Activity

The construction activities varied among the states in the Northern Region. Completed units in all states as compared to H1 2022. Starts in all states decreased except for Perak, which increased by 2.4%. New planned supply for Pulau Pinang and Kedah increased by 57.6% and 19.9%, while Perak and Perlis dropped by 50.6% and 30.1%, respectively.

Chart 11

Residential Construction Activity Trend H1 2022 – H1 2024



	Pulau Pinang					Perak					Kedah					Perlis				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	1,637	4,992	1,249	2,497	1,969	3,698	5,303	5,177	3,207	2,557	482	777	953	1,747	1,143	274	383	196	354	137
Start	5,689	4,896	3,758	2,621	1,594	5,316	3,887	4,466	3,758	4,573	2,105	1,822	1,315	2,032	1,256	70	188	110	93	96
Completion	1,000	2,675	1,072	4,527	4,345	1,689	3,429	3,625	3,587	3,917	513	746	1,079	961	1,142	149	190	25	213	49

Table 2

Construction Activity of Residential in Northern Region H1 2024

State of Development / State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)	555,549	537,544	354,025	27,709
Incoming Supply (units)	26,733	39,154	17,485	1,056
Planned Supply (units)	18,640	41,866	12,428	2,021

Indeks Harga Rumah

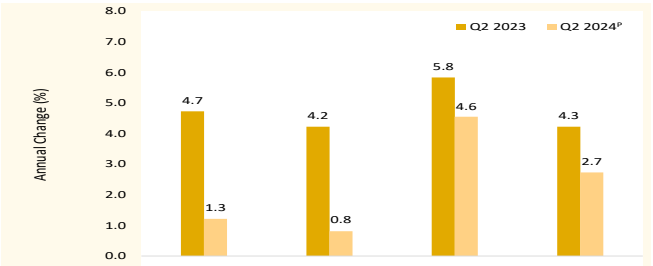
Secara keseluruhan, Indeks Harga Rumah di Wilayah Utara menunjukkan trend yang positif pada Q2 2024[P]. Kedah menunjukkan kenaikan tertinggi iaitu sebanyak 4.6% diikuti Perlis sebanyak 2.7%, Pulau Pinang sebanyak 1.3% dan Perak sebanyak 0.8%. Pulau Pinang merekodkan harga purata semua rumah tertinggi pada RM471,980, diikuti Kedah pada RM299,813, Perak pada RM266,582 dan Perlis pada RM235,399.

House Price Index

The All House Price Index in the Northern Region shows a positive trend in Q2 2024[P]. Kedah showed the highest increase of 4.6%, followed by Perlis by 2.7%, Pulau Pinang by 1.3% and Perak by 0.8%. Pulau Pinang recorded the highest average house price at RM471,980, followed by Kedah at RM299,813, Perak at RM266,582, and Perlis at RM235,399.

Chart 12

All House Price Index Annual Changes Q2 2023 & Q2 2024^{P}



YEAR		PULAU PINANG	PERAK	KEDAH	PERLIS
Q2 2023	Index Point	207.9	231.1	220.6	210.0
	Average House Price	RM466,153	RM264,520	RM286,783	RM229,246
Q2 2024^{P}	Index Point	210.5	232.9	230.7	215.6
	Average House Price	RM471,980	RM266,582	RM299,813	RM235,399

Sewa

Pasaran sewa kediaman bagi harta tanah bertanah di kawasan utama seperti George Town, Alor Setar dan Kangar, secara umumnya stabil. Di Ipoh, sewa meningkat dalam lingkungan 2.3% hingga 11.1% bergantung kepada lokasi skim perumahan. Bagi pasaran sewa kediaman bertingkat tinggi, kebanyakan negeri menunjukkan trend sewaan yang stabil secara amnya, kecuali strata unit di beberapa skim strata di Pulau Pinang dan Perak menunjukkan trend bercampur-campur.

Rental

The residential rental market for landed properties in city areas such as George Town, Alor Setar and Kangar, were generally stable. In Ipoh, the rental increased in the range of 2.3% to 11.1%, depending on the location of the housing schemes. For high-rise rental market, most of the states Ipoh showed a stable rental trend in general, except, for stratified units in several schemes in Pulau Pinang and Perak, which showed a mixed trend.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Subsektor komersial merekodkan 3,243 transaksi bernilai RM2.83 bilion pada tempoh kajian. Jumlah transaksi dan nilai menurun sebanyak 5.8% dan 36.0% berbanding dengan H1 2023.

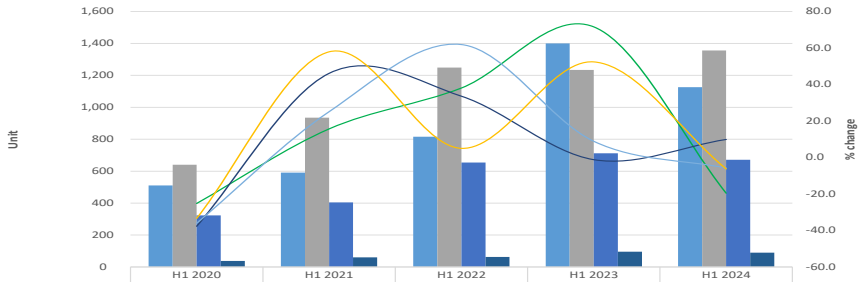
2.2 COMMERCIAL PROPERTY

Transaction

The commercial sub-sector recorded 3,243 transactions worth RM2.83 billion in the review period. The transaction volume and value decreased by 5.8% and 36.0% as compared to H1 2023.

Chart 13

Commercial Property Transactions Volume Trend H1 2020 – H1 2024



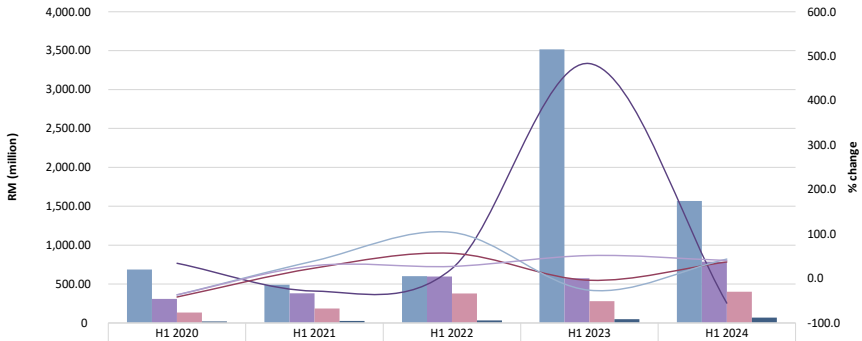
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pulau Pinang	511	591	816	1,400	1,126
Perak	640	935	1,249	1,234	1,356
Kedah	323	404	654	712	671
Perlis	38	60	63	96	90
Pulau Pinang	-25.2	15.7	38.1	71.6	-19.6
Perak	-37.7	46.1	33.6	-1.2	9.9
Kedah	-36.0	25.1	61.9	8.9	-5.8
Perlis	-33.3	57.9	5.0	52.4	-6.3

Nilai transaksi merekodkan peningkatan sebanyak 43.7% di Kedah, diikuti Perlis (40.5%) dan Perak (37.3%), manakala Pulau Pinang menurun sebanyak 55.4%.

Transaction value recorded an increase of 43.7% in Kedah, followed by Perlis (40.5%) and Perak (37.3%), while Pulau Pinang dropped by 55.4%.

Chart 14

Commercial Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pulau Pinang	686.57	492.63	602.58	3,516.08	1,568.85
Perak	309.12	381.67	598.03	574.56	788.58
Kedah	133.15	185.92	378.87	279.18	401.26
Perlis	20.02	25.81	32.83	49.80	69.98
Pulau Pinang	34.3	-28.2	22.3	483.5	-55.4
Perak	-41.6	23.5	56.7	-3.9	37.3
Kedah	-37.1	39.6	103.8	-26.3	43.7
Perlis	-36.4	28.9	27.2	51.7	40.5

a. Kedai

Transaksi

Subsektor kedai kekal sebagai penyumbang utama dalam pasaran harta tanah komersial di Wilayah Utara, merangkumi 72.2% (2,340 transaksi bernilai RM1.45 bilion) daripada jumlah transaksi harta tanah komersial (3,243 transaksi bernilai RM2.83 bilion). Mengikut negeri, Perak mendahului pasaran dengan syer 43.9%, diikuti Pulau Pinang (27.2%), Kedah (25.3%) dan Perlis (3.6%). Daripada segi nilai transaksi, Pulau Pinang memacu pasaran dengan syer 42.0%, diikuti Perak (37.9%), Kedah (16.3%) dan Perlis (3.8%).

Status Pasaran

Berbanding H2 2023, unit kedai siap dibina tidak terjual menurun di Wilayah Utara sebanyak 11.3%. Sejajar dengan itu, nilai siap dibina tidak terjual di Wilayah Utara turut menurun. Sebaliknya, unit kedai dalam pembinaan belum terjual merekodkan peningkatan sebanyak 7.7%. Tiada unit kedai belum dibina belum terjual di Kedah dan Perlis kecuali Perak dan Pulau Pinang masing-masing sebanyak 92 unit dan 36 unit.

a. Shop

Transaction

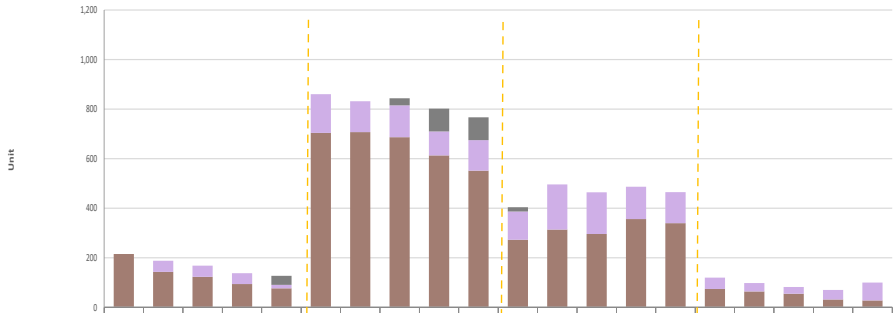
The shop sub-sector remained a key contributor to the commercial property market in the Northern Region, accounting for 72.2% (2,340 transactions worth RM1.45 billion) of the commercial property transactions (3,243 transactions worth RM2.83 billion). By state, Perak led the market with 43.9% share, followed by Pulau Pinang (27.2%), Kedah (25.3%) and Perlis (3.6%). In terms of transaction value, Pulau Pinang drove the market with 42.0% share, followed Perak (37.9%), Kedah (16.3%) and Perlis (3.8%).

Market Status

Against H2 2023, the shop overhang in the Northern Region decreased by 11.3%. Correspondingly, the overhang value also decreased in tandem. On the other hand, unsold under construction recorded an increase of 7.7%. No unsold not constructed units were recorded in Kedah and Perlis, except Perak and Pulau Pinang which with 92 units and 36 units, respectively.

Chart 15

Shop Overhang and Unsold Units H1 2022 – H1 2024



	Pulau Pinang					Perak					Kedah					Perlis				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unsold Not Constructed	0	0	0	0	36	0	0	29	92	92	17	0	0	0	0	0	0	0	0	0
Unsold Under Construction	0	45	45	44	14	156	125	128	97	123	114	182	168	131	125	46	34	27	38	72
Overhang	215	143	123	94	77	704	707	687	613	552	273	314	296	356	340	74	64	55	32	28

Aktiviti Pembinaan

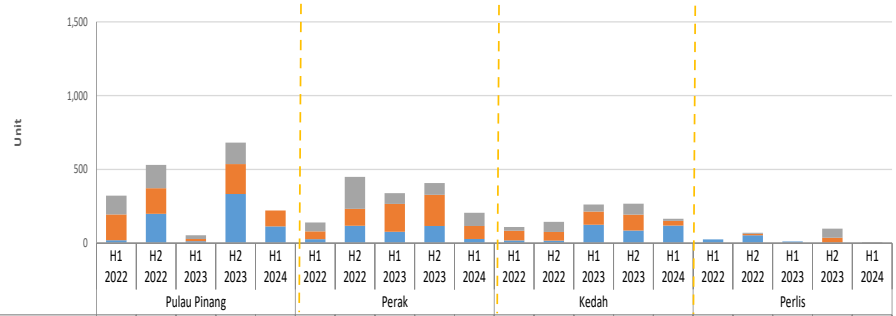
Aktiviti pembinaan berbeza-beza antara negeri-negeri di Wilayah Utara. Bilangan siap dibina bagi Pulau Pinang meningkat hampir lapan kali ganda berbanding dengan H1 2023. Sebaliknya, Perak dan Kedah masing-masing mencatat penurunan 63.6% dan 4.8% manakala tiada unit siap dibina di Perlis. Mula dibina di Pulau Pinang dan Perlis meningkat kecuali Kedah dan Perak masing-masing menurun 64.4% dan 53.4%. Penawaran baharu dirancang bagi di Perak dan Perlis turut meningkat, kecuali Kedah yang menurun 68.1% manakala tiada penawaran baharu dirancang bagi Pulau Pinang.

Construction Activity

The construction activities varied among the states in the Northern Region. The completion in Pulau Pinang increased almost eightfold compared to H1 2023. Contrarily, Perak and Kedah recorded a drop of 63.6% and 4.8%, respectively while there was no completion in Perlis. Starts in Pulau Pinang and Perlis increased except for Kedah and Perak, which decreased by 64.4% and 53.4%, respectively. The new planned supply for in Perak and Perlis also increased, except Kedah, which decreased by 68.1%, while there was no new planned supply in Pulau Pinang.

Chart 16

Shop Construction Activity Trend H1 2022 – H1 2024



	Pulau Pinang					Perak					Kedah					Perlis				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	127	158	24	145	0	60	217	73	80	90	26	68	47	74	15	0	7	0	62	6
Start	175	174	16	203	107	53	115	189	211	88	65	59	90	107	32	0	10	0	36	1
Completion	20	199	13	333	114	27	118	77	117	28	19	17	125	86	119	26	54	11	1	0

Table 3

Construction Activity of Shop in Northern Region H1 2024

State of Development / State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)	40,754	64,225	33,100	5,828
Incoming Supply (units)	1,084	2,147	853	301
Planned Supply (units)	1,809	3,260	790	851

Harga dan Sewa

Harga kedai di semua negeri secara amnya adalah stabil. Di Pulau Pinang, kedai sebelum perang dipindah milik pada harga RM1,100,000 hingga RM2,500,000 manakala di Perak, kedai sebelum perang dipindah milik pada harga RM200,000 hingga RM1,280,000 bergantung kepada lokasi dan saiz tanah.

Begitu juga pasaran sewa juga stabil secara keseluruhan. Di Pulau Pinang, sewa kedai tingkat bawah adalah stabil kecuali di luar pusat bandar yang menunjukkan pergerakan bercampur-campur. Kedai baharu dengan reka bentuk moden seperti Elevate @ Gravitas dan Juru Sentral mencatatkan harga sewa yang tinggi di antara RM5,000 hingga RM9,000 sebulan.

Price and Rental

Prices of shops in all states were generally stable. In Pulau Pinang, pre-war shop transacted at price ranging from RM1,100,000 to RM2,500,000 while in Perak, pre-war shop transacted at price ranging from RM200,000 to RM1,280,000 depends on location and land size.

Similarly, the rental market also stable across the board. In Pulau Pinang, ground floor shop rents were stable except outside city center showing a mixed movement. New shops with modern designs such as the Elevate @ Gravitas and Juru Sentral recorded high rental rates ranging from RM5,000 to RM9,000 per month.

b. Pangsapuri Khidmat/ SOHO

b. Serviced Apartment/ SOHO

Transaksi

Terdapat 144 transaksi pangsapuri khidmat/ SOHO bernilai RM90.33 juta direkodkan di Wilayah Utara. Bilangan transaksi menurun sebanyak 33.6% berbanding dengan H1 2023 (217 transaksi bernilai RM118.54 juta) manakala nilai transaksi pula menurun sebanyak 23.8%.

Transaction

There were 144 transactions worth RM90.33 million of service apartment/SOHO recorded in the Northern Region. The transaction volume increased by 33.6% compared to H1 2023 (217 transactions worth RM118.54 million), while the transaction value decreased by 23.8%.

Status Pasaran

Berbanding H2 2023, unit siap dibina tidak terjual bagi pangsapuri khidmat/ SOHO di Pulau Pinang menurun kepada 288 unit bernilai RM379.31 juta (H2 2023: 346 unit bernilai RM440.01 juta). Di Perak, unit siap dibina tidak terjual bagi pangsapuri khidmat/ SOHO meningkat kepada 135 unit bernilai RM65.86 juta (H2 2023: 28 unit bernilai RM7.02 juta). Berbanding Pulau Pinang dan Perak, didapati tiada unit siap dibina tidak terjual di Kedah dan Perlis. Sementara itu, unit dalam pembinaan belum terjual di Pulau Pinang menurun 10.0% kepada 1,366 unit manakala tiada unit dalam pembinaan belum terjual di Perak, Kedah dan Perlis. Unit belum dibina belum terjual di Pulau Pinang telah meningkat hampir dua puluh tujuh kali ganda kepada 934 unit manakala tiada unit belum dibina belum terjual di Perak, Kedah dan Perlis.

Market Status

Against H2 2023, the overhang for serviced apartment/ SOHO in Pulau Pinang decreased to 288 units worth RM379.31 million (H2 2023: 346 units worth RM440.01 million). In Perak, the overhang for serviced apartment/ SOHO increased to 135 units worth RM65.86 million (H2 2023: 28 units worth RM7.02 million). Compared to Pulau Pinang and Perak, there were no overhang in Kedah and Perlis. Meanwhile, unsold under construction in Pulau Pinang decreased by 10.0% to 1,366 units, while there were no unsold under construction units in Perak, Kedah and Perlis. Unsold not constructed in Pulau Pinang increased significantly by almost twenty seven fold to 934 units, while there were no unsold not constructed units in Perak, Kedah and Perlis.

Aktiviti Pembinaan

Aktiviti pembinaan baharu adalah bercampur-campur pada tempoh kajian. Pulau Pinang dan Perak masing-masing merekodkan 588 unit dan 196 unit dalam penawaran baharu dirancang. Kedah dan Perlis tidak merekodkan aktiviti baharu.

Construction Activity

The new construction activity was mixed in the review period. Pulau Pinang and Perak recorded 588 and 196 units in the new planned supply, respectively. Kedah and Perlis did not record any new activity.

Table 4

Construction Activity of Serviced Apartment/ SOHO in Northern Region H1 2024

State of Development / State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply (units)	13,459	2,610	637	0
Incoming Supply (units)	7,864	1,283	0	0
Planned Supply (units)	8,853	4,310	0	0

c. Kompleks Perniagaan

Transaksi

Tempoh kajian mencatatkan satu transaksi kompleks perniagaan di Wilayah Utara, iaitu Perda City Mall di Bandar Perda, Seberang Perai Tengah, Pulau Pinang.

Penghunian dan Ketersediaan Ruang

Kadar penghunian keseluruhan kompleks perniagaan di Wilayah Utara mencatat 77.2%, iaitu mengalami pertumbuhan 0.6% berbanding H1 2023. Mengikut negeri, Perak mengalami peningkatan kadar penghunian sebanyak 1.5%, diikuti Kedah sebanyak 0.4% dan Pulau Pinang sebanyak 0.2% manakala Perlis mengalami penurunan sebanyak 4.8%.

c. Shopping Complex

Transaction

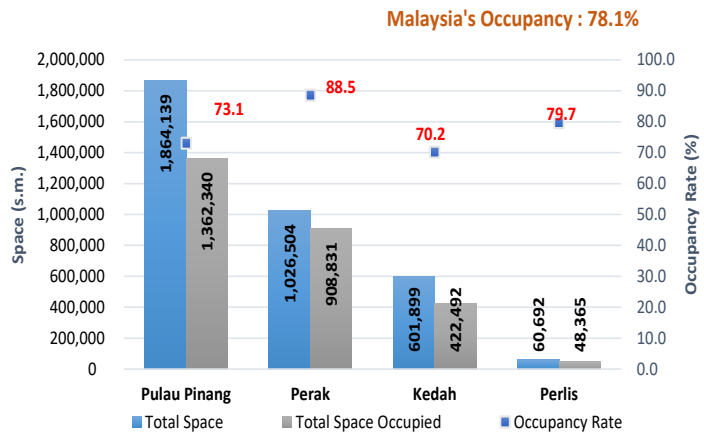
The review period recorded one transaction of shopping complex in the Northern Region, namely Perda City Mall in Bandar Perda, Seberang Perai Tengah, Pulau Pinang.

Occupancy and Space Availability

The overall occupancy rate for shopping complexes in the Northern Region recorded 77.2%, a growth of 0.6% compared to H1 2023. By state, Perak experienced an increase in occupancy rate of 1.5%, followed by Kedah by 0.4% and Pulau Pinang by 0.2%, while Perlis experienced a drop of 4.8%.

Chart 17

Supply and Occupancy of Shopping Complex H1 2024



Aktiviti Pembinaan

Satu bangunan baru siap dibina direkodkan di Wilayah Utara pada tempoh kajian, iaitu Econsave Temasek di Ipoh, Perak.

Construction Activity

One new completion was recorded in the Northern Region during the review period, namely Econsave Temasek in Ipoh, Perak.

Table 5

Construction Activity of Shopping Complex in The Northern Region H1 2024

State of Development / State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply	106 complexes (1,864,139 s.m.)	83 complexes (1,026,504 s.m.)	60 complexes (601,899 s.m.)	23 complexes (60,692 s.m.)
Incoming Supply	3 complexes (190,552 s.m)	2 complexes (10,338 s.m.)	0	4 complexes (34,256 s.m.)
Planned Supply	2 complexes (96,421 s.m.)	0	1 complex (15,045 s.m.)	0

Sewa

Pergerakan sewa ruang niaga adalah bercampur-campur bergantung kepada jenis dan lokasi harta tanah. Di Pulau Pinang, Lotus's Bukit Mertajam merekodkan peningkatan sewa dalam lingkungan 13.0% hingga 26.7% dan di Perak pula, Mydin Mall merekodkan peningkatan sewa dalam lingkungan 2.1% hingga 11.9%. Di Kedah dan Perlis, didapati kebanyakan kadar sewa masih kekal sama.

Rental

Rental movement in retail space showed mixed performance depending on the types and locations of the property. In Pulau Pinang, Lotus's Bukit Mertajam recorded a growth in rental ranging 13.0% to 26.7% and in Perak, Mydin Mall recorded a growth in rental ranging 2.1% to 11.9%. In Kedah and Perlis, the rental rates remained the same for most of the retail space.

Table 6

Pertinent Tenant Movements in Shopping Complex

No.	State	Shopping Complex	Estimated Space (s.m.)	Tenant Movement
1	Pulau Pinang	Penang Times Square	715.7	Move In
2		Gurney Paragon	2,100.0	Move In
3		1st Avenue	1,047.0	Move In
4		1st Avenue	-533.6	Move Out
5		Island Plaza	-1,390.0	Move Out

d. Pejabat Binaan Khas

Transaksi

Tempoh kajian merekodkan dua transaksi pejabat binaan khas di Wilayah Utara, iaitu Bangunan LHDN di George Town, Pulau Pinang dan sebuah Pejabat Binaan Khas di Bandar Kota Setar, Kedah.

Penghunian dan Ketersediaan Ruang

Segmen pejabat binaan khas menunjukkan prestasi yang bercampur-campur pada tempoh kajian. Kadar penghunian keseluruhan Kedah mencatat peningkatan sebanyak 0.6%, diikuti Perlis sebanyak 0.3% sementara negeri-negeri lain menunjukkan trend penurunan didahului oleh Perak (1.6%), diikuti Pulau Pinang (1.4%).

d. Purpose-Built Office

Transaction

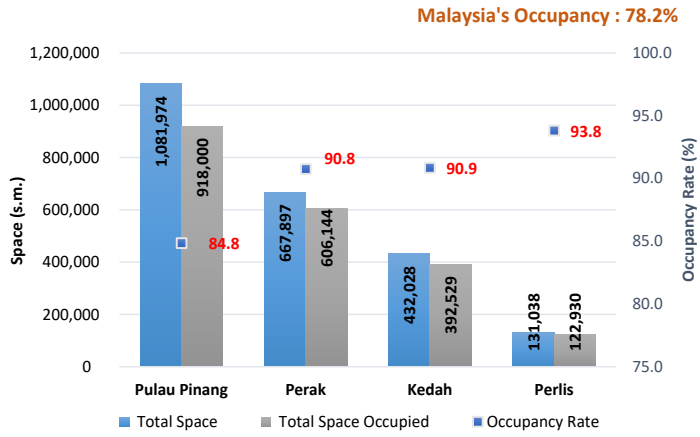
The review period recorded two transactions of purpose-built office in the Northern Region, namely LHDN Building in George Town, Pulau Pinang and a Purpose-Built Office in Bandar Kota Setar, Kedah.

Occupancy and Space Availability

The purpose-built office segment showed mixed performance within the review period. The overall occupancy rate in Kedah increased by 0.6%, followed by Perlis by 0.3%, while other states showed downward trend, led by Perak (1.6%), followed by Pulau Pinang (1.4%).

Chart 18

Supply and Occupancy of Purpose-Built Office H1 2024



Aktiviti Pembinaan

Aktiviti pembinaan baru adalah kurang aktif. Tiada bangunan siap dibina pada tempoh kajian.

Construction Activity

The new construction activity was less active. There was no completion during the review period.

Table 7

Construction Activity of Purpose-Built Office in Northern Region H1 2024

Stage of Development / State	Pulau Pinang	Perak	Kedah	Perlis
Existing Supply	208 buildings (1,081,974 s.m.)	226 buildings (667,897 s.m.)	110 buildings (432,028 s.m.)	52 buildings (131,038 s.m.)
Incoming Supply	4 building (76,693 s.m.)	4 buildings (20,027 s.m.)	0	2 buildings (25,085 s.m.)
Planned Supply	2 buildings (28,975 s.m.)	0	0	0

Sewa

Sewa bangunan pejabat binaan khas sebahagian besarnya stabil di Wilayah Utara dengan beberapa pengecualian. Di Perak, kenaikan sewa berlaku di Bangunan Lembaga Tabung Haji (10.2%), Menara Taiko (6.9%), Plaza Teh Teng Seng (6.8%-6.9%), Menara SSM Perak (5.6%) dan Bangunan KWSP (4.9%-5.4%). Hunza Tower Gurney Paragon mencatat sewa tertinggi di Wilayah Utara iaitu RM56.03 s.m.p.

Rental

Rentals of purpose-built offices were largely stable across the board, with a few exceptions. In Perak, rental increments were captured at Lembaga Tabung Haji Building (10.2%), Menara Taiko (6.9%), Plaza Teh Teng Seng (6.8%-6.9%), Menara SSM Perak (5.6%) and KWSP Building (4.9%-5.4%). Hunza Tower Gurney Paragon recorded the highest rental in the Northern Region at RM56.03 p.s.m.

Jadual di bawah menunjukkan senarai beberapa pergerakan penyewa yang direkodkan di Pulau Pinang.

Table below showed the list of some pertinent tenant movements recorded in Pulau Pinang.

Table 8

Tenant Movements in Purpose-Built Office

No.	State	Purpose-built Office	Estimated Space (s.m.)	Tenant Movement
1.	Pulau Pinang	Bangunan Hasil	7,717.0	Move In
2.		MARA	1,906.0	Move In
3.		Bangunan KWSP	-1,455.0	Move Out
4.		MARA	-1,835.0	Move Out
5.		Wisma MTT	-3,265.0	Move Out
6.		Burma Place	-1,249.0	Move Out
7.		Dewan Perniagaan Melayu Building	-5,927.0	Move Out

e. Harta Tanah Riadah

Transaksi

Tempoh kajian menyaksikan lima transaksi di Wilayah Utara iaitu Hotel Fuhow di Bandar Butterworth, Seberang Perai Utara, Pulau Pinang, Hotel Courtyard di Georgetown, Pulau Pinang, Hotel Syuen di Kinta, Perak, 88 Resort Villa Riadah di Manjung, Perak dan chalet di Bandar Kuah, Langkawi.

Aktiviti Pembinaan

Dalam subsektor riadah, Wilayah Utara merekodkan sebuah hotel dalam penawaran baharu dirancang di Perak pada tempoh kajian. Hotel tersebut akan menawarkan 303 bilik apabila siap dibina nanti.

e. Leisure Property

Transaction

The review period saw five transactions in the Northern Region, which are Hotel Fuhow in Bandar Butterworth, Seberang Perai Utara, Pulau Pinang, Hotel Courtyard in Georgetown, Pulau Pinang, Hotel Syuen in Kinta, Perak, 88 Resort Villa Riadah in Manjung, Perak, and a chalet in Bandar Kuah, Langkawi.

Construction Activity

In the leisure sub-sector, the Northern Region recorded one hotel under new planned supply in Perak during the review period. The hotel offers 303 rooms in total once completed.

2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian kekal sebagai subsektor kedua terbesar selepas kediaman dengan 14,783 transaksi, menyumbang 28.7% daripada transaksi harta tanah di wilayah ini. Kedah merupakan penyumbang utama dalam aktiviti pasaran pertanian dengan 6,903 transaksi, diikuti Perak dengan 6,065 transaksi, Perlis dengan 980 transaksi dan Pulau Pinang dengan 835 transaksi.

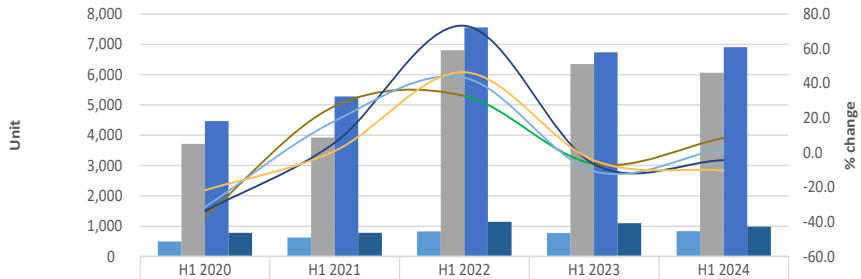
2.3 AGRICULTURE PROPERTY

Transaction

The agriculture sub-sector remains the second leading sub-sector after residential, with 14,783 transactions, accounting for 28.7% of the region's property transactions. Kedah was the main contributor to agriculture market activity with 6,903 transactions, followed by Perak with 6,065 transactions, Perlis with 980 transactions, and Pulau Pinang with 835 transactions.

Chart 19

Agriculture Property Transactions Volume Trend H1 2020 – H1 2024



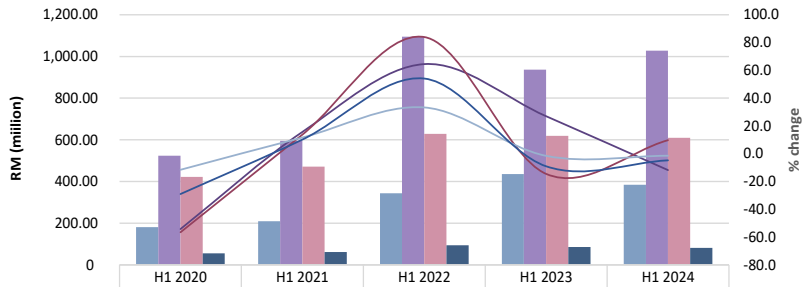
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pulau Pinang	490	621	824	770	835
Perak	3,718	3,927	6,802	6,345	6,065
Kedah	4,464	5,276	7,553	6,736	6,903
Perlis	776	783	1,146	1,094	980
Pulau Pinang	-36.9	26.7	32.7	-6.6	8.4
Perak	-33.8	5.6	73.2	-6.7	-4.4
Kedah	-31.5	18.2	43.2	-10.8	2.5
Perlis	-21.8	0.9	46.4	-4.5	-10.4

Subsektor pertanian merekodkan nilai transaksi RM2.10 bilion bersamaan 12.5% daripada jumlah nilai transaksi di wilayah ini. Kesemua negeri mencatatkan penurunan nilai transaksi diterajui oleh Pulau Pinang (11.8%), Perlis (4.8%) dan Kedah (1.4%), manakala Perak mencatatkan peningkatan sebanyak 9.7%.

The agriculture sub-sector recorded RM2.10 billion transactions value equivalent to 12.5% of total transactions value in the region. All the states recorded a drop of value led by Pulau Pinang (11.8%), Perlis (4.8%) and Kedah (1.4%), while Perak recorded an increase of 9.7%.

Chart 20

Agriculture Property Transactions Volume Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pulau Pinang	180.58	208.87	343.50	436.17	384.67
Perak	523.55	595.39	1,095.34	936.33	1,027.56
Kedah	422.48	471.68	628.78	619.14	610.20
Perlis	55.55	61.20	94.31	85.77	81.69
Pulau Pinang	-54.2	15.7	64.5	27.0	-11.8
Perak	-56.5	13.7	84.0	-14.5	9.7
Kedah	-11.6	11.6	33.3	-1.5	-1.4
Perlis	-29.0	10.2	54.1	-9.1	-4.8

Harga

Harga tanah pertanian pada umumnya stabil dengan sedikit pergerakan harga direkod di kawasan tertentu. Di Perlis, transaksi tanah padi kelas 1 kekal aktif dan mencatatkan kenaikan harga dalam lingkungan 3.0% hingga 19.5% berbanding H2 2023. Transaksi tanah kelapa sawit dan getah adalah aktif di Perak dan

Price

Prices of agriculture property were stable overall, with marginal price movements recorded in certain areas. In Perlis, paddy class 1 remained active, with price appreciation recorded in the range of 3.0% to 19.5% compared to H2 2023. Oil palm and rubber land's transaction was active in Perak and recorded

mencatatkan pergerakan harga yang bercampur-campur bergantung kepada lokasi tanah. Transaksi tanah dusun, getah, kelapa sawit dan padi adalah aktif di Kedah dan mencatatkan pergerakan harga yang stabil.

mixed price movement depending on the location of the land. Orchard, rubber, oil palm and paddy land's transactions was active in Kedah and recorded stable price movement.

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure	Description	Current Development Status
1.	Bayan Lepas Light Rail Transit (BLLRT)	- Location: Penang Island - Connecting areas: The LRT line will start from Penang International Airport (PIA) until Tanjung Bungah. - Length: 29.0 kilometres - Descriptions: The length of the LRT line is 29.0 km and comes with 27 stations. It will become the main North-South rail backbone on the island.	Proposal Stage
2.	Tun Dr Lim Chong Eu Expressway - Air Itam Bypass (Package 2)	- Location: Penang Island - Connecting areas: Ayer Itam to Lebuh Raya Tun Dr Lim Chong Eu (LCE) - Length: 6.0 kilometres - Project cost/ Estimating cost: RM851 million - Descriptions: The expressway will become an alternative route that connects the northern and southern parts of the Island as well as to reduce traffic congestion.	Under construction and expected to be completed in Q1 2025
3.	Penang South Reclamation (PSR) Project – Silicon Island	- Location: South of Penang Beach, 22 kilometers from George Town - Land Area: 920 hectares - Project Duration: 10 – 15 years for reclamation work - Project cost/ Estimating cost: 1) RM6 billion for the reclamation process 2) RM2.5 billion for infrastructure - Descriptions: Green Tech Park (GTP) and the Heart of the Island (HOTI) are components of Silicon Island that would serve as the economic catalyst and new tourism product for Penang.	Under construction
4.	Penang Technology Park	- Location: Seberang Perai Selatan, Pulai Pinang - Land area: 356 hectares - Gross Development Value: RM4.2 billion - Descriptions: Penang Technology Park consists of light and medium industries, including sectors that involved in the electronics & electrical, semiconductor, optoelectronic and biotechnology etc.	Proposed Development
5.	Lumut Maritime Terminal (LMT 2)	- Location: Batu Undan, Segari, Lumut, Perak - Land Area: 90 hectares - Gross development value: RM282 million.	Under Construction and expected to be completed by 2026
6.	Taiping Solar PV Park II	- Location: Taiping, Perak - Land area: 96,000 square metres - Gross Development Value: RM30 million - Developer : Toyo Tyre Malaysia Sdn. Bhd. - Descriptions: The installation of solar on the roof of the Toyo Tire Factory in the industrial area involving 26,044 solar panels covering an area of 96,000 square meters aims to encourage the use of renewable energy and make Perak one of the low carbon states by 2030.	Under construction and expected to be completed by 2025.

No.	Infrastructure	Description	Current Development Status
7.	By Pass from Pelubang Water Treatment Plant (Piping)	- Location: Pelubang, Kubang Pasu, Kedah - Connecting areas: LRA Pelubang to Kuala Kedah (Kampung Tepi Laut, Kampung Tengku Laksamana, Taman Bersatu, Pekan Kuala Kedah and other residential schemes). - Project cost/ Estimating Cost: RM431 million - Descriptions: Part of upgrading Pelubang Water Treatment Plant.	Under construction and expected to be completed by 2024
8.	Bukit Selambau Water Treatment Plant Upgrading Project	- Location: Kuala Muda District - Land area: 9.054 hectare (Bukit Lembu) & 0.512 hectare (Merbok) - Gross Development Value: RM129.4 million - Descriptions: (i) Upgrade from 30 MLd to 70.0 MLd	Under construction
9.	Darulaman Lagenda	- Location: Persiaran Amanjaya - Land Area: 233.43 acres - Developer: BDB Lagenda Sdn Bhd. - Descriptions: 3 phases (More than 2,500 units)	Under construction
10.	Perlis Inland Port – Bonded Road (CVIA)	- Location: Padang Besar / Chuping, Perlis - Land area: 2,482 acres - Project cost/ Estimating Cost: RM103.82 million - Developer: The Northern Implementation Authority (NCIA) - Descriptions: Bonded Road	Under construction Project status: 15% completed.
11.	Kangar Sentral	- Location: Seriab, Perlis - Land area: 5.41 acres - Project Cost/ Estimating Cost: RM32 million - Descriptions: A new integrated bus terminal with facilities for the public such as food stalls, waiting area, public toilet and more..	Under construction
12.	Sanglang Integrated Jetty	- Location: Sanglang, Perlis - Land area: 203 acres - Project Cost/ Estimating Cost: RM1.8 billion - Developer: Mutiara Perlis Sdn. Bhd. - Descriptions: Listed in the NCER Strategic Development Plan by Northern Corridor Implementation Authority. - Components: • Cargo & Container Terminal (Nucleus) • Ships Repair and Overhaul (MRO) Maintenance Centre • Cruise ship terminal - Free Trade Zone (FTZ)	Proposal Stage

3.2 Mega Project

Development Projects

No.	Development	Description	Current Development Status
1.	Andaman Island	- Location: Seri Tanjung Pinang, Tanjung Tokong - Land area: 760 acres - Estimated Gross Development Value: RM17 billion - Developer: Eastern & Oriental Bhd (E&O) - Descriptions: Adaman Island is named after the sea that surrounds it. It is a 760 acres island and the island will be an integrated township built based on six core pillars, namely housing, education, shopping, health and well-being, work, and sustainability.	Under Construction
2.	Setia Fontaines Township	- Location: North of Seberang Perai, Pulau Pinang - Land area: 1,691 acres - Estimated Gross Development Value: RM12 billion - Developer: SP Setia Berhad - Description: It is an integrated development that will include residential and commercial development including office space, a trade centre, warehousing, a technological hub, shopping centres, F&B, a convention centre, a hotel, and a leisure area.	Under construction
3.	The Light Waterfront Penang	- Location: Penang Island - Land area: 152 acres - Estimated Gross Development Value: RM6.5 billion - Developer: IJM Perennial Development Sdn Bhd - Descriptions: The Light Waterfront Penang development, which was first launched in 2009 and comprises three phases. It will have residential, recreational, business, entertainment, retail, hospitality and commercial components. Phase 1 comprises 42 acres of residential development in which a total of 1,177 units of high-end residential units have been completed. Phase 2 is a 103-acre mixed-use development, while Phase 3 is a 7-acre Seafront Park.	Under Construction
4.	Eco Horizon	- Location: Simpang Ampat, Pulau Pinang - Land area: 300 acres - Estimated Gross Development Value: RM7 billion - Developer: Eco World Development Berhad - Descriptions: Eco Horizon project serves as the latest benchmark township in Penang which boasts a 300-acre master-planned mixed development and located strategically off the primary interchange linking the 2nd Penang Bridge to the North South Highway.	Under Construction
5.	Automative High Technology Valley (AHTV)	- Location: Proton City, Tanjung Malim, Perak. - Land area: 160 hectares - Gross Development Value: RM40 billion - Developer: DRB-Hicom Bhd dan Zhejiang Geely Holding Group Co. Ltd. (Geely) - Descriptions: The Automative High Technology Valley (AHTV) will be a hub for tropical-based research and development (R&D) of high-tech automotive components.	Proposal Stage

No.	Development	Description	Current Development Status
6.	Automative High Technology Valley (AHTV) Township	- Location: Proton City, Tanjung Malim, Perak. - Land area: 400 acres - Gross Development Value: RM3.0 billion - Developer: PGF Capital Berhad & Malvest Properties Sdn Bhd. - Descriptions: The project also includes 245.3 acres of agriculture plantations, 53.4 acres for aquaculture activities, 295.5 acres for eco-tourism, 58.2 acres for an eco-retreat, and 71.7 acres for lifestyle communities, including a retirement and wellness village consist of 6,000 residential and commercial units.	Proposal Stage
7.	Ipoh Raya Integrated Park	- Location: Ipoh, Perak. - Land area: 832.38 acres - Gross Development Value: RM5 billion - Developer: MRCB Land (Malaysian Resources Corporation Berhad) - Descriptions: The Ipoh Raya Integrated Park will consist of agro-based industrial hub, a logistics hub, managed industrial park 1, 2, and 3, accommodation facilities, technical and vocational education and training facilities.	Phase 1 is expected to be completed by 2028 and the whole project is expected to be completed by 2043.
8.	Langkawi Premium Outlet	- Location: Padang Mat Sirat, next to Langkawi Airport, Kedah - Gross Development Value: RM613.7 million - Developer: Bina Darulaman Bhd (BDB) - Descriptions: (i) Shopping complex (ii) Hotel (iii) Theme Park - Residential	<u>Phase 1</u> Completed <u>Other Phase</u> Expected to be completed by 2026
9.	Hospital Sultanah Maliha, Langkawi	- Location: Bukit Tekoh, Kuah - Land area: 53 hectares - Gross Development Value: RM429 million - Descriptions: i) Components: Additional of building in Hospital Sultanah Maliha with capacity 220 beds includes: - Medical and non-medical equipment - ICT equipment - 40 units of staff quarters (Class G) - Multi Storey Parking	Under construction and expected to be completed in Q2 2025. Project status: 26% completed
10.	Sekolah Menengah Kebangsaan Bohor Jaya	- Location: Bukit Kemboja - Gross Development Value: RM59 million - Descriptions: i) A 3-storey Administration Building ii) A 30 classroom Academic Building	Under construction and expected to be completed in Q1 2025. Project status: 40% completed
11	Pusat Kanser Wilayah Utara	- Location: Aman Jaya, Sungai Petani - Land area: 60 acres - Project cost/ Estimating Cost: RM500 million - Descriptions: i) Components : Pusat Cancer Wilayah Utara with capacity 200 beds includes: - Radiotherapy anda Oncology (56 beds - male and 56 beds - female) - Pediatric / adolescent (28 beds) - Palliative / MDC (10/10) (20 beds) - Nuclear Medicine (12 beds) - First Class (multidiscipline) (20 beds) - ICU/HDW (8 beds)	Expected to be completed in Q2 2025

No.	Development	Description	Current Development Status
12.	Chuping Valley Industrial Area (CVIA)	- Location: Chuping, Perlis - Land area: - Phase 1: 440 acres (State lands) - Phase 2: 2,042 acres (State lands) - Development Cost: RM200.98 million (Phase 1) - Developer: The Northern Corridor Implementation Authority (NCIA) - Descriptions: Phase 1: 2 – new commercial plot, detached factory and green manufacturing.	Under construction
12.	Pavilion Padang Besar	- Location: Padang Besar, Perlis - Land area: 9.855 acres - Gross Development Value: RM30.3 million - Developer: PZS Development Sdn. Bhd. - Descriptions: The project comprises 11 blocks of building containing shop lots, food outlets and parking spaces.	Under construction
13.	Chuping Agro Valley – Integrated Dairy Farm	- Location: Chuping, Perlis - Land area: 3,258 hectares - Investment Value: RM2.0 billion - Developer: FGV Holdings Bhd & FELCRA - Descriptions: - Consists of 2,800 hectares corn field, 300 hectares cattle farm and milking parlor and 30 hectares milk factory. Listed in the NCER Strategic Development Plan by Northern Corridor Implementation Authority	Proposal Stage
14.	Plazaria Padang Besar	- Location: Padang Besar, Perlis - Land area: 0.577 acres - Gross Development Value: RM5.83 million - Developer: PENS Holding Sdn. Bhd. - Descriptions: The project comprises of shops and kiosk, pedestrian walkway, open space, toilet, surau, management office and public facilities.	Under construction
15.	Kangar Jaya Mall (C-Mart 3)	- Location: Lot 20683, Mukim Seriab, Bandar Baru Kangar Jaya, Perlis. - Land area: 5.0818 Hektar - Developer: C-Mart 3 Sdn. Bhd. - Descriptions: - The construction of a 3 storey supermarket consisting of a multi-storey car park, a theatre, a multi-purpose hall and other facilities	Under construction Project status: 55% completion.

3.3 State Government Policy

No	State	Description
1.	Perak	The issuance of Garis Panduan Piawaian Perumahan Negeri Perak guideline. This guideline is issued again after it was issued in 2019. The guideline acts as a reference for the Local Authorities and technical agencies of the State of Perak to plan and control the development of all types of housing. In addition, it is easier for developers to design layouts and provide public facilities and infrastructure.
2.	Kedah	**Major Development driven by high impact project** (a) Koridor Bandar Sempadan, in the district of Kubang Pasu and Padang Terap (b) Kedah Aerotropolis, in the district of Kuala Muda (c) Bandar Teknologi, in the district of Kulim (d) Pembangunan Tenaga dan Pelabuhan, in the district of Yan.
3.	Perlis	**1) Perlis Land Rules 1987** - Amendment of the Perlis Land Rules 1987 is in the process of revising rates and service fees in Perlis. **2) Perlis State Property Development Policy (2024 Amendment)** - Among the essences of the Perlis State Real Estate Development Policy are as follows:- a) The selling price of affordable houses (landed) is between RM80,000.00 to RM180,000.00 b) The sale price of affordable houses (strata) is between RM80,000.00 to RM150,000.00 c) Construction of affordable houseing is 30% of the total land area developed or levy payment (affordable housing replacement money) of RM75,000.00 per unit. d) The selling price of affordable shops is below RM200,000.00 per unit (20% of the number of shop units built).

KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA WILAYAH PANTAI TIMUR

Separuh Pertama 2024

EAST COAST REGION PROPERTY MARKET REPORT

First Half 2024

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

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

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

Cawangan-cawangan Jabatan
Penilaian dan Perkhidmatan Harta

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

Valuation and Property Services Department
Ministry Of Finance
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Valuation and Property Services Department
Level 9, Perbendaharaan 2,
No. 7, Persiaran Perdana, Precinct 2
Pusat Pentadbiran Putrajaya
62592 Putrajaya
Telephone : 03 - 8886 9000
Telefax : 03 - 8886 9002
E-mail : jpph@jpph.gov.my

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

Branch offices of The Valuation and
Property Services Department

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National Property Information Centre (NAPIC)

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

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1 East Coast Region Property Market Overview

2 Property Market Activity

3 Property Highlights

GLOSSARY

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

THAILAND
PERAK
SELANGOR
NEGERI SEMBILAN
MELAKA
JOHOR
KELANTAN
TERENGGANU
PAHANG
JELI
KUALA KRAI
GUA MUSANG
JAJAHAN KECIL LOJING
CAMEROON HIGHLAND
KUALA LIPIS
JERANTUT
RAUB
TEMERLOH
BENTONG
MARAN
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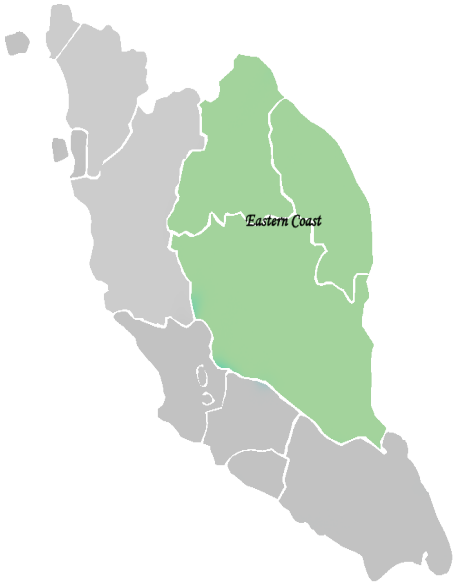
ROMPIN
PEKAN
KUANTAN
KEMAMAN
DUNGUN
MARANG
HULU TERENGGANU
SETIU
BESUT
BACHOK
PASIR MAS
TANAH MERAH
MACHANG
KOTA BHARU
KUALA TERENGGANU
KUALA NERUS
KUALA LUMPUR
SKALA 1:2 000 000
SEMENANJUNG MALAYSIA
PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN
PETUNJUK
Lebuhraya
Jalan Persekutuan
Jalan Negeri
Jalan Kereta Api
Sempadan Antarabangsa
Sempadan Negeri
Sempadan Daerah
Ibu Negeri
Ibu Daerah
Bandar/Pekan

EAST COAST REGION



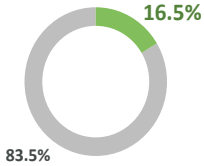
MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (H1 2024 vs H1 2023)

▲ 22.2% Volume **32,896** transaction Value **RM6.52** billion ▲ 21.2%

	Residential	Commercial	Industrial	Agriculture	Development Land & Others
Units	18,860 units	1,032 units	167 units	9558 units	3,279 units
Value	RM3.48 billion	RM0.84 billion	RM0.29 billion	RM1.41 billion	RM0.49 billion
Volume change	14.1%	1.4%	89.8%	47.8%	16.7%
Value change	21.3%	-3.7%	-5.5%	20.2%	10.8%

Market Share between Regions (Volume)



Construction Activity

	Residential	Commercial	Service Apartments	Industrial
Completions	2,241	227	0	7
Starts	4,016	306	42	15
New Planned Supply	3,830	132	0	8

Unsold Status

	Residential	Commercial	Service Apartments	Industrial
Overhang	1,502 units @ RM0.55 billion	810 units @ RM0.55 billion	393 units @ RM0.12 billion	64 units @ RM0.04 billion
Unsold Under Construction	6,459	229	1,533	26
Unsold Not Constructed	251	216	2,980	0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH PANTAI TIMUR

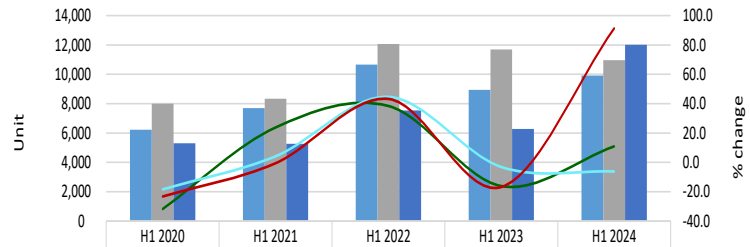
Prestasi pasaran harta tanah di Wilayah Pantai Timur mencatatkan 32,896 transaksi bernilai RM6.52 bilion, masing-masing menaik sebanyak 22.2% dan 21.2% dalam bilangan dan nilai berbanding H1 2023. Gabungan ketiga-tiga negeri membentuk 16.5% dan 6.2% daripada bilangan dan nilai transaksi nasional.

1.0 EAST COAST REGION PROPERTY MARKET OVERVIEW

The performance of the East Coast Region property market recorded 32,896 transactions worth RM6.52 billion, marking an increase of 22.2% in volume and 21.2% in value compared to H1 2023. The combined total of the three states accounted for 16.5% and 6.2% of the national transaction volume and value, respectively.

Chart 1

Overall Property Transactions Volume Trend H1 2020 – H1 2024



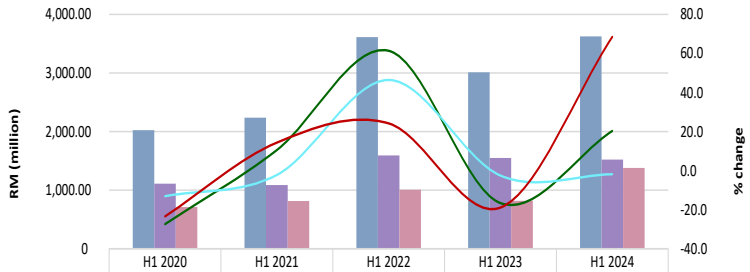
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pahang	6,219	7,698	10,657	8,940	9,916
Terengganu	8,007	8,340	12,063	11,688	10,966
Kelantan	5,298	5,268	7,546	6,281	12,014
Pahang	-31.7	23.8	38.4	-16.1	10.9
Terengganu	-18.3	4.2	44.6	-3.1	-6.2
Kelantan	-23.2	-0.6	43.2	-16.8	91.3

Prestasi aktiviti pasaran di Kelantan menyaksikan pertumbuhan kukuh, menaik sebanyak 91.3%, diikuti oleh Pahang dengan 10.9%. Sebaliknya, Terengganu mencatatkan sedikit penurunan kepada 6.2%.

The performance of market activity in Kelantan saw strong growth, increased by 91.3%, followed by Pahang with 10.9%. Contrarily, Terengganu recorded a slight decline to 6.2%.

Chart 2

Overall Property Transactions Value Trend H1 2020 – H1 2024



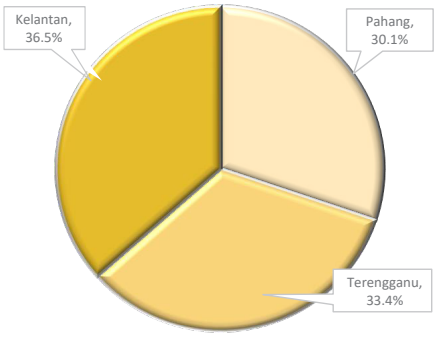
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pahang	2,025.25	2,238.41	3,612.16	3,011.00	3,622.73
Terengganu	1,111.93	1,086.95	1,591.59	1,551.12	1,522.31
Kelantan	710.23	811.98	1,008.38	817.43	1,377.33
Pahang	-27.4	10.5	61.4	-16.6	20.3
Terengganu	-13.1	-2.2	46.4	-2.5	-1.9
Kelantan	-23.5	14.3	24.2	-18.9	68.5

Trend menaik yang serupa dilihat pada nilai transaksi. Kelantan mengalami kenaikan sebanyak 68.5%, diikuti oleh Pahang 20.3% manakala Terengganu mencatatkan sedikit penurunan kepada 1.9%.

A similar upward trend was observed in transaction values. Kelantan experienced an increase of 68.5%, followed by Pahang at 20.3%, while Terengganu recorded a slight decline to 1.9%.

Chart 3

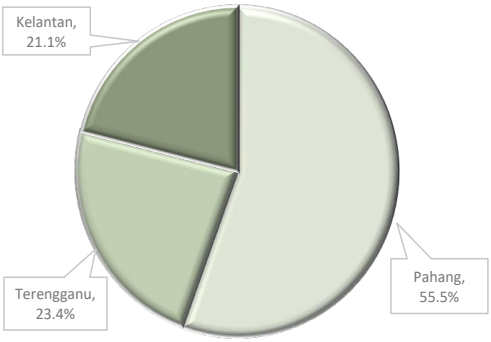
Overall Property Transactions Volume Breakdown by State H1 2024



Mengikut negeri, Kelantan mendominasi jumlah transaksi dalam wilayah dengan 36.5% (12,014 transaksi). Daripada segi nilai, Pahang mendahului dalam wilayah dengan 55.5% (RM3.62 bilion) daripada jumlah nilai transaksi.

Chart 4

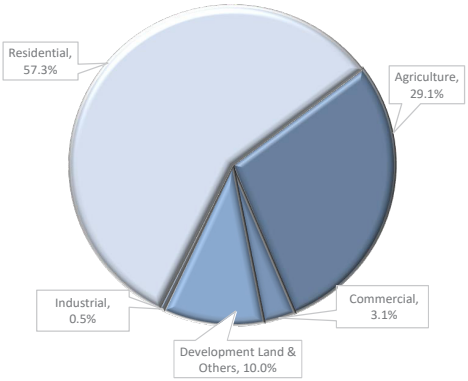
Overall Property Transactions Value Breakdown by State H1 2024



By state, Kelantan dominated the region's overall property transaction volume with 36.5% (12,014 transactions). In terms of value, Pahang led the region with 55.5% (RM3.62 billion) of the total value transactions.

Chart 5

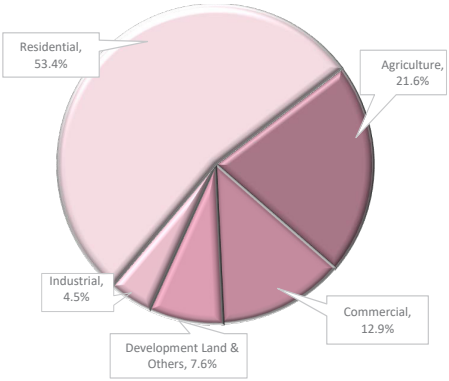
Overall Property Transactions Volume Breakdown by Sub-sector H1 2024



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah di wilayah ini dengan menyumbang 57.3% (18,860 transaksi) dalam bilangan dan 53.4% (RM3.49 bilion) dalam nilai daripada jumlah keseluruhan.

Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2024



By sub-sector, the residential sub-sector continued to dominate the region's property activity by contributing 57.3% (18,860 transactions) in volume and 53.4% (RM3.49 billion) in value from the total transaction.

1.1 PROMINENT SALES

Table 1

Summary of Prominent Sales Recorded in H1 2024

No.	Property	Location	Transaction Year	Consideration Price
SHOPPING COMPLEX				
1.	Temerloh Mall	Jalan Jaya, Off Jalan Tok Muda Awang	2023	RM25,750,000
HOTEL				
2.	Gem Beach Resort	Jalan Kuala Terengganu – Batu Rakit	2023	RM10,850,000
DEVELOPMENT LAND				
3.	Industrial Development Land (46,975 s.m.)	Kawasan Perindustrian Gebeng, Pahang	2022	RM10,205,000
4.	Commercial Development Land (179,518 s.m.)	Tanarimba Janda Baik, Pahang	2023	RM17,744,000
5.	Commercial Development Land (21,860 s.m.)	Jalan Air Putih, Terengganu	2023	RM14,100,000
ESTATE LAND				
6.	Estate Land (1,579 hectares)	Jalan Tras - Sg. Penjuring / Tranum, Pahang	2022	RM122,274,000
7.	Estate Land (1,630 hectares)	Jalan Keratong – Bahau, Pahang	2022	RM90,256,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Subsektor kediaman merupakan subsektor utama untuk semua negeri. Prestasi pasaran subsektor kediaman Wilayah Pantai Timur meningkat pada H1 2024. Wilayah ini merekodkan 18,860 transaksi, meningkat 14.1% dalam bilangan berbanding H1 2023. Kelantan dan Pahang mencatat kenaikan dalam bilangan sebanyak 84.0% dan 8.8%. Manakala Terengganu merekodkan penurunan sedikit dalam bilangan sebanyak 7.0%.

2.0 PROPERTY MARKET ACTIVITY

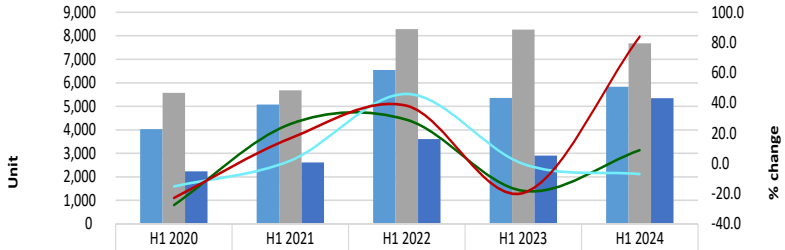
2.1 RESIDENTIAL PROPERTY

Transaction

The residential sub-sector was the main sub-sector for all states. The residential sub-sector's in the East Coast Region improved in H1 2024. The region recorded 18,860 transactions, an increase of 14.1% in volume compared to H1 2023. Kelantan and Pahang saw increases in volume by 84.0% and 8.8%, respectively. While Terengganu recorded a slight decline in volume by 7.0%.

Chart 7

Residential Property Transactions Volume Trend H1 2020 – H1 2024



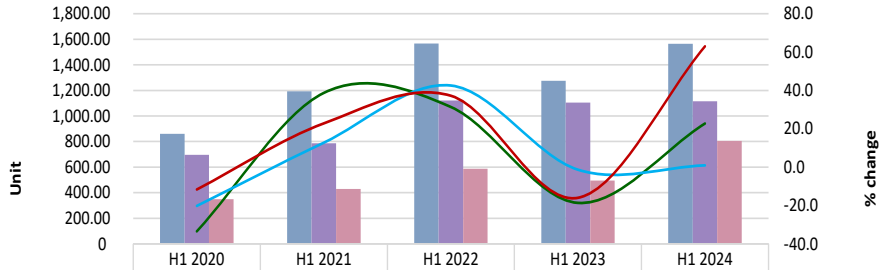
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pahang	4,029	5,080	6,547	5,361	5,834
Terengganu	5,576	5,678	8,288	8,261	7,680
Kelantan	2,241	2,614	3,611	2,906	5,346
Pahang	-27.6	26.1	28.9	-18.1	8.8
Terengganu	-15.2	1.8	46.0	-0.3	-7.0
Kelantan	-22.9	16.6	38.1	-19.5	84.0

Dari segi nilai transaksi, semua negeri menunjukkan kenaikan masing-masing sebanyak 63.0%, 22.8% dan 0.9%.

In terms of the transaction value, all states showed increases of 63.0%, 22.8%, and 0.9%, respectively.

Chart 8

Residential Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pahang	859.54	1,192.25	1,566.18	1,274.36	1,564.41
Terengganu	697.19	786.11	1,120.69	1,105.77	1,115.99
Kelantan	349.03	428.66	588.22	494.17	805.25
Pahang	-33.5	38.7	31.4	-18.6	22.8
Terengganu	-20.2	12.8	42.6	-1.3	0.9
Kelantan	-11.7	22.8	37.2	-16.0	63.0

Pelancaran Baharu

New Launches

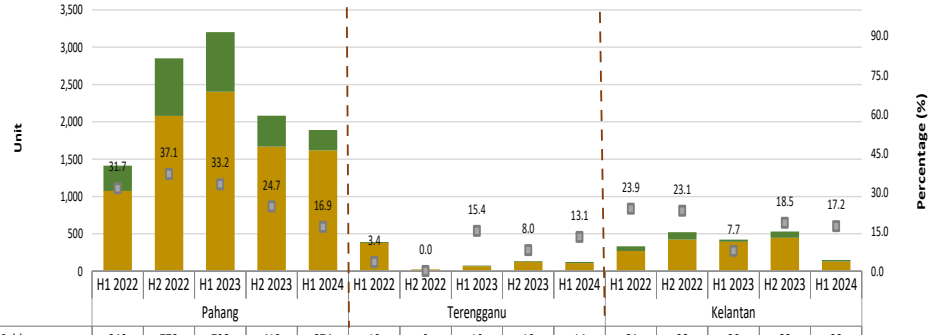
4

Pasaran utama di Wilayah Pantai Timur menyaksikan prestasi merosot bagi pelancaran baharu di Kelantan dan Pahang. Kelantan mencatat 128 pelancaran baharu, sementara Pahang dengan 1,617 unit, kedua-dua negeri menurun masing-masing sebanyak 67.3% (H1 2023: 392 unit), dan 32.8% (H1 2023: 2,405 unit). Terengganu bertambah baik dengan 107 unit pelancaran baharu berbanding 65 unit pada H1 2023.

The East Coast Region primary market declined for new launches in Kelantan and Pahang. Kelantan recorded 128 new launches, while Pahang with 1,617 units, both states decreased by 67.3% (H1 2023: 392 units), and 32.8% (H1 2023: 2,405 units), respectively. Contrarily, Terengganu improved with 107 new launches compared to 65 units in H1 2023.

Chart 9

Residential Newly Launch and Sales Performance H1 2022 – H1 2024



	Pahang					Terengganu					Kelantan				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unit Sold	340	772	798	413	274	13	0	10	10	14	64	98	30	83	22
Unit Launches	1,073	2,080	2,405	1,669	1,617	377	22	65	125	107	268	424	392	448	128
Sales Performance (%)	31.7	37.1	33.2	24.7	16.9	3.4	0.0	15.4	8.0	13.1	23.9	23.1	7.7	18.5	17.2

Status Pasaran

Situasi unit kediaman siap dibina tidak terjual menyaksikan pergerakan bercampur dalam tempoh kajian. Pahang dan Kelantan masing-masing mencatat 879 unit dan 373 unit, meningkat 78.7% dan 3.6% berbanding H2 2023 (Pahang 492 unit; Kelantan 360 unit). Sementara, unit siap dibina tidak terjual di Terengganu mencatatkan penurunan 18.8% kepada 250 unit berbanding H2 2023 (308 unit).

Unit dalam pembinaan belum terjual di Wilayah Pantai Timur meningkat 14.7% (6,459 unit) berbanding H2 2023 (5,632 unit). Sementara unit belum dibina belum terjual menurun 39.5% (251 unit) berbanding H2 2023 (415 unit).

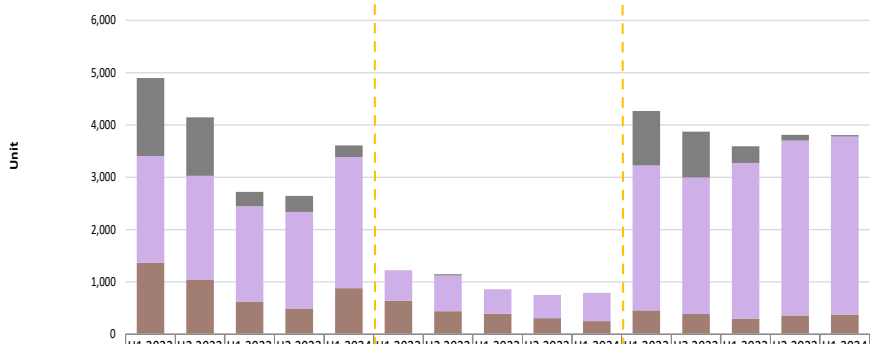
Market Status

The residential overhang situation saw mixed movements in the review period. Pahang and Kelantan charted 879 units and 373 units, respectively, increased by 78.7% and 3.6% compared to H2 2023 (Pahang 492 units; Kelantan 360 units). Meanwhile, the overhang unit in Terengganu recorded a decrease of 18.8% to 250 units compared to H2 2023 (308 units).

The unsold under construction units in the East Coast Region increased by 14.7% (6,459 units) compared to H2 2023 (5,632 units). Meanwhile, the unsold not constructed units decreased by 39.5% (251 units), compared to H2 2023 (415 units).

Chart 10

Residential Overhang and Unsold Units H1 2022 – H1 2024



	Pahang					Terengganu					Kelantan				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unsold Not Constructed	1,492	1,119	276	306	222	0	23	0	0	0	1,042	877	319	109	29
Unsold Under Construction	2,043	1,983	1,828	1,845	2,510	585	682	470	445	542	2,769	2,606	2,976	3,342	3,407
Overhang	1,364	1,044	619	492	879	638	442	390	308	250	456	389	297	360	373

Aktiviti Pembinaan

Unit siap dibina di Wilayah Pantai Timur merekodkan peningkatan 8.7% pada H1 2024 (2,241 unit) berbanding H1 2023 (2,061 unit). Mengikut negeri, Terengganu dan Kelantan meningkat masing-masing 64.8% dan 5.2 % berbanding H1 2023, manakala Pahang menunjukkan penurunan 1.0%.

Unit mula dibina di Terengganu dan Pahang merekodkan peningkatan, masing-masing naik 68.5% dan 28.5%.

Sementara, unit mula dibina di Kelantan merekodkan penurunan 27.7%. Walaubagaimanapun, penawaran baharu dirancang di Pahang dan Terengganu masing-masing menunjukkan peningkatan 59.9% dan 7.2% berbanding H1 2023, sementara Kelantan merekodkan penurunan 44.2%.

Construction Activity

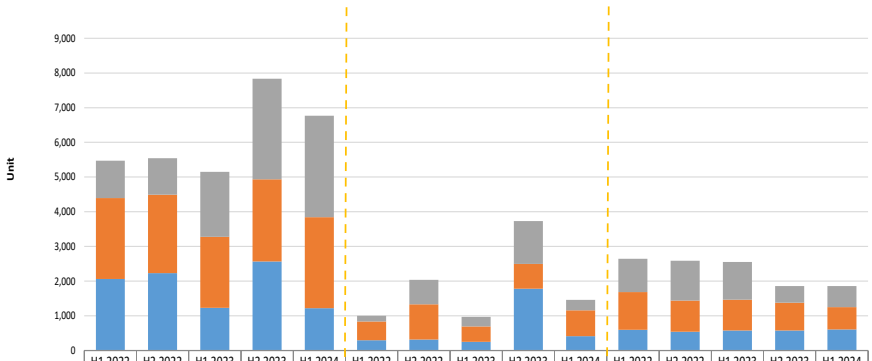
East Coast Region completion recorded an 8.7% increase in H1 2024 (2,241 units) compared to H1 2023 (2,061 units). By state, Terengganu and Kelantan increased by 64.8% and 5.2%, respectively compared to H1 2023 while, Pahang showed a decrease of 1.0%.

Starts in Terengganu and Pahang recorded a marginal increase, up by 68.5% and 28.5%, respectively.

Meanwhile, starts in Kelantan recorded a decline of 27.7%. However, new planned supply in Pahang and Terengganu showed an increase of 59.9% and 7.2%, respectively against H1 2023, whil, Kelantan recorded a decline of 44.2%.

Chart 11

Residential Construction Activity H1 2022 – H1 2024



	Pahang					Terengganu					Kelantan				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	1,079	1,049	1,873	2,895	2,924	164	705	279	1,232	299	961	1,149	1,087	482	607
Starts	2,329	2,264	2,043	2,369	2,625	540	1,012	444	717	748	1,087	900	889	803	643
Completion	2,064	2,230	1,232	2,569	1,220	296	319	250	1,780	412	598	540	579	576	609

Table 2

Supply of Residential Units in East Coast Region H1 2024

State of Development / State	Pahang	Terengganu	Kelantan
Existing Supply (units)	307,550	117,688	91,213
Incoming Supply (units)	13,873	11,553	11,105
Planned Supply (units)	34,245	8,486	3,984

Harga

Harga harta tanah kediaman dalam H1 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 Bandar Indera Mahkota di Daerah Kuantan, Pahang dan Pekan Temerloh masing-masing menikmati peningkatan 6.8% dan 4.8%. Bagi harta tanah yang sama jenis di Terengganu, peningkatan yang sama 5.8% dan 17.0% direkodkan masing-masing di Bandar Baru Sri Kertih dan Geliga Besar, Daerah Kemaman.

Price

In overall H1 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 Bandar Indera Mahkota in Kuantan District, Pahang, and Pekan Temerloh saw increases of 6.8% and 4.8%, respectively. Similarly, for the same type of property in Terengganu, increases of 5.8% and 17.0% were recorded in Bandar Baru Sri Kertih and Geliga Besar, Kemaman District, respectively.

Indeks Harga Rumah

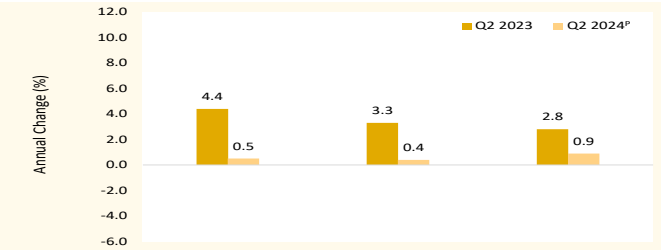
Indeks Harga Rumah untuk Pahang, Terengganu dan Kelantan masing-masing berada pada 201.8 mata, 189.7 mata dan 223.4 mata. Harga purata semua rumah Pahang adalah RM266,384 pada Q2 2024^{P}, meningkat daripada RM264,874 pada Q2 2023, Terengganu berada pada RM299,023 meningkat daripada RM297,937 pada Q2 2023 dan Kelantan adalah RM255,655 pada Q2 2024^{P} meningkat daripada RM253,286 pada Q2 2023.

House Price Index

The House Price Index for Pahang, Terengganu, and Kelantan stood at 201.8 points, 189.7 points, and 223.4 points, respectively. The average price of all houses in Pahang was RM266,384 in Q2 2024^{P}, slightly up from RM264,874 in Q2 2023. In Terengganu, the average price was RM299,023, up from RM297,937 in Q2 2023, and in Kelantan, the average price was RM255,655 in Q2 2024^{P}, an increase from RM253,286 in Q2 2023.

Chart 12

All House Price Index Annual Changes Q2 2023 & Q2 2024^{P}



YEAR		PAHANG	TERENGGANU	KELANTAN
Q2 2023	Index Point	200.7	189.0	221.3
	Average House Price	RM264,874	RM297,937	RM253,286
Q2 2024^{P}	Index Point	201.8	189.7	223.4
	Average House Price	RM266,384	RM299,023	RM255,655

Sewa

Pasaran sewa menggambarkan prestasi bercampur-campur secara keseluruhan dengan pergerakan menaik direkodkan di beberapa kawasan terutamanya bagi rumah teres. Di Pahang, rumah teres setingkat di Daerah Temerloh iaitu Taman Zabidin, Taman Saga Indah dan Taman Sri Semantan Permai masing-masing meningkat 7.7%, 8.8% dan 9.4%. Sewa bulanan masing-masing mencecah RM300 – RM400 sebulan, RM350 – RM520 sebulan dan RM400 – RM530 sebulan.

Rental

The rental market showed mixed performance across the board, with upward movements recorded in several areas, particularly for terraced houses. In Pahang, single-storey terraced houses in the Temerloh District, specifically in Taman Zabidin, Taman Saga Indah, and Taman Sri Semantan Permai, saw increases of 7.7%, 8.8%, and 9.4%, respectively. Monthly rents reached RM300 – RM400, RM350 – RM520, and RM400 – RM530, respectively.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Harta tanah komersial di Wilayah Pantai Timur merekodkan 1,032 transaksi bernilai RM0.84 bilion, meningkat sebanyak 1.4% dalam bilangan dan 44.3% dalam nilai berbanding H1 2023. Bilangan transaksi di Terengganu dan Pahang menurun sebanyak 30.7% dan 8.5%, manakala Kelantan merekodkan kenaikan sebanyak 64.9%.

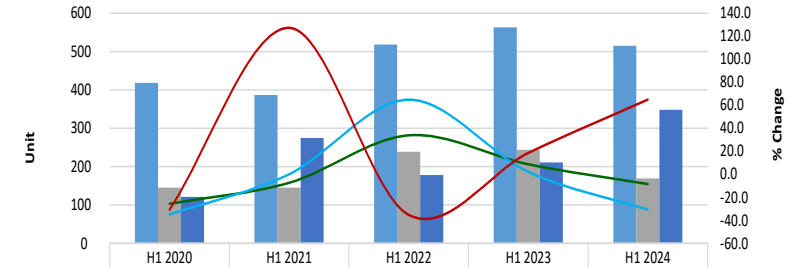
2.2 COMMERCIAL PROPERTY

Transaction

Commercial property in the East Coast Region recorded 1,032 transactions worth RM0.84 billion, an increase of 1.4% in volume and 44.3% in value compared to H1 2023. The number of transactions in Terengganu and Pahang decreased by 30.7% and 8.5%, respectively, while Kelantan recorded an increase of 64.9%.

Chart 13

Commercial Property Transactions Volume Trend H1 2020 – H1 2024



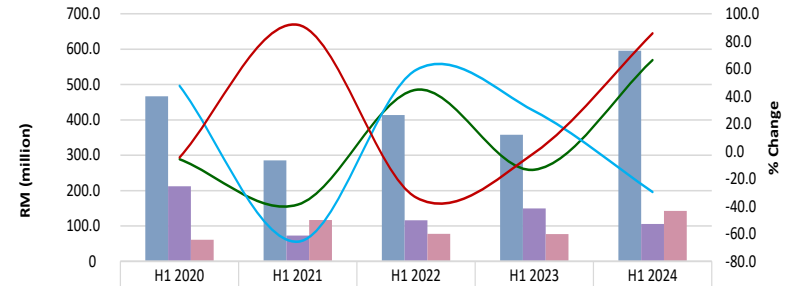
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pahang	418	387	518	563	515
Terengganu	145	145	239	244	169
Kelantan	121	275	178	211	348
Pahang	-25.6	-7.4	33.9	8.7	-8.5
Terengganu	-35.0	0.0	64.8	2.1	-30.7
Kelantan	-30.9	127.3	-35.3	18.5	64.9

Dari segi nilai, Kelantan menunjukkan peningkatan nilai sebanyak 85.8% dan diikuti Pahang 66.4%. Sementara itu, Terengganu mencatat penurunan nilai sebanyak 29.6%.

In terms of value, Kelantan showed an increase of 85.8%, followed by Pahang with 66.4%. Meanwhile, Terengganu recorded a decrease in value of 29.6%.

Chart 14

Commercial Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pahang	466.59	285.75	413.53	358.13	595.76
Terengganu	212.15	72.73	115.76	149.59	105.30
Kelantan	60.83	116.77	77.58	76.71	142.53
Pahang	-5.7	-38.8	44.7	-13.4	66.4
Terengganu	47.6	-65.7	59.2	29.2	-29.6
Kelantan	-4.5	92.0	-33.6	-1.1	85.8

a. Kedai

Transaksi

Subsektor kedai di Wilayah Pantai Timur merekodkan 604 transaksi dengan nilai RM401.23 juta pada H1 2024, mencakupi 58.5% dalam bilangan dan 47.6% dalam nilai transaksi harta tanah komersial dalam wilayah ini. Pahang terus memacu pasaran kedai di wilayah ini dengan 343 transaksi bernilai RM237.24 juta, masing-masing menyumbang 56.8% dan 59.1% daripada bilangan dan nilai transaksi kedai. Pahang

a. Shop

Transaction

Shop sub-sector recorded 604 transactions worth RM401.23 million in H1 2024, accounting for 58.5% in volume and 47.6% in value of commercial property transactions in the region. Pahang continued to drive the sub-sector with 343 transactions worth RM237.24 million, accounting for 56.8% and 59.1%, respectively of the shop transaction volume and value. Pahang took up 3.7% of the market share in transactions volume and

mengambil syer pasaran sebanyak 3.7% bagi bilangan transaksi dan 2.7% bagi nilai transaksi kedai. Diikuti oleh Kelantan dengan syer sebanyak 1.7% bagi bilangan transaksi dan 1.1% bagi nilai transaksi.

2.7% of the transactions value of shop. Followed by Kelantan with a market share of 1.7% in transactions volume and 1.1% in terms of the transaction value.

Status Pasaran

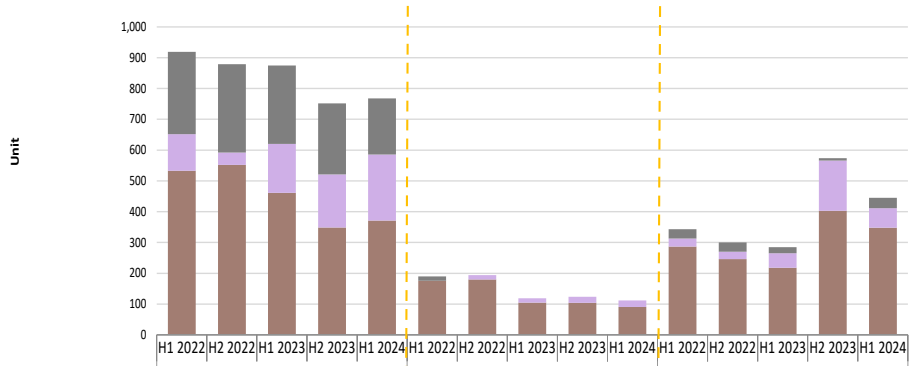
Keadaan unit kedai siap dibina tidak terjual bertambah baik di Kelantan dan Terengganu kecuali Pahang merekodkan sedikit peningkatan. Kelantan (348 unit) dan Terengganu (91 unit), kedua-dua negeri menurun 13.6% (H2 2023: 403 unit) dan 12.5% (H2 2023: 104 unit). Sementara itu, Pahang (371 unit) mengalami peningkatan 6.3% (H2 2023: 349 unit). Bagi unit dalam pembinaan belum terjual, Pahang meningkat 25% berbanding H2 2023 (H2 2023: 172 unit) dan Terengganu meningkat 5% berbanding H2 2023 (H2 2023: 20 unit). Sementara itu Kelantan menurun 61.3% berbanding H2 2023 (H2 2023: 163 unit) unit dalam pembinaan belum terjual.

Market Status

The shop overhang situation improved in Kelantan and Terengganu, except for Pahang, which recorded a slight increase. Kelantan (348 units) and Terengganu (91 units, both states decreased by 13.6% (H2 2023: 403 units) and 12.5% (H2 2023: 104 units). Meanwhile, Pahang (371 units) experienced a 6.3% increase (H2 2023: 349 units). For unsold under construction units, Pahang increased by 25% compared to H2 2023 (H2 2023: 172 units), and Terengganu increased by 5% compared to H2 2023 (H2 2023: 20 units). Meanwhile, Kelantan saw a decrease of 61.3% compared to H2 2023 (H2 2023: 163 units) in unsold under construction units.

Chart 15

Shop Overhang and Unsold Units H1 2022 – H1 2024



	Pahang					Terengganu					Kelantan				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unsold Not Constructed	267	287	255	231	182	14	0	0	0	0	30	30	20	8	34
Unsold Under Construction	119	40	159	172	215	0	14	14	20	21	26	24	47	163	63
Overhang	533	552	461	349	371	176	180	105	104	91	287	246	218	403	348

Aktiviti Pembinaan

Unit siap dibina di Kelantan (123 unit) meningkat sebanyak 57.7% (H1 2023: 49 unit) dan Pahang (79 unit) meningkat sebanyak 23.4% (H1 2023: 64 unit). Sementara itu, Terengganu (25 unit) menurun sebanyak 24.2% (H1 2023: 33 unit).

Mula dibina di Pahang merekodkan 161 unit diikuti Kelantan 130 unit dan Terengganu 15 unit pada H1 2024.

Construction Activity

Completed units in Kelantan (123 units) increased by 57.7% (H1 2023: 49 units) and in Pahang (79 units) increased by 23.4% (H1 2023: 64 units). Meanwhile, Terengganu (25 units) saw a decrease of 24.2% (H1 2023: 33 units).

Starts in H1 2024 recorded 161 units in Pahang, followed by 130 units in Kelantan, and 15 units in Terengganu.

Penawaran baharu dirancang di Terengganu menunjukkan peningkatan kepada 9 unit berbanding dengan H1 2023 (1 unit). Pahang juga merekodkan peningkatan ketara melebihi empat kali ganda kepada 111 unit berbanding dengan H1 2023 (penawaran baharu dirancang 22 unit). Sementara itu, Kelantan mencatat penurunan dalam penawaran baharu dirancang sebanyak 52% kepada12 unit berbanding dengan H1 2023 (25 unit).

The new planned supply in Terengganu showed an increases to 9 units compared to H1 2023 (1 unit). Pahang also recorded a significant increase of more than four fold to 111 units compared to H1 2023 (new planned supply: 22 units). Meanwhile, Kelantan saw a 52% decrease in new planned supply to 12 units compared to H1 2023 (25 units).

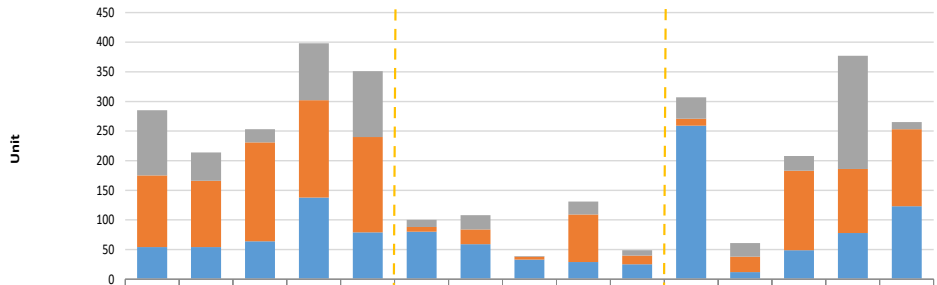
Table 3

Construction Activity of Shop in East Coast Region H1 2024

State of Development / State	Pahang	Terengganu	Kelantan
Existing Supply (units)	26,408	8,921	14,710
Incoming Supply (units)	1,335	775	1,088
Planned Supply (units)	3,429	606	539

Chart 16

Shop Construction Activity Trend H1 2022 – H1 2024



	Pahang					Terengganu					Kelantan				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	110	48	22	96	111	12	24	1	22	9	36	23	25	191	12
Starts	121	112	167	164	161	8	25	5	80	15	12	26	134	108	130
Completion	54	54	64	138	79	80	59	33	29	25	259	12	49	78	123

Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Harga kedai dua tingkat di Pusat Perniagaan Putra, Mukim Raub, Pahang dan Pusat Perkhidmatan Gebeng, Bandar Kuantan, Pahang masing-masing meningkat 8.9% dan 12.5%. Manakala harga kedai dua tingkat di Pusat Perkhidmatan Balok, Bandar Kuantan, Pahang mencatatkan penurunan 8.0% dengan harga balasan RM460,000.00.

Di Terengganu, harga kedai dua tingkat di Pekan Jertih, Mukim Besut merekodkan kenaikan 7.1% dengan harga balasan RM500,000.00.

Price

Shop prices showed mixed movements, with both increases and decreases recorded in several areas. Prices for double storey shops in Pusat Perniagaan Putra, Mukim Raub, Pahang, and Pusat Perkhidmatan Gebeng, Bandar Kuantan, Pahang, increased by 8.9% and 12.5%, respectively. However, prices for double storey shops in Pusat Perkhidmatan Balok, Bandar Kuantan, Pahang, decreased by 8.0%, with a transaction price of RM460,000.00.

In Terengganu, the price of double storey shops in Pekan Jertih, Mukim Besut, recorded a 7.1% increase, with a transaction price of RM500,000.00.

Sewa

Sewaan tingkat bawah kedai di wilayah ini umumnya stabil. Sewaan tingkat bawah di Jalan Kampung Dalam, Jalan Sultan Omar dan Jalan Hiliran, Kuala Terengganu masing-masing meningkat 6.8%, 9.4% dan 10.5%. Penurunan sewa dicatatkan di Perumahan Desa MPKT Cendering, Kuala Terengganu sebanyak 5.0% dengan sewa antara RM1,800 hingga RM2,000 sebulan (H2 2023: RM2,000 sebulan).

Rental

Rental of ground floor shops in this area also was generally stable. Increases were recorded in Jalan Kampung Dalam, Jalan Sultan Omar, and Jalan Hiliran, Kuala Terengganu, with rents increased by 6.8%, 9.4%, and 10.5%, respectively. However, a decrease in rent was recorded in Perumahan Desa MPKT Cendering, Kuala Terengganu, where rents dropped by 5.0% to a range of RM1,800 to RM2,000 per month (H2 2023: RM2,000 per month).

b. Kompleks Perniagaan

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga menunjukkan pergerakan yang bercampur-campur. Kadar penghunian di Pahang mencatatkan peningkatan kepada 74.2% (H2 2023: 73.2%). Manakala Terengganu kekal pada 77.8% Sebaliknya, Kelantan mengalami penurunan kepada 76.2% (H2 2023: 80.6%).

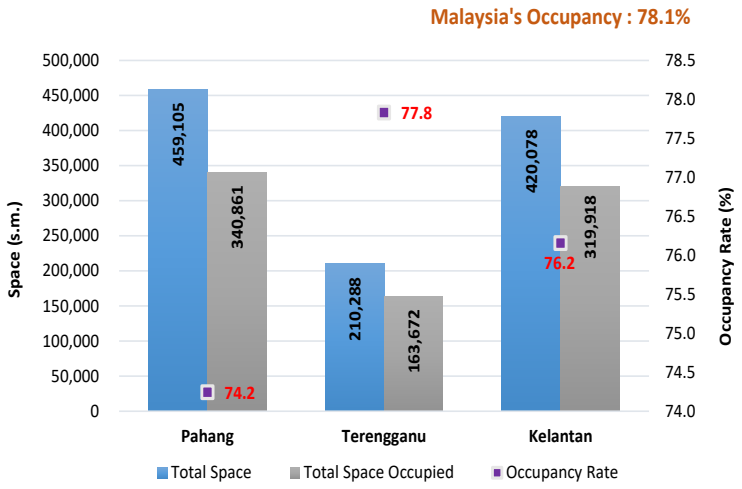
b. Shopping Complex

Occupancy and Space Availability

The performance of the retail sub-sector showed mixed movements. The occupancy rate in Pahang increased to 74.2% (H2 2023: 73.2%), while Terengganu remained steady at 77.8%. Conversely, Kelantan experienced a decline to 76.2% (H2 2023: 80.6%).

Chart 17

Supply and Occupancy of Shopping Complex



Aktiviti Pembinaan

Subsektor ini menyaksikan Pasar Payang (Baharu) yang terletak di Jalan Bandar, Kuala Terengganu, Terengganu siap dibina yang menyuntik 5,724 m.p. ruang ke dalam pasaran. Selain itu, G-Orange Homemart yang terletak di Bandar Gua Musang, Kelantan telah siap dibina menawarkan 16,603 m.p. ruang niaga ke dalam pasaran.

Construction Activity

This sub-sector witnessed the completion of Pasar Payang (New), located on Jalan Bandar, Kuala Terengganu, Terengganu, which injected 5,724 s.m of space to the market. Additionally, G-Orange Homemart, located in Bandar Gua Musang, Kelantan, was completed, offering 16,603 s.m. of retail space to the market.

Table 4

Construction Activity of Shopping Complex in East Coast Region H1 2024

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	44 complexes (459,105 s.m.)	41 complexes (210,288 s.m.)	31 complexes (420,078 s.m.)
Incoming Supply	1 complex (6,276 s.m.)	2 complexes (120,796 s.m.)	0
Planned Supply	2 complexes (15,373 s.m.)	0	0

c. Pejabat Binaan Khas

Penghunian dan Ketersediaan Ruang

Prestasi subsektor pejabat binaan khas adalah pelbagai. Terengganu dan Pahang merekodkan penurunan kadar penghunian, masing-masing 95.5% dan 88.9%. Manakala Kelantan mencatat kadar penghunian lebih tinggi iaitu 94.5% (H2 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 a decline in occupancy rates to 95.5% and 88.9%, respectively. Meanwhile, Kelantan registered a higher occupancy rate of 94.5% (H2 2023: 94.3%).

Chart 18

Supply and Occupancy of Purpose-Built Office H1 2024

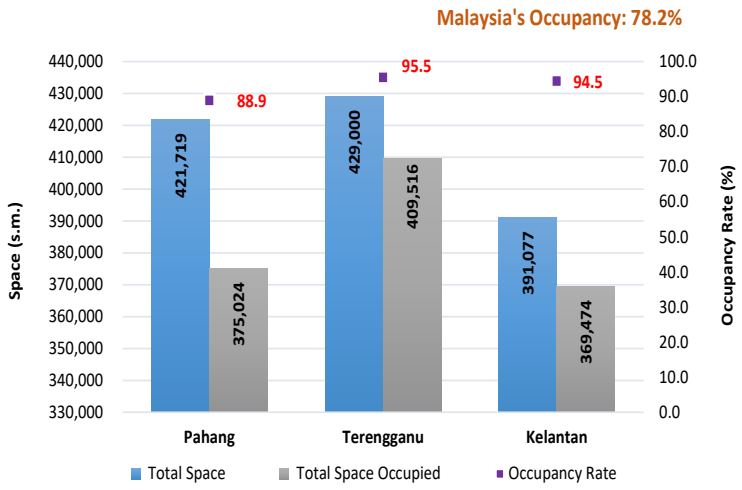


Table 5

Construction Activity of Purpose-Built Office in East Coast Region H1 2024

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

d. Harta Tanah Riadah

Transaksi

Terdapat satu transaksi riadah direkodkan dalam tepoh kajian iaitu Gem Beach Resort, Kuala Terengganu telah dipindahmilik pada tahun 2023 dengan harga balasan RM10,850,000.00.

Aktiviti Pembinaan

Tiada aktiviti pembinaan direkodkan dalam tempoh kajian.

d. Leisure Property

Transaction

There was one leisure transaction recorded during the review period: Gem Beach Resort, Kuala Terengganu, was transferred in 2023 with a consideration price of RM10,850,000.00.

Construction Activity

No new construction activity was recorded in the review period.

Table 6

Leisure Construction Activity in The East Coast Region H1 2024

State of Development \ State	Pahang	Terengganu	Kelantan
Existing Supply	303 buildings (25,624 rooms)	248 buildings (11,139 rooms)	91 buildings (4,360 rooms)
Incoming Supply	0	3 buildings (538 rooms)	1 building (144 rooms)
Planned Supply	7 buildings (697 rooms)	1 building (280 rooms)	1 building (10 rooms)

2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian telah menyumbangkan syer sebanyak 29.1% kepada jumlah keseluruhan pasaran di Wilayah Pantai Timur. Terdapat 9,558 transaksi bernilai RM1.41 bilion, meningkat sebanyak 47.8% dalam bilangan dan 20.2% dalam nilai berbanding H1 2023.

Aktiviti transaksi menunjukkan trend yang meningkat. Kelantan mencatat peningkatan melebihi dua kali ganda, diikuti Pahang dan Terengganu masing-masing sebanyak 17.1% dan 4.7%. Bagi segmen nilai, Kelantan mencatat peningkatan sebanyak 86.8% diikuti oleh Terengganu dan Pahang masing-masing sebanyak 17.7% dan 8.1%.

2.3 AGRICULTURE PROPERTY

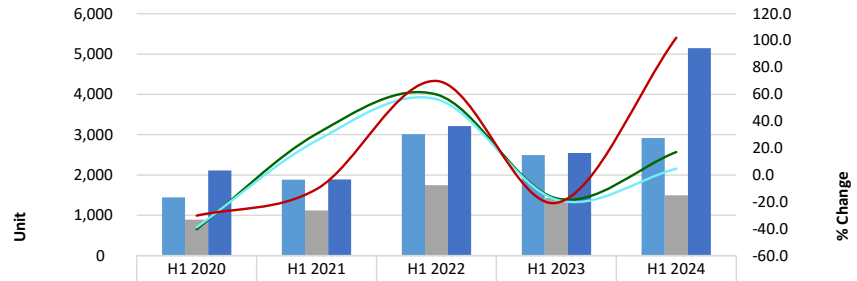
Transaction

The agricultural sub-sector contributed 29.1% to the total market in the East Coast Region. There were 9,558 transactions worth RM1.41 billion, marking an increase of 47.8% in volume and 20.2% in value compared to H1 2023.

Transaction activity showed an upward trend. Kelantan recorded an increase more than double, followed by Pahang and Terengganu with increases of 17.1% and 4.7%, respectively. In terms of value, Kelantan saw an increase of 86.8%, followed by Terengganu and Pahang with increases of 17.7% and 8.1%, respectively.

Chart 19

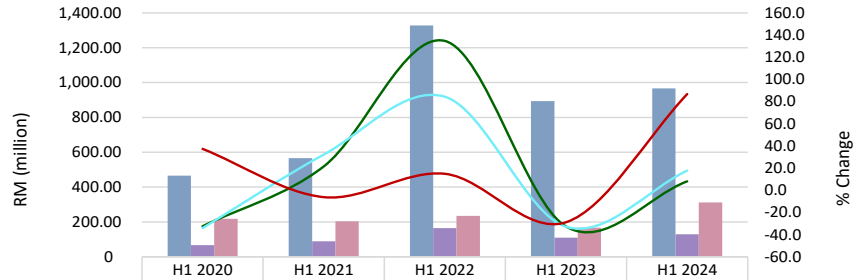
Agriculture Property Transactions Volume Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pahang	1,444	1,886	3,016	2,493	2,919
Terengganu	891	1,119	1,750	1,429	1,496
Kelantan	2,111	1,889	3,211	2,544	5,143
Pahang	-40.4	30.6	59.9	-17.3	17.1
Terengganu	-38.9	25.6	56.4	-18.3	4.7
Kelantan	-30.2	-10.5	70.0	-20.8	102.2

Chart 20

Agriculture Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Pahang	465.67	565.69	1,327.69	894.03	966.17
Terengganu	67.30	88.94	163.96	109.95	129.45
Kelantan	217.78	204.30	234.65	166.98	311.88
Pahang	-32.5	21.5	134.7	-32.7	8.1
Terengganu	-34.1	32.2	84.4	-32.9	17.7
Kelantan	37.4	-6.2	14.9	-28.8	86.8

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure	Description	Current Development Status
1.	East Coast Rail Line (ECRL)	- Total length: 665 kilometres double-track, standard gauge railway link. - Location: Port Klang to Kota Bharu - Link the East Coast and the West Coast of Peninsular Malaysia by connecting Kota Bharu in Kelantan to Port Klang in Selangor. - Estimating cost: RM50.27 billion - Comprise total of 20 stations, including 14 passenger stations, 5 combined passenger and freight stations, and 1 freight station.	Overall project completion until 30 April 2024 is 67.1% and 65.4% has been completed in Pahang involved Section B & C.
		a) Location: Pahang - Seven stations will be in Pahang namely, Bentong Station, Temerloh Station, Maran Station, Paya Besar Station, KotaSAS Station, Kuantan Port City Station and Cherating Station. - To date, this ECRL project has involved the acquisition of 2,065 lots of land throughout the state of Pahang. The breakdown of the number of lots involved is as follows :	Estimated completion at the end of 2026.

Section / Phase	District	Lot Nos.
Section B (Phase 1)	Kuantan	289
	Bera	4
	Maran	479
	Temerloh	243
	Kecil Gebeng	2
Total		**1,017**

Land acquisition process settled.

Section / Phase	District	Lot Nos.
Section B (Phase 2A)	Kecil Gebeng	2
	Kuantan	141
	Kuantan Port City	2
	Maran	186
	Temerloh	139
Total		**468**

Land acquisition process settled.

Section / Phase	District	Lot Nos.
Section B (Phase 2B)	Kecil Gebeng	17
	Kuantan	52
	Maran	133
	Temerloh	1
	Kuantan (KPC)	7
Total		**210**

Land acquisition process settled.

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
Total		**511**

Land acquisition process settled.

Section / Phase	District	Lot Nos.
Section C1A (Phase 2)	Temerloh	78
	Bentong	106
Total		**184**

Land Hearing by JKPTG

<table>
<tr><th>No.</th><th>Infrastructure</th><th>Description</th><th>Current Development Status</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr>
<tr><td rowspan="4">Section B (Phase 2C)</td><td>Kecil Gebeng</td><td>7</td></tr>
<tr><td>Kuantan</td><td>20</td></tr>
<tr><td>Maran</td><td>100</td></tr>
<tr><td>Temerloh</td><td>6</td></tr>
<tr><td colspan="2">Total</td><td>133</td></tr>
</table>
</td><td>Land Hearing by JKPTG</td></tr>
<tr><td></td><td></td><td>
<table>
<tr><th>Section/ Phase</th><th>District</th><th>Lot Nos.</th></tr>
<tr><td rowspan="2">Phase 3</td><td>Kuantan</td><td>2</td></tr>
<tr><td>Maran</td><td>7</td></tr>
<tr><td colspan="2">Total</td><td>9</td></tr>
</table>
</td><td>Application to state approval for land acquisition process</td></tr>
<tr><td></td><td></td><td>
- Project status until Mei 2024 as been reported in the Pahang State Coordination Meeting of the East Coast Rail Link (ECRL) Project.
- The official ceremony of installation of the first track for the ECRL project was performed by the Yang di-Pertuan Agong Al-Sultan Abdullah Ri'ayatuddin Al-Mustafa Billah Shah on 11 December 2023. This ceremony has been held at the Section 10 ECRL Station Site in Gebeng which will involve installation of the 94 kilometres track from the Kuantan Port City (KPC) station in Gebeng to Dungun, Terengganu.

b) Location: Terengganu
• ECRL rail network will bridge the East Coast and the West Coast of Peninsular Malaysia by connecting Kota Bharu in Kelantan to Port Klang in Selangor.
• Total length: 665 kilometres (Terengganu: 262 kilometres).
• Total stations: 20 stations (Terengganu: 6 stations. Namely: Chukai Station, Kemasik Station, Dungun Station, Kuala Terengganu Station, Bandar Permaisuri Station and Jerteh Station)

c) Location: Kelantan
- The alignment for this project starts from Pasir Puteh to Kota Bharu
- Length: 56 kilometres involving 2 main stations that will build in Pasir Puteh and Bandar Baru Tunjong, Kota Bahru.
- Project area: 304.9001 hectares (including private and government land)
- Project cost: RM50.27 billion (total cost of the project)
</td><td>An estimated total of 6,200 individual land lots for the entire State of Terengganu will be involved in Land Acquisition for the project.

Under construction. The construction status is at 82.3% completion stage.

The ECRL project is expected to be completed in 2026.

Under construction. The Second Phase of Land Acquisition has been completed. Expected to be completed in September 2027.</td></tr>
<tr><td>2.</td><td>Tanah Putih Intersection Flyover to Tanjung Lumpur Second Bridge</td><td>• To overcome the problem of traffic congestion on Federal Road (FT 002) by built a flyover from Bukit Setongkol junction to Kemunting
• Involves an allocation amount of RM47 million which has been approved by the Federal Government</td><td>Completed</td></tr>
</table>

No.	Infrastructure	Description	Current Development Status
3.	Kuantan Skytrain	• The memorandum of understanding (MoU) was signed on 11/10/2022 by the state government. • Involving the total development cost of RM18.28 billion where the construction will involve 2 phases of development covering a distance of 54.5 kilometres with 3 alignments. • Phase 1 involves the construction of 2 lines which is from Menara Kuantan 188 to KotaSAS with a distance of 12.5 kilometres and from Menara Kuantan 188 to Teluk Cempedak with a distance of 10 kilometres with development cost RM7.38 billion. • Phase 2 will focus on the construction of a third Skytrain line from KotaSAS to the upcoming Kuantan International Airport with a distance of 32 kilometres with development cost RM10.9 billion.	Under Construction
4.	Road Upgrading Project from Felda Terapai, Pekan to Felda Mayam, Bera, Pahang	• Involves upgrading a 13.65 kilometres long road worth RM85 million • This project was started on 14/02/2022 and is expected to be completed within 3 years which is on 13/02/2025	Land acquisition process settled. Under construction Stage of construction 55.0%
5.	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	• Land acquisition process involving 11 individual lots. • Involves upgrading works as follows: 1. Upgrade the existing road to a 4-lane dual carriageway. 2. Raise the road level in flooded areas. 3. Upgrading 3 bridges and 3 intersections • Installation of streetlights and traffic lights.	Land acquisition process settled. Under construction Stage of construction 20% and estimated completion in year 2025.
6.	Road Upgrading Project from Felda Ulu Kerut junction – Kampung Orang Asli Bot-Bot - Felda Jengka 7 to Jalan Kilang Sawit Jengka 18, Maran District, Pahang (design and build)	• Land acquisition process involving 56 individual lots	Land acquisition process settled. Under construction Stage of construction 80.0%.
7.	Project to Upgrade and Raise the Road Level of the Flooded Area on Bak-Bak Serengkam Road (C133) Maran District, Pahang	• Land acquisition process involving 54 individual lots	Land acquisition process settled Completed
8.	Project to Build Kampung Mat Daling Jerantut road to Pahang / Terengganu Border (Phase 3B)	Involved 16 lots located in Mukim Tembeling, Jerantut district. • 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.	Land acquisition process settled Under construction and progress development is at 25.0%
9.	Road Upgrading Project from Kampung Rebus to Kampung Doja via Sipang Retang, Jerantut District	• Land acquisition process involving 34 individual lots	Land acquisition process settled. Under construction and progress development is at 20.0%

No.	Infrastructure	Description	Current Development Status
10.	Central Spine Road (CSR) Highway Project FT 34 Kota Bharu to Simpang Pelangai, Bentong	Package 4C – Sega Lama to Kuala Dong (5.8 km) Package 4D – Kuala Dong to Tanah Berchangkul (13.6 km) Package 5A – Raub to Bentong Package 4C – Kampung Relong to Raub Package 4B – Kampung Relong to Raub Package 4A – Kampung Relong to Raub Package 4C – Kampung Relong to Raub (Amendment 1) Package 4B – Ladang Jerkoh to Sega Lama Benta Interchange (32 Additional Lots) Package 4A – Kampung Relong to Ladang Jerkoh (5 Additional Lots)	Under construction Under construction Partial opening of Package 5A (Raub Bypass) as far as 6.4 kilometres on 08 March 2024 Under construction Under construction Under construction Under construction Land acquisition process settled. Not constructed Site inspection and valuation process
12.	Project to upgrade Lubuk Kulit – Sungai Ular Road, Lipis District, Pahang	• Involved 32 lots located in Mukim Telang and Mukim Batu Yon, Lipis District	Land acquisition process settled. Not constructed
13.	Semantan River Integrated River Basin Development Project, Temerloh Phase 1, Pahang Darul Makmur : Semantan River Flood Mitigation Plan in Mentakab Town	• Land acquisition process involving 32 individual lots	1st hearing has been completed on 24 June 2024
14.	Upgrading Marang River Bridge project	• Location: Marang, Terengganu • Connecting Kuala Terengganu – Marang – Kuantan. • Length: 1.5 kilometres • Project cost/ Estimating Cost: RM435.8 million	The project will be implemented over a period of 42 months where it is expected to be completed and fully operational by October 2025. Under construction. The construction is at 29.4% completion stage.
15.	Coastal erosion control project in Kuala Nerus	• Location: Pantai Tok Jembal, Pantai Mengabang Telipot dan Pengkalan Maras, Kuala Nerus Terengganu. Connecting Kuala Terengganu – Marang – Kuantan. • Project cost / Estimating Cost: RM90 million • Hakisan Pantai Kuala Nerus • RM60 juta	Under construction The project has started in July 2023 and construction status is at 9.9% completion stage.
16.	Bukit Payung Flood Mitigation Plan	• Location: Bukit Payung, Marang, Terengganu • Project cost/ Estimating Cost: RM60 million	Tender procurement stage.
17.	New office of Mineral and Geoscience Department Terengganu Project	• Location: Pusat Pentadbiran Bukit Besar, Kuala Terengganu, Terengganu • Land Area: 1.9904 hectares • Contractor : Merak Kayangan Sdn Bhd • Project cost/ Estimating Cost: RM25,295,605.00 • The project consists of a 4 storey office building, a chain building block, heavy vehicle covered garage and others.	Under construction. Project status: 30.0% completion stage

No.	Infrastructure	Description	Current Development Status
18.	Projek Pembangunan Lembangan Sungai Bersepadu Sungai Kemaman, Kemaman, Terengganu (PLSB)	• Location: Sungai Kemaman, Kemaman, Terengganu • 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: i. Phase 1: Floodway from Paman to Tasik Bungkus ii. Phase 2: Riverbank Binjai from Paman to Bukit Kuang iii. Phase 3: Left and Right riverbank of Kemaman River and reservoir pond. • Project cost/ Estimating Cost: RM300 million	Tender procurement stage.
19.	Maktab Rendah Sains Mara (MRSM) Dungun project	• Location: Dungun, Terengganu • The project aims to provide a campus with the best infrastructure covering an area of 68 acres. • Project cost/ Estimating Cost: RM97.4 million	Under construction. The construction status is at 45.0% completion stage.
20.	Hospital Kijal, Kemaman	• Location: Kijal, Kemaman • Land Area: 22 hectares • Contractor : Ufuk Semarak Sdn Bhd • Project cost/ Estimating Cost: RM420,000,000.00 • The project consists, 9-storey hospital building will accommodate a total of 300 beds for patients. • Which includes 2 special intensive care units (ICU), 8 critical care unit operating room (CCU) and cardiac rehabilitation centre.	Under construction. The construction status is at 50.0% completion stage.
21.	Kemasik Flood Mitigation Plan (RTB) Project	• Location : Sungai Kemasik, T13 Kampung Baru, Kemasik. • Contractor : Iswarabena Sdn.Bhd • Project cost/ Estimating Cost: RM 60,000,000.00	Under construction. The construction status is at 75.0% completion stage. The RTB Kemasik project is expected to be completed in 2025.
22.	The Besut River Estuary Conservation Project	• Location: Muara Sungai Besut, Kuala Besut, Besut, Terengganu • Contractor : Perbudi Sdn. Bhd. • 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. • The project Department of Irrigation and Drainage (JPS) involving an expenditure of RM250 million is expected to be completed in December 2025. • 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.	Under construction. The construction status is at 21.5% completion stage.
23.	Road Construction From Jalan Pantai Dendong to Bukit Keluang, Besut	• Location: Bukit Keluang, Besut, Terengganu • Construction of a three kilometres road with two bridges crossing the Bukit Keluang river. • Bridge 1 spans 100 meters over Sungai Keluang Besar and Bridge 2 crosses Sungai Keluang Kecil with a length of 40 meters. • Project cost/ Estimating Cost: RM 47.05 million	Under construction. The construction status is at 77.5% completion stage.

No.	Infrastructure	Description	Current Development Status
24.	FT209 and FT131 Road Upgrading Project	• Location: From Pasir Hor Interchange to Panchor, Kota Bharu, Kelantan • Project area: 16.1921 hectares • Project cost: RM191 million	Has been gazetted under Section 8, Land Acquisition Act 1960 on 26 Mei 2022. Preparation a written award by Land Administrator and KKR in the process to make a payment of the amount of compensation to any interested person. A part of project has been Noticed of Possession (Form K).
25.	Palekbang - Kota Bharu Bridge Construction Project	• Location: Palekbang, Tumpat to Penambang, Kota Bharu • Project cost: RM440 million • Location: Kota Bharu • Project cost: RM2 million	Land acquisition process settle and preparation for site.
26.	Sultan Ismail Petra Airport Expansion and Upgrading Project	• Location: Kota Bharu • Project cost: RM2 million	Under construction. Apart of the building has been completed on 1 May 2024.
27.	Proposed Construction of Kota Bharu to Kuala Krai Highway, Kelantan	Package 2C Kok Lanas to Machang and 3A Machang to Bukit Tiu - Location: Kok Lanas to Machang and Machang to Kok Lanas/ Machang to Bukit Tiu and Bukit Tiu to Machang - Project area: 256.69 hectares - Length: 18.45 kilometres - Project cost: RM389.5 million - Gazetted under Sec. 8, Land Acquisition Act 1960 on 13 Oktober 2022 and 9 February 2023.	A part of project has been Noticed of Possession (Form K).
		Package 3B Kg Berangan Mek Nab ke Keroh - Location: Kg Berangan Mek Nab to Keroh dan Keroh to Kg Berangan Mek Nab - Length: 9.78 kilometres - Project cost: RM244.2 million - Gazetted under Sec. 8, Land Acquisition Act 1960 on 12 Januari 2023.	A part of project has been Noticed of Possession (Form K).
		Package 3C: Keroh To Kuala Krai - Location: Kota Bharu Kuala Krai and Keroh to Kuala Krai - Project area: 95.6874 hectares - Length: 8.6 kilometres - Project cost: RM244.3 million - Gazetted under Sec. 8, Land Acquisition Act 1960 on 8 December 2022.	A part of project has been Noticed of Possession (Form K).

No.	Infrastructure	Description	Current Development Status
28..	Sungai Golok Integrated River Basin Development Project, Kelantan	- Location: Tumpat and Pasir Mas. - Length: i) Sungai Golok Flood Bann: 26.2 kilometres ii) Sungai Lemal Lancang Bann: 19.84 kilometres iii) Sungai Mentua Bunding Bann: 8.1 kilometres - Project cost: RM501 million **Phase 1** a) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund - C (LA 1 – LA 25), Pasir Mas District ➢ Project area: 30.5883 hectares b) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Flood Bund D - (LA 2 - LA 25), Tumpat District. ➢ Project area: 28.3304 hectares c) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal, Pasir Mas District. ➢ Project area: 90.7618 hectares d) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Lanchang Lemal additional, Pasir Mas District. ➢ Project area: 0.8271 hectares e) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Bund D, Pasir Mas District. ➢ Project area: 0.7259 hectares f) Sungai Golok Integrated River Basin Development Project (PLSB) Phase 1 - Sungai Mentua, Tumpat District. ➢ Project area: 14.0879 hectares	 A part of project has been Noticed of Possession (Form K). A part of project has been Noticed of Possession (Form K). Notice of Possession (Form K) of the land involved has been issued and construction completed. Notice of Possession (Form K) of the land involved has been issued and construction completed. The project is under construction. A part of project has been Noticed of Possession (Form K) of the land involved has been issued.
29.	Kuala Nal - Pasir Kelang Bridge Construction Project	• Location: Kuala Krai • Length: 100 meter • Project area: 5.3154 hectares • Project cost: RM29.7 million	Under construction
30.	Ulu Nenggiri Hydroelectric Power Plant Project	• Location: Ulu Nenggiri, Gua Musang • Project cost: RM5 billion • 300 MW • The biggest renewable energy project	Under construction. Expected to be completed in 2027.
31	Construction of Urban Drainage, Bandar Baru Tunjong Under Integrated River Basin Project (PLSB) Phase 1 (Scope of MSMA Bandar Baru Tunjong)	• Location: Padang Enggang, Kota, Pendek, Tiong • Project area: 64.76 hectares • Project cost: RM51 million • PLSB Bandar Baru Tunjong have divided by two (2) Project: a. PLSB Seri Bong b. PLSB Kolam KADA	PLSB Seri Bong is under construction. Notice of Possession (Form K) of the land involved has been issued.
32.	Construction of Stadium in Pasir Puteh Sport Facility	• Location: Bukit Merbau, Pasir Puteh • Stadium would include various sports facilities such as hockey field, shooting range, and aquatic centre. • The stadium would be built on a 129.5 hectares piece of land with 40,000 capacity stadium. • Project cost: RM159 million	Under construction. Expected to be completed in 2026.
33.	Kampung Belimbing – Kampung Joh Bridge Construction Project	• Location: Kampung Belimbing Tanah Merah – Kampung Joh, Machang • Project cost: RM122.95 million • Project under RMK 12 include new and upgrade road	Under construction. Expected to be completed in December 2024

No.	Infrastructure	Description	Current Development Status
34.	Pantai Cahaya Bulan Development for Public Recreation Park and Tourism	• Location: Pantai Cahaya Bulan, Mukim Badang, District Kota Bharu • Project cost: RM11.5 million	Notice of Possession (Form K) of the land involved has been issued.
35.	Development of Wetland Theme Park and Road Network of Bandar Baru Tok Bali for Tourism	• Location: Gong Kulim, Mukim Semerak, District Kota Bharu • Project cost: RM6.57 million	Has been gazetted under Section 8 on 9 May 2024, Land Acquisition Act 1960. The project is still under land acquisition process.

3.2 Mega Project

No.	Development	Description	Current Development Status
1.	Sultan Ahmad Shah Administrative Centre (PPSAS), KotaSAS	• Location: KotaSAS, Kuantan • Total land area: 105.70 acres • Total built up area: 57,777 sqm. • Project cost/ Estimating Cost: RM415.5 million. • Development Components: 4 storey Dewan Undangan Negeri, 7-Storey Menteri Besar and State Secretary Office, 7-Storey State Building Offices, 7-Storey Federal Building Offices, Banquet Hall, Gallery, Auditorium, 1,213 car parks etc. • The design of PPSAS building has been inspiration based on state coat of arms of Pahang. • Pusat Pentadbiran Sultan Ahmad Shah (PPSAS) will replace Wisma Sri Pahang located at Jalan Gambut, Kuantan.	Current development progress for Block A is 95.2% while Block B is 65.0%.
2.	City Mosque and Pahang Islamic Centre Complex, KotaSAS	• Location: KotaSAS, Kuantan • Developer: Ahmad Zaki Resources Bhd (AZRB) • Total land area: 27.80 acres • Project cost / estimating cost: RM205.43 million. • Development components: City Mosque, Study Center / Knowledge Center, Multipurpose Hall, Museum, Library Gallery, and Administrative Center. • The mosque can accommodate an estimated 10,000 worshipers. • 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.	Under Construction: Current development progress as at January 2024 is 25.0%.
3.	Hybrid Shipyard Complex in Tanjung Agas, Pekan	• Location: Tanjung Agas, Pekan • Total land area: 400 hectares involved six dry docks 500 metres long surrounded by 12 piers. • Project cost/estimating cost: RM7 billion • Developers: Teroka Majubina Sdn Bhd and Perbadanan Setiausaha Kerajaan Negeri Pahang • The main functions of this complex are shipbuilding and maintenance, recycling dan offshore marine engineering as well as decommissioning. It will also be the largest green recycling facilitiy in Southeast Asia where a 200-megawatt biomass power station using empty palmoil bunches will be built in this hybrid shipyard complex.	Proposal stage, MoU signed in October 2023. Estimated completion and operation in year 2025.

No.	Development	Description	Current Development Status
4.	Maritime University, Kuantan	• Developers: Teroka Majubina Sdn Bhd and Netherland Maritime University Collage. The establishment of the maritime university is to produce graduates and trained workers to meet the workforce needs of the Hybrid Shipyard Complex in Tanjung Agas, Pekan which is expected to start operating in June 2025. A total of 25,000 manpower is needed in the next 10 years as Tanjung Agas Hybrid Shipyard Complex requires many workers of various categories to support its development and operations.	Construction has not yet begun. Proposal stage, MoU signed on 14 December 2023.
5.	Kuantan International Airport, Pahang Aerospace City	• Location: Gebeng, Pahang • Total land area: 12,459.05 acres (5,042 hectares) • Project cost/ Estimating Cost: RM50 billion (RM2 billion for Airport) • Developers: Gading Group Berhad, AVIC Intl and Syabas Seribumi Sdn Bhd. • The project would also have an international airport and world class aircraft maintenance, repair and overhaul (MRO) services. It is a mix development project of 70% for MRO and 30% for Airport. This project will relocate the existing airport to a new area and subsequently support the 3rd National Physical Plan as a national integrated transit development (air, land, and sea).	Under Construction: Estimated completion in year 2026.
6.	Miracle Sentral, Bandar Tun Razak Jengka	• Location: Bandar Tun Razak Jengka, Pahang • Total land area: 122 acres • Developer: Angsanapuri Development • Development Components: Shopping center, hyper market, jengka venice & 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).	Development of PRIMA, Makmur houses and shop offices are under construction with progress development between 20.0% and 85.0%.
7.	FELDA' New Generation Housing Project	• Involved 10 sites The Felda New Generation Housing Project (PGBF) which has been abandoned by FELDA to be developed again starting April 2021 through cooperation method between Pahang Housing and Real Estate Board (LPHP) and KMDI Holdings as the developer's. • Sites located at Felda Jengka 6 (10 units), Felda Kampung Awah (56 units), Felda Jengka 1 (120 units), Felda Jengka 11 (180 units), Felda Bukit Tajau (100 units), Felda Bukit Sagu (300 units), Felda Keratong 7 (400 units), Felda Sungai Retang (400 units), Felda Kota Gelanggi (144 units) dan Felda Jengka 12 (50 units). • Estimated will be completed by December 2023	Under construction: • Felda Bukit Sagu : progress 45.0% • Felda Jengka 1 : (progress 45.0%) • Felda Jengka 6 : (progress 0%) • Felda Jengka 11 : (progress 45.0%) • Felda Kampung Awah : (progress 45.0%) • Felda Bukit Tajau : (progress 20.0%) • Felda Keratong 7 : (progress 25.0%)
8.	Sea Crestz, Kuantan Waterfront Resort City (KWRC) – Phase 2	• Location: Pesisiran Pantai Tanjung Lumpur Mukim Kuala Kuantan, Daerah Kuantan, Pahang • Land area: 4.326 acres (17,506 sq. metres) • Developer: Kuantan Waterfront Resort City Sdn. Bhd. • Expected Completion : End of 2028 • 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. • Total car park : For service apartment – 821 lots +16 (OKU) and for retails – 92 lots + 2 OKU.	Not constructed

No.	Development	Description	Current Development Status
9.	Tioman Airport	• Improve passenger facilities at the Tioman Airport terminal and extend the existing runway to 1,300 meters with allocation RM47 million • Involved 4 lots in Mukim Tioman, Rompin District	Initial stage of land acquisition
10.	Balau Residences, Teluk Cempedak	• Location: Teluk Cempedak, Mukim Kuala Kuantan, Daerah Kuantan, Pahang • Land area: 4.97 acres (20,100 sq. metres) • Developer: Joint venture between Encorp Bhd and Touch Group Holdings Sdn Bhd • Gross development value : RM545 million • Project Launches : Fourth quarter 2024 • Expected Completion : Fourth quarter 2028 • Descriptions: Comprises 945 service apartments and 21 commercial units, offering approximately 2,179 car park bays. Facilities including playgrounds, an infinite edge sky pool, gym rooms, multipurpose halls, BBQ pit area, meeting room and multipurpose court. It also features solar panels to harness renewable energy, and an optimal window-to-wall ration to maximise natural daylighting.	Ground-breaking ceremony by Sultan of Pahang Al-Sultan Abdullah Ri'ayatuddin Al-Mustafa Billah Shah on 28 May 2024.
11.	Mayang Mall, Kuala Terengganu	• Location: Kuala Terengganu, Terengganu • Land area: 10.8 hectares • Gross Development Value: RM450 million • Developer: Pelaburan Hartanah Berhad (PHB) • Descriptions: - A 7-storey shopping mall including sub-basement (1 floor) complete with 10-storey podium parking with a net lettable area of 715,000 sq ft.	The construction status is at 95.0% completion stage. Mayang Mall is scheduled to open in December 2024.
12.	Tenaga Nasional Berhad Terengganu Headquarters Project	• Location: Kuala Terengganu, Terengganu • Land Area: 0.96 hectares • Project cost/ Estimating Cost: NA • Descriptions: - 19 storey PBO with a net floor area of 9,704 square metres.	Under construction The construction status is at 25.0% completion stage.
13.	New Kompleks Kedai Pasar Payang	• Location: Kuala Terengganu, Terengganu • Land Area: 4.2 hectares • Project cost/ Estimating Cost: RM 69.3 million • Descriptions: - 2 storey New Kompleks Kedai Pasar Payang with 415 retail rooms with net floor area of 3,312 square metres.	Completed.
14.	Kompleks Pasar Dan Terminal Bas (Cukai Sentral), Mukim Cukai, Kemaman.	• Location: Mukim Cukai, Kemaman • Developer: WRA Services Sdn. Bhd. • Descriptions: - The development project consists of an Integrated Bus & Taxi Terminal, Government Building Complex, Market & Kiosk, Jetty and Waterfront.	Under construction The construction status is at 45.0% completion stage.
15.	Taman Desa Gelugur Murni Project	• Location: Taman Desa Gelugur Murni, Mukim Gelugur Kedai, about 11 kilometres from Kuala Terengganu City Centre via Jalan Kuala Berang. • Land area: 1.1723 hectares • Developer: Faktor Murni Development Sdn. Bhd. • Composition of development is including: - 16 units of single storey semi-detached house with a price range between RM285,000.00 – RM330,000.00. - 1 units of single storey detached house with a price RM385,000.00.	Under construction Project status: 95.0% completion stage.

No.	Development	Description	Current Development Status
16.	Muara Marang Residensi Project	• Location: Muara Marang Residensi, Mukim Pulau Kerengga, about 38 kilometres from Kuala Terengganu City Centre via Laluan Persekutuan 3/ AH18. • Land area: 4.8822 hectares • Developer: Udaran Sdn. Bhd. • Composition of development is including: - 41 units of double storey terrace house with a price range between RM410,000.00 – RM500,000.00. - 60 units of double storey terrace shop-house with a price RM630,000.00 - 8 units of three storey terrace shop-office with a price RM1,350,000.00.	Under construction Project status: 90.0% completion stage.
17.	Taman Rawai Perdana Project	• Location: Taman Rawai Perdana, Mukim Alur Limbat, about 21 kilometres from Kuala Terengganu City Centre via Jalan Kuala Berang. • Land area: 8.37 hectares (20.69 ekar) • Developer: Pasir Delima Sdn Bhd Composition of development is including: - 141 units of single storey terrace house with a price range RM273,000.00 to RM296,000.00.	Under construction Project status: 90.0% completion stage.
18.	Taman KP Perdana Fasa 7 Project	• Location: Taman KP Perdana Fasa 7, Mukim Kubang Parit about 8 kilometres from Kuala Terengganu City Centre via Jalan Kuala Berang. • Land area: 1.773 hectares • Developer: Perbadanan Memajukan Iktisad Negeri Terengganu (PMINT) - Composition of development is including: - 68 units of double storey terrace house with a price RM390,000.00.	Under construction Project status: 95.0% completion stage.
19.	Taman Desa Padang Indah	• Location: Taman Desa Padang Indah, Mukim Batu Buruk, about 4.5 kilometres from Kuala Terengganu City Centre via Jalan Sultan Mahmud. • Land area: 1.119 hectares • Developer: Tanjong Developer Sdn. Bhd. - Composition of development is including: - 14 units of two storey semi-detached house with a price range between RM550,000.00 – RM564,000.00. - 5 units of two storey detached house with a price range between RM730,000.00 – RM795,000.00.	Under construction Project status: 70.0% completion stage.
20.	Taman Serada Indah 2	• Location: Taman Serada Indah 2, Mukim Serada, about 17 kilometres from Kuala Terengganu City Centre via Jalan Serada. • Land area: 1.484 hectares • Developer: AD Mega Construction Sdn. Bhd. • Composition of development is including: - 14 units of double storey terrace house with a price range between RM260,000.00 – RM310,000.00.	Under construction Project status: 55.0% completion stage.
21.	Taman Desa Tok Jamal Perdana	• Location: Kampung Tok Jamal, Kuala Terengganu. • Land area: 0.9168 hectare • Developer: P-Excell Management Sdn. Bhd. • Composition of development is including: - 24 units of double storey terrace house with a price RM424,000.00. - 4 units of double storey semi-detached house a price RM580,574.00.	Under Construction Project status: 85.0% completion stage.
22.	Taman Desa Solehah Fasa 5	• Location: Kampung Padang Air, Kuala Nerus. • Land area: 0.9168 hectare • Developer: SART Properties Sdn. Bhd. • Composition of development is including: - 82 units of single storey terrace house (Package 1) with a price RM242,000.00 – RM270,000.00.	Under Construction Project status: 75.0% completion stage.

No.	Development	Description	Current Development Status
23.	Taman KTGR Fasa 6	• Location: Tok Jembal, Kuala Nerus. • Land area: 1.07 hectare • Developer: UDA Land (EAST) Sdn. Bhd. • Composition of development is including: - 18 units of double storey detached house with a price RM714,000.00.	Under Construction Project status: 40.0% completion stage.
24.	Tok Bali Industrial Park	• Location: Tok Bali Industrial Park in Mukim Gong Kulim, Pasir Puteh District • Consist of heavy industries (oil & gas) as well as small and medium industries including Halal Industries • Gross development value: RM200 million • Phase 1: ➢ Project area: 40.47 hectares ➢ Number of lots: 81 lots • Phase 2: ➢ Project area: 33.5 hectares ➢ Number of lots: 48 lots	Land Acquisition process to issued Form K. Notice of Possession (Form K) of the land involved has been issued.
25.	New Complex Development Project for the Malaysian Maritime Enforcement Agency, Tok Bali	• Location: Tok Bali, Kelantan • Land area: 14 hectares • Construction included of complex for administration, accommodation and quarters for government servants • Gross development value: RM250 million	Under construction. Expected to be completed in December 2026.
26.	Residensi Prima @ Kubang Kerian	• Location: Kubang Kerian, Kelantan, about 7 kilometers from Hospital University Kubang Kerian (HUSM) and 11 kilometers from Kota Bharu City Center. • Land area: 10.11 hectares • Erected on Lot 15306 in Mukim Mentuan, Kota Bharu District • 2 blocks Apartment with 632 units with the composition of development: • Built -up area: ○ Type A - 850sqft @ 78.97sqm ○ Type B - 950sqft @ 88.26sqm ○ Type C1 & C2 - 1050sqft @ 97.55sqm • Price from RM245,000.00 - RM321,000.00 • Facilities: • Children's playground, Nursery & Kindergarten, Multipurpose Hall, Prayer room, Swimming pool • Expected completion: Februari 2024 • Developer: AUEI Teras Holdings Sdn Bhd	Under construction. Expected to be completed in December 2026.
27.	Residensi Platinum @ Bayam	• Location: Kota Bharu City Center, about 2 kilometres from Hospital Raja Perempuan Zainab II and 2 kilometres from downtown of Kota Bharu City. • Land area: 0.75 hectares (on Lot 11850 in Mukim Padang Garong, Kota Bharu) • 2 blocks apartment with 272 units with the composition of development: • Built -up area: ○ Type A - 828sqft @ 76.92 sqm ○ Type B - 823sqft @ 76.46 sqm ○ Type C - 818sqft @ 75.99 sqm - Price from RM345,600.00 - RM384,210.00 - Facilities: ○ Children's playground, Nursery & Kindergarten, Prayer room's, Swimming pool, Gymnasium, 24 hours security - Expected completion: 1 Januari 2025 - Developer: BBGM Wangsa Development Sdn Bhd	Undeveloped and still vacant land

No.	Development	Description	Current Development Status
28.	PPAM Sireh Residence	• 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. • Land area: 9.37 hectares (on Lot PT 90, PT 91 and 123 more lot) • 8 blocks of the apartment with 2,160 units with the components of development: • Built-up area: ○ Type A - 1,058.32sqft @ 98.32sqm ○ Type B - 1,154.00sqft @ 107.20sqm • Price from RM 274,600.00 – RM 299,500.00 • Facilities: ○ Children's playground, Nursery & Kindergarten, Prayer rooms, Swimming pool, Gymnasium, 24 hours security, Convenience Store, Multipurpose Hall • Expected completion: January 2024 • Developer: Liziz Standaco Sdn Bhd	Under construction. The progress of construction is about 95.0% and waiting approval for Certificate of Completion and Compliance (CCC)
29.	Residensi Tok Bali, Housing Development	• Location: Off Pasir Puteh – Tok Bali Road in Mukim Gong Kulim and Semerak, Pasir Puteh. • Land area: 15.312 hectares (on Lot 701,447,446,445,650,651,2193,2195,1563,1656,1657). • Providing a total of 359 units of single-storey terraced and 141 units of double-storey terraced with the composition of development: • Single Storey - 950sqft • Double Storey – 1,400sqft • Price: ○ Single Storey – from RM 149,400 – RM 174,000 ○ Double Storey – from RM 229,500 – RM 269,000 • Expected completion: November 2022 (Phase 1) • Developer: BBGM Tok Bali Development Sdn Bhd	Under construction. Expected to be completed in December 2025 (Phase 1B)
30.	Uptown Machang, Commercial Development	• Location: Jalan Kota Bharu Machang Mukim Machang, Machang District • Mukim Machang, District of Machang. • Total units: 169 units (2-storey shop terrace) • 1-unit stesen bus, 1-unit public market, 100,000 sq meters double storey shopping complex • Shop detail: • Land area: 130 square meter) • Built-up area: 260 square meter) • Price from RM 700,000 per unit • Developer: Induk Setia Sdn Bhd	Under construction. Expected to be completed in December 2025.

3.3 State Government Policy

No.	State	Details
1.	Pahang	**1. Tourism Sector** ❖ Pahang State Government will provide the allocation as much as RM3 million for the purpose of providing infrastructure and facilities tourism to ensure all tourism areas in the state of Pahang is ready in terms of infrastructure and facilities to receive the arrival of tourists. ❖ For this purpose, the state government has planned to: a) Upgrade infrastructure facilities and preserving the historical remains of Tok Gajah – Mat Kilau with an allocation of RM500 thousand. b) Upgrade tourism facilities in Hutan Lipur Parit Fall, Cameron Highlands with an allocation of RM500 thousand. c) Allocation grants manage and development of Pahang State Museum Corporation with total amount of RM29.77 million to develop Pahang State infrastructure dan museum programs. d) Upgrade the function of the Rest and Treatment Centre in Betau, Lipis with an allocation of RM300 thousand. e) Upgrading facilities at the Gua Sisik Naga and preparation cabin resort accommodation facilities for project Merapoh The Caving Paradise with an allocation of RM600 thousand. **2. Investment Hub** ❖ Potential investment projects to be implemented by Perbadanan Kemajuan Negeri Pahang (PKNP) for the year 2024 involve: a) Proposed Joint Venture Energy Project Renovated in the 139-acre Taman Ilmu Pekan with an estimated project investment value of RM200 million b) Proposal to development a commercial area dan small industrial area in the Gebeng Industrial Area with an area of 19.6 acres. c) Proposal to develop Green Ship Recycling Centre in the Tanjung Agas Industrial Area with an area of 10 acres and with a total investment value of RM250 million. **3. Malaysian Mineral Academy Pahang** ❖ Pahang State Government allocated RM2.21 million for the establishment of the Malaysian Mineral Academy Pahang in Lipis which acting as a learning centre by offering education and training programs and technical services based on the mineral industry. ❖ One of the components under the Proposal Development of Lipis Integrated Technology Park (TTBL) and will contribute to research in the mineral industry to produce more efficient technology and processes, innovative and environmentally friendly. **4. Improve Water Supply Services** ❖ Pahang State Government will implement the Water Supply Project involving 229 projects and to overcome the problem supply cut and low water pressure, as many as 79 numbers of projects have been listed, among them in Kampung Temai Pekan, Kampung Awah Maran, Felda Sungai Retang Jerantut, Carnation Park and Tringkap Puncak Cameron Highlands. ❖ As many as 47 number of projects upgrading and new construction of Treatment Plants Water and mechanical and electrical system replacement program will be conduct including: a) Upgrading the Triang Water Treatment Plant Phase 1 Bera. b) Janda Baik Bentong Water Treatment Plant. c) Jenderak Kampung Temerloh Water Treatment Plant. d) Sepayang Water Treatment Plant. e) Muadzam Water Treatment Plant. f) New construction of Water Treatment Plant in Bukit Puling Kuantan. ❖ The State Government is also consistently trying to expend rural water supply coverage area under the Supply Project Rural Water (BALB), including implementation planning Kampung Dada Village Water Supply Project as well as upgrading the plant and water treatment plant distribution system in Lipis, upgrading the plant and water supply at Batu Balai Water Treatment Plant in Jerantut, as well Kampung Tekek Pulau Tioman water supply project.

No.	State	Details
		5. Flood Management ❖ For mitigation projects flood, as many as three (3) projects with a total budget project cost of RM212.31 million was approved by Federal Government where all these projects are scheduled in terms of design and construction, namely: a) Bentong River Flood Mitigation Plan, Jerantut b) Flood Mitigation Plan in Temai River and Ketapang River, Town c) Kenau River Flood Mitigation Plan Sungai Lembing, Kuantan. ❖ The State Government has allocated RM4.3 million for the purpose of implementing related programs, initiatives, and projects with the Flood Mitigation Plan such as: a) Sungai Ikan Flood Mitigation Plan in Cameron Highlands district with an allocation of RM100 thousand. b) Sungai Gementi Flood Mitigation Plan in Bentong district with an allocation of RM500 thousand. c) Sungai Damak Flood Mitigation Plan in Jerantut district with an allocation of RM700 thousand. d) Sungai Telang Flood Mitigation Plan in Lipis district with an allocation of RM2 million. e) Sungai Chengal Flood Mitigation Plan in Temerloh district with an allocation of RM1 million. ❖ In addition, the State Government will implement projects the following drainage: a) Urban Drainage System involving Project PISMA Rompin, Triang Central and MCKIP Drainage with an allocation of RM6 million b) Land acquisition works for the purpose irrigation and drainage in Bukit Setongkol and RTB Gementi with an allocation of RM4.4 million. c) Plant to Upgrade the Outdoor Granary Scheme at Maran district with an allocation of RM500 thousand. d) Upgrading the Hydrological System with an allocation of RM2 million. **6. Housing Facilities Initiatives** ❖ To guarantee the well-being of the people through housing facilities, the State Government has drawn up several initiatives including: **Programs** / **Details** Rumah Rakyat Pahang (RRP) — ❖ It is given free of charge to the people of Pahang based on the following criteria: a) Poor or needy tough category. b) Don't have a home or a home too dilapidated for inhabited. ❖ Construction cost worth RM75 thousand per unit is fully borne by the State Government ❖ 470 units of Rumah Rakyat Pahang will be built involving 8 house units for each State Assembly and 1 unit in each Parliament, as well as 120 units for the Orang Asli community with an allocation of RM48 million. ❖ In addition, the State Government also channelled RM2 thousand to each recipient of Rumah Rakyat Pahang for purchase of basic household appliances with a total allocation of RM940 thousand. ❖ State Government also will continue the repair program poor houses to ensure the poor and extreme poor can live in good housing conditions safe and comfortably. Rumah Rakyat Al-Sultan Abdullah — ❖ For people who do not have a house or the house that damaged as result disaster ❖ Involving the cooperation of the Emirates Government United Arab Emirates (UAE) and State Government. ❖ Involve 274-unit houses in all of Pahang with an allocation of RM25.03 million.

No.	State	Details
2.	Terengganu	• Terengganu state government allocated RM1.860 billion for operating expenses including a RM500 million contribution to the development fund for the Terengganu Budget 2024. The budget allocated for next year is reduced compared to this year, RM1.99 billion. • The budget, which is themed "Meneraju Era Baharu Terengganu", emphasizes three focuses, namely strengthening the government's effectiveness, diversifying sources of wealth and enriching people's lives. • The Terengganu State Government is committed to diversifying sources of wealth as highlighted in Focus 2. For the year 2024, the State Government through Pejabat Tanah dan Galian Negeri Terengganu is studying land tax amendments throughout the state to be enforced next year. The land tax has never been amended for 35 years. • The State Government will introduce the Industrial Investment Development Policy. The state government will develop and upgrade the infrastructure of the Industrial areas. The state government is also to identify a site to develop a Green Industrial Park. • As for commercial infrastructure development, there are several initiatives under this budget which are:- i. Commercial development in the science park ii. Encouragement to create shop lots in new residential project iii. To develop a business kiosk • Under the subject of Housing Development focuses on the following matters:- i. To build 160 housing units in RMM Bandar Baharu Tembila, Besut ii. Introducing two new variations namely Town House Rahman and Rumah Belia Rahman iii. Sejahtera Terengganu Housing Project iv. Improving the Affordable Housing Development Policy through privatization and improving agreements with developers involving 13,989 housing units currently in planning and under construction. v. Fishermen Resettlement Program in Kemaman and Setiu of 200 housing units. • New housing development, which is PPR Jeram, Kuala Terengganu involving the construction of 150 housing units, the Benting Lintang Area Development Project involving 100 housing units and the Tempinis Area Development Project.
3.	Kelantan	**a) Kelantan Affordable Housing Policy (RMMK)** - 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). - This project will provide facilities to the target group by house type to own the first home according to the rules and conditions. **b) Urban land density flexibility control policy** - Provide flexibility control of density for land in urban areas to be more viable by developers. **c) State government incentives on land tax, land premium and issuance of title.** - 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)

KEMENTERIAN KEWANGAN

LAPORAN PASARAN HARTA MALAYSIA TIMUR

Separuh Pertama 2024

EAST MALAYSIA REGION PROPERTY MARKET REPORT

First Half 2024

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

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

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

Cawangan-cawangan Jabatan
Penilaian dan Perkhidmatan Harta

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

Valuation and Property Services Department
Ministry Of Finance
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Valuation and Property Services Department
Level 9, Perbendaharaan 2,
No. 7, Persiaran Perdana, Precinct 2
Pusat Pentadbiran Putrajaya
62592 Putrajaya
Telephone : 03 - 8886 9000
Telefax : 03 - 8886 9002
E-mail : jpph@jpph.gov.my

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

Branch offices of The Valuation and
Property Services Department

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National Property Information Centre (NAPIC)

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

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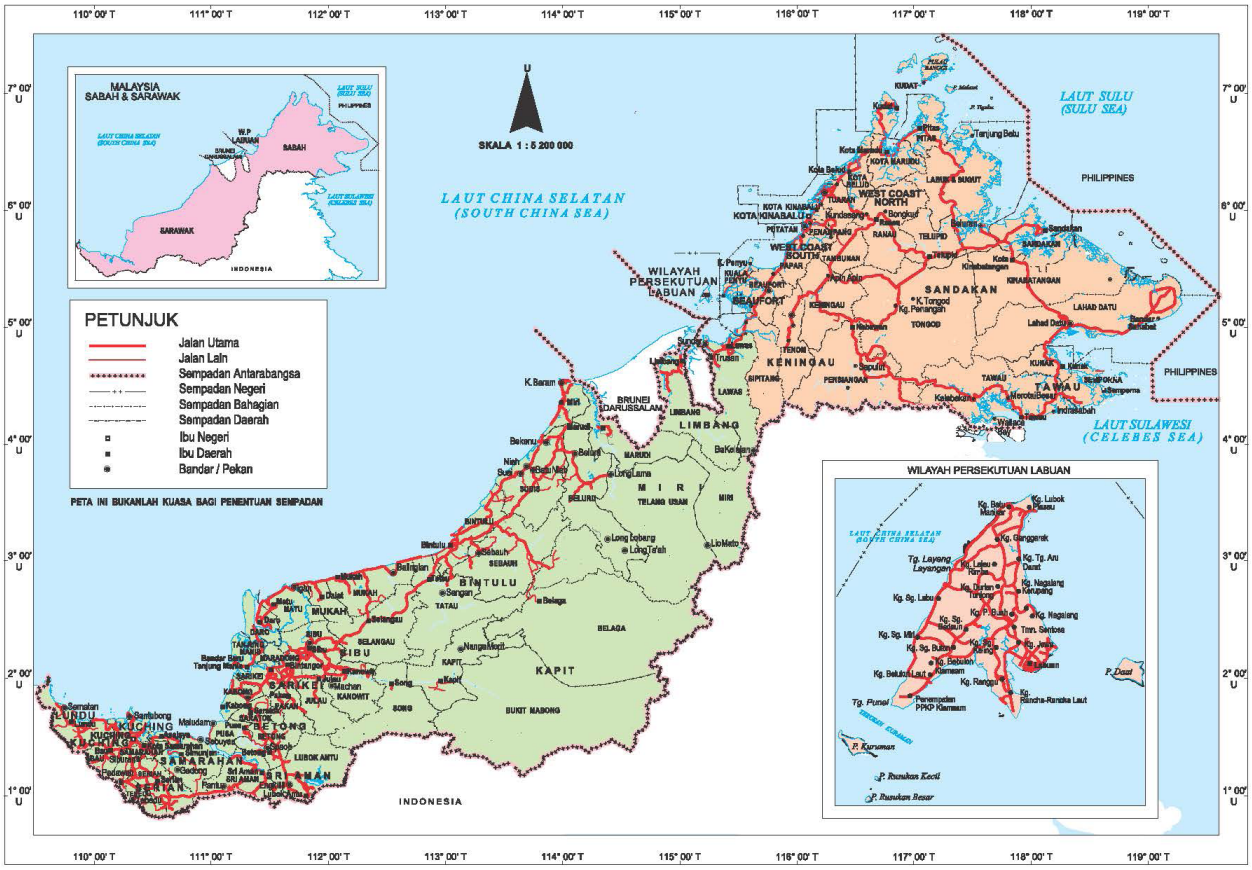
3 Property Highlights

GLOSSARY

Apt	-	Apartment
AOR	-	Average Occupancy Rate
ARR	-	Average Room Rate
BNM	-	Bank Negara Malaysia
CBD	-	Central Business District
CCC	-	Certificate of Completion & Compliance
EDTP	-	Electrified Double Railway Track Project
FDI	-	Foreign Direct Investment
GDP	-	Gross Domestic Product
GFA	-	Gross Floor Area
IRDA	-	Iskandar Regional Development Authority
JPPH	-	Jabatan Penilaian dan Perkhidmatan Harta
KVMRT	-	Klang Valley Mass Rapid Transit
LRT	-	Light Rail Transit
MRT	-	Mass Rapid Transit
NAPIC	-	National Property Information Centre
NA	-	Not Available
p.m.t.	-	per metric tonne
p.s.f.	-	per square foot
p.s.m.	-	per square metre
SA	-	Serviced Apartment
SD	-	Semi-Detached House
SOHO	-	Small Office Home Office
SOVO	-	Shop Office Versatile Office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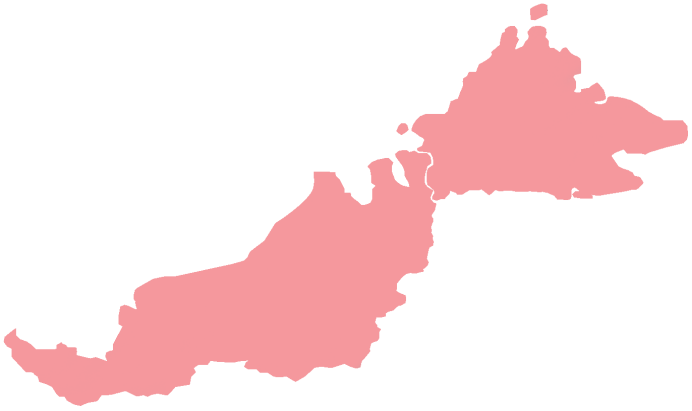
4° 00' U
3° 00' U
2° 00' U
1° 00' U
U
SKALA 1 : 5 200 000
LAUT CHINA SELATAN
(SOUTH CHINA SEA)
LAUT SULU
(SULU SEA)
LAUT SULAWESI
(CELEBES SEA)
PHILIPPINES
INDONESIA
MALAYSIA
SABAH & SARAWAK
W.P. LABUAN
BRUNEI DARUSSALAM
SABAH
SARAWAK
PETUNJUK
Jalan Utama
Jalan Lain
Sempadan Antarabangsa
Sempadan Negeri
Sempadan Bahagian
Sempadan Daerah
Ibu Negeri
Ibu Daerah
Bandar / Pekan
PETA INI BUKANLAH KUASA BAGI PENENTUAN SEMPADAN
WILAYAH PERSEKUTUAN LABUAN
WILAYAH PERSEKUTUAN LABUAN
SANDAKAN
KENINGAU
TAWAU
LIMBANG
MIRI
BINTULU
KAPIT
SARIKEI
SIBU
MUKAH
BETONG
SAMARAHAN
SRI AMAN
KUCHING
LUNDU
BELAGA
BUKIT MABONG
KOTA KINABALU
KOTA BELUD
KOTA MARUDU
WEST COAST
NORTH
SOUTH
BEAUFORT
KUDAT
LAHAD DATU
KUNAK
SEMPORNA
P. Dasar
P. Kurisman
P. Bunakan Kecil
P. Bunakan Besar
WILAYAH PERSEKUTUAN LABUAN
LAUT CHINA SELATAN
(SOUTH CHINA SEA)
Tg. Layang Layangan
Kg. Lubok Temiang
Kg. Ganggenak
Kg. Tg. Aru Darat
Kg. Nagalang Kerupang
Kg. Nagalang
Kg. Sg. Labu
Kg. Sg. Miri
Kg. Sg. Bulang
Kg. Bebuloh Gunsam
Kg. Rangat
Kg. Sancha-Ranaka Laut
Tg. Punai
Perempadan PPKP Klarmum
BRUNEI DARUSSALAM

EAST MALAYSIA REGION



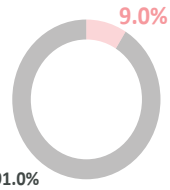
MARKET ACTIVITY

Volume, Value Transactions & Yearly Change (H1 2024 vs H1 2023)

-4.2% Volume **17,880** transaction Value **RM7.45** billion 14.4%

	Residential	Commercial	Industrial	Agriculture	Development Land & Others
	8,330 units	2,044 units	448 units	5,352 units	1,706 units
	RM3.05 billion	RM1.20 billion	RM0.61 billion	RM1.22 billion	RM1.37 billion
	-1.2%	16.5%	-10.9%	-11.8%	-10.5%
	4.4%	17.3%	14.0%	27.1%	27.9%

Market Share between Regions (Volume)



East Malaysia Region ■ Other Regions

Construction Activity

	Residential	Commercial	Service Apartments	Industrial
Completions	4,479	191	0	60
Starts	4,487	262	416	0
New Planned Supply	3,467	404	2,139	0

Unsold Status

	Residential	Commercial	Service Apartments	Industrial
Overhang	3,331units @ RM1.56 billion	1,837 units @ RM1.74 billion	207 units @ RM0.07 billion	366 units @ RM0.34 billion
Unsold Under Construction	8,098	882	858	72
Unsold Not Constructed	583	78	311	0

1.0 GAMBARAN KESELURUHAN PASARAN HARTA TANAH WILAYAH MALAYSIA TIMUR

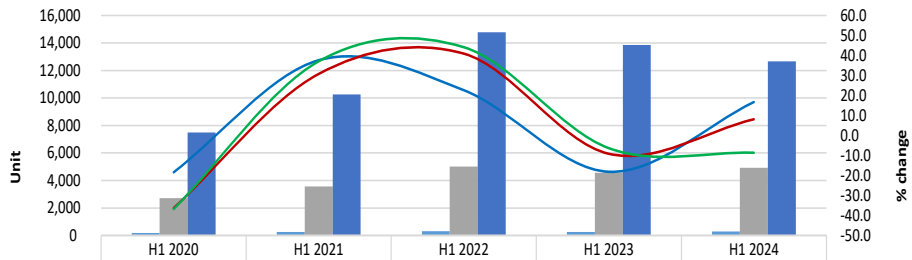
Prestasi pasaran harta tanah di Wilayah Malaysia Timur merekodkan 17,780 transaksi bernilai RM7.46 bilion, menurun sedikit 4.2% dalam bilangan, manakala nilai meningkat sebanyak 14.4% berbanding H1 2023. Gabungan ketiga-tiga negeri membentuk 9.0% dan 7.1% daripada bilangan dan nilai transaksi nasional.

1.0 EAST MALAYSIA REGION PROPERTY MARKET OVERVIEW

The performance of the East Malaysia Region property market recorded 17,780 transactions worth RM7.46 billion, a slight decrease of 4.2% in volume, while value increased by 14.4% as compared to H1 2023. The combined total of the three states accounted for 9.0% and 7.1% of the national transaction volume and value, respectively.

Chart 1

Overall Property Transactions Volume Trend H1 2020 – H1 2024



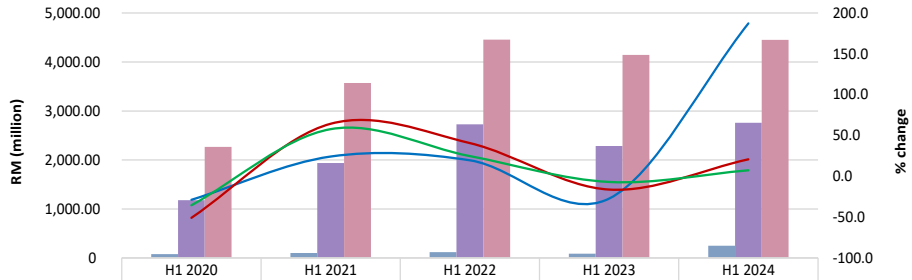
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Labuan	186	256	314	257	300
Sabah	2,720	3,557	5,013	4,554	4,924
Sarawak	7,483	10,258	14,787	13,850	12,656
Labuan	-18.4	37.6	22.7	-18.2	16.7
Sabah	-36.3	30.8	40.9	-9.2	8.1
Sarawak	-36.8	37.1	44.2	-6.3	-8.6

Prestasi aktiviti pasaran di wilayah ini menyaksikan pergerakan bercampur-campur. WP Labuan menyaksikan pertumbuhan yang lebih baik, menaik sebanyak 16.7%, diikuti oleh Sabah dengan 8.1%. Sebaliknya, Sarawak mencatatkan sedikit penurunan kepada 8.6%.

The performance of market activity in the region witnessed mixed movements. WP Labuan experienced better growth, increased by 16.7%, followed by Sabah with 8.1%. Contrarily, Sarawak recorded a slight decline to 8.6%.

Chart 2

Overall Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Labuan	79.85	99.17	118.58	86.21	247.65
Sabah	1,179.98	1,939.03	2,727.28	2,284.04	2,758.87
Sarawak	2,264.73	3,572.18	4,454.81	4,145.05	4,449.10
Labuan	-28.8	24.2	19.6	-27.3	187.3
Sabah	-50.9	64.3	40.7	-16.3	20.8
Sarawak	-35.5	57.7	24.7	-7.0	7.3

Trend menaik diperhatikan dalam nilai transaksi. WP Labuan mengalami kenaikan sebanyak lebih dua kali ganda, diikuti oleh Sabah (20.8%) dan Sarawak (7.3%).

An upward trend was observed in transaction values. WP Labuan experienced an increase of more than double, followed by Sabah (20.8%) and Sarawak (7.3%).

Chart 3

Overall Property Transactions Volume Breakdown by State H1 2024

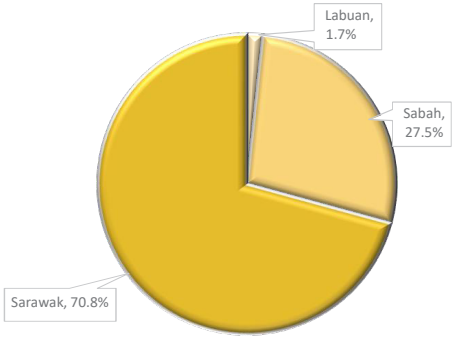
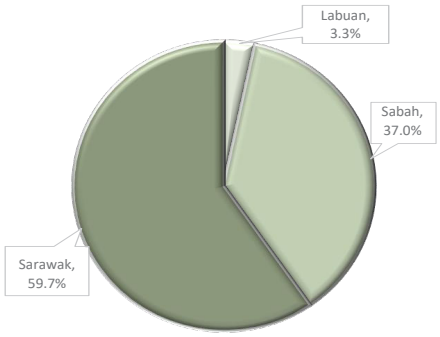


Chart 4

Overall Property Transactions Value Breakdown by State H1 2024



Mengikut negeri, Sarawak mendominasi bilangan dan nilai transaksi dalam wilayah dengan 12,656 transaksi (70.8%) bernilai RM4.45 bilion (59.7%) diikuti Sabah dan WP Labuan.

By state, Sarawak dominated the region's overall property transaction volume and value, with 12,656 transactions (70.8%) worth RM4.45 billion (59.7%), followed by Sabah and WP Labuan.

Chart 5

Overall Property Transactions Volume Breakdown by Sub-sector H1 2024

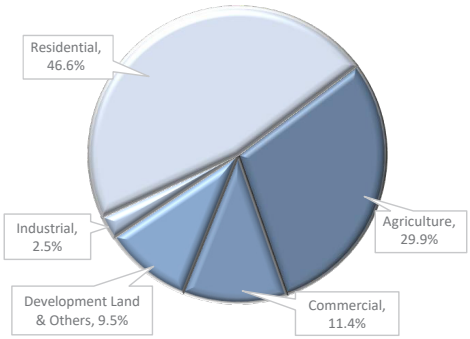
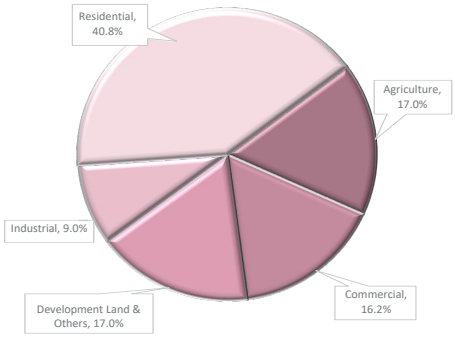


Chart 6

Overall Property Transactions Value Breakdown by Sub-sector H1 2024



Mengikut subsektor, subsektor kediaman terus menguasai aktiviti harta tanah di wilayah ini dengan menyumbang 46.6% (8,330 transaksi) dalam bilangan dan 40.8% (RM3.05 bilion) dalam nilai daripada jumlah keseluruhan.

By sub-sector, the residential sub-sector continued to dominate the region's property activity by contributing 46.6% in volume (8,330 transactions) and 40.8% in value (RM3.05 billion) from the total transaction.

Table 1

Summary of Prominent Sales in H1 2024

No.	Property	Location	Transaction Year	Consideration Price
		DEVELOPMENT LAND		
1.	Building Land (80,755 s.m.)	Lot 6732, Jalan Batu Kawa, Kuching, Sarawak	2024	RM70,000,000
2.	Residential Land (102,300 s.m.)	Lorong Bukit Damaisari, Menggatal	2024	RM18,825,000
3.	Commercial Land (16,920 s.m.)	Jalan Datuk Tawi Sli, Kuching, Sarawak	2024	RM31,350,000
4.	Commercial Land (6,224 s.m.)	Jalan Stutong, Kuching, Sarawak	2024	RM16,000,000
5.	Industrial Land (6,028 s.m.)	Jalan Tuaran (Bt 3 1/2 - Bt 5 1/2), Kota Kinabalu, Sabah	2024	RM12,338,000
6.	Residential Land (28,930 s.m.)	Jalan Kionsom, Kota Kinabalu, Sabah	2023	RM22,500,000
7.	Residential Land (9,980 s.m.)	Jalan Batu Kawa, Kuching, Sarawak	2023	RM12,330,000
8.	Residential Land (41,279 s.m.)	Jalan Fung Yei Ting, Batu 3, Jalan Tuaran	2022	RM57,000,000
		ESTATE LAND		
9.	Estate Land (238 hectares)	Ulu Segama, Lahad Datu, Sabah	2024	RM18,815,000
10.	Estate Land (203 hectares)	Silabukan, Lahad Datu, Sabah	2023	RM14,540,000
11.	Estate Land (696 hectares)	Ulu Sahabat, Lahad Datu, Sabah	2023	RM49,896,000
12.	Estate Land (202 hectares)	Ulu Sahabat, Lahad Datu, Sabah	2023	RM14,475,000
13.	Estate Land (162 hectares)	Ulu Sahabat, Lahad Datu, Sabah	2023	RM14,000,000
14.	Estate Land (203 hectares)	Ulu Sahabat, Lahad Datu, Sabah	2023	RM14,518,000
15.	Estate Land (594 hectares)	Ulu Tunku, Lahad Datu, Sabah	2023	RM42,551,000

2.0 AKTIVITI PASARAN HARTA TANAH

2.1 HARTA TANAH KEDIAMAN

Transaksi

Sub-sektor kediaman merupakan sub-sektor utama untuk semua negeri. Prestasi pasaran subsektor kediaman Wilayah Malaysia Timur menurun pada H1 2024. Wilayah ini merekodkan 8,330 transaksi, menurun sedikit 1.2% dalam bilangan berbanding H1 2023. Sabah dan WP Labuan mencatat kenaikan dalam bilangan masing-masing sebanyak 12.7% dan 6.0%. Sebaliknya, Sarawak merekodkan sedikit penurunan dalam bilangan sebanyak 7.1%.

2.0 PROPERTY MARKET ACTIVITY

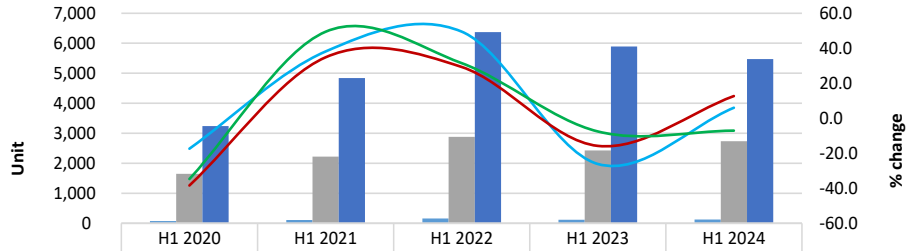
2.1 RESIDENTIAL PROPERTY

Transaction

The residential sub-sector was the main sub-sector for all states. The residential sub-sector performance in the East Malaysia Region decreased in H1 2024. The region recorded 8,330 transactions, a slight decrease of 1.2% in volume compared to H1 2023. Sabah and WP Labuan saw increases in volume by 12.7% and 6.0%, respectively. In contrast, Sarawak recorded a slight decline in volume of 7.1%.

Chart 7

Residential Property Transactions Volume Trend H1 2020 – H1 2024



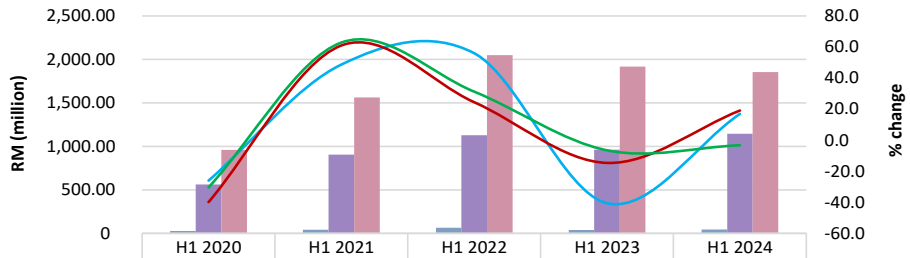
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Labuan	76	105	157	116	123
Sabah	1,651	2,226	2,879	2,425	2,733
Sarawak	3,241	4,843	6,369	5,890	5,474
Labuan	-17.4	38.2	49.5	-26.1	6.0
Sabah	-38.4	34.8	29.3	-15.8	12.7
Sarawak	-34.7	49.4	31.5	-7.5	-7.1

Dari segi nilai transaksi, Sabah dan WP Labuan menunjukkan kenaikan masing-masing sebanyak 19.1% dan 16.9%. Sementara itu, Sarawak merekodkan penurunan sedikit pada 3.3%.

In terms of the transaction value, Sabah and WP Labuan showed increases of 19.1% and 16.9%, respectively. Meanwhile, Sarawak recorded a slight decrease of 3.3%.

Chart 8

Residential Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Labuan	27.61	41.06	64.05	38.05	44.50
Sabah	562.71	905.98	1,127.51	962.53	1,146.53
Sarawak	959.17	1,562.52	2,050.72	1,916.78	1,854.41
Labuan	-26.0	48.7	56.0	-40.6	16.9
Sabah	-39.9	61.0	24.5	-14.6	19.1
Sarawak	-30.4	62.9	31.2	-6.5	-3.3

Pelancaran Baharu

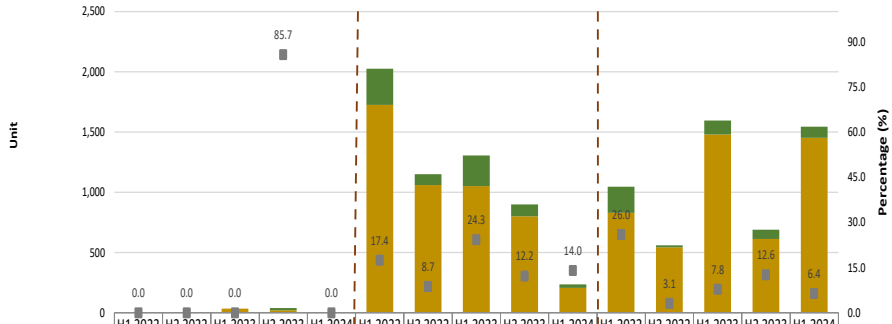
Pasaran utama di Wilayah Pantai Timur menyaksikan prestasi merosot bagi pelancaran baharu bagi semua negeri. Sabah menurun 80.3% kepada 207 unit (H1 2023: 1,051 unit) dan Sarawak 1.8% kepada 1,452 unit (H1 2023: 1,479 unit). WP Labuan merekodkan tiada pelancaran baharu, berbanding H1 2023 (34 unit).

New Launches

The East Malaysia Region primary market experienced a decline in new launches across all states. Sabah saw a decrease of 80.3% to 207 units (H1 2023: 1,051 units), while Sarawak 1.8% to 1,452 units (H1 2023: 1,479 units). WP Labuan recorded nil new launches compared to H1 2023 (34 units).

Chart 9

Residential Newly Launch and Sales Performance H1 2022 – H1 2024



	Labuan					Sabah					Sarawak				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unit Sold	0	0	0	18	0	301	92	255	98	29	216	17	116	77	93
Unit Launches	0	0	34	21	0	1,725	1,059	1,051	801	207	830	542	1,479	613	1,452
Sales Performance (%)	0.0	0.0	0.0	85.7	0.0	17.4	8.7	24.3	12.2	14.0	26.0	3.1	7.8	12.6	6.4

Status Pasaran

Situasi unit kediaman siap dibina tidak terjual menyaksikan pergerakan positif dalam tempoh kajian. Sabah, Sarawak dan Labuan masing-masing mencatatkan 1,728 unit, 1,562 dan 41 unit, berkurang 16.4%, 9.6% dan 2.4% berbanding H2 2023 (Sarawak 2,068 unit; Sabah 1,728 unit, WP Labuan 42 unit).

Unit dalam pembinaan belum terjual di Wilayah Malaysia Timur meningkat 6.6% (8,098 unit) berbanding H2 2023 (7,600 unit).

Sementara itu, unit belum dibina belum terjual menurun kepada 583 unit berbanding H2 2023 (822 unit).

Market Status

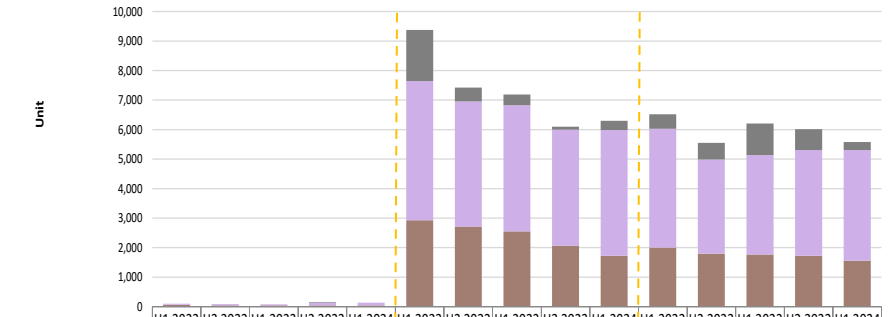
The residential overhang situation saw positive movements in the review period. Sabah, Sarawak, and Labuan charted 1,728 units, 1,562 units and 41 units, respectively, reduced by 16.4%, 9.6% and 2.4% compared to H2 2023 (Sarawak: 2,068 units; Sabah: 1,728 units, and WP Labuan 42 units).

The unsold under construction units in the East Malaysia Region increased by 6.6% (8,098 units) compared to H2 2023 (7,600 units).

Meanwhile, the unsold not constructed decrease to 583 units compared to H2 2023 (822 units).

Chart 10

Residential Overhang and Unsold Units H1 2022 – H1 2024



	Labuan					Sabah					Sarawak				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unsold Not Constructed	0	0	0	18	0	1,731	474	367	101	310	486	560	1,068	703	273
Unsold Under Construction	37	37	37	89	95	4,710	4,234	4,267	3,928	4,260	4,025	3,192	3,370	3,583	3,743
Overhang	65	47	46	42	41	2,932	2,718	2,555	2,068	1,728	2,006	1,799	1,768	1,728	1,562

Aktiviti Pembinaan

Unit siap dibina di Wilayah Malaysia Timur merekodkan peningkatan 7.3% pada H1 2024 (4,479 unit) berbanding H1 2023 (4,174 unit). Mengikut negeri, Sarawak meningkat 39.8% berbanding H1 2023, manakala Labuan dan Sabah menunjukkan penurunan 25.4% dan Labuan tiada unit siap dibina direkodkan.

Unit mula dibina di WP Labuan merekodkan 100% peningkatan, manakala Sarawak dan Sabah mencatat penurunan masing masing sebanyak 13.2% dan 3.5%.

Walaubagaimanapun, penawaran baharu dirancang di Sarawak menunjukkan peningkatan 39.3% berbanding H1 2023. Sementara Sabah dan WP Labuan tiada penawaran baharu dirancang direkodkan.

Construction Activity

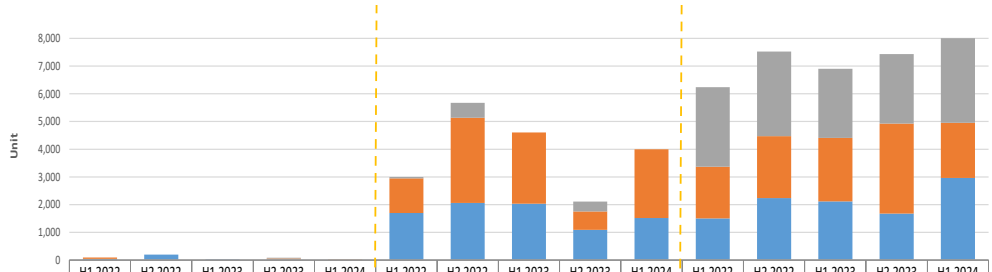
Completion in the East Coast Region recorded a 7.3% increase in H1 2024 (4,479 units) compared to H1 2023 (4,174 units). By state, Sarawak increased by 39.8% compared to H1 2023, while Sabah showed a decrease of 25.4% and Labuan no completion was recorded.

Starts in WP Labuan recorded a 100% increase, while Sarawak and Sabah saw decreases of 13.2% and 3.5%, respectively.

However, the new planned supply in Sarawak showed an increase of 39.3% against H1 2023. Meanwhile, no new planned supply was recorded in Sabah and WP Labuan.

Chart 11

Residential Construction Activity Trend H1 2022 – H1 2024



	Labuan					Sabah					Sarawak				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	0	0	0	34	0	52	541	0	353	0	2,871	3,053	2,489	2,504	3,467
Starts	49	0	0	34	18	1,250	3,073	2,568	662	2,477	1,867	2,235	2,294	3,248	1,992
Completion	44	195	22	21	0	1,698	2,060	2,034	1,094	1,518	1,503	2,237	2,118	1,681	2,961

Table 2

Construction Activity of Residential in The East Malaysia Region H1 2024

State of Development \ State	WP Labuan	Sabah	Sarawak
Existing Supply (units)	13,276	244,999	292,795
Incoming Supply (units)	873	19,548	15,598
Planned Supply (units)	196	20,415	7,990

Indeks Harga Rumah

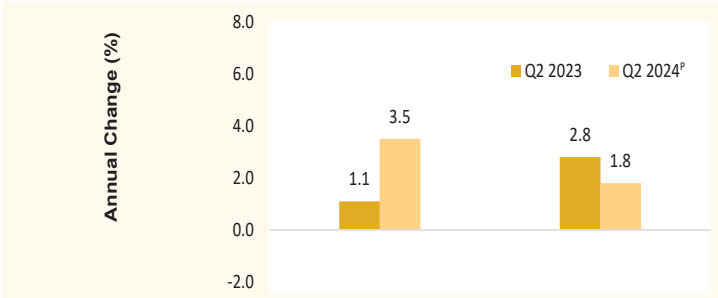
Indeks Harga Rumah untuk Sabah dan Sarawak masing-masing berada pada 200.7 mata dan 204.2 mata. Harga purata semua rumah Sabah adalah RM514,724 pada Q2 2024^{P}, meningkat daripada RM497,411 pada Q2 2023 dan harga purata semua rumah Sarawak adalah RM520,824 pada Q2 2024^{P} merekodkan peningkatan daripada RM511,397 pada Q2 2023.

House Price Index

The all House Price Index for Sabah and Sarawak stood at 200.7 points and 204.2 points, respectively. The average all house price for Sabah stood at RM514,724 in Q2 2024^{P}, an increase from RM497,411 in Q2 2023, and the average all house price for Sarawak stood at RM520,824 in Q2 2024^{P}, an increase from RM511,397 in Q2 2023.

Chart 12

All House Price Index Annual Changes



YEAR		SABAH	SARAWAK
Q2 2023	Index Point	189.0	221.3
	Average House Price	RM497,411	RM511,397
Q2 2024P	Index Point	200.7	204.2
	Average House Price	RM514,724	RM520,804

Sewa

Pasaran sewa menggambarkan prestasi bercampur-campur secara keseluruhan dengan pergerakan menaik direkodkan di beberapa kawasan terutamanya bagi rumah teres. Di Sabah, rumah teres dua tingkat di Daerah Penampang iaitu Taman Kasigui 3, Park Residence Sugud, Taman Wawasan Mahandoi Fasa 1 dan Taman Prima Sumundu masing-masing meningkat 2.3%, 2.9%, 3.4% dan 15.4%. Sewa bulanan bagi setiap skim tersebut masing-masing mencecah RM1,100 sebulan, RM1,600 sebulan, RM1,300 – RM1,700 sebulan dan RM1,500 sebulan.

Rental

The rental market showed mixed performance across the board, with upward movements recorded in several areas, particularly for terraced houses. In Sabah, double storey terraced houses in the Penampang District, specifically in Taman Kasigui 3, Park Residence Sugud, Taman Wawasan Mahandoi Fasa 1 and Taman Prima Sumundu, saw increases of 2.3%, 2.9%, 3.4% and 15.4% respectively. Monthly rental for each of those schemes reached RM1,100 per month, RM1,600 per month, RM1,300 - RM1,700 per month, and RM1,500 monthly per month, respectively.

2.2 HARTA TANAH KOMERSIAL

Transaksi

Lebih banyak aktiviti pasaran direkodkan apabila jumlah transaksi di Labuan, Sabah dan Sarawak masing-masing meningkat 64.3%, 25.3% dan 12.0%.

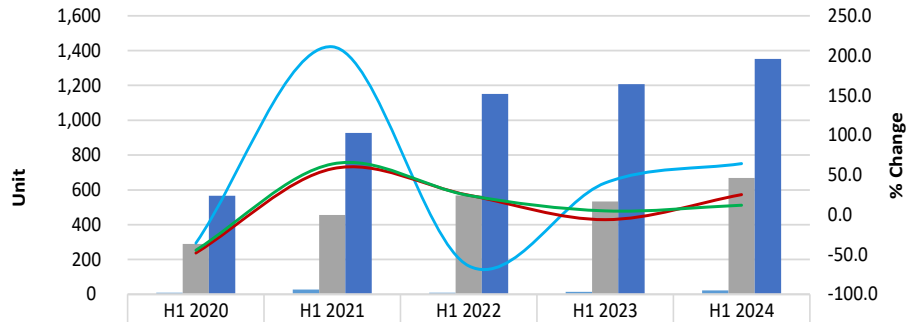
2.2 COMMERCIAL PROPERTY

Transaction

More market activity was recorded as the transaction volume in Labuan, Sabah and Sarawak increased by 64.3%, 25.3% and 12.0%, respectively.

Chart 13

Commercial Property Transactions Volume Trend H1 2020 – H1 2024



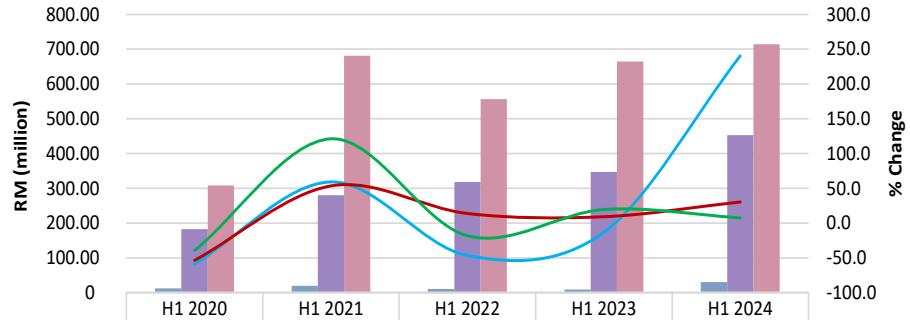
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Labuan	9	28	10	14	23
Sabah	289	456	568	533	668
Sarawak	566	927	1,152	1,208	1,353
Labuan	-35.7	211.1	-64.3	40.0	64.3
Sabah	-48.1	57.8	24.6	-6.2	25.3
Sarawak	-44.6	63.8	24.3	4.9	12.0

Dari segi nilai transaksi, semua negeri menunjukkan trend peningkatan. WP Labuan merekodkan kenaikan lebih daripada dua kali ganda, Sabah (30.3%) dan Sarawak (7.5%).

In terms of transaction value, all states showed uptrend. WP Labuan recorded an increase of more than two-fold, Sabah (30.3%) and Sarawak (7.5%).

Chart 14

Commercial Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Labuan	12.13	19.31	10.30	8.94	30.43
Sabah	182.38	279.83	318.28	347.27	452.65
Sarawak	307.98	681.20	556.51	664.90	714.75
Labuan	-58.8	59.2	-46.7	-13.2	240.5
Sabah	-53.7	53.4	13.7	9.1	30.3
Sarawak	-39.6	121.2	-18.3	19.5	7.5

a. Kedai

Transaksi

Subsektor kedai di Wilayah Malaysia Timur merekodkan 1,463 transaksi dengan nilai RM837.30 juta pada H1 2024, mencakupi 71.6% dalam bilangan dan 69.9% dalam nilai transaksi harta tanah komersial dalam wilayah ini. Sarawak terus memacu pasaran kedai di wilayah ini dengan 1,101 transaksi bernilai RM569.21 juta, masing-masing menyumbang 75.3% dan 68.0% daripada bilangan dan nilai transaksi kedai. Sarawak menguasai 11.7% bahagian pasaran dalam bilangan transaksi negara dan 6.4% bagi nilai transaksi kedai. Diikuti oleh Sabah dengan syer sebanyak 3.7% bagi bilangan transaksi dan 2.8% bagi nilai transaksi.

Status Pasaran

Keadaan unit kedai siap dibina tidak terjual bertambah baik di Sabah. Sabah (704 unit) menurun 4.7% (H2 2023: 739 unit). Sementara itu Sarawak (1,133 unit) meningkat 11.4% (H2 2023: 1,017 unit). Bagi unit dalam pembinaan belum terjual, Sabah (525 unit) meningkat 34.3% berbanding H2 2023 (391 unit) dan Sarawak (297 unit) meningkat 21.7% berbanding H2 2023 (244 unit). Unit siap dibina tidak terjual, unit dalam pembinaan belum terjual dan belum dibina belum terjual di WP Labuan kekal tiada pada tahun H1 2024.

a. Shop

Transaction

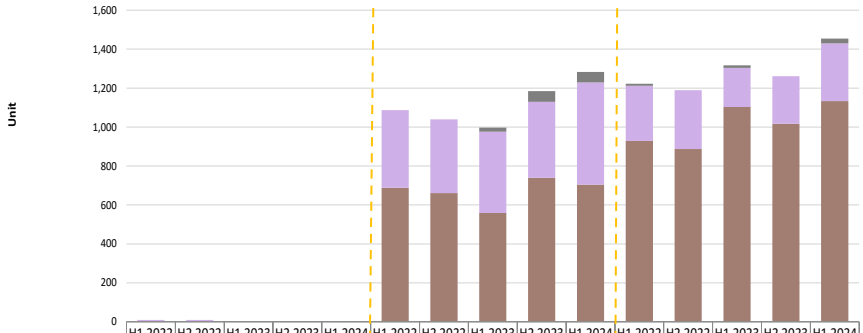
Shop sub-sector recorded 1,463 transactions worth RM837.30 million in H1 2024, accounting for 71.6% in volume and 69.9% in value of commercial property transactions in the region. Sarawak continued to drive the sub-sector with 1,101 transactions worth RM569.21 million, accounting for 75.3% and 68.0%, respectively, of the shop transactions volume and value. Sarawak took up 11.7% of the market share in national transaction volume and 6.4% in shop transaction value. Followed by Sabah with a market share of 3.7% in transaction volume and 2.8% in transaction value.

Market Status

The shop overhang situation improved in Sabah. Sabah (704 units) decreased by 4.7% (H2 2023: 739 units). Meanwhile, Sarawak (1,133 units) experienced an 11.4% increase (H2 2023: 1,017 units). For unsold under construction units, Sabah (525 units) increased by 34.3% compared to H2 2023 (391 units), and Sarawak (297 unit), increased by 21.7% compared to H2 2023 (244 units). Overhang, unsold under construction, and unsold not constructed units in WP Labuan remained nil in H1 2024.

Chart 15

Shop Overhang and Unsold Units H1 2022 – H1 2024



	Labuan					Sabah					Sarawak				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
Unsold Not Constructed	0	0	0	0	0	0	0	21	54	54	10	0	13	0	24
Unsold Under Construction	9	9	0	0	0	399	379	417	391	525	283	302	201	244	297
Overhang	0	0	0	0	0	688	661	559	739	704	929	887	1,103	1017	1,133

Aktiviti Pembinaan

Secara amnya, aktiviti pembinaan di Wilayah Malaysia Timur mengalami penurunan berbanding separuh tahun sebelumnya (H1 2023). Unit siap dibina di Sabah (34 unit) menurun sebanyak 33.3% (H1 2023: 51 unit). Sarawak juga merekodkan penurunan sebanyak 6.5% (H1 2023 : 168 unit).

Mula dibina di Sarawak merekodkan 138 unit dan diikuti Sabah 124 unit pada H1 2024.

Penawaran baharu dirancang di Sabah menunjukkan peningkatan kepada 128 unit berbanding dengan H1 2023 (10 unit). Sarawak juga merekodkan peningkatan kepada 276 unit berbanding dengan H1 2023 (181 unit).

Unit siap dibina, mula bina dan penawaran baharu dirancang di WP Labuan kekal tiada pada H1 2024.

Construction Activity

Generally, construction activities in the East Malaysia Region took a downturn against the preceding half (H1 2023). Completed units in Sabah (34 units) decreased by 33.3% (H1 2023: 51 units). Sarawak also recorded a decrease of 6.5% (H1 2023: 168 units).

Starts in H1 2024 recorded 138 units in Sarawak, followed by 124 units in Sabah.

The new planned supply in Sabah showed an increase to 128 units compared to H1 2023 (10 units). Sarawak also recorded a significant increase to 276 units compared to H1 2023 (181 units).

Completion, starts, and new planned supply units in WP Labuan remained nil in H1 2024.

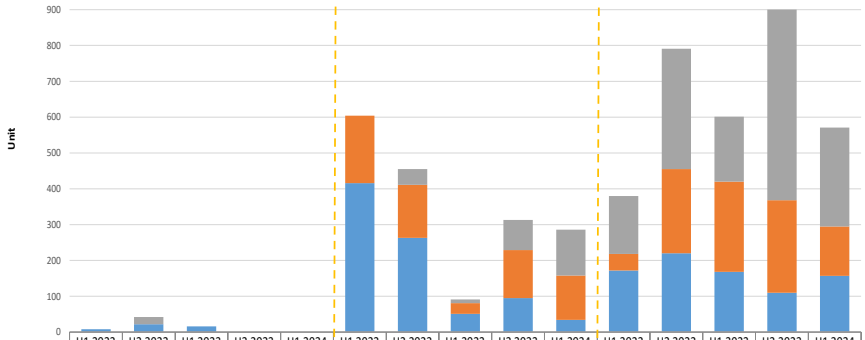
Table 3

Construction Activity of Shop in The East Malaysia Region H1 2024

State of Development \ State	WP Labuan	Sabah	Sarawak
Existing Supply (units)	1,059	35,280	40,345
Incoming Supply (units)	50	2,103	1,426
Planned Supply (units)	0	2,135	1,552

Chart 16

Shop Construction Activity Trend H1 2022 – H1 2024



	Labuan					Sabah					Sarawak				
	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024	H1 2022	H2 2022	H1 2023	H2 2023	H1 2024
New Planned Supply	0	20	0	0	0	0	44	10	84	128	162	336	181	745	276
Starts	0	0	0	0	0	188	148	30	134	124	46	235	252	258	138
Completion	8	22	16	0	0	416	263	51	95	34	172	220	168	110	157

Harga

Harga kedai menunjukkan pergerakan bercampur dengan kenaikan dan penurunan dicatatkan di beberapa kawasan. Harga kedai dua tingkat di I-Peak, Daerah Lahad Datu, Sabah meningkat 11.5%. Manakala harga kedai dua tingkat di Bandar Sri Indah, Daerah Tawau, Sabah mencatatkan penurunan 3.9% dengan harga balasan RM370,000.00.

Sewa

Sewaan tingkat bawah kedai di wilayah ini umumnya stabil. Sewaan tingkat bawah di Boulevard Commercial Centre, Desa Bahagia Saberkas Commercial Centre dan Desa Senadin Phase 8, Daerah Miri, Sarawak masing-masing meningkat 11.7%, 15.2%, 24.2% dan 33.3% dengan sewa antara RM1,500 hingga RM3,500 sebulan.

b. Kompleks Perniagaan

Transaksi

Tiada transaksi kompleks perniagaan direkodkan bagi wilayah ini dalam tempoh kajian.

Penghunian dan Ketersediaan Ruang

Prestasi subsektor ruang niaga menunjukkan pergerakan yang bercampur-campur. Kadar penghunian di WP Labuan dan Sarawak masing-masing mencatatkan peningkatan kepada 97.7% (H2 2023: 96.6%) dan 77.3% (H2 2023: 76.5%). Sebaliknya, Sabah mengalami penurunan kepada 80.1% (H2 2023: 81.6%).

Price

Shop prices showed mixed movements, with both increases and decreases recorded in several areas. Prices for double storey shops in I-Peak, Lahad Datu District, Sabah, increased by 11.5%. However, prices for double storey shops in Bandar Sri Indah, Tawau District, Sabah, decreased by 3.9%, with a transaction price of RM370,000.00.

Rental

Ground floor shop rentals in this region remained generally stable. Increases were recorded in Boulevard Commercial Centre, Desa Bahagia Saberkas Commercial Centre and Desa Senadin Phase 8, Miri District, Sarawak, with rents rising by 11.7%, 15.2%, 24.2%, and 33.3%, respectively, ranging between RM1,500 and RM3,500 per month.

b. Shopping Complex

Transaction

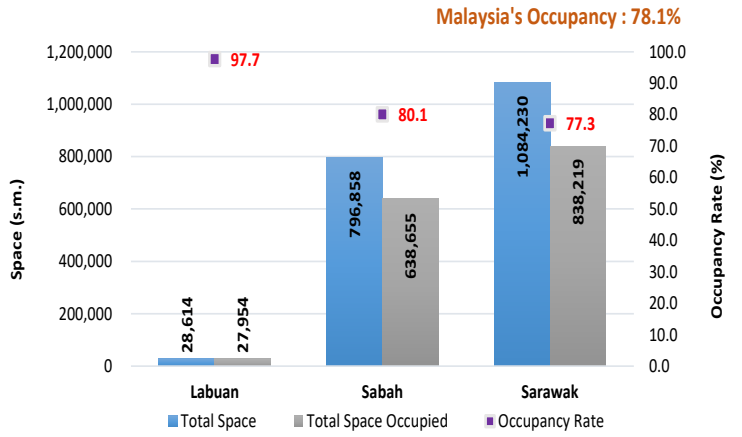
No shopping complexes transactions recorded in this region during the review period.

Occupancy and Space Availability

The performance of the retail sub-sector showed mixed movements. The occupancy rate in WP Labuan and Sarawak increased by 97.7% (H2 2023: 96.6%) and 77.3% (H2 2023: 76.5%). Conversely, Sabah experienced a decline to 80.1% (H2 2023: 81.6%).

Chart 17

Supply and Occupancy of Shopping Complex H1 2024



Aktiviti Pembinaan

Tiada aktiviti pembinaan direkodkan dalam tempoh kajian.

Construction Activity

No new construction activity was recorded in the review period.

Table 4

Construction Activity of Shopping Complex in The East Malaysia Region H1 2024

State of Development / State	Labuan	Sabah	Sarawak
Existing Supply	2 complexes (28,614 s.m.)	55 complexes (796,858 s.m.)	81 complexes (1,084,230 s.m.)
Incoming Supply	0	2 complexes (44,470 s.m.)	2 complexes (41,676 s.m.)
Planned Supply	0	1 complex (23,509 s.m.)	0

c. Pejabat Binaan Khas

Penghunian dan Ketersediaan Ruang

Prestasi subsektor pejabat binaan khas adalah pelbagai. Labuan dan Sarawak merekodkan penurunan kadar penghunian iaitu 92.2% dan 90.1%. Manakala Sabah mencatatkan merekodkan peningkatan kadar penghunian iaitu 89.3% berbanding H2 2023.

Aktiviti Pembinaan

Tiada aktiviti pembinaan direkodkan dalam tempoh kajian.

c. Purpose-Built Office

Occupancy and Space Availability

The performance of the special purpose-built office subsector is varied. Labuan and Sarawak recorded a decline in occupancy rates, at 92.2% and 90.1% respectively. Meanwhile, Sabah recorded an increase of occupancy rate at 89.3% compared to H2 2023.

Construction Activity

No new construction activity was recorded in the review period.

Chart 18

Supply and Occupancy of Purpose-Built Office H1 2024

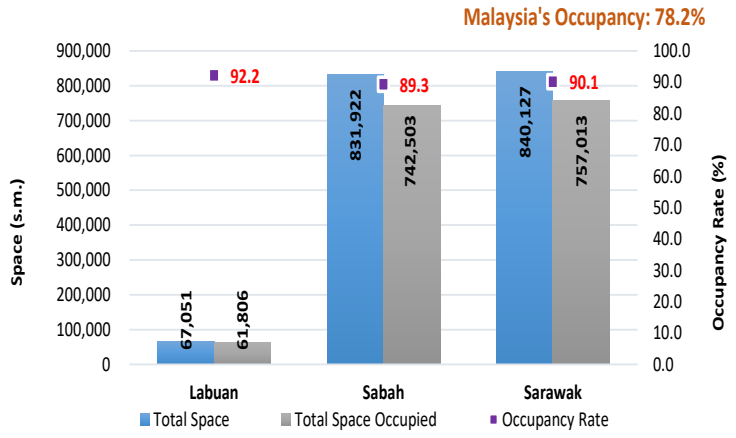


Table 5

Construction Activity of Purpose-Built Office in The East Malaysia Region H1 2024

State of Development \ State	WP Labuan	Sabah	Sarawak
Existing Supply	11 buildings (67,051 s.m.)	107 buidings (831,922 s.m.)	121 buildings (840,127 s.m.)
Incoming Supply	0	2 buildings (11,067 s.m.)	2 buildings (55,925 s.m.)
Planned Supply	0	2 buildings (37,498 s.m.)	0

2.3 HARTA TANAH PERTANIAN

Transaksi

Subsektor pertanian menyumbang sebanyak 29.9% kepada jumlah keseluruhan pasaran di Wilayah Malaysia Timur. Terdapat 5,352 transaksi bernilai RM1.22 bilion, menurun sebanyak 11.8% dalam bilangan, manakala nilai sebaliknya, meningkat sebanyak 27.1% berbanding H1 2023.

Aktiviti transaksi di Sabah mencatat peningkatan sebanyak 20.1%. Sebaliknya, Sarawak merekodkan penurunan sebanyak 16.5% dan tiada pergerakan transaksi bagi Labuan.

2.3 AGRICULTURE PROPERTY

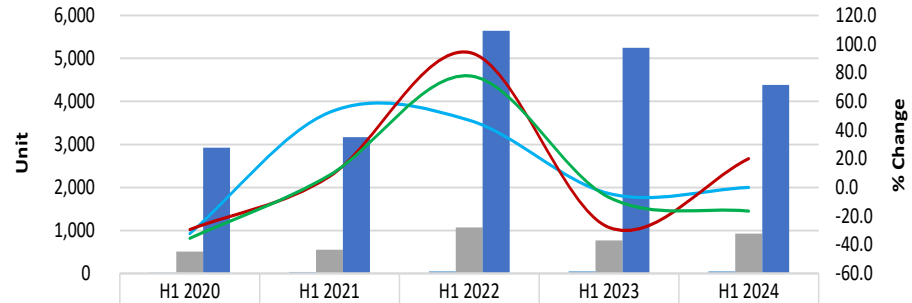
Transaction

The agricultural sub-sector contributed 29.9% to the total market in the East Malaysia Region. There were 5,352 transactions worth RM1.22 billion, marking a decrease of 11.8% in volume, while value saw the opposite, an increase of 27.1% compared to H1 2023.

Transaction activity in Sabah recorded an increase of 20.1%. In contrast, Sarawak recorded a decrease of 16.5% and no transaction movement was observed in Labuan.

Chart 19

Agriculture Property Transactions Volume Trend H1 2020 – H1 2024



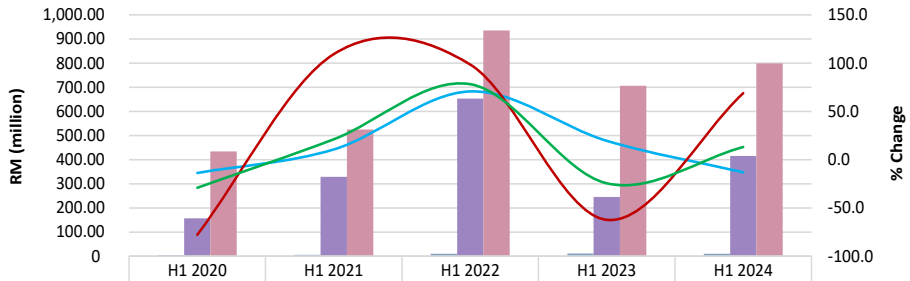
	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Labuan	21	32	47	45	45
Sabah	511	550	1,068	770	925
Sarawak	2,922	3,172	5,641	5,250	4,382
Labuan	-32.3	52.4	46.9	-4.3	0.0
Sabah	-29.4	7.6	94.2	-27.9	20.1
Sarawak	-35.5	8.6	77.8	-6.9	-16.5

Dari segi nilai transaksi, semua negeri merekodkan pergerakan bercampur. Sabah dan Sarawak masing-masing meningkat sebanyak 68.9% dan 13.1%, manakala WP Labuan merekodkan penuruan 13.1%.

In terms of transaction value, all of the states recorded mixed movements. Sabah and Sarawak increased by 68.9% and 13.1%, respectively, while WP Labuan recorded a decrease of 13.1%.

Chart 20

Agriculture Property Transactions Value Trend H1 2020 – H1 2024



	H1 2020	H1 2021	H1 2022	H1 2023	H1 2024
Labuan	5.02	5.55	9.47	11.31	9.83
Sabah	157.20	329.09	653.34	245.88	415.31
Sarawak	433.70	525.25	935.95	706.63	799.36
Labuan	-13.8	10.6	70.7	19.5	-13.1
Sabah	-77.9	109.3	98.5	-62.4	68.9
Sarawak	-29.1	21.1	78.2	-24.5	13.1

3.0 PROPERTY HIGHLIGHTS

3.1 Infrastructure Development

No.	Infrastructure	Description	Current Development Status
1.	Lebuhraya Pan Borneo	• Total development Pan Borneo: 35 packages along 706 km with cost RM21,246,336,837.67 • 4 packages completed, 11 packages under construction and 20 packages under procurement process.	
		<u>WP01 – Upgrading Road from Sindumin to Kampung Melalia</u> ○ Connecting areas: Sindumin - Sipitang ○ Length: 29.00 kilometres ○ Project Cost: RM668,775,508.89	Under Construction: 64.4% Expected to be completed by June 2025
		<u>WP02 - Upgrading road from Kampung Melalia to Beaufort</u> ○ Connecting areas: Sindumin - Sipitang ○ Length: 31.00 kilometres ○ Project Cost: RM906,110,188.34	Under Construction: 45.0% Expected to be completed by June 2025
		<u>WP03 - Upgrading Road from Beaufort to Bongawan</u> ○ Connecting areas: Beufort - Bongawan ○ Length: 25.00 kilometres ○ Project Cost: RM476,541,855.67	Under Construction: 73.7% Expected to be completed by Jan 2025
		<u>WP04 - Upgrading Road from Bongawan to Papar</u> ○ Connecting areas: Beufort - Bongawan ○ Length: 25.00 kilometres ○ Project Cost: RM562,682,691.88	Under Construction: 89.1% Expected to be completed by Jan 2025

No.	Infrastructure	Description	Current Development Status
		WP05 - Upgrading Road from Donggongon to Simpang Jalan Papar Spur ○ Connecting areas: Papar ○ Length: 13.80 kilometres ○ Project Cost: RM322,592,849.89	Completed
		WP06 - Upgrading Road from Putatan to Inanam ○ Connecting areas: Putatan - Inanam ○ Length: 10.90 kilometres ○ Project Cost: RM913,519,360.72	Under Construction: 87.3% Expected to be completed by Nov 2024
		WP07 - Upgrading Road from Inanam to Sepanggar ○ Connecting areas: Inanam - Sepanggar ○ Length: 15.90 kilometres ○ Project Cost: RM449,547,004.74	Under Construction: 90.0% Expected to be completed by Nov 2024
		WP08 - Upgrading Road from Sepanggar to Bulatan Berunggis ○ Connecting areas: Sepanggar - Tuaran ○ Length: 13.20 kilometres ○ Project Cost: RM548,429,956.60	Under Construction: 79.1% Expected to be completed by Jan 2025
		WP09 – Development of road from Serusop to Pituru ○ Connecting areas: Tuaran – Kota Belud ○ Length: 30.00 kilometres ○ Project Cost: RM513.00 million	Procurement
		WP10 –Under Construction from Pituru to Rampayan Laut ○ Connecting areas: Kota Belud - Kudat ○ Length: 30.00 kilometres ○ Project Cost: RM554,627,896.90	Under Construction: 91.3% Expected to be completed by Apr 2024
		WP11 – Development of road from Rampayan Laut to Sarang ○ Connecting areas: Kota Belud - Kudat ○ Length: 19.40 kilometres ○ Project Cost: RM178,000,000.00	Procurement
		WP12 – Development of road from Sarang to Temuno ○ Connecting areas: Kota Belud - Kudat ○ Length: 15.60 kilometres ○ Project Cost: RM345,000,000.00	Under Construction: 0.6% Expected to be completed by Mar 2027
		WP13 – Development of road from Temuno to Bingolon ○ Connecting areas: Kota Belud - Kudat ○ Length: 20.00 kilometres ○ Project Cost: RM410,000,000.00	Under Construction: 0.6% Expected to be completed by Sept 2027
		WP14 – Development of road from Bingolon to Simpang Mengayau ○ Connecting areas: Kota Belud - Kudat ○ Length: 20.20 kilometres ○ Project Cost: RM465,000,000.00	Under Construction: 20.2% Expected to be completed by Sept 2027

No.	Infrastructure	Description	Current Development Status
		WP15 - Upgrading Tawau - Semporna road (Tawau - Sandakan) to two - lane, Tawau, Sabah ○ Connecting areas: Tawau ○ Length: 5.00 kilometres ○ Project Cost: RM63,769,088.96	Completed
		WP16 - Upgrading Road from Tawau Airport to Sungai Kalumpang ○ Connecting areas: Tawau – Lahad Datu ○ Length: 31.00 kilometres ○ Project Cost: RM516,000,000.00	Under Construction: 20.2% Expected to be completed by Oct 2027
		WP17 - Upgrading Road from Sungai Kalumpang to Madai ○ Connecting areas: Tawau – Lahad Datu ○ Length: 19.00 kilometres ○ Project Cost: RM571,148,000.00	Procurement: Expected to be completed by 2027
		WP18 - Upgrading Road from Madai to IGN Estate ○ Connecting areas: Tawau – Lahad Datu ○ Length: 19.00 kilometres ○ Project Cost: RM441,873,000.00	Procurement: Expected to be completed by 2027
		WP19 - Upgrading Road from IGN Estate to Agri Harvest ○ Connecting areas: Tawau – Lahad Datu ○ Length: 19.00 kilometres ○ Project Cost: RM484,000,000.00	Procurement: Expected to be completed by 2027
		WP20 - Upgrading Road from Agri Harvest to Sapagaya ○ Connecting areas: Tawau – Lahad Datu ○ Length: 18.00 kilometres ○ Project Cost: RM680,852,000.00	Procurement: Expected to be completed by 2027
		WP21 – Develoment Lahad Datu Bypass road, Lahad Datu, Sabah ○ Connecting areas: Tawau – Lahad Datu ○ Length: 7.00 kilometres ○ Project Cost: RM158,052,203.07	Completed
		WP22- Upgrading Road from Lahad Datu Bypass to Kg Sandau ○ Connecting areas: Tawau – Sandakan M32 ○ Length: 25.50 kilometres ○ Project Cost: RM843,387,000.00	Procurement: Expected to be completed by 2027
		WP23 - Upgrading Road from Kg Sandau to Sg Takala ○ Connecting areas: Tawau – Sandakan M32 ○ Length: 24.80 kilometres ○ Project Cost: RM782,480,000,000.00	Procurement: Expected to be completed by 2027
		WP24 - Upgrading Road from Sg Takala to Kg Perpaduan Datuk Moh ○ Connecting areas: Tawau – Sandakan M32 ○ Length: 16.40 kilometres ○ Project Cost: RM 609,000,000.00	Procurement: Expected to be completed by 2027

No.	Infrastructure	Description	Current Development Status
		WP25 - Upgrading Road from Kg Perpaduan Datuk Moh to Sukau ○ Connecting areas: Tawau – Sandakan M32 ○ Length: 16.80 kilometres ○ Project Cost: RM485,039,000.00	Procurement: Expected to be completed by 2027
		WP26 - Upgrading Road from Sukau to Kg Lot M ○ Connecting areas: Tawau – Sandakan M32 ○ Length: 18.00 kilometres ○ Project Cost: RM649,648,000.00	Procurement: Expected to be completed by 2027
		WP27 - Upgrading Road from Kg Lot M to Sandakan Mile 32 ○ Connecting areas: Sandakan M32 – Ranau; upgrading two-lane coastal road. ○ To build new bridges at Segaliud ○ To build flyover at Mile 32, Sandakan ○ To build pedestrian bridge at SMK Segaliud ○ To build 9 units '-Turn' ○ Length: 17.50 kilometres ○ Project Cost: RM493,147,463.34	Completed
		WP28 - Upgrading Road from Sandakan Mile 32 to Moynod ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 22.00 kilometres ○ Project Cost: RM351,543,121.30	Under Construction: 16.1% Expected to be completed by June 2025
		WP29 - Upgrading Road from Moynod ke Sapi Nangoh ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 20.00 kilometres ○ Project Cost: RM341,730,016.18	Under Construction: 57.1% Expected to be completed by March 2026
		WP30 - Upgrading Road from Sapi Nangoh to Sg. Bauto ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 22.70 kilometres ○ Project Cost: RM262,595,897.60	Under Construction: 36.0% Expected to be completed by August 2025
		WP31 - Upgrading Road from Sg Bauto to Telupid ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 12.30 kilometres ○ Project Cost: RM772,028,000.00	Procurement: Expected to be completed by 2027
		WP32 - Upgrading Road from Telupid to Kg Lumou Baru ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 18.40 kilometres ○ Project Cost: RM759,877,000.00	Procurement: Expected to be completed by 2027
		WP33 - Upgrading Road from Kampung Lumou Baru to Kampung Toupos ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 17.6 kilometres ○ RM1,560,379,000.00	Procurement: Expected to be completed by 2028

No.	Infrastructure	Description	Current Development Status
		<u>WP34 - Upgrading Road from Kg Toupos to Kg Nabutan</u> ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 26.00 kilometres ○ Project Cost: RM1,338,396,000.00 <u>WP35 - Upgrading Road from Kg Nabutan to Ranau</u> ○ Connecting areas: Sandakan M32 - Ranau ○ Length: 31.00 kilometres ○ Project Cost: RM1,571,000,000.00	Procurement: Expected to be completed by 2028 Procurement: Expected to be completed by 2028
2.	Jalan Utara Baru, Tawau, Sabah	• Upgrading Jalan Utara Baru. ○ Lenght: 5.4 kilometres ○ Project Cost: RM206 million	Under construction: Expected to be completed by Mac, 2026
3.	Second Main Road Project	• Shortening the travel time between Sibu and Kuching (from 6-7 hours to around 3 hours). • Divided into several packages: ○ Batang Samarahan Road to Batang Sadong (4 lanes / 13.7 km / RM530 million). ○ Batang Sadong Road to Sebuyau / Batang Lupar Bridge (2 lanes / 28 km / RM525 million) including an 800-meter overpass crossing the Sedilu National Park.	Under Construction: Expected to be completed on February, 2027 Expected to be completed on April, 2028
4.	Batang Lupar 2 Bridge Construction Project	• The longest cable-stayed bridge in Sarawak (870 meters long) and the tallest bridge tower in Malaysia (145 meters high) valued at RM223.6 million. • One of the packages of the Second Main Road or Coastal Road connecting Jalan Lingga, Sri Aman, and Lidong, Betong over a distance of 28 kilometers.	Under Construction: Expected to be completed on April, 2025
5.	Project to build the Ulu Paku/Ulu Kota Road, Spaoh, Betong	• New Ulu Paku-Ulu Kota connector road, 20 kilometers long, from the Pan Borneo Highway in Spaoh, Betong to Pakan, Sarikei. • Allocation of RM247 million. • The construction of the new road will shorten the travel distance by approximately 50 kilometers between the town of Betong and Sarikei.	Under Construction:
6.	North Coastal Highway	• Location: Miri, Limbang, and Lawas. • Project Cost: Estimated at RM6.1 billion. • Project Duration: 60 months • The project involves the construction of a four-lane highway to connect Miri, Limbang, and Lawas via Brunei.	Expected to be completed on April, 2027
7.	Bintulu – Jepak Bridge	• Location: Bintulu City Center. • Bridge Length: 1,048 meters. • Project Cost: RM466 million. • Project Duration: 48 months. • The bridge will shorten the travel time from Jepak to Bintulu City Center, thereby impacting other development projects and boosting socio-economic activities in the Jepak area.	Under Construction: Expected to be completed on October, 2024

No.	Infrastructure	Description	Current Development Status
8.	Sungai Limbang Second Bridge	• Location : Limbang River • Bridge Length: 760 meters • Project Duration: 96 months • Project Cost: RM188 million • The bridge will connect Limbang with Brunei, thereby driving development in the area across the river.	Under Construction
9.	Ulu Sungai Merah Road Upgrading Project, Sibu	• Location: Traffic lights at Jalan Ling Kai Cheng to Lorong Ulu Sungai Merah 48. • Allocation: RM25.58 million. • Construction involves road widening over a distance of 2.14 kilometres.	Under Construction: Expected to be completed on April, 2026
10.	Phase 1 Project (Jalan Nanga Kabah - SK Beguang - Sungai Song)	• Location: From the Nanga Kabah area to any Kapit town. • Phase 1 starts at the intersection of Jalan Sibu and Jalan Nibong, covering approximately 16.35 km. • Project Cost: RM145.89 million.	Under Construction
11.	Construction of Bebuloh Health Clinic, Labuan	• Location: Jalan Bebuloh, 10.9 km from the city center. • Land Area: 4.06 acres. • Project Cost: RM20 million	Under Construction: Expected to be completed on 2027
12.	Project to Upgrade Simpang 3 Federal Road	• Location: Jalan Muhammed Salleh – Jalan Penghulu Tuah, Federal Territory of Labuan. • Estimated Cost: RM1 million	Under Construction: Expected to be completed on October, 2024

3.2 Mega Project

No.	Infrastructure	Description	Current Development Status
1.	Sejati Sentral Sandakan	• Location at Mile 7, Off Jalan Airport, Sandakan • Total development area 63,962.68 square meter • Total built-up area 32,587.97 square meter • Land Owner & Project developer : Sejati Sentral (Sandakan) Sdn. Bhd. • Proposed development was : a. 2-Storey terraced shop-office consist with 141 units with total land area 29,850 square meter b. 1-Storey drive thru with total land area 232.45 square meter c. 2-Storey pavilion-style linked shop consists with 6 units with total land area 2,401.05 square meter d. 5-Storey Hotel with total land area 1,582.38 square meter *(Subject to approval resubmission of development plan to Majlis Perbandaran Sandakan dated 29th April 2024)*	Work Progress: Resubmission of Development Plan for approval dan endorsement Launch date: 8th March 2024 (referring to the brochure date) Expected completion: Date not specified

No.	Infrastructure	Description	Current Development Status
2.	New commercial center knows as Plaza Semporna	• Location 5km from Pekan Semporna • Located at Jalan Bubul. • Total development area 62,466.87 sq meter. • Proposed development was: a. Premium Outlet – 2 storey detached unit consist with 80 units retail lot with total floor area: 5,884 sq. meter (Building plan approved on 2023) b. Commercial suits – 13 storey building consist with 196 units – proposed for hotel. c. 22 units - 3 storey shop office d. 2 units - 1 1/2 storey semi-detached showroom e. Petrol station	Work Progress: Under construction 30% for 3 storey shop office only Launch date: 1st March 2023 (only for premium outlet and 3 storey shop office) Expected completion: May, 2025 for 3 storey shop office only
3.	Springvale Residence	• Location: Jalan Stutong, Kuching • Property Type: 13-Storey (140 Service Apartment Units) • Developer: Tecktonic & Sons Holdings • Price: Starting from RM382,000 • Size: 562 sq ft – 1,285 sq ft • Sales Performance: Not Available (NA)	Site Clearing
4.	Teku Hill	• Location: Lot 1359 Seduan Land District, Sibu O.T.3327 & Lot 10100 Block 6 Seduan Land District, Rantau Panjang, Sibu • Developer: Sung Kiong Realty Sdn Bhd • Units Launched: • 58 units of double-storey terraced houses • House Price: RM475,000 – RM713,000.	Under Construction

3.3 State Government Policy

No.	State	Details
1.	Sabah	Sabah-Malaysia My Second Home (Sabah-MM2H) programme launched on 30 June 2024. This program helps Sabah's economy by boosting real estate and local businesses as foreigners spend money living there. A scheme designed to invigorate Sabah's real estate scene with guidelines such as setting a minimum property purchase price of RM600,000 for international buyers. Key Points: • The Sabah MM2H program allows individuals to reside in Malaysia with a 10-year visa and has simple regulations for bringing family members. • To join, the applicants must stay a minimum of 30 days per year in Sabah. • Applicants need to buy a property worth RM600,000 with a household income of RM10,000 a month if single (or RM15,000 for families), have savings of RM300,000 in a local bank, have health insurance that works in Malaysia, and get good conduct proof from the police. • Applicants must fill out a form and send it with proof of income and health to the Immigration Department of Sabah. The applicant will get feedback in around 3-4 weeks.

CATATAN TEKNIKAL
TECHNICAL NOTES

Catatan Teknikal
Technical Notes

Lampiran I

LAPORAN PASARAN HARTA
H1 2024

1. **Tempoh Kajian**
   Tempoh kajian Laporan Pasaran Harta ini adalah separuh tahun 2024, iaitu Januari hingga Jun.

2. **Data transaksi**
   Data transaksi adalah tidak termasuk penjualan harta tanah daripada pemaju di pasaran primer yang hakmilik individu/ hakmilik strata belum dikeluarkan.

3. **Sektor Harta Tanah**
   Pada amnya, kandungan laporan tertumpu kepada subsektor harta tanah berikut:

   (i) Harta Tanah Kediaman
   (ii) Harta Tanah Komersial
      a) Kedai
      b) Pangsapuri Khidmat
      c) Pejabat Binaan Khas
      d) Kompleks Perniagaan
      e) Harta Tanah Riadah
   (iii) Harta Tanah Industri
   (iv) Harta Tanah Pertanian
   (v) Tanah Pembangunan

   Klasifikasi kegunaan tanah bagi setiap subsektor harta tanah dinyatakan di Lampiran II.

6. **Stok**
   Rujukan stok diperoleh daripada Laporan Stok Harta Kediaman, Laporan Stok Harta Komersial dan Industri, Laporan Stok Harta Riadah dan Laporan Status Pasaran Harta Tanah yang diterbitkan oleh Pusat Maklumat Harta Tanah Negara (NAPIC), Jabatan Penilaian dan Perkhidmatan Harta. Definisi adalah seperti di Lampiran III.

5. **Definisi**
   (i) Saiz Sampel — Bilangan unit pemerhatian yang akan digunakan untuk analisis adalah jumlah keseluruhan unit yang didapati di sesuatu lokasi ATAU satu sampel yang boleh memberikan gambaran jualan/sewaan yang ada di lokasi itu.

   (ii) Keluasan Purata Tanah = $\frac{\text{Jumlah keluasan tanah bagi semua jualan untuk sesuatu lokasi}}{\text{Bilangan jualan terpilih di sesuatu lokasi}}$

   (iii) Keluasan Purata Lantai/ lot = $\frac{\text{Jumlah keluasan lantai/ plot bagi semua jualan/sewaan terpilih sesuatu lokasi}}{\text{Bilangan jualan terpilih di sesuatu lokasi}}$

Appendix I

PROPERTY MARKET REPORT
H1 2024

1. ***Review Period***
   The review period for this Property Market Report is the half year of 2024 i.e. January to June.

2. ***Transaction Data***
   The transaction data do not include the property sales from developers in the primary market for which individual title/ strata title has yet been issued.

3. ***Property Sectors***
   Generally, the report contents focus on the following property sub-sectors:

   (i) Residential Property
   (ii) Commercial Property
      a) Shop
      b) Serviced Apartment
      c) Purpose-built Office
      d) Shopping Complexes
      e) Leisure Property
   (iii) Industrial Property
   (iv) Agriculture Property
   (v) Development Land

   Land use classification for each property sub-sector is given in Appendix II.

4. ***Stock***
   Stock refers to stock as defined in the Residential Property Stock Report, Commercial and Industrial Stock Report, Leisure Property Stock Report and The Property Market Status Report published by the National Property Information Centre (NAPIC), Valuation and Property Services Department. The definition is given in Appendix III.

5. ***Definition***
   (i) Sample Size = *The number of elementary units that are to be drawn into the analysis are either the total elementary units found in a location OR a sample size which can provide inferences to the total sales/lettings available.*

   (ii) Average Land Area = $\frac{\text{Total land area of all sales selected for the location}}{\text{Number of selected sales for the location}}$

   (iii) Average Floor/ Plot = $\frac{\text{Total floor/ plot area of all selected sales/ lettings for the location}}{\text{Number of selected sales/ lettings for the location}}$

'Keluasan Lantai' untuk pelbagai jenis harta adalah sebagaimana takrif di dalam '*Uniform Method of Measurement of Buildings*' yang diterbitkan oleh Pertubuhan Juru Ukur Malaysia.

iv) Lingkungan Harga/Sewa = Julat/lingkungan yang menunjukkan harga/sewa terendah hingga tertinggi bagi semua jualbeli terpilih di sesuatu lokasi. Sebagai contoh, sekiranya harga terendah ialah RM18,000 sehektar dan harga tertinggi ialah RM25,000 sehektar, lingkungan harga adalah di antara RM18,000 hingga RM25,000 sehektar.

v) Harga/Sewa (RM/m.p.) = $\frac{\text{Harga Jualan/Sewa (RM)}}{\text{Keluasan Lantai (m.p.)}}$

Ia adalah harga jualan/sewa individu yang dinyatakan semasa pertukaran hakmilik/ sewa di pasaran terbuka.

vi) Perubahan Harga/ Sewa Purata = $\left\{ \frac{\text{harga/ sewa purata 2024 bagi sesuatu lokasi}}{\text{harga/ sewa purata 2023 bagi sesuatu lokasi}} - 1 \right\} \times 100$

vii) Huruf 'NA' menandakan keadaan di mana tiada bukti jualan/ sewa pada 2023 yang boleh dibandingkan dengan sampel yang dipilih pada 2024.

viii) Huruf 'ND' menandakan keadaan di mana perubahan harga/sewa yang dikira tidak dapat memberikan gambaran yang sebenar.

The `Floor Area' for various types of properties is as defined in the 'Uniform Method of Measurement of Buildings' published by the Institution of Surveyors, Malaysia.

iv) Price/Rental Range = It is a range denoting the lowest to the highest price/rental of all sales selected for a location. For example, if the lowest price is RM18,000 per hectare and the highest price is 25,000 per hectare, the range is between RM18,000 and RM25,000 per hectare.

v) Price/Rental (RM/s.m.) = $\frac{\text{Sale Price/Rental (RM)}}{\text{Floor Area (s.m.)}}$

It is the individual sale price/rental declared during the change of ownership/letting in the open market.

vi) Average Price/ Rental Change (%) = $\left\{ \frac{\text{2024 average price/ rental for the location}}{\text{2023 average price/ rental for the location}} - 1 \right\} \times 100$

vii) The letter 'NA' denotes that there are no sale/ rental evidences available in 2023 which are comparable to the sample selected for 2024.

viii) The letter 'ND' denotes that the calculated average price/ rental change is misleading as to the true situation.

Lampiran II

KLASIFIKASI KEGUNAAN TANAH

Berikut adalah klasifikasi kegunaan tanah yang digunakan di dalam Laporan Pasaran Harta Separuh Pertama 2024

Perihal Harta	Catatan
1. KEDIAMAN	
a. Rumah Teres	
(i) Kos rendah satu tingkat	Mengikut bilangan tingkat dan kos pembinaan
(ii) Satu tingkat	
(iii) Kos rendah dua tingkat	
(iv) Kos sederhana dua tingkat	
(v) Dua tingkat	
(vi) 2 hingga 3 tingkat	
b. Berkembar	
(i) Kos rendah	Mengikut bilangan tingkat dan kos pembinaan
(ii) Kos sederhana	
(iii) Satu tingkat	
(iv) Dua tingkat	
(v) 2 hingga 3 tingkat	
c. Sesebuah	
(i) Satu tingkat di kawasan perumahan	
(ii) Dua tingkat di kawasan perumahan	
(iii) Rekabentuk individu	
d. Rumah Pangsa/ Pangsapuri/ Kondominium	
(i) Rumah pangsa kos rendah	Jenis standard dan mewah
(ii) 1 - 2 bilik tidur	
(iii) 3 bilik tidur atau lebih	
e. Tanah Untuk Pembangunan Kediaman	Tanah dengan kelulusan untuk perumahan sahaja
f. Pecahan Lot Untuk Sebuah Rumah	
(i) Plot sesebuah	Suatu lot atau bahagian yang tidak dipecah bahagi untuk tidak melebihi tiga buah rumah
(ii) Tapak kecil	
2. PEJABAT	
a. Blok pejabat binaan khas	
b. Ruang pejabat di rumah kedai	
3. KEDAI & KOMPLEKS PERNIAGAAN	
a. Kedai sebelum perang	Dengan/tanpa pemilikan kosong
b. Kedai selepas perang	Pelbagai tingkat
c. Lot perniagaan di kompleks perniagaan	
d. Kedai tanpa inap	Unit kedai di tingkat blok rumah pangsa/ pangsapuri
e. Plot tanah kosong	

Appendix II

LAND USE CLASSIFICATION

The following are the land use classifications used in the Property Market Report First Half 2024:

Property Description	*Remarks*
1. RESIDENTIAL	
a. Terraced House	
(i) Single storey low-cost	*Subdivided by reference to the number of storeys and cost of construction*
(ii) Single storey	
(iii) Double storey low-cost	
(iv) Double storey medium-cost	
(v) Double storey	
(vi) 2 to 3 storey	
b. Semi-Detached	
(i) Low-cost	*Subdivided by reference to the number of storeys and cost of construction*
(ii) Medium-cost	
(iii) Single storey	
(iv) Double storey	
(v) 2 to 3 storey	
c. Detached	
(i) Single storey within housing area	
(ii) Double storey within housing area	
(iii) Individually-designed	
d. Flat/Apartment/ Condominium	
(i) Low-cost flat	*Standard and luxury types*
(ii) 1 - 2 bedrooms	
(iii) 3 bedrooms or more	
e. Land For Residential development	*Land with permission for housing only*
f. A Subdivided Lot For One House	
(i) Single plot	*A lot or undivided share of a lot for up to three houses*
(ii) Small site	
2. OFFICE	
a. Purpose-built office block	
b. Office space in shophouse	
3. SHOP & SHOPPING COMPLEX	
a. Pre-war shop	*With/ without vacant possession*
b. Post-war shop	*Various storeys*
c. Retail lot in shopping complex	
d. Lock-up shop	*Shop unit on ground floor or flat/ apartment*
e. Vacant Plot	

4. INDUSTRI

a. Kilang
(ii) Teres
(iii) Berkembar
(iv) Sesebuah
} Reka bentuk untuk proses pembuatan am dan lazimnya untuk jualan/disewa ATAU binaan khas untuk proses pembuatan khusus

b. Gudang
(i) Teres
(ii) Berkembar
(iii) Sesebuah
} Gudang yang direka untuk tujuan penyimpanan

c. Kompleks Perindustrian } Bangunan direka bentuk khas mengikut kesesuaian proses perindustrian

d. Kilang Bertingkat } Unit industri berstrata di dalam bangunan bertingkat rendah

e. Tapak Perindustrian - Plot Perindustrian

5. PERTANIAN

a. Getah
b. Kelapa Sawit
c. Padi
d. Kelapa
e. Koko
} Kategori-kategori ini adalah untuk kebun kecil sahaja

f. Nenas
g. Dusun/Hortikultur
h. Tanah Ladang
i. Perhutanan
} Tanah yang berkeluasan 40 hektar atau lebih

j. Tanah Kampung } Kebun kecil dengan kegunaan kediaman kampong dan pertanian. Berbeza daripada (a-g) di atas dari segi harga. Tidak dianggap sebagai plot sesebuah, kerana terlalu besar untuk sebuah keluarga. Oleh itu, ia berada di antara harta luar bandar dan harta bandar

6. TANAH PEMBANGUNAN

a. Kediaman
b. Komersial
c. Industri
d. Campuran
} Termasuk tanah yang belum ditukar syarat atau diluluskan untuk kegunaan lebih tinggi atau telah ditukar syarat tetapi belum dipecah sempadan

7. HARTA RIADAH

a. Hotel
b. Motel
c. Tempat peranginan
d. Taman rekreasi
e. Padang golf
f. Marina

4. INDUSTRIAL

a. Factory
(i) Terrace
(ii) Semi-detach
(iii) Detach
} *Designed for general manufacturing process and normally is for sale/letting OR purpose-built for specialised manufacturing process*

b. Warehouse
(i) Terrace
(ii) Semi-detach
(iii) Detach
} *Godowns designed for storage use*

c. Industrial Complex } *Individually designed buildings to suit an industrial process*

d. Flatted factory } *Industrial units within a low-rise multi-storey stratified building*

e. Industrial Site - Industrial plot

5. AGRICULTURE

a. Rubber
b. Oil palm
c. Paddy
d. Coconut
e. Cocoa
} *These categories are for small holdings only*

f. Pineapple
g. Orchard/Horticulture
h. Estate Land
i. Forestry
} *Land of 40 hectares or more*

j. Kampung Land } *Smallholdings with rural residential and agriculture uses. They are distinct from the above mentioned smallholdings (a-g) by their higher land prices. Cannot be regarded as detached plots since they are too large for single family use. Therefore, it falls between rural and urban properties*

6. DEVELOPMENT LAND

a. Residential
b. Commercial
c. Industrial
d. Mixed
} Include not converted lands or approved for higher use or converted but not divided

7. LEISURE PROPERTY

a. Hotel
b. Motel
c. Resort
d. Recreation park
e. Golf course
f. Marina

STOK

1. Tempoh Kajian

Laporan Stok Harta Tanah pada suku tahun 2024 adalah seperti berikut:

Q1 : 1 Januari 2024 - 31 Mac 2024
Q2 : 1 April 2024 - 30 Jun 2024
Q3 : 1 Julai 2024 - 30 September 2024
Q4 : 1 Oktober 2024 - 31 Disember 2024

2. Peringkat Penyebaran

Laporan terbahagi kepada 3 peringkat pembangunan utama dan subperingkat berpandukan jadual di bawah:

INVENTORI SEDIA ADA
↑
Siap Dibina
↑
PENAWARAN AKAN DATANG
↑
Dalam Pembinaan
↑
Mula Dibina
↑
PENAWARAN DIRANCANG
↑
Penawaran Baharu Dirancang

i) **Inventori Sedia Ada (Stok)**

Inventori sedia ada (stok) adalah unit yang telah memperoleh Sijil Penyiapan Dan Pematuhan (CCC), Sijil Layak Menduduki (CF) atau Sijil Layak Menduduki Sementara (TCF) sebelum tempoh kajian termasuk unit yang siap dibina dan memperoleh CCC/CF/TCF dalam tempoh kajian. Angka dalam inventori sedia ada adalah jumlah terkumpul dari suku-suku sebelumnya ditambah dengan suku semasa.

Inventori harta tanah sedia ada yang terdapat dalam laporan terdiri daripada:

a) Suku sebelumnya
Inventori sedia ada pada akhir suku sebelumnya ditambah dengan pelarasan yang berlaku dalam tempoh tersebut tetapi belum dimasukkan dalam laporan sebelumnya.

STOCK

1. Review Periods

The quarters in the 2024 of the Property Stock Report are as follows:

Q1 : 1 January 2024 - 31 March 2024
Q2 : 1 April 2024 - 30 June 2024
Q3 : 1 July 2024 - 30 September 2024
Q4 : 1 October 2024 - 31 December 2024

2. Stages of Dissemination

Information at the 3 main stages of development and their sub-stages according to the chart below:

EXISTING INVENTORY
↑
Completion
↑
INCOMING SUPPLY
↑
Under Construction
↑
Starts
↑
PLANNED SUPPLY
↑
New Planned Supply

i) ***Existing Inventory (Stock)***

Existing inventory (stock) are units that have been issued with the Certificate of Completion and Compliance (CCC), Certificate Of Fitness (CF) or Temporary Certificate Of Fitness (TCF) prior to the review period plus units completed and issued with CCC/CF/TCF within the review period. The figures in the existing inventory are accumulated figures from previous quarters plus the review quarter.

The existing property inventory in the publications comprises of:

a) Previous Quarter
The existing inventory as at the end of the previous quarter plus the adjustments that occurred within that period but was not included in the previous publication.

Pelarasan yang dibuat bagi inventori yang diterbitkan sebelumnya merangkumi:

- **Pertambahan kawasan liputan kajian. Pengiraan inventori adalah berterusan dan belum mencapai liputan 100%,**
- **Data tertunda dari suku sebelumnya tetapi diterima dalam suku semasa,**
- **Kesilapan dalam operasi.**

b. Suku Kajian

Inventori sedia ada pada akhir suku sebelumnya (selepas pelarasan) ditambah dengan unit yang siap dibina yang memperoleh CCC/CF/TCF serta sebarang perubahan yang berlaku dalam tempoh kajian. Perubahan termasuk:

- **Sebarang unit yang ditukar kategori kegunaan.**
- **Sebarang unit yang musnah/dibina semula (dan tidak terdapat dalam penawaran baharu dirancang).**
- **Sebarang perubahan dalam ruang yang dihuni.**

(iii) **Siap Dibina**

Siap dibina adalah terma yang digunakan bagi bangunan yang mana kerja pembinaan bangunan telah siap dan CCC/CF/TCF telah diperolehi dalam tempoh kajian. Angka dalam peringkat siap dibina bukan merupakan angka terkumpul dari unit siap dibina suku-suku sebelumnya tetapi mewakili hanya satu suku kajian sahaja.

(iv) **Penawaran Akan Datang**

Penawaran akan datang merangkumi unit yang mana kerja pembinaannya sedang dijalankan termasuk unit mula dibina dan CCC/CF/TCF belum dikeluarkan dalam tempoh kajian. Unit dalam penawaran akan datang mewakili jumlah terkumpul yang mana unit dalam pembinaan dalam suku kajian dan suku sebelumnya ditambah dengan unit yang memulakan pembinaan dalam suku kajian. Ianya tidak mengambil kira tanah kosong tetapi termasuk **unit tertangguh.**

Pengiraan penawaran akan datang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran akan datang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran akan datang yang diselaraskan bagi suku sebelumnya dan penawaran akan datang dalam suku kajian. Penawaran akan datang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab-sebab berikut:

- **Pertambahan dalam kawasan liputan kajian**
- **Data tertunda dari suku sebelumnya tetapi diterima dalam suku semasa**
- **Kesilapan dalam operasi.**

Unit tertangguh ialah yang mana kerja asas bangunan secara fizikalnya telah dimulakan tetapi belum siap dibina dan tiada aktiviti pembinaan selepas tiga tahun daripada tarikh kelulusan pembangunan.

Adjustments made to previous published inventory include:

- **Increase in coverage. The inventory count is on going and has not reached a 100% coverage,**
- **Delayed data from the previous quarter but received during the review period,**
- **Operational errors.**

b. Review Quarter

The existing inventory at the end of the previous review period (after the above adjustments) plus completed units issued with CCC/CF/TCF plus any change that occurred within the review period. Change includes:

- **Any unit with a change in the category of use.**
- **Any unit destroyed/rebuilt (and not in the new planned supply).**
- **Any change in the space occupied.**

(iii) ***Completion***

Completion is the term used when the building construction works are completed and a CCC/CF/TCF is issued within the review period. The figures under completion are not accumulated from previous quarter but represent only one review quarter.

(iv) ***Incoming Supply***

Incoming supply comprises units where physical construction works are in progress including starts and CCC/CF/TCF have not been issued during the review period. Units in the incoming supply represent accumulative totals where units under construction in the review quarter and from the previous quarter are added to the units that have started construction in the review quarter. It does not include vacant land but includes ***delayed units.***

The calculation of incoming supply is on going and has not reached a total population count. Incoming supply disseminated in any quarter publication includes the adjusted incoming supply for the previous quarter and the incoming supply in the review quarter. Incoming supply of the previous quarter have to be adjusted in the review quarter for the following reasons:

- **An increase in coverage**
- **Delayed data from the previous quarter *but received during the review period,***
- **Operational errors.**

Delayed units *are those where the foundation work has physically started but not completed and no construction activity has taken place for a period of more than 3 years from the date the development was approved.*

(iv) **Mula Dibina**

Mula dibina terdiri daripada bangunan-bangunan yang mana:

- **Kerja asas dan kerja tapak bagi bangunan bertingkat rendah atau kerja bawah paras tanah termasuk cerucuk dan asas bagi bangunan bertingkat tinggi, telah dimulakan,**
- **lanya tidak termasuk kerja-kerja membersih, merata dan menyediakan infrastruktur.**

Angka dalam peringkat mula dibina bukan merupakan angka terkumpul dan mewakili bangunan yang memulakan pembinaan dalam suku kajian sahaja.

(v) **Penawaran Dirancang**

Penawaran dirancang merangkumi unit yang mana kelulusan pelan bangunan telah diperolehi daripada pihak berkuasa tempatan dalam suku kajian. Unit tersebut belum memulakan pembinaan secara fizikalnya. Unit dalam penawaran dirancang termasuk jumlah terkumpul daripada suku-suku sebelumnya ditambah dengan unit dalam penawaran baharu dirancang dalam suku kajian. Pengiraan penawaran dirancang adalah berterusan dan belum menyamai jumlah bilangan penduduk. Penawaran dirancang yang disebarkan dalam sebarang laporan suku tahunan merangkumi penawaran dirancang yang diselaraskan bagi suku sebelumnya dan penawaran baharu dirancang dalam suku kajian. Penawaran dirancang suku sebelumnya perlu diselaraskan dalam suku kajian atas sebab-sebab berikut:

- **Pertambahan kawasan liputan kajian,**
- **Data tertunda daripada suku sebelumnya tetapi diterima dalam suku semasa,**
- **Kesilapan dalam operasi.**

(vi) **Penawaran Baharu Dirancang**

Penawaran baharu dirancang merangkumi unit di mana kelulusan pelan bangunan telah diperolehi dari pihak berkuasa tempatan dalam suku kajian. Angka dalam peringkat penawaran baharu dirancang bukan merupakan angka terkumpul dan mewakili bangunan yang memperoleh kelulusan pelan bangunan dalam suku kajian sahaja.

3. **Penawaran masa depan** yang digunakan dalam laporan ini menunjukkan penawaran akan datang dan penawaran dirancang.

(iv) ***Starts***

Starts comprises buildings where:

- **The foundation and footing works of low-rise buildings or works below ground level including piling and foundation of high-rise buildings have started, and**
- **It does not include site clearing, levelling and laying of infrastructure.**

The figures disseminated under starts are not accumulative and represents buildings that started within a review quarter.

(v) ***Planned Supply***

Planned supply comprises units with building plan approval obtained within a review quarter from the local authority. The units have not started physical construction works. Units in the planned supply include accumulative totals from previous quarters plus units in the new planned supply in the review quarter. The calculation of planned supply is on going and has not reached a total population count. Planned supply disseminated in any quarter publication includes the adjusted planned supply for the previous quarter and the planned supply in the review quarter. Planned supply of the previous quarter has to be adjusted in the review for the following reasons:

- **An increase in coverage,**
- **Delayed data from the previous quarter but received during the review period,**
- **Operational errors.**

(vi) ***New Planned Supply***

New planned supply comprises units where building plan approval have been obtained within the review period. The figures disseminated under new planned supply are not accumulative and represents buildings that have obtained building plan approval in that review quarter.

3. ***Future supply*** *is a term used in the report to denote incoming supply and planned supply.*

4. **Terma Am**

(i) **Struktur**
Struktur termasuk kekal, separuh kekal dan sementara.

(ii) **Pemilikan**
Termasuk kedai/pejabat binaan khas/kompleks perniagaan milik kerajaan dan swasta. Kerajaan termasuklah kerajaan persekutuan, negeri dan pihak berkuasa tempatan. Swasta juga merangkumi kedai yang dimiliki oleh badan separa kerajaan.

(iii) **Kadar Serapan**
Perubahan dalam ruang dihuni (termasuk ruang siap dibina yang dihuni), dibahagikan dengan jumlah ruang kosong pada suku sebelumnya dan ruang siap dibina pada suku semasa (ataupun ruang boleh dihuni pada suku semasa).

(iv) **Serapan Ruang Baharu**
Ruang dihuni dalam bangunan yang siap dibina dibahagikan dengan jumlah ruang siap dibina pada suku semasa.

(v) **Serapan Ruang Terdahulu**
Perubahan ruang dihuni daripada stok sedia ada pada suku sebelumnya dibahagikan dengan ruang kosong pada suku tersebut (atau ruang boleh dihuni pada suku sebelumnya).

(vi) **Kadar Ambilan**
Perubahan ruang dihuni antara suku semasa dengan suku sebelumnya dan dibahagikan dengan jumlah ruang dalam suku semasa.

(vii) **Kadar Penghunian**
Ruang yang dihuni pada suku semasa dibahagikan dengan jumlah ruang sedia ada pada suku semasa.

(viii) **Tanah Kosong** tidak dikira dalam inventori sedia ada. Setelah ianya memperoleh kelulusan pelan bangunan, ianya dimasukkan dalam penawaran dirancang dan seterusnya memasuki pelbagai peringkat pembinaannya.

(ix) **Harga Jualan** unit adalah balasan yang dinyatakan semasa pindahmilik (Borang 14A Kanun Tanah Negara), yang menggambarkan nilai pasaran.

(x) **Min** ialah purata mudah daripada harga jualan.

4. ***General Term***

(i) ***Structures***
The structures included permanent, semi-permanent and temporary construction.

(ii) ***Ownership***
Include all shops/purpose-built office/shopping complexes owned by government and private sectors. Governments comprise federal, state and local authorities. Private sector embraces private companies and quasi-government agencies.

(iii) ***Absorption Rate***
Change in occupied space including the occupation of completed space divided by the vacant space in the previous quarter plus the completed space that is vacant in the current quarter (or available space in the current quarter).

(iv) ***Absorption of New Space***
The occupied space in completed buildings divided by the total space completed in the current quarter.

(v) ***Absorption of Previous Space***
The change in occupied space in the current quarter from the accumulated space of the previous quarter divided by the vacant space in the previous quarter (or available space in the previous quarter).

(vi) ***Take-up Rate***
The change in occupied space in the review quarter compared to the previous quarter divided with the total space in the review quarter.

(vii) ***Occupancy Rate***
The occupied space in the review quarter divided with the total space in the review quarter.

(viii) ***Vacant Lands*** *are not included under existing inventory. When they obtain building plan approval they are included under planned supply and progresses into the construction stages.*

(ix) ***Sale Prices*** *of units are declared considerations stated on transfer (Form 14A of the National Land Code), which reflects market value.*

(x) ***Mean*** *is a simple average of sales prices.*

(xi) **Median** ialah harga jualan di mana separuh daripada cerapan akan berada di atas paras harga jualan dan separuh daripada cerapan akan berada di bawahnya.

(xii) **25 percentile** ialah harga jualan di mana 25% daripada cerapan berada di bawah paras tersebut.

(xiii) **75 percentile** ialah harga jualan di mana 25% daripada cerapan berada di atas paras tersebut.

(xiv) **Minimum** ialah harga yang paling rendah bagi beberapa cerapan yang diperolehi.

(xv) **Maksimum** ialah harga yang paling tinggi bagi beberapa cerapan yang diperolehi.

5. **Harta Tanah Kediaman**

(i) **Definisi**

Rumah tempat tinggal adalah termasuk mana-mana bangunan yang keseluruhannya atau sebahagian binaannya, disesuaikan atau diniatkan bagi kediaman manusia dan sebahagiannya bagi premis perniagaan. Istilah kediaman manusia adalah termasuk bangunan yang dibina untuk manusia tinggal bersama keluarga. Bagi tujuan laporan ini, rumah kedai, yang mana sebahagiannya digunakan untuk perniagaan dan sebahagian lagi untuk tempat tinggal adalah dikecualikan daripada harta tanah kediaman tetapi dilaporkan sebagai kedai.

Seksyen 3, Akta Pemaju Perumahan 1966 (Kawalan dan Lesen) dan (Pindaan 2002)

Laporan ini termasuk pangsapuri khidmat yang didefinisikan sebagai penginapan jangka pendek samada dimiliki oleh individu sebagai rumah kedua, rumah korporat atau sebagai pelaburan yang dijadikan sebagai hotel. Pangsapuri khidmat yang dimiliki oleh individu mempunyai ciri-ciri berikut:

- **Unit berstrata dengan syarat nyata sebagai kediaman atau komersil.**
- **Unit yang dibina di atas tanah komersial hendaklah diperuntukan sebanyak 15% daripada ruang binaan sebagai kemudahan untuk kegunaan awam. Pangsapuri khidmat yang dibina di atas tanah kediaman memerlukan pengagihan kawasan kemudahan kurang daripada 10% yang mana ianya tidak dibuka kepada orang ramai tetapi bagi kegunaan penduduk setempat sahaja.**
- **Pemilik mungkin mendiaminya sendiri atau melantik syarikat pengurusan untuk menyewakannya secara harian, mingguan, bulanan, tahunan atau pengongsian masa.**

Laporan ini tidak termasuk pangsapuri khidmat yang dijalankan sebagai hotel yang mempunyai lesen hotel dan unit yang dimiliki oleh pengusaha hotel.

(xi) ***Median*** *is the sales price for which one-half of the observations will lie above that price and one-half will lie below it.*

(xii) ***25 percentile*** *is the sales price for which 25% of the observations fall below that price.*

(xiii) ***75 percentile*** *is the sales price for which 25% of the observations fall above that price.*

(xiv) ***Minimum*** *is the lowest price for a given number of observations.*

(xv) ***Maximum*** *is the highest price for a given number of observations.*

5. ***Residential Property***

(i) ***Definition***

Defines housing accommodation to include any building, which is wholly or principally constructed, adapted or intended for human habitation or partly for human habitation and partly for business premises. The term human habitation would include buildings constructed for humans to live with their families. For the purpose of this report, shop houses, which is partially used as retail and partially for human habitation is excluded as residential property but reported as shop.

Section 3, The Housing Development Act 1966 (Control and Licensing) and (as amended 2002)

This report included serviced apartments which is defined as short-term accommodation either owned by an individual as a second home, as corporate housing or as an investment that may be run as a hotel.The serviced apartment owned by individuals has the following features:

- ***Stratified units with title condition as residential or commercial use.***
- ***The units that are built upon commercial titled lands are required to allocate more than 15% of the built up space not for supporting facilities that are open to the public. Serviced apartments built upon residential titled lands are required to allocate less than 10% of the built up space to supporting facilities that are not open to the public but facilitate internal residents only.***
- ***The owner may occupy the unit himself or elect a management company to rent the unit on a daily, weekly, monthly, yearly or timesharing basis.***

This report excluded serviced apartments that are run with hoteliers licence and those units owned by hoteliers.

(ii) **Jenis Harta Tanah**
Data diperolehi secara tinjauan dalam kawasan pihak berkuasa tempatan. Jenis harta tanah termasuk teres, berkembar, sesebuah, unit kos rendah, rumah pangsa, pangsapuri/kondominium, unit berkelompok dan rumah bandar di semua peringkat.

Walau bagaimanapun, kuarters institusi dan unit setinggan tidak termasuk dalam laporan ini.

6. HARTA TANAH KOMERSIAL

(i) Kedai

Definisi
Kedai merangkumi stor kecil di mana barang runcit dan perkhidmatan diniagakan. Barang yang dijual dan perkhidmatan yang disediakan memenuhi keperluan harian pelanggan.

Kedai adalah merangkumi:
- **Rumah kedai/pangsapuri**
- **Pejabat kedai**
- **Kedai dengan kegunaan perniagaan**
- **Kedai makan binaan khas**

Kedai tidak termasuk:
- **Kedai yang telah diubahsuai 75% (menunjukkan penukaran kegunaan kekal) kepada kegunaan perdagangan lain seperti ruang pejabat.**
- **Kedai yang telah ditukar kegunaan secara kekal**

Jenis Harta Tanah
Data berdasarkan lawat periksa dalam kawasan pihak berkuasa tempatan. Jenis harta tanah kedai adalah termasuk teres, berkembar, sesebuah, kedai tanpa inap dan kedai sebelum perang.

(ii) Pejabat Binaan Khas

Definisi
Bangunan binaan khas bermaksud satu kegunaan utama yang disokong oleh kegunaan sampingan. Kegunaan utama menggabungkan rekabentuk asal, yang mengoptimumkan ruang bagi manfaatnya. Apabila rekabentuk asal diubahsuai sebanyak 75% bagi memanfaatkan kegunaan lain, kegunaan asalnya akan ditukar dengan kegunaan baru.

Inventori pejabat binaan khas dalam laporan NAPIC termasuk tempat perniagaan berbentuk perkhidmatan dijalankan dan bukannya pembuatan atau penjualan barangan. Ruang pejabat ini diperlukan untuk aktiviti kertas kerja, komunikasi serta lain-lain aktiviti pejabat.

(ii) ***Property Types***
The data is conducted by survey within the local authority area. Property types include terraced, semi-detached, detached, low-cost units, flats, condominium/apartment, clustered units and town houses at various levels.

However, the property excluded from this report are institutional quarters and squatter units.

6. COMMERCIAL PROPERTY

(i) Shops

Definition
Shops are small stores where retail goods and services are sold. The goods and services meet day-to-day needs of customers.

Shops include:
- ***Shop house/apartments***
- ***Shop offices***
- ***Shop with retail use***
- ***Purpose-built eateries***

Shops excluded:
- ***Shops that have been renovated 75% (indicating a permanent change) to other commercial uses like office space.***
- ***Shops that has permanently changed to another use.***

Property Types
The data is conducted by survey within the local authority area. Property types include terraced, semi-detached, detached, lock-up and pre-war.

(ii) Purpose-Built Offices

Definition
Purpose-built (as opposed to multi-purpose) signifies one primary use with supporting uses complimenting it. The intended use incorporates an original design, which optimises space for its benefit. When the original design is renovated by 75% to benefit another use, the original intention is replaced by the new use.

NAPIC publication of purpose-built office inventory includes places where service-orientated businesses are carried out as opposed to goods being manufactured or sold. The office space is required to attend to paperwork, communication and other office activity.

Dengan ini terma pejabat binaan khas digunakan untuk menunjukkan bangunan yang dibina secara khusus untuk pejabat sebagai kegunaan utamanya. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan pejabat adalah tidak kurang dari 75% daripada keluasan bersih yang disewakan. Penyebaran maklumat ruang pejabat adalah berdasarkan luas bersih yang disewakan sebagaimana yang dinyatakan di dalam '*Uniform Methods of Measurement of Buildings*' yang diterbitkan oleh Pertubuhan Juruukur DiRaja Malaysia.

Termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam pembangunan bersepadu
- Ruang dengan kegunaan asal misalnya pejabat tetapi telah ditukar kegunaannya buat sementara waktu

Tidak termasuk di dalam laporan ini adalah:

- Ruang pejabat dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan perniagaan, kediaman, hotel dan perindustrian
- Ruang pejabat yang mana telah ditukar dari kegunaan asalnya secara kekal

Therefore the term purpose-built office is used to denote buildings that are intentionally built with office as a dominant use. In data capturing and dissemination by NAPIC, dominant use means office use not less than 75% of the net let-table area. Office space information is disseminated based on the net lettable floor area according to the Uniform Methods of Measurement of Buildings published by the Royal Institution of Surveyors Malaysia.

Included within the inventory are:

- *Office space within integrated development*
- *Space with the original use as office but has changed use on a temporary basis*

Excluded from the inventory are:

- *Office space within multipurpose buildings where use can interchange with retail, residential, hotel and industrial use*
- *Office space that has permanently changed from the original use*

(iii) **Kompleks Perniagaan**

(iii) ***Shopping Complex***

Definisi

Kompleks perniagaan termasuk pelbagai unit ruang perniagaan dengan laluan pejalan kaki yang tertutup bagi menggalakkan aliran pejalan kaki untuk menampung aktiviti perniagaan. Maklumat kompleks perniagaan yang disebarkan oleh NAPIC merangkumi:

- Pusat membeli-belah
- Arked perniagaan
- Pasar raya besar *(stand-alone)*

Pusat membeli-belah ialah ruang perniagaan binaan khas dominan yang dirancang, dibangunkan dan diurusniagakan dalam beberapa rangkaian dalam satu pusat untuk perniagaan. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan tidak kurang dari 75% daripada luas bersih yang disewakan.

Pusat membeli-belah mempunyai:

- Jalan-jalan keluar dalam kawasan tertutup yang mempunyai kawalan suhu dan ruang laluan pejalan kaki yang lebar
- Penyewa perniagaan runcit dan perkhidmatan terpilih bagi tujuan keseimbangan perniagaan
- Satu atau lebih penyewa utama
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Sistem penyaman udara pusat
- Perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap kegunaan bersama

Definition

Shopping complexes include multi-unit retail establishments under a covered walkway that encourages pedestrian flow to sustain business activity. Shopping complexes disseminated by NAPIC includes:

- *Shopping centres*
- *Shopping arcades*
- *Hypermarkets (stand-alone)*

Shopping centres are purpose-built dominant retail establishments planned, developed and operated as a number of outlets within a centre for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping centres have:

- *Outlets within an enclosed climate-controlled and spacious walkway*
- *Retail and service tenants selected for merchandise balance*
- *One or more anchor tenants*
- *A single management company*
- *Common car parks*
- *Central air-conditioning*
- *Central security service*
- *Central fire fighting services*
- *Common lifts and escalators*
- *Common lighting, signage and landscaping*

- Polisi pengurusan yang seragam
- Kegunaan sampingan seperti perbankan dan perkhidmatan lain, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Arked perniagaan adalah kedai runcit dominan yang terletak di sebelah atau kedua-dua belah laluan kedai tersebut. Bagi pengumpulan dan penyebaran maklumat oleh NAPIC, kegunaan dominan bermaksud kegunaan perniagaan tidak kurang daripada 75% luas lantai bersih.

Arked perniagaan mempunyai:

- Kebiasaannya laluan pejalan kaki terbuka dan terdapat juga arked yang mempunyai ruang laluan pejalan kaki yang mempunyai kawalan suhu
- Penyewa runcit dan perkhidmatan kebiasaannya tidak terancang serta barangan yang dijual adalah serupa
- Tiada penyewa utama dalam arked
- Satu syarikat pengurusan
- Tempat letak kereta kegunaan bersama
- Kebiasaannya tiada sistem penyaman udara, tetapi terdapat juga arked yang mempunyai unit penyaman udara dan sistem penyaman udara
- Kebiasaannya tiada perkhidmatan keselamatan pusat
- Perkhidmatan kawalan kebakaran pusat
- Kebiasaannya tangga tetapi terdapat arked yang mempunyai lif dan eskalator kegunaan bersama
- Lampu, tunjuk arah dan landskap pada amnya adalah minimum
- Polisi pengurusan seragam yang minima
- Kegunaan sampingan seperti perkhidmatan insuran, yang mana adalah kurang dari 25% daripada luas lantai bersih.

Inventori arked beli-belah juga merangkumi:

- Ruang dengan kegunaan asal sebagai perniagaan tetapi telah ditukar kegunaannya buat sementara waktu.
- Ruang niaga dalam pembangunan bersepadu (di mana pelbagai kategori kegunaan saling membantu satu sama lain).

Tidak termasuk di dalam laporan ini adalah:

- Ruang niaga dalam bangunan pelbagai guna di mana kegunaannya boleh bertukar ganti dengan kegunaan pejabat, kediaman, hotel dan perindustrian.
- Ruang niaga yang mana telah ditukar dari kegunaan asalnya secara kekal.
- Ruang niaga dalam kompleks perniagaan yang digunakan untuk boling, medan selera, taman tema dan panggung wayang.

- *Unified management policies*
- *Complimentary secondary uses like banking and other services, which are less than 25% of the net floor area.*

Shopping arcades are dominant retail shops along one or both sides for trade. In data capturing and dissemination by NAPIC, dominant use means retail use not less than 75% of the net lettable area.

Shopping arcades have:

- *Generally open-sided walkway and few have an enclosed climate-controlled passageway.*
- *Retail and service tenants mix generally unplanned and retail goods are generally similar in kind*
- *No anchor tenants within the arcade*
- *A single management company*
- *Common car parks or public car parks*
- *Generally no air-conditioning, some unit air-conditioning and few with central air conditioning*
- *Central security service generally unavailable*
- *Central fire fighting services*
- *Mostly stairways but some have common lifts and escalators*
- *General minimum common lighting, signage and landscaping*
- *Minimum unified management policies*
- *Complimentary secondary uses like insurance services, which are less than 25% of the net floor area.*

Included within the shopping arcades inventory are:

- *Space with the original use as retail but has changed use on a temporary basis.*
- *Retail space in an integrated development (where various category of use compliment each other).*

Excluded from the inventory are:

- *Retail space within multipurpose buildings where use can interchange with office, residential, hotel and industrial use.*
- *Retail space that has permanently changed from the original use.*
- *Retail space within shopping complexes for bowling alley, food court, theme park and Cineplex.*

Pasar raya besar adalah pembangunan perniagaan yang mendapat faedah dari skala ekonomi akibat daripada saiz minimum yang besar dan menawarkan persaingan harga dan rangkaian barangan yang banyak. Pasar raya dalam data NAPIC termasuklah:

- Pembangunan perniagaan dengan keperluan modal minimum RM50 juta dan saiz minimum 5,000 m.p.
- Diuruskan oleh satu pemilik/perbadanan dengan kemudahan umum.
- Bangunan bebas di bawah satu bumbung.

Tidak termasuk di dalam laporan ini adalah:

- Pasar raya yang mana merupakan penyewa utama di kompleks perniagaan.

(iv) **Harta Tanah Riadah**

Definisi

Merangkumi hotel yang menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar untuk kemudahan yang disediakan. Bilik yang disediakan adalah lengkap untuk penginapan sementara dan khidmat pembantu hotel.

Termasuk di dalam laporan ini adalah:

- Hotel yang menawarkan 10 bilik dan ke atas yang dikenalpasti oleh Kementerian Pelancongan.
- Motel, rumah tumpangan, *chalet*, kabin, kotej, rumah kampung, *hotel resort*.
- Hotel binaan khas dan bangunan pelbagai guna atau bangunan yang diubahsuai yang mempunyai lesen untuk beroperasi sebagai hotel.

Tidak termasuk:
Hostel, pangsapuri khidmat dan rumah rehat kerajaan.

Pangsapuri Khidmat yang dimasukkan dalam Laporan Stok Harta Tanah Riadah merupakan sesebuah bangunan yang turut menyediakan penginapan jangka pendek yang mana tetamu hotel atau pengunjung perlu membayar kemudahan yang disediakan. Setiap unit menyediakan ruang yang lebih besar berbanding dengan bilik hotel dan mempunyai suasana seperti sebuah rumah yang dilengkapi dengan ruang tamu, ruang makan, dapur dan bilik tidur daripada satu hingga empat bilik beserta bilik air. Perkhidmatan yang disediakan sama seperti hotel. Unit-unit ini adalah sebagaimana yang terdapat di dalam stok kediaman kecuali ianya dimiliki oleh pengusaha hotel atau dijalankan oleh mereka sebagai alternatif kepada bilik hotel.

Termasuk di dalam laporan ini adalah pangsapuri khidmat yang dimiliki oleh syarikat yang mengurusnya dengan lesen pengusaha hotel.

Tidak termasuk di dalam laporan ini adalah pangsapuri khidmat yang dimiliki oleh individu tetapi diuruskan oleh pihak pengurusan yang mana unit-unit ini disewakan dalam tempoh mingguan, bulanan atau tahunan. Bagi mereka yang tidak mempunyai lesen hotel tidak termasuk dalam Laporan Stok Harta Tanah Riadah.

Hypermarkets are retail establishments that benefit from the economies of scale due to its large minimum size and offers competitive pricing and a wide range of goods. Hypermarkets in NAPIC publication include:

- *Retail establishments with a minimum paid-up capital requirement of RM50 million and minimum size of 5,000 s.m.*
- *Operated by a single owner/corporation with common facilities/amenities.*
- *A freestanding building under one roof.*

Excluded from publication:

- *Hypermarkets that are an anchor tenant in shopping centres.*

(iv) ***Leisure Property***

Definition

Includes hotel with a number of rooms within a building that provides short-term accommodation for hotel guests or travellers who pay for the services provided. The rooms provided are furnished for a short stay and maid service.

Hotel inventory includes:

- *Hotels that offer 10 rooms and above as defined by the Ministry of Tourism·*
- *Motels, lodging homes, chalets, cabins, cottages, kampung houses, resort hotels.*
- *Purpose-built hotels and multi-purpose buildings or modified buildings with a licence to operate as a hotel.*

Excludes:
Hostels, serviced apartments and public operated rest houses.

The Leisure Property Stock Report also includes serviced apartments, which are a number of units within a building that also provides a short-term accommodation for hotel guests and travellers who pay for the services provided. Each unit provides more space compared to a hotel room and has a home atmosphere like a living room, a dining room, a kitchenette and a choice of bedrooms from one to four rooms with attached bathrooms. Services provided are very similar to hotels. These units are similar to those under residential stock except that hoteliers own them or run them as an alternative to hotel rooms.

Included in the leisure property stock report are serviced apartments owned by companies who operate them with a hotel operator's licence.

Excluded from the leisure stock are serviced apartments owned by individuals but managed by corporations who rent out the units on a weekly, monthly or yearly period. They do not have an hotelier's licence and therefore excluded from the leisure property stock report.

Jenis Harta Tanah
Penyebaran NAPIC termasuk semua hotel yang berada di dalam sempadan negeri.

Pengelasan
Penerbitan adalah termasuk hotel yang diberi penarafan atau tidak. Pengelasan hotel ditentukan oleh Kementerian Pelancongan Malaysia berdasarkan standard antarabangsa. Hotel kelas ekonomi diberi penarafan okid (3 peringkat) dan selain itu adalah penarafan bintang (5 peringkat). Penarafan bintang bagi hotel-hotel di Malaysia dikendalikan oleh Kementerian Pelancongan.

Purata Kadar Penginapan
Adalah berdasarkan maklumat yang diterima daripada pengusaha hotel. Maklumat penginapan berdasarkan tempoh kajian yang dinyatakan di atas dan mungkin berbeza dengan suku tahunan kalendar.

7. **Harta Tanah Industri**

Definisi
Unit bangunan/kilang yang terlibat dalam aktiviti pembuatan dan penyimpanan (gudang). Akta Penyelarasan Perindustrian 1975 (ICA) mendefinisikan "Aktiviti Pengilangan" sebagai membuat, mengubah, mengadun, menghiasi, memperkemas atau dengan cara lain merawat atau menyesuaikan apa-apa barang atau bahan dengan bermaksud penggunaan, penjualan, pengangkutan, penghantaran atau pembuangannya dan merangkumi pemasangan bahagian-bahagian dan pembaikan kapal tetapi tidak termasuk sebarang aktiviti yang biasanya berkaitan dengan perniagaan jual runcit atau borong. Unit perindustrian juga termasuk kemudahan penyimpanan tersendiri atau gudang yang tidak disebut di dalam definisi ICA. Walau bagaimanapun, laporan ini belum mengumpul data bagi kemudahan penyimpanan.

Jenis Harta Tanah
Data adalah berdasarkan lawat periksa dalam dan luar kawasan pihak berkuasa tempatan. Jenis harta tanah industri merangkumi unit teres, berkembar, sesebuah, kompleks perindustrian dan bertingkat.

Property Types
NAPIC dissemination includes all hotels within the state boundary.

Classification
Both rated and unrated hotels are included within the publication. Hotel rating classification is carried out by the Ministry of Tourism Malaysia based on international standards. Budget hotels are rated by orchid classification (3 levels) and the others are by star classification (5 levels). The rating of hotels in Malaysia is on going and carried out by the Ministry of Tourism.

Average Occupancy Rate
Is based on responses given by the hotel operators. Occupancy data is based on review periods as stated above and may differ from the calendar quarter.

7. ***Industrial Property***

Definition
Units that are buildings/factories that engage in manufacturing activity and storage (warehouses). The Industrial Co-ordination Act 1975 (ICA) defines industrial activity as the making, altering, blending, ornamenting, finishing or otherwise treating or adapting any article or substance with a view of its use, sale, transport, delivery or disposal; and includes the assembly of parts and ship repairing but shall not include any activity normally associated with retail or wholesale trade. Industrial units also include stand-alone storage facilities or warehouses that is not mentioned in the ICA definition. However this publication has not captured the data on storage facilities.

Property Types
The data is conducted by survey within and outside local authority area. Property types include terraced, semi-detached, detached, industrial complex and flatted units.

STATUS

1. **Tempoh kajian** laporan ini adalah meliputi tahun 2023 berakhir pada **31 Disember 2024**.

2. Liputan kajian ini hanya merangkumi unit kediaman, komersial dan industri.

3. **Pelancaran Jualan Harta Tanah** adalah aktiviti untuk memulakan pemasaran unit harta tanah dalam sesuatu projek secara rasmi oleh pemaju. Pelancaran boleh dilakukan selepas mendapat permit iklan dan jualan daripada Kementerian Perumahan dan Kerajaan Tempatan.

   Sekiranya satu skim dilancarkan semula, tarikh baru pelancaran diambilkira. Pelancaran tidak rasmi (soft Launch) adalah peristiwa pemasaran bagi membekalkan maklumat mengenai projek sebelum kelulusan permit iklan dan jualan diperolehi. Tarikh tidak rasmi tidak diambilkira dalam pengumpulan data. Oleh itu, Tarikh pelancaran rasmi akan diambilkira sebagai Tarikh pelancaran.

4. **Pelancaran baharu** mengandungi harta tanah dalam skim perumahan yang telah dilancarkan pada tahun 2023.

   Prestasi jualan merujuk kepada peratusan bilangan unit yang telah dijual atas jumlah unit yang dilancarkan bagi sesuatu jenis harta tanah dalam tempoh kajian. Dua jenis prestasi jualan telah dikira di dalam laporan ini iaitu prestasi jualan suku tahunan dan prestasi jualan terkumpul.

5. Mulai 1 Januari 2003, "harta tanah siap dibina tidak terjual" telah didefinasikan sebagai unit kediaman, komersial dan industri yang telah siap dibina dan telah mendapat Sijil Penyiapan dan Pematuhan/ Sijl Layak Menduduki Sementara tetapi kekal tidak terjual melebihi tempoh sembilan bulan selepas ianya dilancarkan untuk jualan pada atau selepas 1 Januari 1997.

6. **Harta tanah siap dibina tidak terjual** merangkumi unit kediaman, komersial dan industri yang telah siap dibina dan mendapat Sijil Penyiapan dan Pematuhan/ Sijil Layak Menduduki/ Sijil Layak Menduduki Sementara dalam tempoh kajian. Unit ini masih tidak terjual melebihi tempoh sembilan bulan dari tarikh pelancaran atau selepas 1 Januari 1997.

7. **Nilai** harta tanah yang tidak terjual diperolehi daripada harga jualan purata oleh pemaju mengikut jenis harta tanah yang ditawarkan untuk jualan dikalikan dengan bilangan harta tanah yang tidak terjual pada penghujung tempoh kajian.

STATUS

1. ***The review period*** *of this report covers of the year 2024 ending on* ***31st December 2024.***

2. *The coverage of the survey was confined to residential, commercial and industrial units.*

3. ***Launch of Property Sales*** *is an activity to start marketing formally the property units of a project by the developer. The launch can be done after obtaining the advertisement and sales permit from the Ministry of Housing and Local Government.*

   If a scheme was re-launched, the new launch date is considered. The unofficial launch (soft Launch) is a marketing event to provide information about the project before the approval of advertisement and sales permit is obtained. The unofficial date is not considered in data collection. Therefore, the official launch date will be the date recorded.

4. ***New launches*** *comprise properties in residential schemes launched in year 2023.*

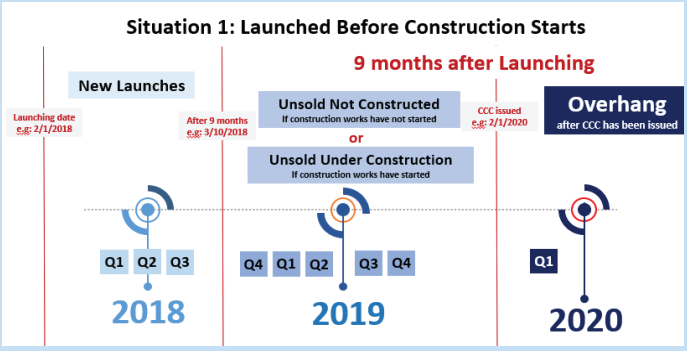
   Sales performance *refers to the percentage of number of units sold from the total units launched for a specific type of property in the review period. Two types of sales performance are computed in this publication namely quarterly sales performance and accumulated sales performance.*

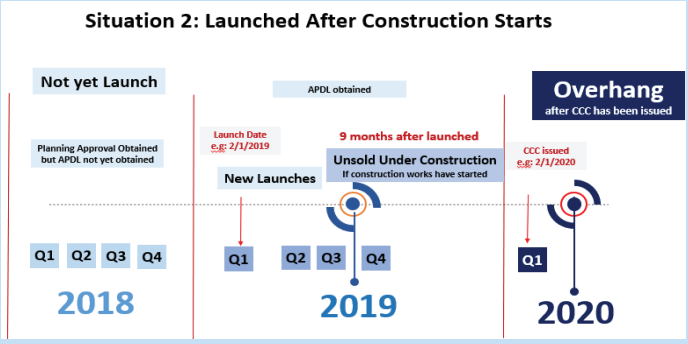
5. *Starting January 1, 2003 "property overhang" has been defined as residential, commercial and industrial units that have been completed and issued with a Certificate of Completion and Compliance / Temporary Certificate of Fitness for Occupation but remained unsold for more than nine months after it was launched for sales on or after 1st January 1997.*

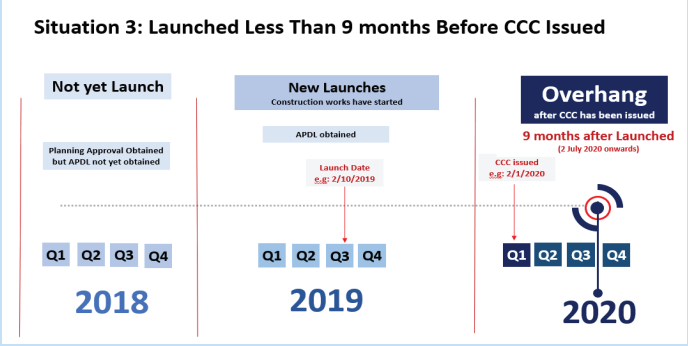
6. ***Property overhang*** *comprises residential units, commercial units and industrial units that are completed with Certificate of Completion and Compliance/ Temporary Certificate of Fitness for Occupation in the review period. These units remained unsold for more than nine months from the date of launching or after 1st January 1997.*

7. ***The value*** *of overhang properties is derived from the average selling price for the particular type of property offered for sale by the developer multiplied by the number of overhang property at the end of the review period.*

UNDERSTANDING THE PROPERTY OVERHANG







8. **Harta tanah dalam pembinaan belum terjual** merangkumi unit kediaman, komersial dan industri yang sedang dalam pembinaan dan memperolehi kelulusan pelan bangunan. Unit ini tidak terjual melebihi tempoh sembilan bulan daripada tarikh dilancarkan untuk jualan atau selepas 1 Januari 1997.

9. **Harta tanah belum dibina belum terjual** merangkumi unit kediaman, komersial dan industri yang belum dibina dan belum memperolehi kelulusan pelan bangunan. Unit ini tidak terjual melebihi tempoh sembilan bulan daripada tarikh dilancarkan untuk jualan atau selepas 1 Januari 1997.

10. **Sebuah skim perumahan** adalah projek perumahan yang mengandungi sekurang-kurang lima atau lebih bangunan yang digunakan untuk tujuan kediaman. Satu skim perumahan adalah satu identiti. Ianya boleh dibangunkan di atas sekeping tanah dengan satu hakmilik, atau banyak tanah dengan hakmilik yang lebih dari satu, serta boleh dibangunkan dalam beberapa fasa. Pembangunan tersebut boleh bercampur dengan bangunan untuk kegunaan lain seperti perniagaan, industri dan institusi.

8. ***Unsold Under Construction property*** *comprises residential units, commercial units and industrial units with building plan approval that are under constructed. These Units remained unsold for more than nine months from the date of launch or after 1st January 1997.*

9. ***Unsold not constructed property*** *comprises residential units, commercial units and industrial units with building plan approval that are not yet constructed. These units remained unsold for more than nine months from the date of launch or after 1st January 1997.*

10. ***A residential scheme*** *is a housing project comprised a minimum of five or more buildings mainly used for dwelling purposes. A residential scheme has one identity. It may be developed on a land with a single title or on lands with multiple titles and could be developed in phases. The developments can be mixed with buildings for other uses like retail, industrial or institutional.*

SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Ketua Pengarah Penilaian
Jabatan Penilaian dan Perkhidmatan Harta,
Kementerian Kewangan Malaysia,
Aras 9, Perbendaharaan 2,
No. 7, Persiaran Perdana, Presint 2,
62592 Putrajaya
Tel. : 603 - 8886 9000
Faks : 603 - 8886 9001

Pengarah
Pusat Maklumat Harta Tanah Negara (NAPIC)
Kementerian Kewangan Malaysia,
Aras 7, Perbendaharaan 2,
No. 7, Persiaran Perdana, Presint 2,
Pusat Pentadbiran Kerajaan Persekutuan
62592 Putrajaya
Tel. : 603 - 8886 9000
Faks : 603 - 8886 9007

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, One Central,
Jalan Travers, Kuala Lumpur Sentral
50470 Kuala Lumpur
Tel. : 603 - 2272 1797
Faks : 603 - 2272 1795

Penilai Daerah Kuala Lumpur
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1, One Central,
Jalan Travers, Kuala Lumpur Sentral
50470 Kuala Lumpur
Tel. : 603 - 2272 1797
Faks : 603 - 2272 1795

Penilai Daerah Labuan
Jabatan Penilaian dan Perkhidmatan Harta,
No.4(A2), Tingkat 4, Blok 4 Kompleks Ujana Kewangan,
Jalan Merdeka,
87007 Wilayah Persekutuan Labuan
Tel. : 087 - 416445
Faks : 087 - 410337

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 8, Plaza Perangsang,
Persiaran Perbandaran
40000 Shah Alam, Selangor
Tel. : 603 - 5518 4603/ 603- 5519 7825
Faks : 603 - 5510 7397

Penilai Daerah Shah Alam
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3 & 4, Plaza Perangsang,
Persiaran Perbandaran
40000 Shah Alam, Selangor
Tel. : 603 - 5519 4823
Faks : 603 - 5510 8622

Penilai Daerah Segamat
Jabatan Penilaian dan Perkhidmatan Harta,
No. 49 & 49-1, Tingkat Bawah & 1, Jalan Genuang,
85000 Segamat, Johor
Tel. : 607 - 932 3300
Faks : 607 - 932 4322

Penilai Daerah Bangi
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 & 3, Komplek PKNS,
Persiaran Bangi,
43650 Bandar Baru Bangi, Selangor
Tel. : 603 - 8925 5467
Faks : 603 - 8925 1041

Penilai Daerah Gombak
Jabatan Penilaian dan Perkhidmatan Harta,
17A-C & 16B, Lorong Batu Caves 2,
Wisma Keringat 2,
68100 Batu Caves, Selangor
Tel. : 603 - 6186 1719
Faks : 603 - 6186 1832

Penilai Daerah Klang
Jabatan Penilaian Dan Perkhidmatan Harta
Tingkat 7, First Tower
Jalan Meru
41050 Klang, Selangor
Tel. : 603 - 3344 1270
Faks : 603 - 3344 1275

Penilai Daerah Sepang
d/a Jabatan Penilaian Dan Perkhidmatan Harta
Institut Penilaian Negara (INSPEN)
Jabatan Penilaian dan Perkhidmatan Harta
Persiaran INSPEN
43000 Kajang, Selangor
Tel. : 603 - 8920 1736
Faks : 603 - 8920 1755

Pengarah Penilaian Johor
Jabatan Penilaian dan Perkhidmatan Harta,
Bangunan Jaro,
No. 18, Jalan Sungai Chat,
80100 Johor Bahru, Johor
Tel. : 607 - 218 8800
Faks : 607 - 223 4266

Penilai Daerah Johor Bahru
Jabatan Penilaian dan Perkhidmatan Harta,
Bangunan Jaro,
No. 18, Jalan Sungai Chat,
80100 Johor Bahru, Johor
Tel. : 607 - 218 8800
Faks : 607 - 226 9711

Penilai Daerah Batu Pahat
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan Gunasama Persekutuan,
Jalan Bakau Condong,
83000 Batu Pahat, Johor
Tel. : 607 - 434 3645
Faks : 607 - 431 7026

Penilai Daerah Kluang
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Batu Pahat,
86000 Kluang, Johor
Tel. : 607 - 772 3566
Faks : 607 - 774 3810

SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Penilai Daerah Muar
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 4 & 5,
Bangunan Muar Trade Centre,
Jalan Petrie,
84000 Muar, Johor
Tel. : 606 - 954 2244
Faks : 606 - 954 4499

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 41, Bangunan KOMTAR,
10593 Pulau Pinang
Tel. : 604 - 261 2607
Faks : 604 - 261 5990

Penilai Daerah George Town
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 41, Bangunan KOMTAR,
10593 Pulau Pinang
Tel. : 604 - 261 2607
Faks : 604 - 261 5990

Penilai Daerah Seberang Perai
Jabatan Penilaian dan Perkhidmatan Harta,
3-10, Kompleks Sempilai, Jalan Sempilai,
13700 Seberang Perai, Pulau Pinang
Tel. : 604 - 398 8544
Faks : 604 - 398 8533

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 9, Bangunan Yayasan Negeri,
Jalan Yam Tuan,
70000 Seremban, Negeri Sembilan
Tel. : 606 - 763 8602
Faks : 606 - 763 9306

Penilai Daerah Seremban
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 8, Bangunan Yayasan Negeri,
Jalan Yam Tuan,
70000 Seremban, Negeri Sembilan
Tel. : 606 - 763 8602
Faks : 606 - 763 9306

Penilai Daerah Jempol
Jabatan Penilaian dan Perkhidmatan Harta,
NO. 18, 20 & 22, Jalan Ara 6,
Pusat Perniagaan Ara, Bandar IOI Bahau,
72100 Bahau, Negeri Sembilan
Tel. : 606 - 454 6591
Faks : 606 - 454 6597/ 606 - 454 6599

Penilai Daerah Alor Setar
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Zon C, Wisma Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar, Kedah
Tel. : 604 - 700 1900
Faks : 604 - 700 1905

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 8, Bangunan Sri Kinta,
Jalan Sultan Idris Shah,
30593 Ipoh, Perak
Tel. : 605 - 241 4577
Faks : 605 - 241 4658

Penilai Daerah Ipoh
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 6, Bangunan Sri Kinta,
Jalan Sultan Idris Shah,
30593 Ipoh, Perak
Tel. : 605 - 241 4577
Faks : 605 - 252 4658

Penilai Daerah Taiping
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 7, Wisma Persekutuan, Jalan Istana Larut
34000 Taiping, Perak
Tel. : 605 - 807 2344
Faks : 605 - 807 2464

Penilai Daerah Teluk Intan
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 & 2, Kompleks SKOMK, Jalan Mahkamah,
36000 Teluk Intan, Perak
Tel. : 605 - 622 3711
Faks : 605 - 622 7122

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Wisma Persekutuan,
Jalan MITC, Hang Tuah Jaya,
75450 Melaka
Tel. : 606 - 232 8102
Faks : 606 - 232 8202

Penilai Daerah Melaka
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 7, Wisma Persekutuan,
Jalan MITC, Hang Tuah Jaya,
75450 Melaka
Tel. : 606 - 232 8102
Faks : 606 - 232 8103

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Zon C, Wisma Persekutuan
Bandar Muadzam Shah, Anak Bukit
06550 Alor Setar, Kedah
Tel. : 604 - 700 1900
Faks : 604 - 700 1904

Penilai Daerah Sungai Petani
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Wisma Ria, Taman Ria
08000 Sungai Petani, Kedah
Tel. : 604 - 421 3024
Faks : 604 - 422 0264

SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Penilai Daerah Langkawi
Jabatan Penilaian dan Perkhidmatan Harta,
No. 102 & 103, Jalan Pandak Mayah 5,
Pusat Bandar Kuah,
07000 Langkawi, Kedah
Tel. : 604 - 966 0478
Faks : 604 - 966 8832

Penilai Daerah Kulim
Jabatan Penilaian dan Perkhidmatan Harta,
69-70, Jalan Kelang Lama,
Taman Manggis,
09000 Kulim, Kedah
Tel. : 04 - 491 7429
Faks : 04 - 490 7362

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan KWSP,
Bandar Indera Mahkota
25200 Kuantan, Pahang
Tel. : 609 - 571 5111
Faks : 609 - 571 5112

Penilai Daerah Kuantan
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat Bawah, Bangunan KWSP,
Bandar Indera Mahkota
25200 Kuantan, Pahang
Tel. : 609 - 571 5000
Faks : 609 - 571 5001

Penilai Daerah Temerloh
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Merdeka,
28000 Temerloh, Pahang
Tel. : 609 - 296 1844
Faks : 609 - 296 3790

Penilai Daerah Raub
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Bangunan Gunasama Persekutuan,
Jalan Tengku Abdul Samad,
27600 Raub, Pahang
Tel. : 609 - 355 1744
Faks : 609 - 355 7743

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 9, Wisma Persekutuan,
Jalan Sultan Ismail,
20200 Kuala Terengganu, Terengganu
Tel. : 609 - 620 4550
Faks : 609 - 620 4551

Penilai Daerah Kuala Terengganu
Jabatan Penilaian dan Perkhidmatan Harta,
No. 1118 F & 1118 G, Jalan Pejabat,
20200 Kuala Terengganu, Terengganu
Tel. : 609 - 626 4266
Faks : 609 - 622 1240

Penilai Daerah Chukai
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 2, Bangunan Persekutuan,
24000 Chukai, Terengganu
Tel. : 609 - 859 2166
Faks : 609 - 859 8296

Penilai Daerah Jerteh
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 60086, Jalan Pasar Baru,
22000 Jerteh, Terengganu
Tel. : 609 - 690 3436 / 09 - 690 3293 /
09 - 690 4030
Faks : 609 - 690 3920

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 4, Wisma Persekutuan,
Jalan Bayam,
15592 Kota Bharu, Kelantan
Tel. : 609 - 748 1600
Faks : 609 - 744 1500

Penilai Daerah Kota Bharu
Jabatan Penilaian dan Perkhidmatan Harta,
Aras 4, Wisma Persekutuan,
Jalan Bayam,
15592 Kota Bharu, Kelantan
Tel. : 609 - 748 1600
Faks : 609 - 744 1500

Penilai Daerah Kuala Krai
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1, Bangunan Kerajaan Persekutuan,
18000 Kuala Krai, Kelantan
Tel. : 609 - 966 6757
Faks : 609 - 966 4728

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Bangunan Persekutuan,
Persiaran Jubli Emas,
01000 Kangar, Perlis
Tel. : 604 - 976 2978
Faks : 604 - 976 1010

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 4, Blok B, Kompleks KUWASA,
Jalan Karamunsing, Beg Berkunci 2043
88999 Kota Kinabalu, Sabah
Tel. : 088 - 248 325
Faks : 088 - 242 328

Penilai Daerah Kota Kinabalu
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 5, Blok B, Kompleks KUWASA,
Jalan Karamunsing, Beg Berkunci 2043
88999 Kota Kinabalu, Sabah
Tel. : 088 - 243 433
Faks : 088 - 233 435

SENARAI CAWANGAN
JABATAN PENILAIAN DAN PERKHIDMATAN HARTA

Penilai Daerah Tawau
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 1 , Wisma Persekutuan,
91000 Tawau, Sabah
Tel. : 089 - 779 823
Faks : 089 - 770 166

Penilai Daerah Sandakan
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 1 & 2, Tingkat Bawah, Wisma Saban,
Megah Light Industrial Estate,
Batu 7, Jalan Labuk,
90000 Sandakan, Sabah
Tel. : 089 - 675 302
Faks : 089 - 675 312

Pengarah Penilaian Negeri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 3, Wisma Hong,
No. 202, Batu 2 3/4, Jalan Rock,
93200 Kuching, Sarawak
Tel. : 082 - 255 859
Faks : 082 - 243 4575

Penilai Daerah Kuching
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 2, Wisma Hong,
No. 202, Batu 2 3/4, Jalan Rock,
93200 Kuching, Sarawak
Tel. : 082 - 255 859
Faks : 082 - 426 226

Penilai Daerah Miri
Jabatan Penilaian dan Perkhidmatan Harta,
Tingkat 10, Yu Lan Plaza,
Jalan Brooke,
98000 Miri, Sarawak
Tel. : 085 - 417 226
Faks : 085 - 415 226

Penilai Daerah Sibu
Jabatan Penilaian dan Perkhidmatan Harta,
Lot 4160 Blok 7 Sibu Town District
No. 60, Jalan Tiong Hua
96000 Sibu, Sarawak
Tel. : 084 - 327 407
Faks : 084 - 327 064

Pengarah
Institut Penilaian Negara (INSPEN)
Jabatan Penilaian dan Perkhidmatan Harta
Persiaran INSPEN
43000 Kajang, Selangor
Tel. : 603 - 8911 8800
Faks : 603 - 8925 8100

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Pengarah,
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Jabatan Penilaian dan Perkhidmatan Harta
Aras 7, Perbendaharaan 2,
No. 7, Persiaran Perdana, Presint 2
62592 Putrajaya

Telefon : +(603) - 8886 9000
Telefaks : +(603) - 8886 9007
emel : napic@jpph.gov.my

atau layari Laman Web:
http://napic2.jpph.gov.my

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please contact:
Director,
National Property Information Centre (NAPIC)
Valuation and Property Services Department
Level 7, Perbendaharaan 2,
No. 7, Persiaran Perdana, Precint 2
62592 Putrajaya

Telephone : +(603) - 8886 9000
Telefaks : +(603) - 8886 9007
e-mail : napic@jpph.gov.my

or visit our Website:
http://napic2.jpph.gov.my

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JABATAN PENILAIAN DAN PERKHIDMATAN HARTA
Aras 7, Perbendaharaan 2,
No. 7 Persiaran Perdana, Presint 2
62592 Putrajaya

Tel. : 03-8886 9000
Faks : 03-8886 9007

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